



Notice of City Council Regular Meeting

October 22, 2024 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery City Council will be held on **Tuesday, October 22, 2024, at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

THIS MEETING WAS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT
V.T.C.A. GOVERNMENT CODE CHAPTER 551.

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

CALL TO ORDER

INVOCATION

PLEDGES OF ALLEGIANCE

PUBLIC FORUM

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

CONSENT AGENDA

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

- 1.** Approval of the September 24, 2024 Regular Meeting Minutes.
- 2.** Approval of the October 8, 2024 Regular Meeting Minutes.
- 3.** Approval of the 2024 3rd Quarter Investment Report.

REGULAR AGENDA

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

- 4.** Consideration and possible action on: AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS AMENDING THE ZONING CLASSIFICATIONS AS DEFINED IN THE CITY CODE OF ORDINANCES CHAPTER 98, "ZONING," FOR A 15.46-ACRE TRACT SITUATED IN THE B. RIGSBY SURVEY, ABSTRACT NUMBER 31, MONTGOMERY COUNTY, TEXAS LOCATED AT THE NORTHWEST CORNER OF LONE STAR PARKWAY AND LIBERTY STREET, MONTGOMERY, TEXAS FROM "ID"- INDUSTRIAL, AS FOUND ON THE CITY'S OFFICIAL ZONING MAP, TO 7.77-ACRES OF "B" COMMERCIAL AND 7.69-ACRES OF "R2" MULTI-FAMILY RESIDENTIAL ZONING DISTRICT CLASSIFICATIONS; AND TO AMEND THE

OFFICIAL ZONING MAP; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE UPON PASSAGE AND PUBLICATION.

- [5.](#) Consideration and possible action on a petition by Roger Scott for certain private property to be released from the City's Extraterritorial Jurisdiction (ETJ).
- [6.](#) Consideration and possible action on a petition by Homeplace Lands LLC for certain private property to be released from the City's Extraterritorial Jurisdiction (ETJ).
- [7.](#) Consideration and possible action authorizing the Police Department to sell unused equipment to Cut and Shoot PD for \$1,500.00.
- [8.](#) First reading of A RESOLUTION OF THE CITY OF MONTGOMERY, TEXAS, APPROVING AN EXPENDITURE TO CONTRIBUTE TO THE CONSTRUCTION OF A WATER MAIN FOR MONTGOMERY INDEPENDENT SCHOOL DISTRICT'S CAREER AND TECHNICAL EDUCATION (CTE) CAMPUS DEVELOPMENT; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
- [9.](#) Consideration and possible action on calling a Public Hearing to be held on December 10, 2024 regarding adoption of building permit fees.
- [10.](#) Consideration and possible action on awarding of the FM 1097 Sanitary Sewer Improvements construction project.
- [11.](#) Consideration and possible action on the Certificate of Substantial Completion for the Buffalo Springs Drive & SH-105 Traffic Signal project.
- [12.](#) Consideration and possible action on the Certificate of Substantial Completion and Certificate of Acceptance for the Montgomery Bend Sanitary Sewer Lift Station project.
- [13.](#) Consideration and possible action on the Certificate of Substantial Completion and Certificate of Acceptance for Montgomery Bend Section Two public infrastructure.

SEPTEMBER 2024 DEPARTMENTAL REPORTS

- [14.](#) Finance Report.
- [15.](#) PD & CE September Report
- [16.](#) Municipal Court Report.
- [17.](#) Public Works Report.
- [18.](#) Utility Operations Report.
- [19.](#) City Engineer's Report.

COUNCIL INQUIRY

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

EXECUTIVE SESSION

Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, Section(s):

No items at time of agenda publication.

ACTION FROM EXECUTIVE SESSION

ADJOURNMENT

This notice was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **OCTOBER 18, 2024 at 5:00 PM.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Dave McCorquodale

Assistant City Administrator

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

**City Council Regular Meeting
MINUTES
September 24, 2024, at 6:00 PM**

CALL TO ORDER

Mayor Countryman called the meeting to order at 6:01 p.m.

Present:	Casey Olson	Mayor Pro Tem
	Carol Langley	City Council Place #1
	Cheryl Fox	City Council Place #4
	Stan Donaldson	City Council Place #5
Also Present:	Gary Palmer	City Administrator
	Dave McCorquodale	Director of Planning & Development
	Maryann Carl	Finance Director
	Diana Titus	Deputy City Secretary
	Katherine Vu	City Engineer

INVOCATION

Councilmember Stan Donaldson gave the invocation.

PLEDGE OF ALLEGIANCE TO FLAGS

Pledges to the American and Texas Flag were conducted.

PUBLIC FORUM

No Speakers.

REGULAR AGENDA

1. Consideration and possible action on a request from the Montgomery County Independent School District (MISD) for relief from Chapter 90 Utilities, Section 90-68(a) which governs the cost of the City's public water system tap.

Mr. Palmer said the Montgomery Independent School District is in the midst of constructing the CTE center on Lone Star Parkway within the City. They are required to obtain a water tap from the City in order to connect the CTE to the public water system which is governed under Section 90-68 (a) which states "if a tap or connection is made for the commercial, institutional, or industrial consumer to the city's water distribution system, the charge to be made for such tap shall be the sum of: (1) the actual costs and expenses incurred by the city of providing the service (including labor and materials); and (2) 200 percent of said actual costs and expenses."

Mr. Palmer said MISD has formally requested through his office that the Council provide financial relief by waiving the fee in part or entirely. He said he did not see any variance options or any language within the ordinance provided for appeal or relief. He will refer to the City Attorney for a process if there is one in which the Council may have the ability to waive this requirement. He said he knows Mr. Brad Mansfield, Chief

Facilities and Operations Officer is here tonight to outline the request and answer any questions.

Mr. Mansfield said he is new to this position and has experienced a great few months here working with the staff. He said Gary and Dave have been great to work with, have a really good relationship, and have a lot of business that they share.

Mr. Mansfield stated what MISD is asking for is the water tap itself. He said their engineers have recommended an eight-inch water tap. Looking back on that they probably did not need one that big and so that is a different cost that has nothing to do with the City as they are correcting that. He said they feel as a school district they are not the same as maybe a Home Depot that is making money during this whole process. He said they are probably going to be using more water at that facility than they would if homes were on that site. They are going to be using the City's services and providing the fees for that but are asking for the relief of the 200 percent which comes out to around \$84,000. He said either way he completely understands it is in the ordinance. He mainly wanted to make sure he introduced himself and greatly appreciates being on the agenda to be considered.

Mayor Countryman said she did some research and there are cities that waive all the fees when an ISD builds within their city limits so it is not uncommon. She also stated that last time right when you got here there was up for consideration splitting the fee because the City requires that most building happens that the water be taken to the most western part of the property. According to the State of Texas Alan and we discussed this, ISD's we do not have to require you to do that and have to incur that cost, but we went ahead and did that at \$75,000. We did not have to necessarily do that according to the State of Texas but we did. If they applied this to the \$84,000 and just give you the \$75,000 credit, then you pick up the \$9,000 tab. She said this is something she would like to ask Council to consider and thinks that is quite fair since we did not necessarily have to help you with bringing that water to the most western part of your property. She said this is not an unheard of practice to waive those fees.

Councilmember Casey Olson asked if because that was already passed in a motion and allotted, is it allotted for that particular thing they voted on that \$75,000. Mayor Countryman said it has already been given. Councilmember Casey Olson said he looks at it as they have already given them \$75,000 towards this project.

Councilmember Casey Olson asked if there are no impact fees paid by the institution. Ms. Katherine Vu said she does not mean to keep deferring but this was a decision made by a recommendation that came from your attorneys to not access impact and instead do a tap plus 200 percent.

Councilmember Carol Langley asked if the first they knew about this tap was back in June when we filled out the application. Mr. McCorquodale said he is not sure. Councilmember Carol Langley asked if it was discussed any other time you may know of. Ms. Vu said not that she is aware. She said typically a tap quote is not provided until the plans are approved and that was earlier this year and that is when the tap quote would have been provided. Since it is not a cost that is as straightforward as the impact fees, that is not something that we meaning Public Works can provide on the front end nor is that standard practice. Mr. Muckleroy said they did ask for a ball park on the negotiations on the \$75,000 that was done and they provided a ball park at that time.

Mayor Countryman asked if he remembered the amount. Mr. Muckleroy said it was about \$10,000 higher than what it actually came in at.

Councilmember Stan Donaldson made a motion for no action to item #1. Councilmember Casey Olson seconded the motion. **Motion Passed (5-0).**

2. Consideration and possible action on the awarding of the contracts for professional services to conduct a complete Classification and Compensation Study for the City Organization.

Mr. Palmer said you may recall that one of the identified priorities coming out of the 2023 Strategic Planning Session was to conduct a Classification and Compensation Study for the City organization. The purpose of this project is to 1. properly classify all of our city positions (40) in accordance with the actual duties of the position, re-write the job descriptions; and 2. Conduct a regional market study to determine the appropriate compensation for those positions. We published an RFP in early August and received six responses from qualified firms. After analyzing the responses they determined Evergreen Solutions LLC and Paypoint HR to be the two most qualified firms. He interviewed both firms and feel either firm could provide the service we need. Evergreen Solutions came out on top regarding cost and they were the lowest of the six. He said the timeline was about four months which was the same as Paypoint HR and they have a lot of Texas local government experience. His recommendation is to award this to Evergreen Solutions in an amount not to exceed \$19,500.

Mayor Countryman asked if there were any boxes they do not check that the other ones check or does everybody pretty much checks the same box. Mr. Palmer said these two were the two top firms. He said all of them were very close in methodology approach. He said it came down to the timeline, the cost, and really the experience of the other firms. Evergreen Solutions and Paypoint HR have been around for a long time. Evergreen's has the best cost and their Texas experience is vast. He said also included with that cost are two in-person meetings which were not provided for in any other proposals.

Councilmember Stan Donaldson asked how did they find these six proposals. Mr. Palmer said they published the RFP and he did some direct solicitation but he also posted it. He cannot remember the site but it was an aggregator for businesses to look for proposals. Councilmember Stan Donaldson asked if there were any Texas firms. Mr. Palmer said no. Councilmember Stan Donaldson said he finds that amazing when we have the ninth largest economy in the world. Mr. Palmer said he cannot remember where Evergreen is out of, maybe Tallahassee but thinks they have field offices all over the place. He said the person he talked with was in Louisiana so he thinks they have consultants that are working all over. Councilmember Stan Donaldson said he just wants to suggest, he is not against this proposal but in the future when they have projects like these that they take advantage of the educational facilities at Texas A&M. They are one of the largest institutions in the country and they have the wherewithal and the professors and their students to take on a project like this. He thinks they ought to in the future consider something like that.

Councilmember Casey Olson made a motion to award the contract for the City of Montgomery Classification and Compensation Study to Evergreen Solutions in the

amount not to exceed \$19,500. Councilmember Stan Donaldson seconded the motion. All in favor. **Motion Passed (5-0).**

3. Consideration and possible action to approve an audit services agreement for fiscal year end September 30, 2024 with Crowe LLP.

Ms. Carl said earlier this year Belt Harris Pechacek joined Crowe LLP. She said they need to have a new audit engagement specific to Crowe LLP for fiscal year end September 30, 2024.

Councilmember Stan Donaldson said he has questions about it because it just seems they are changing companies. He said according to what he read Belt Harris Pechacek was a separate entity and was wondering if they were trying to change because of personnel. He said they took some personnel but they did not take over the company. Ms. Carl said they took over Belt Harris. She said essentially what it came down to is Crowe LLP is nationwide and they were wanting to break in to the Texas market and they came in and absorbed Belt Harris. It was a mutual agreement and something that was in the works for several months which took effect May 1st. Mayor Countryman said there are no longer Belt Harris employees. Ms. Carl said correct. This is the last year of the agreement, which was a five year agreement with Belt Harris and fiscal year 2024 is the last in that agreement so we will be going out this next year for audit services. She said everything stays the same as far as the agreement is identical to what we were underneath Belt Harris. We budgeted \$36,000 this next year and the agreement is at \$33,500 allowing them some cushion for any extra work that would need to be done. Mayor Countryman said it is simply just a new logo. Ms. Carl said correct.

Councilmember Stan Donaldson said according to their description of services they have a 30/70 split on the pay and asked if Ms. Carl can explain what that is because it looked to him like 30 percent was paid in one budget year and another 70 percent rolled over into the next budget year. Ms. Carl said right and that is standard. She said it is based on the timing and the work that is done. She said it has to do with our testing and interim audit and the actual final audit and it is very standard. Councilmember Stan Donaldson asked when they hire Crowe then are they going to immediately do anything as far as auditing purposes and when is their auditing going to start. Ms. Carl said ideally you have an interim audit in the June, July time frame. We have not had interim audit and will not have interim audit. She said it will all be rolled into one as it was last year and our audit will start in December and go through December and January with the plan to have an audit ready in early February. She said they are required to have the audit completed by the end of March.

Councilmember Casey Olson made a motion to approve the audit engagement of Crowe LLP for audit services for the City of Montgomery for fiscal year in September 30, 2024 . Councilmember Stan Donaldson seconded the motion. All in favor. **Motion Passed (5-0).**

4. Consideration and possible action on a Recommendation of Award from the city engineer for the Old Plantersville Road 12" Waterline Extension Project.

Ms. Vu said last week they received bids in their office for the Old Plantersville Road waterline extension project. She said as a reminder this project begins at the corner of Old Plantersville and Womack Cemetery and then the waterline will run west along the

Redbird Meadows property, up along the high school across to SH 105 and tie into the City's existing system to create a loop waterline. Also as a reminder this project is being funded by the developer for Redbird Meadows and will not come out of the City's pocket. They received 10 bids at the time. The bid tabulation is enclosed on page 162 of your packet. The low bid came in as Bull G Construction, LLC. They are the contractor that you currently have a contract with for the sanitary sewer rehab phase 2 which is the work that was done just out here going underneath SH 105 to do the sanitary sewer rehab. Ms. Vu said they do recommend them as they have worked with them and had a generally good experience with them and know how to work with their staff and what they are working with. She said they came in with their low base bid of \$1,033,795.00 with 120 for final completion of the project. They do recommend awarding the contract to Bull G Construction. Mayor Countryman asked if they are familiar with them. Ms. Vu said yes, they actively have a contract with them with the City right now.

Councilmember Stan Donaldson moved to recommend the award from the city engineer for the Old Plantersville Road 12" waterline extension project as presented. Councilmember Cheryl Fox seconded the motion. **Motion Passed (5-0).**

5. Consideration and possible action on the Certificate of Substantial Completion for the Buffalo Springs Drive Roadway Improvements Project and commencement of the 1-year warranty period.

Ms. Vu said as you are all aware the road is open and available for use. They are recommending this project be determined substantially complete. This is not acceptance of the infrastructure. They are still addressing punch list items to address what they identified at the inspection on September 12th. She said those were very minor punch list items such as striping drippings and a little extra cleanup they needed to do and some regrading. It is her understanding they are actively addressing those if not completed. They do recommend issuing the certificate of substantial completion since the road is open and functional. This does begin the one-year warranty period as of September 12, 2024 which is the day they held the final inspection.

Councilmember Cheryl Fox asked when Home Depot is set to open. Ms. Vu said October 23rd is the date she has been told.

Councilmember Cheryl Fox said the light is functioning today. Ms. Vu said yes it is. She said she can report on that more in the engineers report but they did start up for the signal today. It is operational and working great so far.

Councilmember Casey Olson moved to approve the certificate of substantial completion and entering into the one-year warranty period as of September 12, 2024 for the roadway project on Buffalo Springs. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

6. Consideration and possible action on authorizing the City Engineer to begin work on the Lift Station No. 5 Relocation and Sanitary Sewer Extensions project.

Ms. Vu said at the last meeting they brought to Council the waterline extension project to serve the Tri Pointe development. This is the sanitary sewer side and what this project involves is relocating lift station no. 5 from its current location in the creek right off of

SH 105 and moving it into the property within the Tri Pointe development rerouting the gravity lines to get there as well as a new force main coming from lift station no. 5. This is going to be funded up front by Tri Pointe. As a reminder their development agreement had a payback mechanism for the City to pay Tri Pointe back for the City's portion of the capacity in the lift station. Councilmember Carol Langley asked if that is the lift station between the old Heritage House and the auto parts. Ms. Vu said correct the one that is if you are driving over Town Creek you look down into it and it is right off the highway.

Councilmember Stan Donaldson asked why do they need to do it right now. Ms. Vu said the lift station as it currently stands does not have capacity to serve the Tri Pointe development so as part of their development agreement for them to develop since we do not have capacity in the lift station they have to contribute to the expansion of it. If we are going to work on it we might as well relocate it and get it out of the creek and into a better spot. Councilmember Stan Donaldson asked when they install the new lift station will they have the capacity to serve the subdivision. Ms. Vu said yes. She said the lift station will then have the capacity to serve not only Tri Pointe and what it is currently serving we also took more of a regional look to see what else could come to lift station no. 5 so that in however many years when someone else wants to develop property that flows to lift station no. 5 they are not having this conversation all over again. Councilmember Stan Donaldson said he is just curious because they have not turned any dirt yet. Ms. Vu said no they have not and so part of this is that they will not get started on this until the development agreement is executed so their agreement has been approved subject to them closing on the property. Once it is executed and signed they then have to put a deposit up with the City for the design fees for this project and then we will get started on it. She said you can see the time that it takes for the design so you are looking at close to 180 days just for the design phase itself between design itself, approvals and survey. While they are not turning dirt today we want to be in front of it and be ready for them when they come. Councilmember Stan Donaldson said it is on the CIP budget too for this coming year. Ms. Vu said yes it is. Lift station no. 5 has been needing to be redone anyway and so the timing of this works out well so the City has a portion of it that is City capacity and then the developer coming in and is willing to front that cost and allowing for that payback mechanism.

Mayor Countryman asked if the \$93,000 is the payback you are talking about, the reimbursable fees. Ms. Vu said that \$93,000 includes survey, Geotech, structural and then materials testing for the duration of the project including electrical, all of the sub-consultants from them that come through them to complete the project. She said it goes into your reimbursable expenses. Anything on the design side the work is being completed by WGA employees. As far as the payback there is a mechanism for the City to pay back Tri Pointe for the City's portion of the capacity not necessarily that \$93,000 for reimbursable expenses.

Councilmember Casey Olson moved to accept item #6 as presented. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

DEPARTMENTAL REPORTS

7. Public Works August 2024 Report

Mr. Muckleroy said the icing on the cake about that project too is they have known we needed to do this for a while but getting to move that lift station is key for them. It is in a bad spot and always has been. He said they would have only been able to make improvements on it but being able to join with them and move the lift station is great for them going down the road.

Mayor Countryman said the whole clean up from the storm she thinks the City is probably in pretty good shape although she sees some stragglers but they are not coming over here any longer to clean up or is there anything you have piled away that they need to clean up. Mr. Muckleroy said there is nothing they have piled away that needs cleaned up and he does not know the answer if they are still coming here. Mayor Countryman said she was just making sure because if they have a need then she wanted to make sure to voice that. Councilmember Stan Donaldson said the debris pickup is back on. Mayor Countryman said it is but not for their area as they have not gotten to them yet. They are designating it for other areas and when their number is pulled we have no idea but if we did have a need she wants to be able to voice that as Mr. Walker asked.

8. Utility Operations August 2024 Report

Mr. Wright said when you look at the report you can see there is an unusual number on there and the accountability is that they over accounted. He said when they got well #3 back online the meter had some junk in it and it was reading low and they were concerned. They wondered if it was a problem with the well but it was just a problem with the meter. He said when enough water was being used during that time because it was critical to get it going that affected the accountability so it looks like they pumped less than what they actually did. They got a calibration on the meter and had it all repaired and is up and running but what that does is that it skews your numbers for one month so it looks like they accounted for more than what we pumped. Normally we pump a little bit more than what we account for. He said it is not a major thing with the TCEQ or with the Regulatory agencies it is just accuracy in the numbers is what that is.

He said the sewer plant is looking much better and they are 100 percent in compliance with their discharge permit.

Mr. Wright said he saw 83 percent on the Catahoula aquifer and panicked a bit. He said they did not put the new updated numbers from Lone Star in there. They will have the next month's report ready but for this month we are at 39.3 percent on our Catahoula aquifer because with the new permits they are at 191 million so we have plenty of room there. We have the same amount on the Jasper at 191 million and they are only at 14 percent. He said they were planning way into the future and so you have lots of room there. Councilmember Stan Donaldson asked if basically he is saying they should ignore those figures. Mr. Wright said correct. They will be corrected next month and they will have the correct numbers on that and it will be correct from now on.

Mayor Country asked about the gentlemen that are in town that are doing the Consolidated work and when they hit a water line and there is the water that is flowing and flowing they do not have to pay for that leakage correct. Mr. Muckleroy said they still have to pay for the water, we have to produce it but they did send an invoice to the contractor. Mr. Wright said the repair costs are a lot more than just whatever the water

usage might be. He said in regard to the water loss, your permitting with Lone Star is prepaid anyway. It is seven cents per thousand gallons so it is not like you are losing much money as far as the water loss is concerned. He said now if it was retail yes, but that is a little different.

Mayor Countryman asked if they are still having thievery. Mr. Muckleroy said some.

9. Financial Report

Ms. Carl said the last meeting when we talked about bank accounts she said she would spend a little time explaining the pool cash report. She said the top portion of the pool cash report says claim on cash and you see the following numbers 100, 150, 200, 300. Those are funds. Over to the right is the beginning balance, current activity, and current balance for the period that ended August 31st. What that means is from the section below that says cash in bank each one of those 999's is an actual bank account and if you look at the total cash in bank in your beginning balance it matches the beginning balance up above in your claim on cash. That means that based on your money that is in the bank those totals that total of the 3.8, it is shared amongst those funds up above. If you look at that, those beginning balances for claim on cash and cash in bank match, the activity in both match, and your current balance matches. When you go to the bottom of the report you have this due to other funds. We have talked before about those due to and due froms that used to be hand reconciled and based on transfers to bank accounts your system does it for you. You will notice across the bottom you have claim on cash versus your cash in bank under those items and your difference is zero. Seeing this shows you that there is no way to reconcile without these things being in line. What all of your transactions and that is where you see the due to other funds and if you go to the next page you see accounts payable pending and due from other funds and an accounts payable control fund. Those are all of the behind the scenes things that happen when you are making payments so when we receive revenues in they are recorded, when you make a payment it goes through this accounts payable piece that there is a whole string of transactions that happen behind the scene. She said all of that to say that if you were not in balance between your general ledger and your bank accounts you would see that in this report and it would be a problem for us because we would not be able to reconcile our bank accounts. Mayor Countryman asked what do you do in that case. Ms. Carl said the system is designed so that it will not get out of balance. There is not a way to get it out of balance because these items that are in here like those accounts payable pending, those are protected accounts and they cannot hit those accounts directly. The same is true on the claim on cash in the top section. Those are protected accounts and they cannot make an entry to those accounts. It is something that happens within the process. When they pay for something out of fund 100 it will reduce the claim on cash for fund 100 so it is not something that they can even make an entry to. She said if she put in that account that 100 then one, one, and zero it would not allow her to do it because it is a protected account. This is what you will get each month that shows you in your cash and bank area this is where you see your bank balances and that will change as those accounts are closed and we are going to transfer those amounts but you will see that your claim on cash above will not change because what is happening is your money is going from those accounts into the operating account but its claim is still the same up at the top. Ms. Carl said these are your bank balances and the same is true when you go to that next pooled cash. That is your investment accounts and that report looks a little bit different. It does not have that accounts payable pending because we do not pay for anything out of investments. That

is investment money that just sits there and earns interest, but you still have a claim on cash and a cash in bank. When you look at this report and see your claim on cash with the general fund, when you look below there are several items that make up that 2.8 million so it is not bank account to bank account. It is not a match; it is a map if you think about it that way. Again, your claim on cash for all of those different funds on the investment side match your cash in bank in the investment accounts. Mayor Countryman said it seems a lot more accurate than what they had before. Ms. Carl said it is and that is why you get reports from the system.

Ms. Carl said on the sales tax report your sales tax snapshot in the month of August you had your highest sales tax ever which was \$636,689.00 which includes quarter two payers in that amount. The reason for that jump is directly attributed to an item you will see on your top 30 companies rank and change summary. She said your entity the company that is ranked as number six is the direct reason for your increase in your sales tax in August over last year or any other period.

Mayor Countryman asked if she has found those hot taxes. Ms. Carl said she is working on that. Mayor Countryman asked about Six Shooter. Mr. Carl said she is working on that as well. She said it has been identified and is sitting with the Comptroller's office and does not have an update as they are still investigating.

10. Municipal Court Report

Ms. Duckett said collections for citations for August was 179 and the revenue was \$36,266.97.

11. PD & CE August Report

Mayor Countryman said Chief Solomon did a great job at the town hall meeting for the upcoming CCPD on the ballot in November. She said there were great questions and there definitely was some misconceptions out there that you were able to address. Chief Solomon said he thinks it is moving in the right direction but he has to give credit to Ms. Goode and Ms. Tilley and said if it were not for them it would not be headed in the right direction. Councilmember Chery Fox asked when is the next meeting. Chief Solomon said the next town hall meeting is October 10th and one on the 24th at 6:00 p.m.

12. City Engineer's Report

Ms. Vu said regarding Water Plant No. 2 improvements the contractor is finishing up establishing the road to get into the water plant establishing that access drive. She said the next step is bringing in the well contractor to plug the old well and then begin drilling the new well.

Ms. Vu said they had to reach out to the maintenance bond for the contractor that did this project for Water Plant No. 3 improvements. She said this was a project from a while back and they were having trouble getting them to address some of the punch list items. They reached out to the bonding company for the maintenance bond and they were out there promptly to get the work done. Mayor Countryman asked the name of that company. Ms. Vu said R&B Group.

The next item listed is the FM 1097 Sanitary Sewer Rehab. This is the sanitary sewer line that broke on FM 1097. Ms. Vu said they **reached out to the report** says five but they have now since then reached out to a sixth contractor to try and get a cost for this. None of those contractors have provided a price back. All have said they are focused on other things and felt like they could not give them a fair price because it is small and they are trying to focus on other things. She said one contractor was not able to get bonded and is currently fully stretched according to his bonding company so he cannot get more work until he closes some out. They are going to be regrouping with staff on Friday morning to discuss the path forward potentially looking at just public bidding this. She said they have been through pretty much the round of the vetted contractors and publicly bidding will open that net a little wider as well so they can get some pricing in.

Ms. Vu said Sanitary Sewer Phase II is the other contract you have with Bull G Construction. They will be doing final sanitary sewer testing out here on Thursday to finish out that work. They did the work about a month ago right before the start of school and now they are doing their final testing to get that project closed out.

They held a final inspection for Old Plantersville Force Main Extension and also on September 12th issued the punch list. The contractor is working on addressing all those punch list items.

Ms. Vu said for Old Plantersville Waterline Extension they discussed earlier.

She said regarding Town Creek Wastewater Plant Expansion to 0.3 MGD they have Halff's proposal and are currently reviewing their cost to try to understand where their values are coming from so they can make a proper recommendation. They will bring it to staff at their meeting on Friday and discuss it with them.

Ms. Vu said Buffalo Springs Road reconstruction they have already discussed but does want to point out that they did have two change orders that came up and both were very small. Change order number two was in the amount of \$8,150. She said they had an elevation issue with Discount Tire's driveway and there was also an existing storm inlet that needed to be removed when they got into the field. They did not know exactly how deep that storm inlet was and the pipe that was underneath when they got into the field they hit an elevation issue and the storm inlet just needed to be removed. You still ended up with a net negative on this contract since we had a large negative change order earlier in the contract because of striping. They removed some striping as there was overlap with this contractor and the signal contractor. Councilmember Casey Olson asked where did the total come in at. Ms. Vu said she does not have the number in front of her but will get it to you and send it right over. Ms. Vu said change order three was a net zero dollar change order and this only added seven additional days to account for Hurricane Beryl and the time lost for that.

The next item is the Buffalo Springs and SH 105 traffic signal. As you have all seen the signal is functional, which is great news. They did have another negative change order in the amount of a minus \$2,952. If you recall when they bid this they did not currently have approval from TxDOT to do the full red, yellow, and green. All they had for approval at the time was for a flashing yellow. Once after the project began construction they got approval from TxDOT to do just the red, yellow, and green so they had to remove the interim flashing yellow bid items from the contract. They had

included both on purpose knowing that they would remove whichever one did not end up getting constructed. At the next meeting they should be bringing a substantial completion to Council for your approval. The only work left for them to do at this point is pouring one more curb ramp and they have a little bit of striping they need to finish as their striping machine broke today while they were working on it. They will finish it up later this week. Councilmember Casey Olson asked when you bring the substantial completion to them can you tell them what the cost of that one is also. Ms. Vu said yes she will.

Ms. Vu said there are no feasibility studies at this time. The plan reviews and plat reviews are listed as well. On the plan reviews the big one is they received plans for the MISD Athletic Complex improvements and provided comments to those. On the plats they did receive a revised minor plat for the CTE building and provided comments to that as well.

The big one for ongoing construction is the Hills of Town Creek Section 5. They have started work on their water sanitary and storm to serve the development and is moving right along. She said for Redbird Meadows they received a copy of their notice to proceed that they issued to their contractor today and would expect big utility work to start on Redbird Meadows likely next week. They have been doing just clearing in the meantime but his notice to proceed was for their utility construction.

Mayor Countryman asked where is Lone Star Ridge as she did not see it on the map. Ms. Vu said Lone Star Ridge is the Taylor Morrison development. She said they did not know what they were going to name the subdivision and Lone Star Ridge is what was on it whenever they just received it.

Ms. Vu said access management along SH 105 from Grimes County to Shepperd Street they are continuing to coordinate with TxDOT on those utility conflicts and getting those resolved and getting a clear path forward. She said Zach has taken it upon himself to meet with them weekly and make sure they are getting them the information that they need and vice versa so everyone is ready to go as much as possible. Some of these they are also looking at can be timed with the construction of the force main for the Tri Pointe development so they are trying to address some of these conflicts all at once.

She said they received an update from TxDOT on the FM 1097 and Atkins Creek drainage improvements that they have acquired all of the right-of-way that they need to complete the improvements. They are still waiting on a firm time line on when those will be completed. She has heard 2025-2026 time frame.

Mayor Countryman said the map shaded in pink under construction says that Shipley's and Lone Star Mart is under construction but she does not see anything moving. Ms. Vu said they classify it as under construction because the plans are approved and from their perspective they could turn dirt tomorrow so they are not in design anymore because their plans are approved. They might not be in active construction but that is just to explain where that coloring distinction comes from.

Mayor Countryman asked if they ever figured out about that carwash on Lone Star for Lone Star Mart going up against those houses. She said there was a big discussion about asking them to put it on the road versus up against the residential homes. Ms. Vu said she has not seen a set of revised plans showing that. Mayor Countryman asked if they

asked. Ms. Vu said if they did there was a period of time where she was out so she cannot speak to that yes or no. Mayor Countryman asked if they can still ask them about putting it on the road versus against the residential homes. Ms. Vu said they can certainly ask them. There is nothing that would require them to do it but they can ask. Mayor Countryman asked why they cannot require them and why would they want that against residential properties. Ms. Vu said you do not have an ordinance that requires it to go on the opposite side. She said on this one she believes this is the reserve where the vegetative setback got moved. Mr. McCorquodale said possibly moved to on the western side as well or just that north side. Mayor Countryman said she thinks it was just on the north side. Ms. Vu said they did have them put operating hours on the plans so the carwash cannot be operating at 1am in the morning. Mayor Countryman asked if the operating hours are known because she has residents asking. Ms. Vu said she does not know but can find out. Councilmember Casey Olson asked if the 25-foot setback does not work on both sides of the property but just one. Ms. Vu said it is just on one as that is how the ordinance is written. Mayor Countryman said then there is nothing they can do to help that on the western side. She asked if there is anything they can do. Ms. Vu said as the ordinance is currently written there is nothing that can require the car wash to be moved to the intersection side of the property. Mayor Countryman asked can they add an additional buffer. Ms. Vu said there is already a fence. Mayor Countryman said that is not going to help a whole lot. Ms. Vu said she understands but as far as requirements there was a variance granted by a previous Council and this is the situation that we are in. She said she is not aware of any other restrictions within the ordinances that could require it to be moved. She said the sound ordinance will still apply. There is not a whole lot that they were able to enforce on their side during the plan review process with the ordinances. Councilmember Casey Olson asked Mr. Palmer if this is one of the ordinances that is being rewritten. Mr. Palmer said it is. Mayor Countryman asked how can they avoid this next time and is there anything they can get ahead of next time. She said people have \$550,000 houses and there is a car wash in their backyard. Ms. Vu said that is the intent of the vegetative setback is that the vegetative setback provides a buffer if you will. A vegetative setback does not mean a tree barrier, it does not require a tree barrier as it just means it could be shrubs or a grassy area. It is pretty broad in what qualifies as a vegetative setback but it does require that it then goes with that spacing. Mayor Countryman said that is just on the north side because there is a west side too with houses right there. Ms. Vu said the setback is still there but it is the question of north versus west side was where the variance was granted. Mayor Countryman asked the City Attorney if there is a way if someone wants to do this again that they can get ahead of it and put in an ordinance or do something that could protect the residents. Mr. Petrov, City Attorney said he thinks that is the process that they are going through now. Mayor Countryman said she does not know if there is anything additional so nothing like this slips through again. Mr. Petrov said it is a matter of adding some additional screening requirements into those ordinances. Mr. Palmer said they are going to be looking at that with KKC and they can ask. He said he does not know about the setbacks but can ask to see if they can look at adding it to this if it is not. Mayor Countryman asked if they could put language in there for instance if it is something that makes a bit of noise like a car wash that it does not go up against residential properties and it must have a commercial property neighbor or road and not residential. Mr. Palmer said yes they need to put some restrictions in there.

Councilmember Stan Donaldson moved to accept the departmental reports as presented. Councilmember Cheryl Fox seconded the motion. **Motion Passed (5-0).**

COUNCIL INQUIRY

Councilmember Carol Langley said there was a meeting maybe three or four months ago where there was a house build that came up about fees changing for inspections or something and asked if they had moved on any of that. Mr. Petrov said the one that requires approval every 10 years yes. He said in fact your building official sent an email about a month ago in terms of updating the building code and he had a recommendation that he thought was a very good one that they update those fees and go through that hearing process at that time to make sure it is all up to speed. Mayor Countryman said the last time they talked this all had to be done before January 1st of 2025 before it is locked in for 10 years. Mr. Petrov said no the January 1st 2024 date was when the idea you have to do it every 10 years becomes effective. He said it was not necessarily a deadline day. Councilmember Cheryl Fox asked what was the House Bill number. Mr. Petrov said House Bill 1922. Mayor Countryman asked if they are good and do not need to do anything. Mr. Petrov said they will be shortly. They will be updating building codes probably before the end of the year.

Mr. Rick Hanna said the other cities he works with went ahead and had public hearings and adopted the fees before January 1st. The bill went into effect September of 2023 that if you did something by January 1st you were okay but that is kind of like when the fuse starts is on January 1st of 2024 if you do not have a public hearing and adopt your billing inspection fees within 10 years then they are abolished. The question is when is the last time we adopted building fees because you did not have a public hearing before at the end of 2023 then you would go back to whenever your last adoption was. We are still okay. At the conference this summer most of the building officials are incorporating their fee structure in adoption of new ordinances and codes. He said they had this issue come up on the ISO ratings that if you are not adopting codes more than six years it has an impact on your ISO insurance ratings. What most of the other building officials are trying to do is kind of roll an adoption of what you are referring to adopt the new building code. The new building code has just been published, the 2024 and 2023 National Electric Code have been published so they are available for adoption. If you are more than two code series behind it has a big impact. His other cities have already adopted the fee structures and are in the process of trying to adopt the new code. He said his goal is to try and do that by January 1st and if they can do that in the fall that gives new builders and designers that if you submit a plan after January 1, 2025 it will be on the new code series to give them a little bit of advanced notice. Mayor Countryman said then what you are saying is we need to have a public hearing to adopt a new fee schedule. Mr. Hanna said any fee schedule and set a target date that this is our fee schedule and if you do not do that within 10 years of the last time you adopted then the State says it is abolished. You cannot charge building fees. Mayor Countryman said if they do not adopt this by the end of the year by January 1st. Mr. Hanna said as of January 1st the time has started but he does not know who would enforce that. Councilmember Casey Olson asked when was the last time they adopted fees. Mr. Hanna said they changed because the State adopted a bill that you could not assess residential building permits based on valuation so builders associations and builders in general complained to the legislature that they did not feel it is right to have to pay building fees based on the value of the structure which is the way the building code, property code and property taxation is all set up, but in Texas we wanted to do it different than the other 49 states. They then adopted a law that said we cannot charge based on valuation so he and Mr. McCorquodale and the permit technician sat down and looked at building permits for months and months back and came up with a fee structure for residential only. They came up with a formula and everyone seemed pretty happy with it. If you are building a house between 2,000 and 2,500 square feet here is the fee. Mayor Countryman asked how long ago was that. Mr. Petrov said about five years ago. Mr. Hanna said that was the only

time since he and Councilmember Carol Langley set up the building permits 20 years ago and have not changed the permit fees at all on the modification for a residential building so that would be the question. He asked does that count five years ago as adopting something. Mr. Petrov said he would say it would but it does not mean that we do not need to go through the process and doing it with the updated building codes before the end of the year. Mr. Hanna said his biggest fear is there are a lot of representatives that feel like the cities are creating too much difficulty for people to work. They wanted to get rid of licenses like plumbing licenses and permits and bills adopted if you do not get a plan review completed within a certain amount of time it was done by an engineer or architect then automatically the city cannot say everybody you have to accept it so they try to turn plan reviews around quickly and get things done so they do not run into that problem. He said some of the representatives from the Austin area are trying to streamline things not that they are investors in commercial construction or anything but they are trying to take off some of the what they call red tape of the building process so they can get their projects turned around quickly. He said his fear is when the next legislative session comes up a new bill might come up and say if you did not do it now it is too late. Mr. Hanna said he has gone through the codes and appendixes and made a recommendation that we adopt for the 2024 code series and the 2023 electrical series. One of the issues is that the State boards like the electrical board they adopt the electrical code shortly after it is published so right now we are on the 2017 National Electric Code but the electricians are having to follow the 2023 code because that is what they are licensed for. There are conflicts and changes that when they go out and do an inspection they say oh you fail but because of our license we had to do it this way and they have to accept it. Mr. Hanna said he would prefer to be ahead of the adoption dates and be on the same level the State is. He stated as he said in his email the 2024 code series kind of cleaned up a lot of mistakes that were the 21 code series. He said a lot of people did not adopt that one. Most people were on the 2018 and the ones that adopted 2021 kind of regretted it. What he is told from the classes that he has gone to so far the 2024 code series has more available options for energy code compliance. Most people seem to be happy with the 24 code and that is why he suggests it. Mr. Hanna said in the public hearing you have to justify your fees if anybody comes to ask why are you charging this. Councilmember Cheryl Fox asked how do you go about justifying what you are charging and is it the administration fees. He said the courses that he was at one of the cities around the Dallas area thought they would get ahead of the curve so they came in and said we are going to have a public hearing and some builder showed up and asked why do you charge this amount and what do you pay your inspector per hour. They really were not prepared and said \$23.50 an hour and the builder said then why are you charging \$75. They had to then go back and come up with all their cost justifications to cover all their operations. Councilmember Stan Donaldson asked how many years he has been operating on with no fee increase. Mr. Hanna said 20 years ago in September they set up the fee structure that we have been on when Jack Yates was here. They raised it from a \$50 inspection to a \$100 inspection on the building from the structural part. He thinks it has increased efficiency with their computer programs. Back in the day they had forms they filled out by hand and he would come by and give Carol the inspections. Councilmember Cheryl Fox asked if Shavauna is still with him. Mr. Hanna said yes she is the Vice President and Chief of Operations.

Councilmember Stan Donaldson said he talked to Hope Brown yesterday because he is trying to keep track of Joe Harris and see how he is doing. He said he is doing fine physically as he is going through his treatments but basically he thinks what she is wanting to know is if we are going to try to make any kind of GrantWorks proposal to get money to help elderly people with their issues. His main issue is that the foundation of his house is going out and he does not have the money to fix it. Councilmember Stan Donaldson said her initial call was to see if we were going to make any applications to GrantWorks to see if we could help them and he does not know the procedure on that. Mr. Palmer said he talked to Ms. Brown. He said GrantWorks is a company like ARPA we are hiring. We would have to have a program like a block grant program housing rehabilitation,

a program for them to do that work for us so we would not apply to GrantWorks for this. We would have to find a program and then once we get engaged in that program then we would solicit services for GrantWorks to help us administer that program. Mr. Palmer said right now they do not have anything. He said they do not have a housing rehab program but the County may have that. He directed Ms. Brown to the County. Councilmember Stan Donaldson said they almost need something more comprehensive. He said they cannot just target an individual when we are asking for help. Mr. Palmer said as far as he knows that is the only resource that would have an activity that would help her. Mayor Countryman said GrantWorks is good she just does not know who would manage that. Having someone manage that internally she thinks they need to get their players in place and then look into that. Mr. Palmer said she believes her dad was a recipient of that grant program years ago so he does not think he will be eligible anything further through that program if he was in the block grant program. He said she needs to check. Councilmember Carol Langley said she does not remember him ever being a recipient. Mr. Palmer said she said that but he does not know.

EXECUTIVE SESSION

Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, Section(s):

Executive Session pursuant to Section 551.071 Texas Government Code, Consultation with Attorney, to Discuss Matters Within The Attorney Client Privilege Concerning City Council Authority and Responsibility Related to Personnel.

551.074 (personnel matters) Discuss City Secretary Finalists

Council adjourned into Executive Session at 7:18 p.m.

Council reconvened into Regular Session at 8:03 p.m.

ACTION FROM EXECUTIVE SESSION

Councilmember Casey Olson moved to authorize our city administrator to negotiate an offer with the applicant as discussed in executive session for city secretary. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

ADJOURNMENT

Councilmember Cheryl Fox moved to adjourn the meeting. Councilmember Casey Olson seconded the motion. **Motion Passed (5-0).**

The meeting was adjourned at 8:04 P.M.

Date Approved: _____

Submitted by: _____
Diana Titus, Deputy City Secretary

Mayor Sara Countryman

**City Council Regular Meeting
MINUTES
October 8, 2024 at 6:00 PM**

CALL TO ORDER:

Mayor Sara Countryman stated there is a full quorum, the City Attorney is running late and called the meeting to order at 6:00 p.m.

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

Also Present:	Gary Palmer	City Administrator
	Dave McCorquodale	Director of Planning & Development
	Diana Titus	Deputy City Secretary
	Alan Petrov	City Attorney
	Katherine Vu	City Engineer

INVOCATION:

Councilmember Stan Donaldson gave the Invocation.

PLEDGE OF ALLEGIANCE TO FLAGS:

Mayor Sara Countryman led the Pledge of Allegiance to the United States and State of Texas flags.

PUBLIC FORUM:

No members of the public addressed the City Council.

CONSENT AGENDA

1. Approval of the August 12, 2024 Budget Workshop Minutes.
2. Approval of the August 13, 2024 Regular Meeting Minutes.
3. Approval of the August 27, 2024 Regular Meeting Minutes.
4. Approval of the September 10, 2024 Regular Meeting Minutes.
5. Approval of the September 16, 2024 Special Meeting Minutes.

Councilmember Casey Olson moved accept the Consent Agenda as presented.
Councilmember Cheryl Fox seconded the motion. **Motion Passed (5-0).**

REGULAR AGENDA

6. Police Department Recognition of Dr. Taylor Robertson, Mr. Arnette Easley, and Larry “Bubba” Evans for their generous contributions.

Mayor Countryman stated we are very fortunate to have these people in our community. Chief Solomon said they wanted to recognize some citizens who give them a huge hand for the work they do for the City and the work they do for the Police Department by helping them with all of the events they have. Chief Solomon recognized one of the Chaplain’s Dr. Taylor Robertson. Chief Solomon said he works for the church but also comes down and visits them and rides with the officers. He also comes out and helps them with all these events. Chief Solomon said the building you see at Christmas time on FM 149 is part of his work and part of the things that he puts together. When it comes to one of their events, a 500 people event, he is really boosting them up on those events and they really appreciate it. Chief Solomon also recognized Mr. Arnette Easley. He said anytime they call on Mr. Easley he is always there, always there for this community, and always there for the people in the community. Chief Solomon recognized Brice Crocker who works in the City and does a fantastic job every day. He said when it is time to help, Brice is always there. Chief Solomon said when they have these events they start cooking around 4:30 p.m. on the pit and Brice starts cooking until the event is just about over with. Chief Solomon said he does it each year and we appreciate what he does because he is always there to help them out.

Ms. Kimberly Duckett, Court Administrator said on behalf of the municipal court they would like to give their appreciation, gratitude, and dedication to Larry Evans. Ms. Duckett said they give him a hard time in the court but they could not have functioned many years without his service.

7. Receive the Planning & Zoning Commission’s Recommendation and Report related to a rezoning application of 15.46 acres along Lone Star Parkway west of Liberty Street from ID-Industrial to B-Commercial and R2-Multi-family Residential as submitted by SPT Montgomery, LLC (Dev. No. 2215).

Mr. McCorquodale said this is a required step for convening into a public hearing on the rezoning. This request is to accept the Planning and Zoning’s recommendation and report.

Councilmember Casey Olson moved accept the Planning and Zoning Commission recommendation and report for item number seven. Councilmember Carol Langley seconded the motion. **Motion Passed (5-0).**

8. Convene into a Public Hearing to receive comments on a rezoning request of 15.46 acres along Lone Star Parkway west of Liberty Street from ID-Industrial to B-Commercial and R2-Multi-family Residential as submitted by SPT Montgomery, LLC (Dev. No. 2215).

Mayor Countryman convened into public hearing at 6:11 p.m.

Ms. Carolyn Hatchett, 514 Lawson Street, said she agrees with the Planning and Zoning in rezoning it. She did not know it was industrial because when she bought in that area it was residential but they are telling them it is industrial. She said they do not want industrial in there because it means they will bring in a lot of other stuff that they do not want. She said it would be nice if in doing this if they flipped where they have commercial up against

them and the residential back behind that if they would be willing to flip what they are doing with how they had it set up. The other thing is they did not want them coming into Lawson Street or Simonton Street. They are both cul-de-sacs or dead ends but Lawson Street actually dead ends into her family's property. It does not go all the way and she would not want that to come in and take the land away from them because of that road. She said bringing in dump trucks and all this stuff the City would have to redo that road because right now they are patching it as it is and they would not want to see that. She said they would just like it to stay a nice quiet community.

Mr. Dennis Hatchett, 514 Lawson Street, said he concurs with everything his wife Carolyn Hatchett has said. He knows the community is growing and getting bigger. He was just wondering how could that be called industrial when they are living in a residential area. He said you would think there would be a lot of other places you could make industrial. Why would there be industrial that close to residential and even that close to the Lone Star Community Center for that matter. He said if it were up to them they would not have any industrial in there at all. If there has to be some industrial they would want the industrial to be on the opposite end of the development and that the residential would be closer to them. Also, he wants their streets Lawson and Simonton to remain a dead end cul-de-sac because the traffic is already horrendous getting in and out of Lawson and Simonton off of Liberty Street.

Ms. Rosa Gibson, 524 Simonton, said she has never heard of industrial; it was residential ever since she has been here 61 years. She said no one ever told them it was industrial.

Mayor Countryman asked if she understood correctly that there used to be a school there. Ms. Gibson said yes.

Councilmember Casey Olson asked if industrial could be institutional as well. Mr. McCorquodale said no just industrial uses. Councilmember Casey Olson asked how long has it been industrial. Mr. McCorquodale said he does not know but his guess is since we were zoned in 1995. Councilmember Casey Olson said it is zoned industrial and the request is to move part of it to commercial and part of it to residential. Mayor Countryman said the most western part is residential and the eastern part is industrial and they have asked to have that flipped. Councilmember Stan Donaldson said according to their ordinances an industrial zoning has to do with a building that has to be enclosed and it also has to conform to all the environmental situations that might arise as far as air quality and things like that. He said being that it is industrial right now it is a lot less likely to be developed and if they switch it to R2 or to a regular business development you are going to have a lot more activity in that area if they do change these zoning laws. He said he just wants to make it clear that industrial is not as bad as it sounds. There are protections in there for the citizens. They have to comply to certain things and it has to be indoors. Mr. Arnette Easley said what they are saying is they never knew it was zoned industrial.

Councilmember Carol Langley asked if this is the whole piece of property from the Community Building to FM 149. Mr. McCorquodale said yes. Councilmember Carol Langley said it is all industrial now and the bigger portion they are asking for it to be residential multi-family. Mr. McCorquodale said that is what they are asking for.

Councilmember Stan Donaldson said to him it is the classic cart before the horse situation. He said he does not like approving zoning changes and they do not know exactly what they

are going to do with the property. He thinks they should first present them with the proper plats and civil construction drawings for approval before they give them these zoning regulations. Mr. McCorquodale said he can understand the thought behind that and it is a very common one, however that is just counter to the way that zoning and development regulations are set up. If you think of the best way to do it, think of your regulatory framework like a layer cake. Your zoning operates up here and any of those uses in that commercial zone are okay. You tell them what their site plan conditions have to be such as the number of parking spaces they have to have, what their setbacks are, their lighting, their trees, and their landscaping. You are giving them the framework to operate within those regulations but you should never consider a zoning change request tied to a specific site plan because the site plan can and often does change. He said after a zoning is 100 percent legal to sell the property and never build what you said which is why that is a perfect example of why you never tie zoning to a site plan. You have this layer cake and we need to let that process work where it does. The rezone site design is not in your rezoning, your site design is down here in your landscaping, setbacks, parking, those types of requirements. Councilmember Stan Donaldson said this is the second time they have had to deal with this property. They have already had one proposition where they wanted to completely put residential property in there and then it died. Councilmember Casey Olson said it is the same people. Mr. McCorquodale said it is the same people and believes it is generally the same plan. He thinks they are operating on the same concept that they have asked you. This is the technical question that would allow that to happen and it starts with the zoning. They are asking for the commercial use on one side and multi-family on the other. Councilmember Stan Donaldson said his point is if they change the zoning you are right. They can do whatever they want with the property and can let it sit another 20 years. It is surely going to make it more marketable if they change it to those zoning things than it is if it stays industrial. He said he would prefer for it to stay industrial until we find out exactly what they want to do.

Mr. Arnette Easley said a caveat could be in the aspect of developing it could the residential be more adjacent to the homeowners and any commercial be further down.

Mayor Countryman closed the public hearing and reconvened into the regular meeting at 6:23 p.m.

9. Consideration and possible action on: AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS AMENDING THE ZONING CLASSIFICATIONS AS DEFINED IN THE CITY CODE OF ORDINANCES CHAPTER 98, "ZONING," FOR A 15.46-ACRE TRACT SITUATED IN THE B. RIGSBY SURVEY, ABSTRACT NUMBER 31, MONTGOMERY COUNTY, TEXAS LOCATED AT THE NORTHWEST CORNER OF LONE STAR PARKWAY AND LIBERTY STREET, MONTGOMERY, TEXAS FROM "ID"- INDUSTRIAL, AS FOUND ON THE CITY'S OFFICIAL ZONING MAP, TO 7.77- ACRES OF "B" COMMERCIAL AND 7.69-ACRES OF "R2" MULTI-FAMILY RESIDENTIAL ZONING DISTRICT CLASSIFICATIONS; AND TO AMEND THE OFFICIAL ZONING MAP; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE UPON PASSAGE AND PUBLICATION.

Mr. McCorquodale said this is the ordinance that would accomplish the rezoning action. As he mentioned earlier the developer's representative is here and is sure he would like an opportunity to discuss the request with you.

Mayor Countryman said something she did forget to mention and she apologizes, they did get a note from a citizen that was included in the packet from Annie Butler.

Mr. Greg Phipps with J.A. Costanza & Associates Engineering said they are the civil engineering company for the developer SPT Montgomery. He said they do have a land plan and the last time they were here prior to last week's public hearing they were originally looking at doing this in a full duplex, two phases of duplex. There was some concern about the density and what that looked like so they went back and looked at that and how this best fits both commercial and the multi-family. Multi-family is not your three-story apartments. It is 30 buildings that are duplexes and are somewhere in the neighborhood of 1,200 to 2,000 square feet for each one of those in the land plan. He said on the east side the plan is along the frontage, the long L-shaped arm on it is to put four buildings in there that are small commercial retail on two of them and a couple of them then would have more of the office with a garage door on it along that strip. Behind that in the other area would be a self-storage center behind it. The discussion last week with Planning and Zoning was access off of Simonton and Lawson and they prefer not to have access off of either one.

Mr. Petrov, City Attorney arrived at the meeting at 6:27 p.m.

Their land plan they looked at thinking public works engineering typically on a street they do not want dead end streets; they want cul-de-sacs on it so on Lawson they put a cul-de-sac. Just in their land plan as he said last week they prefer not to have access off of Lawson or Simonton. He said it does not do anything for them. As far as traffic goes they do not need to impact the residents that live next to them and do not want that. The only thing he said is it depends on what the Fire Marshal wants and do they have to have an access point off the back of Lawson. If they did they would want it as far to the east as they could to where it is not across from the residents and is more across from the driveway of the church. Also, if the Fire Chief so desired they could gate that. He said they do not need traffic cutting through and then missing that light. As the residents spoke, those two streets are very difficult to get in and out of anyway. They would like to keep them isolated. The only thing they would do in there is there is a six or eight-inch waterline and they would work with public works to see if they want that extended and looped. If not, they would have no activity off that back street.

Mayor Countryman said she thinks the last time you were here Simonton and Lawson was going to be a construction way and then was going to potentially close off. She thinks there was some concern about that. She asked if they are planning on using those roads at all for construction. Mr. Phipps said they would have no construction off there. He said commercial against residential requires a 25-foot buffer. There are good trees and good brush under that area and they would stay out of that 25-feet and completely stay isolated. Mayor Countryman asked if your commercial side would have one in egress and ingress and then your residential side have their own ingress and egress. Mr. Phipps said yes there is an existing culvert and driveway down several hundred feet and that is where their driveway would be into the property. You would come in there, go straight in, go through there and up to the mini storage. You would have to turn right and drive down the driveway to get to three of the buildings. They would have detention ponds in the front and then there

would be separate access into the 30 building duplex that would come in from there to keep those two entrances isolated. Mayor Countryman said when you were here last in July or at Planning and Zoning there was a different map that was included, it is not in here but it had the commercial the three buildings, is that still somewhat what you are looking to do. Mr. Phipps said yes that land plan has not changed. He said they have three buildings along the long narrow and then a fourth building that is north south that the driveway goes in and would go up to the self-storage.

Councilmember Cheryl Fox asked other than the existing trees that you are talking about on Lawson and Simonton what would you plan on doing to buffer the residents from any noise or anything that would disrupt their way of life. Mr. Phipps said the only thing that would back up their development to their own development would be they would still have that 25-foot buffer because of commercial up against residential or multi-family so that 25-foot buffer is still there. It would be vegetation. The buildings in the mini storage would back to that in the plan that they have so there would not be any lights in people's backyards. The commercial part of it between the buildings and that development is a detention pond in that land plan. Councilmember Cheryl Fox asked so you would not plan on any type of wooden structure fences or anything to separate the storage units. Mr. Phipps said they would fence the backyards. Councilmember Cheryl Fox said no, the storage units and the commercial. Mr. Phipps said the self-storage is set inside of the commercial. He said he is sure they would want to screen the retail from that. He does not have a land plan specific for fencing.

Councilmember Stan Donaldson asked what Mr. Phipps response is to the citizens request because you have the business zone up against Lawson Street and where you are going to put in the duplexes is on the opposite side. He asked if there is any way he can reverse that. Mr. Phipps said they looked at that and the issue that they have is that long narrow strip. He said they would do one of two things. They would either face the duplexes to where the driveways go too long and use locking as an access and have the backyards facing the major thoroughfare or they would flip them but then they would have housing and driveways that would be facing a major thoroughfare. He does not know what the residents would think of that but they are trying to keep that as much of a separation as they can. Councilmember Stan Donaldson asked if the duplexes are front loading as far as the garages. Mr. Phipps said the duplexes do not have garages. He said the ones they have now some of them have covers on them but each door of the duplex has two parking spaces and then the thinks the land plan shows 10 or 12 visitor parking spaces. Councilmember Stan Donaldson said so it is up front and it is not anything from the rear. Mr. Phipps said no. Councilmember Cheryl Fox asked if it is all going to be rental units. Mr. Phipps said yes it is a single ownership.

Councilmember Casey Olson said the dilemma is there are three different opinions on this piece of land. Even if you were willing to swap, that is not what this is so we would have to deny this and you would have to reapply to swap it the other way. Mr. Phipps said since he read it if it is denied it is a six month wait. Mr. Petrov, City Attorney said if it was swapped that is a different application. Mr. Palmer said you can withdraw the application and do it again.

Councilmember Casey Olson said the land plan that Mayor Countryman just showed him shows a street running south of Lawson so it would be parallel to Lawson just on the other side of those homes running down the strip and that was the original commercial plan so

an added street. He said if they were worried about having homes exit onto Lone Star it would be residential if adding another street there. Mr. Phipps approached and explained the layout of the map. Councilmember Casey Olson said his question is the citizens would like this to be residential and your concern is like theirs is as traffic builds on Lone Star could you just flip them around. Mr. Phipps said if they flip these the land plan would be they would have driveways facing Lawson and Lawson would become their street and at that point the City would have to make that determination of whether they put a cul-de-sac at the end or not. Councilmember Casey Olson said that sounds like a better deal. He said they would get their residential. Mayor Countryman said but she did not hear that they wanted to take on more traffic and that sounds like there would be more traffic. Councilmember Casey Olson said you would have to widen that street.

Councilmember Casey Olson thanked them for coming and giving them their opinion. He said it is very helpful so they know what you want. They want to make sure that they are trying to please all parties. Councilmember Cheryl Fox said we welcome you to the City but we really want to respect our residents also.

Councilmember Casey Olson moved to table item #9 until the next Council meeting on October 22, 2024. Councilmember Cheryl Fox seconded the motion. **Motion Passed (5-0).**

10. Consideration and possible action on setting a new Public Hearing date related to a Special Use Permit application for a paramedical and fine-line tattooing business located at 14375 Liberty Street, Montgomery, Texas.

Mr. McCorquodale asked Council to call a public hearing at the specified date to put on the agenda and have it published. Councilmember Casey Olson asked how many days do they have to give them and if it is 30 days from now for the public hearing. Mr. McCorquodale said it is. Mayor Countryman said the date is November 12th at 6:00 p.m.

Councilmember Casey Olson moved to set a public hearing for November 12, 2024 concerning the paramedical and fine-line tattooing business located at 14375 Liberty Street, Montgomery, Texas to be held at Montgomery City Hall. Councilmember Carol Langley seconded the motion. **Motion Passed (5-0).**

11. Consideration and possible action on a request from the Montgomery First Baptist Church for relief from Chapter 90 Utilities, Section 90-68(a) which governs the cost of the City's public water system tap.

Mr. Palmer said Montgomery First Baptist Church added square footage to their building which kicked in the requirements for our tap fee. Mr. Palmer stated Pastor Gober is here tonight requesting relief. Pastor Gober said they took on a project to give themselves a façade improvement and expanded their foyer by 200-feet. When they did that it triggered the need to get up to code on their building for their fire suppression system. He said they raised \$300,000 from their congregation over a couple years to get that suppression system in but as they went to hook up to the City tap it required a new tap to power this. They have had their existing tap for quite some time but there is a new one just for the fire suppression system. He said when the cost came back for that it was \$7,500 to put it in, there was a \$900 plan review, and then by ordinance there is a 200 percent markup on that tap. He said he is here to throw himself before the mercy of the Council and ask for some relief on

behalf of their church. If there is anything Council can do to lessen that load it would be greatly appreciated.

Mayor Countryman asked if they were putting together a private school. Pastor Gober said they do have a school in their church and right now it is kindergarten. He said they also have a group of homeschool students who come in and use their facility on Tuesdays and Thursdays.

Ms. Kay Piland, a member of the staff at Montgomery First Baptist Church said what they are really coming for today is not just relief but mercy because this extra 200 percent is not going to take money away from bonuses and salaries for church staff or to a pastor or for trips. She said what this is going to affect is they are going to be limited to the amount of resources they are currently giving to Mount Sinai Baptist Church and to Brownwood Baptist Church. She said what they are doing at Medley Ranch with the after school Bible club is they feed all the title one families from MES and from Lincoln every single year so it is not just money that is in the budget. It is money that is going to take away from what they are actually already doing in the community. She is asking for mercy on this because she thinks they are more active or as active as anyone in the community and this really takes money away from what they are doing for the local community.

Councilmember Stan Donaldson said they just denied MISD the same request and he cannot in good conscience give it to you and not give it to them. He said he is going to recommend they take no action. He is sorry but the City has bills to pay also. Their budget is stretched and they are under budget on their capital improvement plan. He said he cannot give it to them and not give it to somebody else as it would not be right.

Councilmember Stan Donaldson moved to take no action. Councilmember Casey Olson seconded the motion. **The Motion carried with 4-Ayes and 1-Nay vote by Councilmember Carol Langley. (4-1).**

12. Consideration and possible action on a Development Agreement by and between the City of Montgomery, Texas and Morning Cloud Investments and Solid Bridge Construction for Montgomery Crossing, a proposed 86-acre single-family residential development (Dev. No. 2403).

Ms. Vu said they presented the initial feasibility study for this development back in April and then the developers came to you during a workshop in July to present what they were proposing for this development. She said she would walk Council through the terms of the development agreement and point out the highlights of some things that may be unique to this specific development.

Ms. Vu said the for the wastewater treatment facilities this tract will require an on-site public lift station and this agreement outlines that it will be designed and constructed by the City. They would of course coordinate with the developer to determine the final location but as far as completing the design, calculations, and knowing what is needed that would come from the City at the developer's expense and then construction would then be coordinated by the City at the developer's expense as well. Similarly the force main leading out of the lift station and where the force main discharges into your existing gravity system that gravity line needs to be upsized so that work would be completed by the City at the developer's expense and based on the terms of the agreement.

Ms. Vu said the development will receive water both from the east and the west side of the development. They will tie into the 12-inch waterline along Old Dobbin-Plantersville which is currently in the contracts period. You just awarded that contract a couple Council meetings ago, which it will be existing and in service by the time this development is ready to connect. They will also be connecting to the eight-inch waterline on Old Plantersville on the east side of their development just north of the tracks. Additionally, they will be required to extend an eight-inch waterline to stub out to the north to allow for future connection as needed. Councilmember Casey Olson asked from the sewer standpoint what is their capacity. Ms. Vu said knowing the timing of build out with single family tying that in with timing of building the wastewater treatment plant, this does fall right in line with the timing they have been discussing. It does not put us into a need to greatly accelerate the timing of the new wastewater treatment plant and thankfully they have known about this development since before they went out for proposals for the wastewater treatment plant design so they were able to build it into that timing projection. You are looking at 36,900 gallons per day at full build out of the full 235 homes. Her understanding is that this is going to be phased in two phases starting from the west and moving to the east and as of today, she does not anticipate capacity issues in your current wastewater treatment plant as we continue to build out as long as we continue that process for the new wastewater treatment plant. Councilmember Casey Olson asked if it would lock them in to that new wastewater treatment plant based on the dates of this build up. Ms. Vu said she would not feel comfortable delaying that wastewater treatment plant. Councilmember Casey Olson asked the builder what do you foresee as first build and how far along in the process are you. Ms. Vu said this is still preliminary as they have not reviewed any plans and this is just outlining in terms of it. Councilmember Casey Olson said he understands that but they may have it ready to just hand it to you. He does not know. Ms. Marjorie Cox said certainly they intend to close on the property within 60 days or so. They have a timeline in place and they expect the engineering to take about 12 months and if it could take six to 12 months that would be helpful, but they are looking to factor that in and then construction for six months. Mr. Vance Bridges, a partner of Ms. Marjorie Cox said it would be a year and a half to two years. Councilmember Stan Donaldson asked if it would be a year and a half before the first house is built. Mr. Bridges said no, the start of construction of the house. Councilmember Stan Donaldson asked when they open the subdivision up for houses for sale do they need to have Well No. 2 online and when are they going to really have to have improvements in their water system. Councilmember Casey Olson said right now they are just talking about the sewer as she has not talked about water yet. Councilmember Stan Donaldson apologized. Mr. Bridges said a good scenario for them would be to start home construction in two years and take those homes to be completed and a good phase for them would be 60 to 80 home in that first year of construction. Councilmember Stan Donaldson asked when should they build the first house. He asked if the current sewer system they have is adequate to take care of them. Ms. Vu said yes. Ms. Vu said the contract for Well No. 2 is completion in June for next year well before they will still be in designs, plan reviews, and potentially early construction. Councilmember Stan Donaldson asked if she is sure it is June. Ms. Vu said the contract completion is in June and the Well is expected to be online in April to allow two months for punch lists, wrapping up the construction of the plan, but contract completion is June.

Ms. Vu said just as they have done with previous development agreements impact fees will be assessed and due at the time of platting, so all up front. This is kind of an exception from the ordinance so how it is written is it is assessed at the time of platting and due at the time of connection as they have been doing with these development agreements they do it all at

the time of platting. Councilmember Casey Olson asked Mr. Petrov if the ordinance changes they are making currently are going to fall on our existing ordinances or the new. Mr. Petrov said it would be based on when they actually submit plans. The ordinances we have on the books when they submit plans are the ones that control. Councilmember Casey Olson asked if they will have their new ordinances in place by then. Mr. Palmer said yes.

Ms. Vu said they are proposing to have two connections for paving and traffic. Getting in and out of the subdivision off of Old Dobbin-Plantersville and one off of Old Plantersville. They will be required to complete a traffic impact analysis that is submitted to both Montgomery County for Old Dobbin-Plantersville connection and to the City for the Old Plantersville connection. Additionally the developer will be contributing a 70-foot dedicated right-of-way with a 36-foot wide concrete pavement. This is shown in the exhibit on page 117 of your packet. This is the land plan and as you can see there is a highlighted section of 70-foot right-of-way with 36-foot pavement width going through their property which will be connected to the north to allow for the option for a future thoroughfare plan. In talking with the developer in previous conversations they understand the current temperature. As far as thoroughfares the developer and my understanding also see the benefit that this could potentially provide to the City looking in the future thinking long term as well. Another condition of the paving and traffic section of their development agreement is that they must continue to provide access to the property owner to the west so a portion of this property there is a single family owner that will be land locked by the purchase of this property. They are required to maintain access for that homeowner, which is outlined in this section as well.

Ms. Vu said as far as drain facilities all storm sewer will be conveyed to the City and all detention ponds will remain the property and responsibility of the developer.

Ms. Vu said parks, open spaces, and requirements are outlined. One thing she does want to point out is the developer will be maintaining a tree buffer of at least 20-feet in width along the railroad for privacy and it is written specifically to maintain because that tree buffer does already exist so they are responsible for just upkeep and maintaining it. Councilmember Casey Olson asked if that railroad property is considered industrial or commercial and would our 25-foot buffer apply. Ms. Vu said she does not believe the railroad property has a zone. Mayor Countryman said on the other side of the railroad it is industrial. Councilmember Casey Olson said you cannot count the railroad as your buffer. Mayor Countryman said she knows but the very next zoning is industrial. Ms. Vu said right across the railroad tracks and catty corner from this development across the railroad, yes that is industrial on that corner. This property will be zoned single family and then there is the railroad cutting through but there is already an existing tree buffer a large majority of which is on the railroad's right-of-way. Some of it bleeds over into this property so they are just outlining in here that the developer is required for maintaining at least 20-feet on their property. She said this is outlined in that land plan. To be clear, this is not a separate setback on the private property owners, this is outlined in a landscape reserve. It is a little bit different than a vegetative setback that you would see on a commercial property and it is being specifically placed within a reserve so that ownership and maintenance control remains with the developer and that it is not being placed on the property owners to try to maintain that 20-foot. Mayor Countryman asked who ensures that that takes place because they have other properties that are supposed to have that buffer that do not have it. She asked if the onus is on us as the City or is the onus on the developer. Ms. Vu asked the onus as far as who maintains it. Mayor Countryman said who is going to make sure that

true 25-feet is happening instead of like we do not want them to build out and go oh, there is only 13-feet. Ms. Vu said the landscape reserve will be platted as that 20-feet minimum and it would be enforced by the HOA as far as maintaining it. Ms. Vu said since it was part of the code, part of their requirement, it would potentially defer to your code enforcement officer to make sure it is being enforced.

Ms. Vu said as far a development regulations they are requesting a variance to go to 65-foot wide lots with a 7,800 square foot area and side yard setbacks of seven and a half on each side for all adjacent lots. This is the same as what was originally presented to you.

Ms. Vu said one thing that is very unique for this development specifically is article six, City's consent to creation. This is where they get into the creation of the PID itself so as you recall what is being proposed as the financing mechanism for this development is a PID. What that means is if you look at section 4.1 within 10 days of closing of the property the developer will be submitting to the City the petition to create the district itself. That is that petition cannot be submitted until they close on the property because you have to be the owner in order to submit it. As part of approving this development agreement the City is approving the formation of the district. It is being taken care of all in one motion but again it just cannot be filed until they own the property. Councilmember Cheryl Fox asked if this project is predicated on having a PID. Ms. Vu said she would defer to the developer but her understanding is yes the PID is essential for funding the development. As far as getting into the terms of the PID, looking at subsection C of the portion of the agreement that we are looking at, the developer will be reimbursed solely from assessments levied on property only within the development itself. This is not a separate tax; it is a levy over a term of 30 years. Section D outlines this as \$2,000 per year for each lot that does include both principal and interest. It is \$2,000 which includes principal and interest for reimbursement to the developer. There are terms in here that the district cannot annex additional land with into the boundaries of district without the permission of the City. Any annexation that the district would choose to do does come back to City Council for approval.

Ms. Vu said the next sections of this agreement are your standard miscellaneous. We are getting into severability and your standard development agreement language, which is essentially the same as all of your previous development agreements have been. When you get to exhibit D, which is on page 105 of your packet this shows where the utilities are going to be constructed, where they will be connecting to that 12-inch and the eight-inch waterline on either side of the development and where their proposed force main will be to be constructed by the City itself and then discharging into the existing gravity line along SH 105 to then be upsized as well. Exhibit E is the form of the utility agreement. This also outlines everything we have discussed regarding water supply facilities, wastewater facilities, drainage, paving, etc. This is all outlined again in the form of the utility agreement. The difference is that after the PID is created the utility agreement is then executed by the PID whereas the development agreement is executed by the developer.

Ms. Vu stated on page 117 is the latest land plan they have received. This does show that 70-foot right-of-way with a 36-foot concrete pavement width as well as the location of the detention ponds and where the lots will be. Starting from development they will be starting on the west side and moving towards the east in phase one and phase two.

Councilmember Casey Olson asked if he heard correctly when you said part of the water would be City and part would be Dobbins-Plantersville. Ms. Vu said that is not correct. It will all be City water. She said the waterline that you are currently going through the contract period for with Bull G Construction that is the one that is going along Old Dobbin-Plantersville. It is Old Dobbin-Plantersville Road but a City owned waterline.

Councilmember Stan Donaldson asked Mr. Palmer what is his experience as far as the administrative side if they have a PID to the City, is it zero. Mr. Palmer said zero.

Ms. Cox said in their experience with the City of Conroe and the City of Tomball it is very minimal and it is funded by the developer and not an expense to the City. Ms. Vu said the City currently has a PID for Montgomery Summit Business Park that is a commercial PID that the City really has no administrative maintenance to do with it. It is all essentially self-maintained. The attorney comes to you once a year to give you a report on PID. Mayor Countryman said the other PID they had was not a great experience. She said it just expired. Ms. Vu said that it was not a PID. A PID is specifically a reimbursement and a funding finance mechanism. The agreement that you are referencing was different.

Councilmember Stan Donaldson moved to accept the development agreement as presented. Councilmember Casey Olson seconded the motion. **The Motion carried with 4-Ayes and 1-Nay vote by Councilmember Cheryl Fox. (4-1).**

13. Consideration and possible action on the following items related to the sale of right-of-way to TxDOT along SH 105 at city hall for their upcoming SH105 improvements project:

- a. Memorandum of Agreement
- b. Possession and Use Agreement
- c. Property deed of 0.0517-acre portion of city hall site.

Mr. McCorquodale said as you are aware TxDOT is working on a project that is along the western half of our City. They are acquiring right-of-way from all the adjacent frontage properties and we are one of them. On page 118 of the memo he has highlighted the section. The section of property in question is a sliver out by the road. The unfortunate thing is both of the brick planters are within the area we are going to sell and they are going to demolish those. We have asked to retain the two flag poles which cost us \$1 each but it will cost them more than that when Mr. Muckleroy has to move them but the intent is to pull those out of the planters, they take and demo the planters, but we reinstall the flag poles in a place that is somewhere that is out of the way of that and out of the way of trees. He said he did not argue with TxDOT on this value. If Council tells him to go back and tell them this is not enough he will be happy to do that but he did not want to presume anything just in his role as trying to get this to Council. Councilmember Stan Donaldson asked if they are losing money. Mr. McCorquodale said he does not believe so. He said it feels like a fair enough ask given we are a public entity and they are a public entity and he does not feel like they are taking advantage of us. Councilmember Stan Donaldson asked how wide is that proposed row. Mr. McCorquodale said he is guessing it is about 20-feet or so at the most. He said the planter is only maybe five feet wide. Councilmember Casey Olson asked Ms. Vu if they have any pipes there. Ms. Vu asked as far as utilities. Councilmember Casey Olson said yes. Ms. Vu said not within that specific proposed right-of-way. Councilmember Casey Olson said it is over \$200 a square foot so it seems like a fair price.

Ms. Vu said it is about 35-feet wide. Councilmember Casey Olson said he is assuming they are widening SH 105 and putting in a sidewalk. Ms. Vu said they are widening, putting in sidewalks, and access management from Shepperd west to Grimes County line. Councilmember Casey Olson said it will be an improvement and look nice. Mr. Petrov asked if they will need to move any of their existing utilities for the widening project. Ms. Vu said there are a couple of adjustments they are going to need to make. Some relocations are being conveniently timed with other developments that are going on where they were already planning to relocate utilities but the short answer is yes they do need to relocate utilities. Councilmember Casey Olson asked for the entire project but just not right here. Ms. Vu said correct.

Councilmember Casey Olson moved to accept item #13 as presented. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

14. Consideration and possible action on designating two Council members to serve as primary and alternate representatives, for the Houston-Galveston Area Council (HGAC), to the State's 2025 General Assembly.

Mr. Palmer said in the package there is a form designating those representatives from our Council and a letter from the Executive Director of HGAC requesting those nominations. He recommends Council nominate two people to serve as representatives from the City to HGAC. Mayor Countryman said she and Councilmember Stan Donaldson have been the HGAC advocates for the City and she is happy to be nominated.

Councilmember Casey Olson moved to nominate Mayor Countryman as primary and Councilmember Stan Donaldson as secondary to represent HGAC at the State's 2025 General Assembly. Councilmember Cheryl Fox seconded the motion. **Motion Passed (5-0).**

15. Consideration and possible action on a Resolution establishing the annual Christmas Parade as a public-purpose event and authorizing the City to enter into a 5-year agreement with TxDOT to close portions of SH149 and SH105 during the parade.

Councilmember Casey Olson moved to accept item #15 as presented. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

16. Consideration and possible action regarding termination of the warranty period and release of the maintenance bond for the Water Plant No. 3 Improvements project.

Ms. Vu said this is a project you might not have heard of for a while. She said the warranty period for this project technically ended on August 3, 2023. They conducted a warranty inspection before that date and issued the punch list at that time. If you remember earlier this year they then engaged with a rover company to send a rover inside your ground storage tank to do an interior inspection, again trying to capitalize on the winter months when usage is down. This is when you typically want to do your interior inspections of your tanks. With the rover report that came back as well as your new operator that came into the City, they found some issues and punch list items that were never initially resolved. They have been working through those with the contractor R&B Group. They did end up needing to reach out to the bonding company to get those addressed. All items have since been addressed and the plant is in good working condition. It was never not in good

working condition to be clear. Your operator did a great job of receiving what they were given and making sure that everything was operational and then working with the contractor to get it to where it is supposed to be, which is where it is today. Given all that has been addressed they do recommend formally ending the warranty period and releasing the maintenance bond which the City has held against R&B Group.

Councilmember Stan Donaldson moved to accept item #16 regarding termination of the warranty period and the release of the maintenance bond for Water Plant No. # improvement project. Councilmember Casey Olson seconded the motion. **Motion Passed (5-0).**

COUNCIL INQUIRY:

Mayor Countryman said she needs to apologize as they had a special guest and she did not announce him. She said Landon Riles from Troop 419 was here earlier learning about government and we always appreciate our Boy Scout Troops coming in and learning about how the City works. It was great to see him and to see young folks interested.

Mayor Countryman said Faith and Blue was a huge success and nearly 500 people attended. She said it was fantastic and there was a lot of great feedback.

Mayor Countryman announced they have the Quilt Walk coming up this weekend around town. There will be about 200 quilts decorating their downtown area. She said also it is their fourth or fifth year for their Halloween celebration downtown to take place October 26th from 3:00 p.m. – 6:00 p.m.

EXECUTIVE SESSION:

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

551.071 (consultation with attorney) General Matters

551.071 (consultation with attorney), to Discuss Matters Within the Attorney Client Privilege Concerning City Council Authority and Responsibility Related to Personnel.

551.072 (deliberation regarding real property)

Council adjourned into Executive Session at 7:19 p.m.

Council reconvened into Open Session at 8:26 p.m.

ACTION FROM EXECUTIVE SESSION:

No action was taken on items from Executive Session.

ADJOURNED at 8:26 P.M.

Date Approved: _____

Submitted by: _____
Diana Titus, Deputy City Secretary

Mayor, Sara Countryman

Montgomery City Council
AGENDA REPORT

Meeting Date: October 22, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Maryann Carl

Subject

Approval of the 2024 3rd Quarter Investment Report.

Recommendation

Staff recommends approval of the report as presented.

Discussion

The report is attached for review.

Approved By

Finance Director	Maryann Carl	Date: 10/18/2024

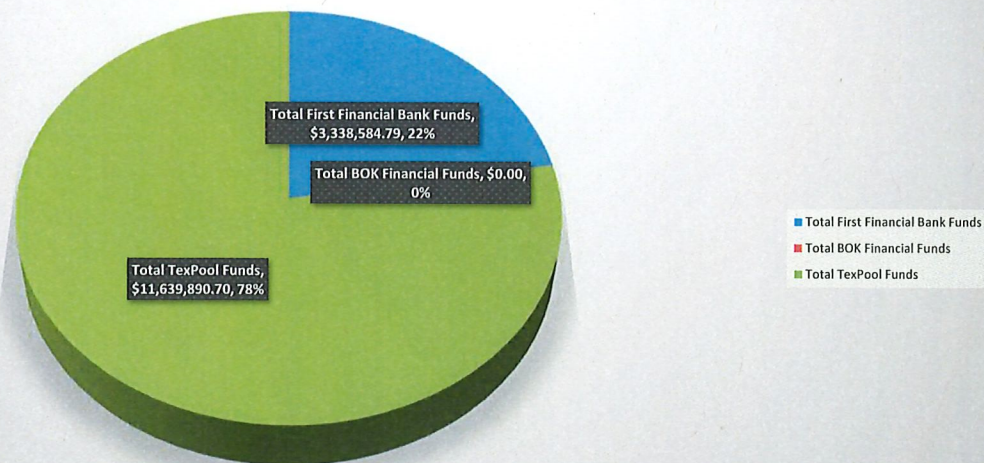


City of Montgomery Quarterly Investment Report
From July 1 - September 30, 2024

Summary of Funds held at First Financial Bank						
Investments	Beginning Values as of 07/01/24	Ending Values as of 09/30/24	Quarterly Activity	Quarter Interest Earned	YTD Interest Earned	% of Funds
General Fund Checking	\$2,395,539.18	\$2,416,396.16	\$20,856.98	\$7,464.80	\$7,464.80	
Utility Fund Checking*	\$999,090.40	\$0.00	-\$999,090.40	\$717.22	\$717.22	
MEDC Fund Checking	\$747,510.98	\$725,144.14	-\$22,366.84	\$455.66	\$455.66	
Capital Projects Fund Checking	\$232.47	\$233.15	\$0.68	\$0.68	\$0.68	
Grant Fund - General Checking*	\$10.04	\$0.00	-\$10.04	\$0.01	\$0.01	
Grant Fund (1) Checking*	\$10.04	\$0.00	-\$10.04	\$0.01	\$0.01	
Grant Fund (2) Checking*	\$10.04	\$0.00	-\$10.04	\$0.01	\$0.01	
Hotel Occupancy Fund Checking*	\$24,530.95	\$0.00	-\$24,530.95	\$31.30	\$31.30	
Police Asset Forfeiture Fund Checking*	\$13,290.87	\$0.00	-\$13,290.87	\$15.05	\$15.05	
Court Security Fund Checking*	\$3,345.37	\$0.00	-\$3,345.37	\$3.79	\$3.79	
Court Technical Fund Checking*	\$26,622.22	\$0.00	-\$26,622.22	\$32.71	\$32.71	
Police Drug & Misc Fund Checking*	\$10,706.09	\$0.00	-\$10,706.09	\$12.13	\$12.13	
Debt Service Fund checking	\$56,398.38	\$56,656.46	\$258.08	\$258.08	\$258.08	
Home Depot Escrow Fund Checking	\$139,716.56	\$140,154.88	\$438.32	\$438.32	\$438.32	
Total First Financial Bank Funds	\$4,417,013.59	\$3,338,584.79	-\$1,078,428.80	\$9,429.77	\$9,429.77	22%
Summary of Funds held at BOK Financial						
Investments	Beginning Values as of 07/01/24	Ending Values as of 09/30/24	Quarterly Activity	Quarter Interest Earned	YTD Interest Earned	% of Funds
Series 2017A TWDB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Series 2017B TWDB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total BOK Financial Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Summary of Money Market Funds held at TexPool						
Investments	Beginning Values as of 07/01/24	Ending Values as of 09/30/24	Quarterly Activity	Quarter Interest Earned	YTD Interest Earned	% of Funds
General Fund Reimbursement	\$388,562.19	\$393,737.22	\$5,175.03	\$5,175.03	\$5,175.03	
Utility Fund	\$1,858,519.19	\$1,848,105.56	-\$10,413.63	\$24,586.38	\$24,586.38	
General Fund	\$2,430,128.12	\$2,462,493.29	\$32,365.17	\$32,365.17	\$32,365.17	
MEDC Reimbursement	\$259,521.13	\$262,977.50	\$3,456.37	\$3,456.37	\$3,456.37	
MEDC General	\$1,533,267.82	\$1,553,688.26	\$20,420.44	\$20,420.44	\$20,420.44	
Debt Service Fund	\$47,272.34	\$83,067.87	\$35,795.53	\$795.52	\$795.52	
Capital Projects American Rescue Plan	\$368,724.04	\$373,634.87	\$4,910.83	\$4,910.83	\$4,910.83	
MEDC Downtown	\$219,349.45	\$222,270.81	\$2,921.36	\$2,921.36	\$2,921.36	
Capital Projects Infrastructure	\$51,214.42	\$51,896.51	\$682.09	\$682.09	\$682.09	
Capital Projects Mobility	\$10,966.58	\$11,112.70	\$146.12	\$146.12	\$146.12	
Capital Projects Building	\$753,154.88	\$763,185.60	\$10,030.72	\$10,030.72	\$10,030.72	
Certificates of Obligation Series 2023	\$3,566,224.50	\$3,613,720.51	\$47,496.01	\$47,496.01	\$47,496.01	
Total TexPool Funds	\$11,486,904.66	\$11,639,890.70	\$152,986.04	\$152,986.04	\$152,986.04	78%
Total City Funds	\$15,903,918.25	\$14,978,475.49	-\$925,442.76	\$162,415.81	\$162,415.81	

*These accounts were closed in September 2024 and balances were transferred to General Fund Checking

Bank Fund Distribution Summary for Quarter ending 09/30/24



Compliance Statement: This report is presented in accordance and is in compliance with the City of Montgomery's Investment Policy and meets the requirements set forth in Texas Government Code Chapter 2256.023

All Funds are completely insured and/or Collateralized.

Maryann Carl

Maryann Carl, Finance Director

Date: 10/17/2024

Montgomery City Council

AGENDA REPORT

Meeting Date: October 8, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on: AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS AMENDING THE ZONING CLASSIFICATIONS AS DEFINED IN THE CITY CODE OF ORDINANCES CHAPTER 98, "ZONING," FOR A 15.46-ACRE TRACT SITUATED IN THE B. RIGSBY SURVEY, ABSTRACT NUMBER 31, MONTGOMERY COUNTY, TEXAS LOCATED AT THE NORTHWEST CORNER OF LONE STAR PARKWAY AND LIBERTY STREET, MONTGOMERY, TEXAS FROM "ID"- INDUSTRIAL, AS FOUND ON THE CITY'S OFFICIAL ZONING MAP, TO 7.77-ACRES OF "B" COMMERCIAL AND 7.69-ACRES OF "R2" MULTI-FAMILY RESIDENTIAL ZONING DISTRICT CLASSIFICATIONS; AND TO AMEND THE OFFICIAL ZONING MAP; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE UPON PASSAGE AND PUBLICATION.

Recommendation

Considering the City's current zoning regulations, the information in the applicant's request, feedback from nearby residents to the P&Z and the current Industrial Zoning designation, staff recommends approval of the rezoning request as submitted.

Approval of the ordinance will rezone the property as requested. (requires simple majority vote).

Denial of the ordinance will keep the current zoning of the property (requires 3/4 majority vote).

Discussion

Consider the information received in the Council's Public Hearing along with the Commission's Report and Recommendation. The developer's representative will be at the meeting to discuss the request and answer questions from the Council.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 10/03/2024

SPT MONTGOMERY LLC

26111 Upper Beacon Place
Montgomery, TX 77316
(936) 647-0420

July 16, 2024

Mr. Dave McCorquodale
Planning & Development
City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

Re: Request to Rezone 15.46 Acres of Land
SPT Montgomery LLC
NW Corner of Lone Star Parkway and Liberty Street (FM 149)
City of Montgomery, Texas

Dear Mr. McCorquodale:

It is the desire of SPT Montgomery LLC to develop 15.46 acres of land at the NW corner of Lone Star Parkway and Liberty Street. The current land plan includes 7.69 acres of proposed multi-family development (duplex community) and 7.77 acres of proposed commercial development.

The 15.46 acres of land is currently zoned as Industrial (ID). As a result, SPT Montgomery LLC kindly requests the City of Montgomery consider rezoning 7.69 acres of land as Multi-Family Residential (R-2) and 7.77 acres of land as Commercial (B). The 7.69 acres of land is planned for approximately 30 Duplex Buildings for a total of 60 units served by an entrance to Lone Star Parkway. The 7.77 acres of land is planned for two office/retail buildings, two office-warehouse buildings along the frontage of Lone Star Parkway and a self-storage facility on the back portion of the property. The preliminary land plan is included as part of this request.

We look forward to working with your office and the City of Montgomery. If you have any questions or comments, please contact us.

Sincerely,
SPT Montgomery LLC



Anthony Broussard, Managing Partner



September 27, 2024

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

Re: Rezoning Application
Superior Properties of Texas (Dev. No. 2215)
City of Montgomery

Dear Commission:

We have received an application for rezoning from Superior Properties of Texas, LP ("the Developer"). The proposed 15.46-acre development is located on the northwest corner of Lone Star Parkway and FM 149 and is currently zoned Industrial (ID). It is our understanding that the Developer plans to subdivide and develop the tracts for approximately 5.64-acres of Commercial (B) and 9.62-acres of Multi-Family (R2) use. As a reminder, this development has completed an economic and feasibility study that was presented and approved by City Council at their January 24, 2023 meeting.

The current land plan shows that the development will consist of 58 townhome style multi-family units and a combination of commercial office space and warehouse along the frontage of Lone Star Parkway and self-storage space in the back of the development adjacent to Simonton and Lawson Street.

We have reviewed the land plan against the City's Code of Ordinances Chapter 98 Article III and find no issue with the proposed rezoning request. Based on the land plan provided, the Developer is providing adequate parking for both the multifamily and commercial space, but we plan to review in-depth once the Developer submits their plats and civil construction drawings for approval.

If you have any questions or comments, please do not hesitate to contact Chris Roznovsky, or myself.

Sincerely,

Katherine Vu, PE,CFM
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.09.27 MEMO to P&Z RE Superior Properties Rezoning Application.docx

Enclosures: Rezoning Application
Proposed Land Plan

Cc (via email): Mr. Gary Palmer – City of Montgomery, City Administrator
Mr. Dave McCorquodale – City of Montgomery, Director of Planning and Development
Ms. Diana Titus – City of Montgomery, Deputy City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

ORDINANCE NO. 2024 - _____

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS AMENDING THE ZONING CLASSIFICATIONS AS DEFINED IN THE CITY CODE OF ORDINANCES CHAPTER 98, "ZONING," FOR A 15.46-ACRE TRACT SITUATED IN THE B. RIGSBY SURVEY, ABSTRACT NUMBER 31, MONTGOMERY COUNTY, TEXAS LOCATED AT THE NORTHWEST CORNER OF LONE STAR PARKWAY AND LIBERTY STREET, MONTGOMERY, TEXAS FROM "ID"- INDUSTRIAL, AS FOUND ON THE CITY'S OFFICIAL ZONING MAP, TO 7.77-ACRES OF "B" COMMERCIAL AND 7.69-ACRES OF "R2" MULTI-FAMILY RESIDENTIAL ZONING DISTRICT CLASSIFICATIONS; AND TO AMEND THE OFFICIAL ZONING MAP; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE UPON PASSAGE AND PUBLICATION.

WHEREAS, the City Council has passed the City of Montgomery Zoning Ordinance providing certain rules and regulations concerning zoning within the City of Montgomery, as found in the Code of Ordinances ("CODE") at Chapter 98; and

WHEREAS, the Property described in attached Exhibit "A," (the "Property") is currently zoned "ID" (Industrial) on the City's Official Zoning Map; and

WHEREAS, the Owner, SPT Properties, has requested that the City Council rezone the Property as 7.77-acres of "B" Commercial and 7.69-acres of "R2" Multi-Family Residential Zoning Districts as shown on attached Exhibit "B" as authorized by Section 98-30 of the CODE; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the proposed zoning reclassification of the Property on October 1, 2024; and

WHEREAS, pursuant to Section 98-30(c) of the CODE, the City Planning and Zoning Commission has submitted a Final Report to the City Council in which it has voted to recommend approval of the rezoning request as submitted; and

WHEREAS, a public hearing was also conducted on October 8, 2024 before the City Council, as authorized by Section 98-30(d) of the CODE, in order to consider the Final Report and the proposed amendment of the zoning classification of the Property to; and

WHEREAS, the City Council finds that all notifications and other procedures required by Section 98-30 of the CODE have been followed; and

WHEREAS, the City Council has determined that it is not contrary to the interests of the citizens of the City that the Property should be reclassified as 7.77-acres of "B" Commercial and 7.69-acres of "R2" Multi-Family Residential Zoning Districts as shown on Exhibit "B".

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

Section 1. Adoption of Recitals. The recitals in the preamble to this Ordinance are hereby adopted as the findings and conclusions of the City Council.

Section 2. Amendment to the City Zoning Map. Pursuant to Section 98-30 of the Code of Ordinances, City of Montgomery, Texas, the Official Zoning Map of the City of Montgomery is hereby amended so that the zoning classification of the Property as described in the attached Exhibit "A" and Exhibit "B", is reclassified as "B" Commercial and "R2" Multi-Family Residential.

Section 3. Codification of this Ordinance. Wherever any provision of this Ordinance provides for the amendment of the Code of Ordinances, City of Montgomery, Texas, such provision shall be liberally construed to provide for the codification of the specified provision and for such other provisions of the Ordinance that the codifier in its discretion deems appropriate to codify. The codifier may change the designation or numbering of chapters, articles, divisions or sections as herein specified in order to provide for logical ordering of similar or related topics and to avoid the duplicative use of chapter, article or section numbers. Neither the codification nor any application of the codified Ordinance shall be deemed invalid on the basis of a variance in the number or section of this Ordinance and its codified provisions. The failure to codify the specified provisions of this Ordinance shall not affect their validity or enforcement.

Section 4. Repeals all Ordinance in Conflict with this Ordinance. Any and all provisions of ordinances in conflict with this Ordinance are hereby expressly repealed.

Section 5. Savings Clause. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portion of this Ordinance shall not be affected hereby, it being the intention of the City Council of the City of Montgomery in adopting and of the Mayor in approving this Ordinance, that no portion hereof or provisions or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion, provision or regulation.

Section 6. Effective Date. The effective date of this Ordinance shall be upon its passage and publication.

PASSED AND APPROVED this 8th day of October, 2024.

CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTEST:

Diana Titus, Deputy City Secretary

APPROVED AS TO FORM:

Alan P. Petrov, City Attorney

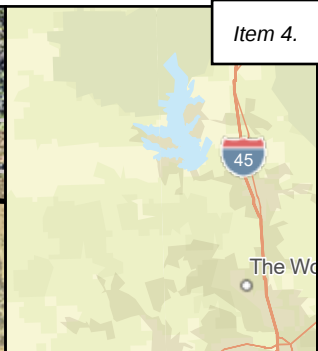
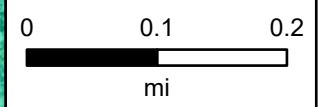


Exhibit "A"



Superior Properties
Current Zoning



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

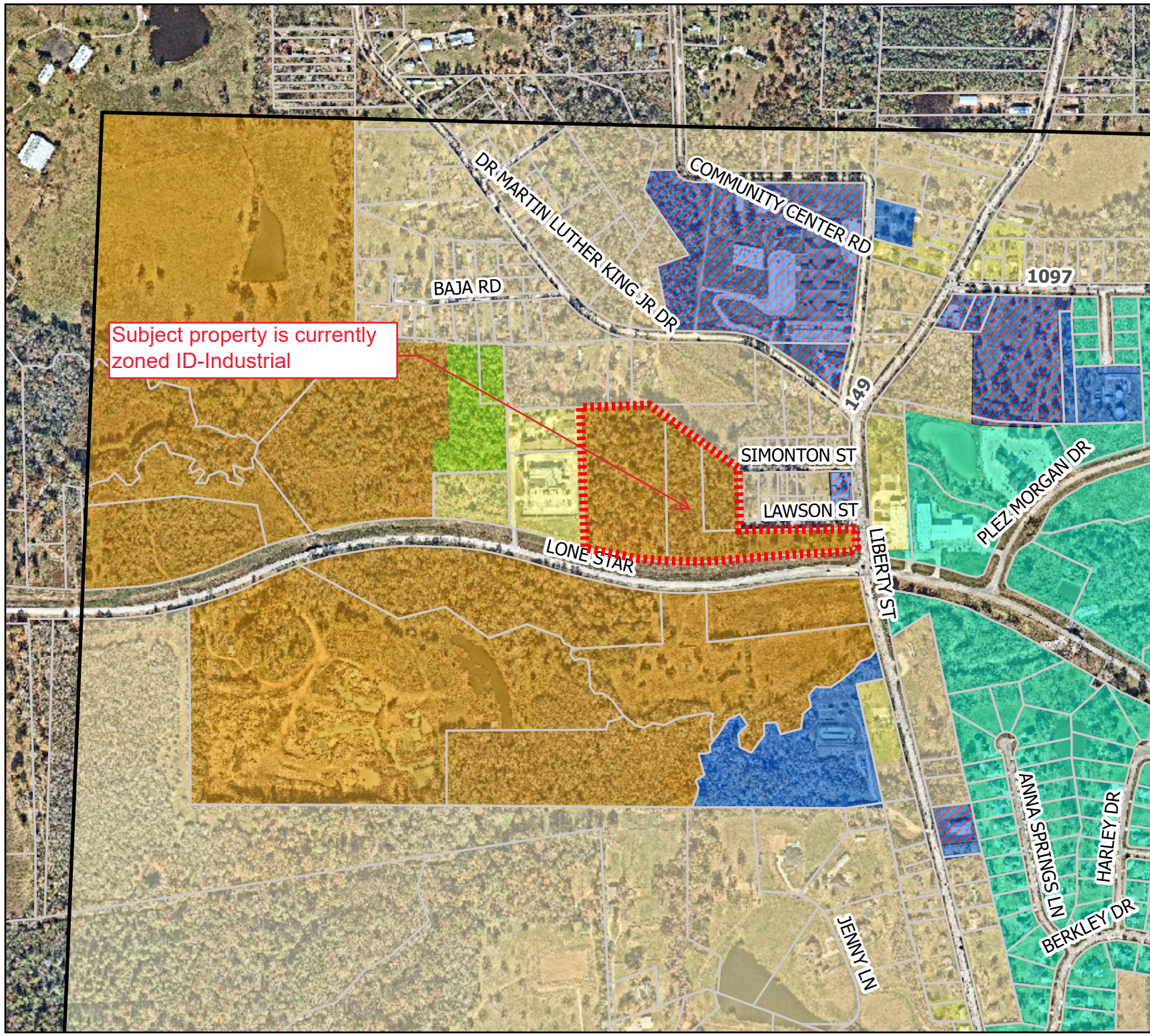


Exhibit "A"

15.46 Acres
B. Rigsby Survey, A-31
Montgomery County, Texas

**15.46 ACRES OF LAND
OUT OF
B. RISBY SURVEY, ABSTRACT NO. 31
MONTGOMERY COUNTY, TEXAS**

Being all of a called 8.00-acre tract conveyed to SPT Montgomery, LLC by deed recorded under Montgomery County Clerk's File No. 2023026603 and all of a called 7.46-acre tract conveyed to SPT Montgomery, LLC by deed recorded under Montgomery County Clerk's File No. 2023029736, for a total of 15.46 acres of land located in the B. Rigsby Survey, Abstract No. 31, Montgomery County, Texas. Said 15.46-acre tract being more fully described by metes and bounds as follows:

All Bearing referenced herein are based on NAD. 83, Texas Central Zone.

BEGINNING at a 5/8" iron rod marking the southwest corner of the said 8.00-acre tract, same marking the southeast corner of Restricted Reserve "A" in Lonestar Parkway Community Center plat as recorded in Cabinet Z, Sheet 1570, Montgomery County Plat Records, also being along the northerly right-of-way line of Lonestar Parkway (width varies), same being the southwest corner of the herein described tract;

THENCE North 03°32'06" West, along the common line of said 8.00-acre tract and said Reserve "A", passing at 508.91 feet a 5/8" iron rod marking the northeast corner of said Restricted Reserve "A", same marking the southeast corner of Restricted Reserve "B" in said Lonestar Parkway Community Center plat, and continuing along the common line of said 8.00-acre tract and said Restricted Reserve "B", a total distance of 732.92 feet to a 5/8" iron rod marking the northeast corner of said Restricted Reserve "B", same being on the southerly line of a called 4.00-acre tract as recorded under Montgomery County Clerk's Volume 1090, Page 136, and being the northwest corner of the herein described tract;

THENCE North 85°57'35" East, along the common line of said 8.00-acre tract and said 4.00-acre tract, a distance 365.18 feet to a fence corner marking the southeast corner of said 4.00-acre tract, same marking the southwest corner of a called 4.806-acre tract recorded under Montgomery County Clerk's File No. 20011081468, same marking the northwest corner of a called 2.600-acre tract of land as recorded in Montgomery County Clerk's File No. 9344195, and being a corner angle point of the herein described tract;

THENCE South 55°46'25" East, along the common line of said 8.00-acre tract and said 2.600-acre tract for a distance of 100.68 feet to a 5/8" iron rod marking the northeasterly corner of said 8.00-acre, continuing along the common line of said 7.46-acre tract and said 2.600-acre tract, a total distance of 316.87 feet to a 1/2" iron rod marking an angle point of the herein described tract;

THENCE South 55°41'15" East, continuing along the common line of said 7.46-acre tract and said 2.600-acre tract, a distance of 270.75 feet to a fence corner marking the southwest corner of said 2.600-acre tract, also being on the west line of Mt. Pleasant Heights plat as recorder in Volume 5, Page 267, Montgomery County Map Records, and being an angle point of the herein described tract;

THENCE South 03°24'36" East along the common line of said 7.46-acre tract and said Mt. Pleasant Heights plat, for a distance of 304.57 feet to a 5/8" iron rod, being an interior corner of the herein described tract, same being on the southerly right-of-way of Lawson Street (called 50' width);

Exhibit "A"

15.46 Acres
B. Rigsby Survey, A-31
Montgomery County, Texas

THENCE North $86^{\circ}35'20''$ East, along the common line of said 7.46-acre tract and south right-of-way line of said Lawson Street, a distance of 605.78 feet to a 5/8" iron rod for the southeast corner Lawson Street, also being on the west right-of-way line of Farm to Market Road (FM) 149, and being the most southern northeast corner of the herein described tract;

THENCE South $04^{\circ}04'19''$ East, along the common line of said 7.46-acre tract and the west line of said FM 149 for a distance of 99.50 feet to a 5/8" iron rod marking a right-of-way cutback of said FM 149, and being the northern most southeast corner of the herein described tract;

THENCE South $41^{\circ}35'13''$ West, along the common line of said 7.46-acre tract and said right-of-way cutback of FM 149 and Lonestar Parkway, a distance of 50.19 feet to a 5/8" iron rod marking the southern southeast corner of the herein described tract, same being on the north right-of-way of said Lonestar Parkway;

THENCE South $85^{\circ}46'55''$ West, along the common line of said 7.46-acre tract and the south right-of-way of said Lonestar Parkway, a distance of 192.94 feet to a 5/8" iron rod;

THENCE South $83^{\circ}12'25''$ West, continuing along the common line of said 7.46-acre tract and north right-of-way of said Lonestar Parkway, a distance of 484.44 feet to a 5/8" iron rod, and being the beginning of a curve to the right;

THENCE along said curve to the right, being the common line of said 7.46-acre tract (passing into said 8.00-acre tract at a chord length of 369.58') and the north right-of-way of said Lonestar Parkway, having a radius of 1,960.00 feet, an arc length of 707.50 feet, chord bearing of North $86^{\circ}27'04''$ West, and chord distance of 703.67 feet;

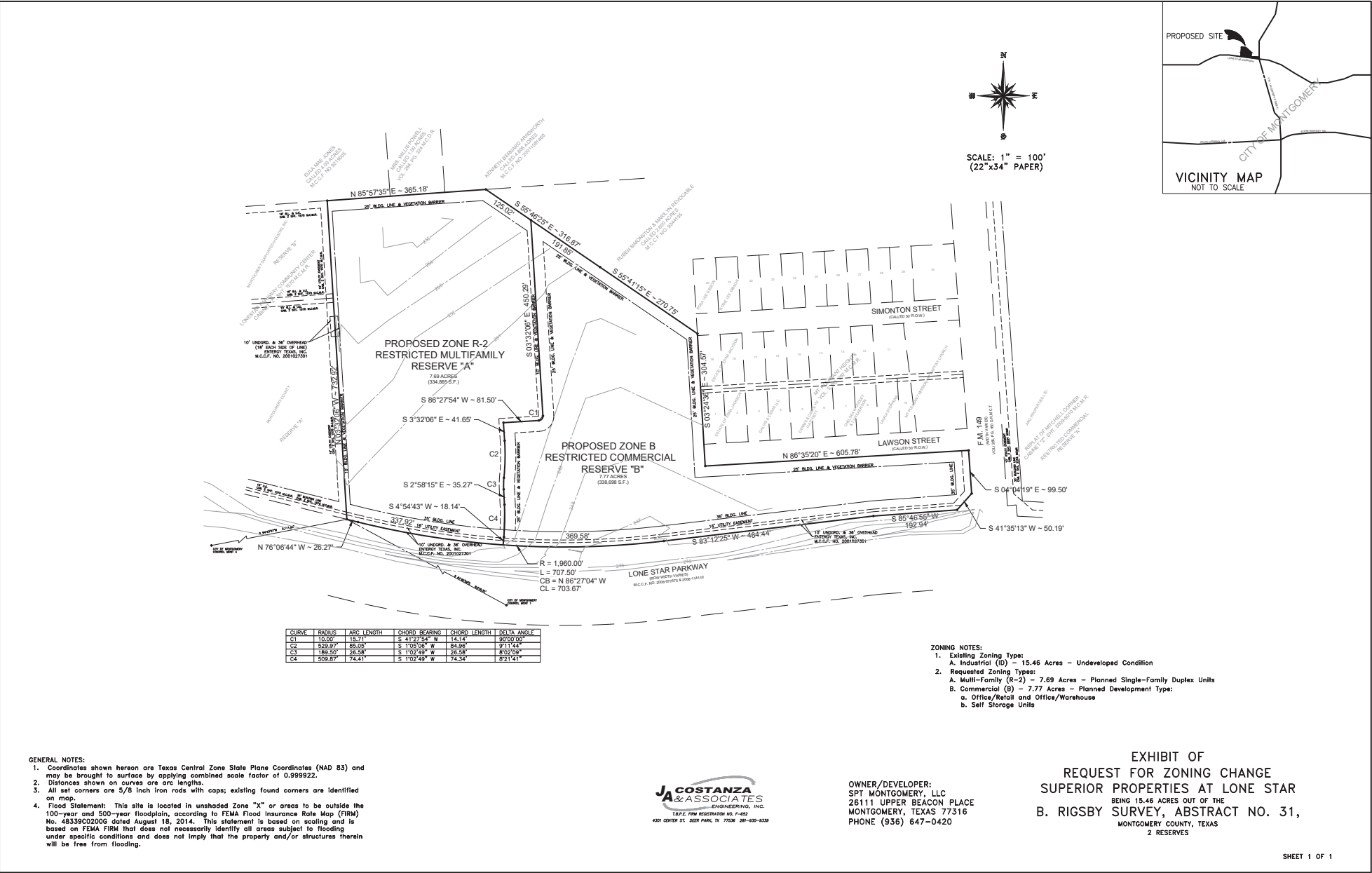
THENCE North $76^{\circ}06'44''$ West, continuing along the common line of said 8.00-acre tract and the north right-of-way of said Lonestar Parkway, a distance of 26.27 feet to the **POINT OF BEGINNING** and containing within these calls 15.46 acres of land.

Prepared by:
J.A. COSTANZA & ASSOCIATES ENGINEERING, INC.
4301 Center Street
Deer Park, Texas 77536
(281) 930-9339
TxBPELS Surveying Firm No. 10114300

June 5, 2023



Exhibit "B"



Montgomery City Council
AGENDA REPORT

Meeting Date: October 22, 2024	Fiscal Impact: Loss of future revenue
Department: Administration	Prepared By: G. Palmer

Subject

Consideration and possible action on a petition by Roger Scott for certain private property to be released from the City's Extraterritorial Jurisdiction.

Recommendation

Defer to the City Attorney for a recommendation

Discussion

Owner's of the property have submitted a formal petition to be released from the City's ETJ for unknown reasons. The State Law has recently changed to allow this action from what I understand. I will defer to the City Attorney for further details and guidance.

Approved By

City Administrator	Gary Palmer	Date: October 09, 2024

**SCHWARTZ
PAGE &
HARDING**

September 10, 2024

Via Federal Express and E-Mail

James Greene
City Secretary
City of Montgomery, Texas
101 Old Plantersville Road
Montgomery, TX 77316

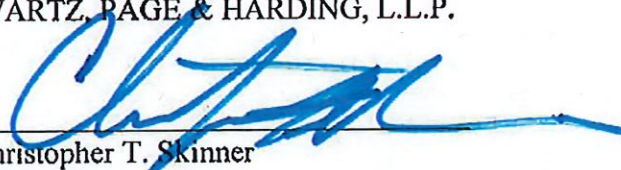
RE: Petition for Release from Extraterritorial Jurisdiction

Dear Mr. Greene:

In accordance with Section 42.102(b), Texas Local Government Code, as amended, please find enclosed a Petition for Release of Area from Extraterritorial Jurisdiction. Should you have any questions concerning the Petition or require any additional documentation concerning same, please do not hesitate to contact me.

Sincerely,

SCHWARTZ, PAGE & HARDING, L.L.P.

By: 
Christopher T. Skinner

Enclosure

742668_1

PETITION FOR RELEASE OF AREA FROM EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS §
 §
 COUNTY OF MONTGOMERY §

TO THE HONORABLE MAYOR AND
 CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS:

The undersigned, hereinafter called "Petitioner" (whether one or more), being the holder of title to all and, therefore, a majority in value of the lands hereinafter described, as such values are indicated by the tax rolls of the central appraisal district of Montgomery County, Texas, acting pursuant to the provisions of Section 42.102(b), Texas Local Government Code, as amended, respectfully petitions for the release of the territory hereinafter described from the extraterritorial jurisdiction of the City of Montgomery, Texas (the "City").

I.

The property to be released is located wholly within the extraterritorial jurisdiction of the City in Montgomery County, Texas, and is described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes (the "Property"). A complete and accurate map showing the boundaries of the Property is shown as Tract 1 and Tract 2 on Exhibit "B" attached hereto and incorporated herein by reference for all purposes.

II.

Petitioner is the fee simple titleholder of the above-described Property.

III.

Petitioner warrants and represents that there are no holders of any liens on or against the Property.

IV.

No person(s) reside upon the Property.

WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City immediately release the Property from the City's extraterritorial jurisdiction pursuant to the provisions of Section 42.105(c), Texas Local Government Code, as amended; and after this petition has been granted, that the Office of the City Secretary provide written notification of the release under Section 42.105(b), Texas Local Government Code, as amended, to the following address:

Scott 2012 Trust
c/o Schwartz, Page & Harding, L.L.P.
1300 Post Oak Boulevard, Suite 2400
Houston, Texas 77056

[SIGNATURE PAGE FOLLOWS]

Dated this 5th day of Sept, 2024.

"PETITIONER"

Roger Scott
ROGER SCOTT, CO-TRUSTEE OF THE
SCOTT 2012 TRUST
Date of birth: 1/25/42
Residence Address:
20944 W. FM 1097
MONTGOMERY, TX 77354

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on this the 5 day of SEPTEMBER, 2024, by Roger Scott, as Co-Trustee of the Scott 2012 Trust, on behalf of said trust.



Brandy Hopkins
Notary Public in and for the
State of T E X A S

Leigh Scott
LEIGH SCOTT, CO-TRUSTEE OF THE
SCOTT 2012 TRUST
Date of birth: 10/04/1946
Residence Address:
20944 W FM 1097
MONTGOMERY, TX 77354

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on this the 5th day of September, 2024, by Leigh Scott, as Co-Trustee of the Scott 2012 Trust, on behalf of said trust.



Brandy Hopkins
Notary Public in and for the
State of T E X A S

EXHIBIT "A"



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 5.337 ACRES

A TRACT OR PARCEL CONTAINING 5.337 ACRES OF LAND SITUATED IN THE OWEN SHANNON SURVEY, ABSTRACT NO. 36, MONTGOMERY COUNTY, TEXAS, BEING A PORTION OF A CALLED 337.702 ACRE TRACT OF LAND CONVEYED TO SCOTT 2012 TRUST AS RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE (M.C.C.F.) NO. 2013001327 AND ALL OF A CALLED 1.319 ACRE TRACT OF LAND CONVEYED TO SCOTT 2012 TRUST AS RECORDED UNDER M.C.C.F. NO. 2018112224, WITH SAID 5.337 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. HIGHWAY NO. 1097 (CALLED 80' WIDTH) RECORDED UNDER VOLUME (VOL.) 283, PAGE (PG.) 604 AND VOL. 291, PG. 280 OF THE MONTGOMERY COUNTY DEED RECORDS (M.C.D.R.) MARKING THE SOUTHERLY CORNER OF SAID 1.319 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "GLEZMAN" FOUND ON SAID NORTHWESTERLY R.O.W. LINE OF F.M. HIGHWAY NO. 1097 BEARS SOUTH 27 DEG. 04 MIN. 17 SEC. WEST - 44.03 AND WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 914.93 FEET, A CENTRAL ANGLE OF 24 DEG. 54 MIN. 43 SEC., AN ARC LENGTH OF 397.81 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 39 DEG. 31 MIN. 38 SEC. WEST, - 394.68 FEET;

THENCE, NORTH 02 DEG. 21 MIN. 06 SEC. WEST WITH THE WESTERLY LINE OF SAID 1.319 ACRE TRACT PASSING AT A DISTANCE OF 354.50 FEET A CAPPED 1/2 INCH IRON ROD (ILLEGIBLE) FOUND MARKING THE COMMON WESTERLY CORNER OF SAID 1.319 ACRE TRACT AND SAID 337.702 ACRE TRACT, CONTINUING WITH A WESTERLY LINE OF SAID 337.702 ACRE TRACT FOR A TOTAL DISTANCE OF 816.61 FEET TO A POINT FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON PIPE FOUND (DISTURBED) MARKING AN INTERIOR CORNER OF SAID 337.702 ACRE TRACT BEARS NORTH 02 DEG. 21 MIN. 06 SEC. WEST - 427.07 FEET;

THENCE, NORTH 90 DEG. 00 MIN. 00 SEC. EAST OVER AND ACROSS SAID 337.702 ACRE TRACT, A DISTANCE OF 416.41 FEET TO A POINT ON THE COMMON LINE OF SAID 337.702 ACRE TRACT AND A CALLED 31.666 ACRE TRACT OF LAND CONVEYED TO D & b FARMS, LLC AS RECORDED UNDER M.C.C.F. NO. 2019119278, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON NORTHERLY CORNER OF SAID 337.702 ACRE TRACT AND SAID 31.666 ACRE TRACT BEARS NORTH 01 DEG. 56 MIN. 16 SEC. WEST - 1,067.94 FEET;

THENCE, SOUTH 01 DEG. 56 MIN. 16 SEC. EAST WITH THE COMMON LINE OF SAID 337.702 ACRE TRACT AND SAID 31.666 ACRE TRACT, A DISTANCE OF 367.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON SAID NORTHWESTERLY R.O.W. LINE OF F.M. HIGHWAY NO. 1097, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON PIPE FOUND FOR REFERENCE BEARS NORTH 01 DEG. 56 MIN. 16 SEC. WEST - 1.60 FEET AND A CAPPED 5/8 INCH IRON ROD STAMPED "JEFF MOON" FOUND ON SAID NORTHWESTERLY R.O.W. LINE OF F.M. HIGHWAY NO. 1097 BEARS NORTH 48 DEG. 36 MIN. 17 SEC. EAST - 154.93 FEET;

THENCE, WITH SAID NORTHWESTERLY R.O.W. LINE OF F.M. HIGHWAY NO. 1097, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 48 DEG. 36 MIN. 17 SEC. WEST, A DISTANCE OF 214.07 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF CURVATURE;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 994.93 FEET, A CENTRAL ANGLE OF 21 DEG. 32 MIN. 00 SEC., AN ARC LENGTH OF 373.92 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 37 DEG. 50 MIN. 17 SEC. WEST, - 371.73 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF TANGENCY;

SOUTH 27 DEG. 04 MIN. 17 SEC. WEST, A DISTANCE OF 14.77 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 5.337 ACRES OF LAND, AS SHOWN ON JOB NO. 59658-MONTGOMERY-ETJ, PREPARED BY WINDROSE.



ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



06-26-2024
DATE:



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 6.785 ACRES

A TRACT OR PARCEL CONTAINING 6.785 ACRES OF LAND SITUATED IN THE OWEN SHANNON SURVEY, ABSTRACT NO. 36, MONTGOMERY COUNTY, TEXAS, BEING A PORTION OF A CALLED 337.702 ACRE TRACT OF LAND CONVEYED TO SCOTT 2012 TRUST AS RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE (M.C.C.F.) NO. 2013001327, WITH SAID 6.785 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. HIGHWAY NO. 1097 (CALLED 80' WIDTH) RECORDED UNDER VOLUME (VOL.) 283, PAGE (PG.) 604 AND VOL. 291, PG. 280 OF THE MONTGOMERY COUNTY DEED RECORDS (M.C.D.R.) MARKING THE SOUTHERLY CORNER OF A CALLED 1.319 ACRE TRACT OF LAND CONVEYED TO SCOTT 2012 TRUST AS RECORDED UNDER M.C.C.F. NO. 2018112224, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "GLEZMAN" FOUND ON SAID NORTHWESTERLY R.O.W. LINE OF F.M. HIGHWAY NO. 1097 BEARS SOUTH 27 DEG. 04 MIN. 17 SEC. WEST - 44.03 AND WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 914.93 FEET, A CENTRAL ANGLE OF 24 DEG. 54 MIN. 43 SEC., AN ARC LENGTH OF 397.81 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 39 DEG. 31 MIN. 38 SEC. WEST, - 394.68 FEET;

THENCE, NORTH 02 DEG. 21 MIN. 06 SEC. WEST WITH THE WESTERLY LINE OF SAID 1.319 ACRE TRACT PASSING AT A DISTANCE OF 354.50 FEET A CAPPED 1/2 INCH IRON ROD (ILLEGIBLE) FOUND MARKING THE COMMON WESTERLY CORNER OF SAID 1.319 ACRE TRACT AND SAID 337.702 ACRE TRACT, CONTINUING WITH A WESTERLY LINE OF SAID 337.702 ACRE TRACT FOR A TOTAL DISTANCE OF 1,243.68 FEET TO A 1/2 INCH IRON PIPE FOUND (DISTURBED) MARKING AN INTERIOR CORNER OF SAID 337.702 ACRE TRACT;

THENCE, WITH A SOUTHERLY LINE OF SAID 337.702 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

SOUTH 87 DEG. 43 MIN. 04 SEC. WEST, A DISTANCE OF 233.50 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING AN ANGLE POINT;

SOUTH 87 DEG. 42 MIN. 42 SEC. WEST, A DISTANCE OF 187.87 FEET TO 2 INCH IRON STEEL BAR (DISTURBED) FOUND MARKING THE COMMON EASTERLY CORNER OF SAID 337.702 ACRE TRACT AND A CALLED 89.129 ACRE TRACT OF LAND CONVEYED TO OGORCHOCK ATH, LLC AS RECORDED UNDER M.C.C.F. NO. 2014034915;

THENCE, SOUTH 87 DEG. 37 MIN. 51 SEC. WEST WITH THE COMMON LINE OF SAID 337.702 ACRE TRACT AND SAID 89.129 ACRE TRACT, A DISTANCE OF 555.85 FEET TO A CONCRETE MONUMENT FOUND MARKING THE COMMON SOUTHERLY CORNER OF SAID 337.702 ACRE TRACT AND A CALLED 6.43 ACRE TRACT OF LAND CONVEYED TO DANA LYNN SPRAYBERRY, TRUSTEE AS RECORDED UNDER M.C.C.F. NO. 2000072046;

THENCE, NORTH 03 DEG. 02 MIN. 20 SEC. WEST WITH THE COMMON LINE OF SAID 337.702 ACRE TRACT AND SAID 6.43 ACRE TRACT, A DISTANCE OF 202.00 FEET TO THE **POINT OF BEGINNING** AND THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 02 MIN. 20 SEC. WEST CONTINUING WITH THE COMMON LINE OF SAID 337.702 ACRE TRACT AND SAID 6.43 ACRE TRACT, A DISTANCE OF 552.22 FEET TO A CONCRETE MONUMENT FOUND MARKING THE COMMON CORNER OF SAID 337.702 ACRE TRACT, SAID 6.43 ACRE TRACT AND A CALLED 41.655 ACRE TRACT OF LAND CONVEYED TO PAULA COATS AND ALFRED COATS, JR. AS RECORDED UNDER M.C.C.F. NO. 2021039109;

THENCE, NORTH 03 DEG. 03 MIN. 31 SEC. WEST WITH THE COMMON LINE OF SAID 337.702 ACRE TRACT AND SAID 41.655 ACRE TRACT, A DISTANCE OF 329.52 FEET TO A POINT FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE MONUMENT FOUND MARKING THE COMMON NORTHERLY CORNER OF SAID 337.702 ACRE TRACT AND SAID 41.655 ACRE TRACT BEARS NORTH 03 DEG. 03 MIN. 31 SEC. WEST 1,736.70 FEET;

THENCE, OVER AND ACROSS SAID 337.702 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

WITH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,629.59 FEET, A CENTRAL ANGLE OF 15 DEG. 38 MIN. 25 SEC., AN ARC LENGTH OF 717.81 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 74 DEG. 23 MIN. 37 SEC. EAST, - 715.58 FEET TO A POINT FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT,

SOUTH 32 DEG. 58 MIN. 10 SEC. WEST, A DISTANCE OF 1,066.84 FEET TO AN ANGLE POINT;

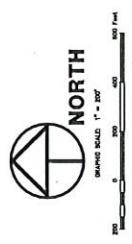
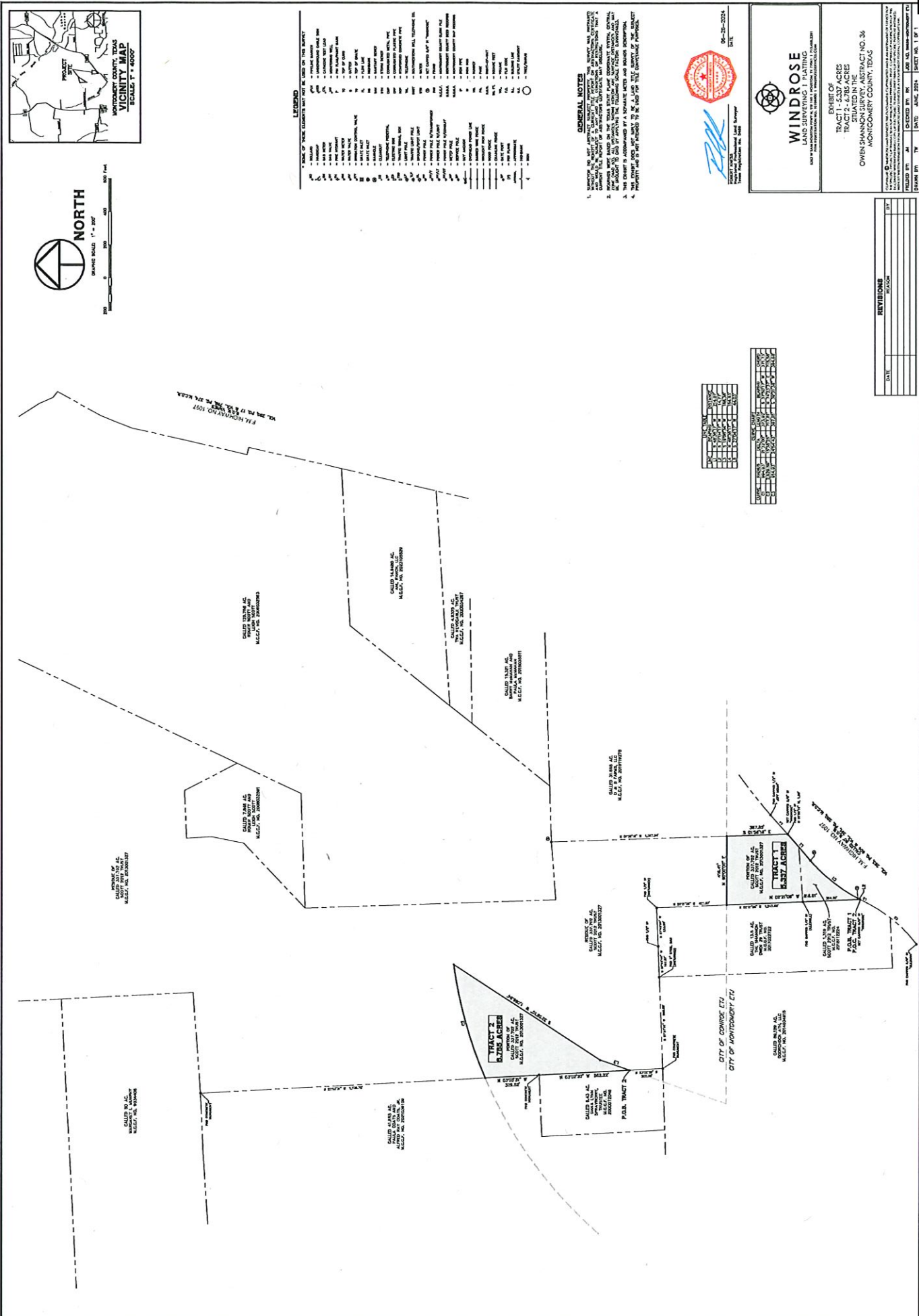
SOUTH 19 DEG. 08 MIN. 34 SEC. WEST, A DISTANCE OF 188.38 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 6.785 ACRES OF LAND, AS SHOWN ON JOB NO. 59658-MONTGOMERY-ETJ, PREPARED BY WINDROSE.

ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



06-26-2024
DATE:

EXHIBIT "B"



LEGEND

NAME OF THESE ELEMENTS MAY BE USED ON THIS SURVEY

1	TRAIL
2	ROAD
3	RAILROAD
4	WATER
5	WATER
6	WATER
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GENERAL NOTES

1. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPS, TEXAS.

3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPS, TEXAS.

4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPS, TEXAS.



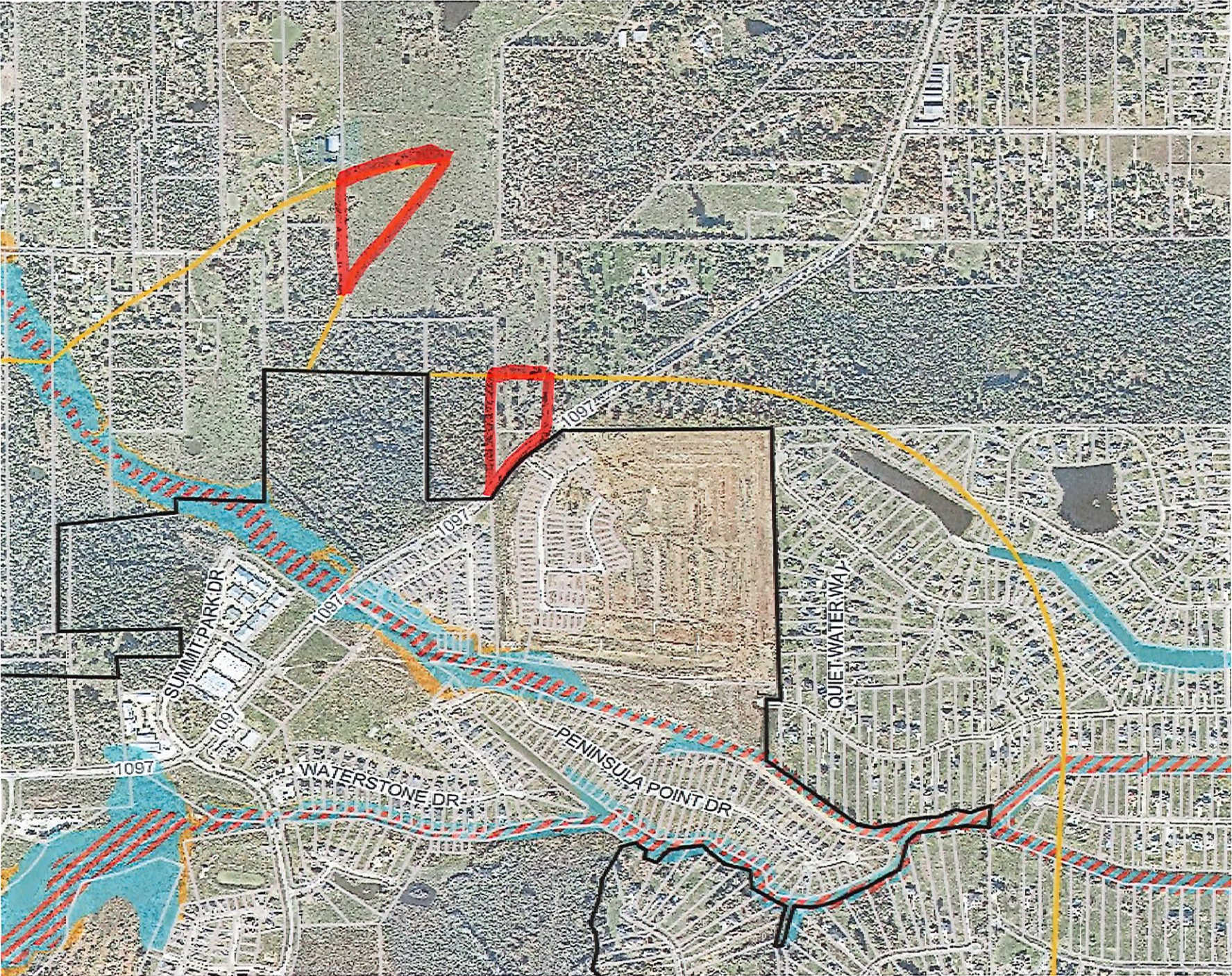
WINDROSE
LAND SURVEYING & PLATTING
1000 W. 10TH STREET, SUITE 100
DALLAS, TEXAS 75204
PHONE: (214) 742-1000
FAX: (214) 742-1001
WWW.WINDROSELANDSURVEYING.COM

EXHIBIT OF
TRACT 1 - 5.337 ACRES
TRACT 2 - 0.154 ACRES
SITUATED IN THE
OWEN SHANNON SURVEY, ABSTRACT NO. 36
MONTGOMERY COUNTY, TEXAS

REVISIONS

NO.	DATE	BY	REVISION
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NOT TO SCALE



Montgomery City Council
AGENDA REPORT

Meeting Date: October 22, 2024	Fiscal Impact: Loss of future revenue
Department: Administration	Prepared By: G. Palmer

Subject

Consideration and possible action on a petition by Homeplace Lands LLC for certain private property to be released from the City's Extraterritorial Jurisdiction (ETJ)

Recommendation

Defer to the City Attorney for a recommendation

Discussion

Owner's of the property commonly known as the Randall Property have submitted a formal petition to be released from the City's ETJ for unknown reasons. The State Law has recently changed to allow this action from what I understand. I will defer to the City Attorney for further details and guidance.

Approved By

City Administrator	Gary Palmer	Date: October 09, 2024

**SCHWARTZ
PAGE &
HARDING**

September 26, 2024

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 1803 3150 77

VIA FEDEX
778846759527

City Secretary & Director of Administrative Services
City of Montgomery, Texas
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Petition for Release from Extraterritorial Jurisdiction

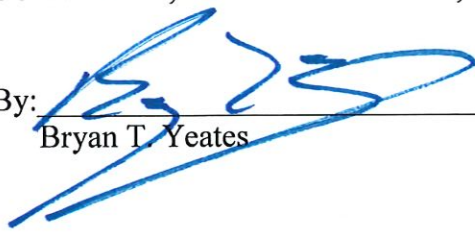
To Whom It May Concern:

In accordance with Section 42.102(b), Texas Local Government Code, as amended, please find enclosed a Petition for Release of Area from Extraterritorial Jurisdiction. Should you have any questions concerning the Petition or require any additional documentation concerning same, please do not hesitate to contact me.

Sincerely,

SCHWARTZ, PAGE & HARDING, L.L.P.

By:


Bryan T. Yeates

Enclosures

Via Electronic Mail
cc: Mr. Gary Palmer (gpalmer@ci.montgomery.tx.us)
City Administrator, City of Montgomery

744140_1

PETITION FOR RELEASE OF AREA FROM EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

TO THE HONORABLE MAYOR AND
CITY COUNCIL OF THE CITY OF MONTGOMERY:

The undersigned, hereinafter called "Petitioner" (whether one or more), being the holder of title to all and, therefore, a majority in value of the lands hereinafter described, as such values are indicated by the tax rolls of the central appraisal district of Montgomery County, Texas, acting pursuant to the provisions of Section 42.102(b), Texas Local Government Code, as amended, respectfully petitions for the release of the territory hereinafter described from the extraterritorial jurisdiction of the City of Montgomery, Texas (the "City").

I.

The property to be released is located wholly within the extraterritorial jurisdiction of the City in Montgomery County, Texas, and is described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes (the "Property"). A complete and accurate map showing the boundaries of the Property is shown on Exhibit "B" attached hereto and incorporated herein by reference for all purposes.

II.

Petitioner is the fee simple titleholder of the above-described Property.

III.

No person resides upon the Property.

WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City immediately release the Property from the City's extraterritorial jurisdiction pursuant to the provisions of Section 42.105(c), Texas Local Government Code, as amended; and after this petition has been granted, that the Office of the City Secretary provide written notification of the release under Section 42.105(b), Texas Local Government Code, as amended, to the following address:

Homeplace Lands, LLC
c/o Schwartz, Page & Harding, L.L.P.
1300 Post Oak Boulevard, Suite 2400
Houston, Texas 77056

Dated this 23 day of September, 2024.

HOMEPLACE LANDS, LLC
a Texas limited liability company

By: Risher Randall

Name: Risher Randall

Title: President, Treasurer and Manager

Date of Birth: 6-6-29

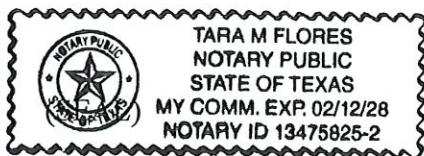
Residence Address:

3249 Cherry Chase Dr.
Houston, Tx 77019

"PETITIONER"

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on this the 23 day of September, 2024, by Risher Randall, President, Treasurer and Manager of Homeplace Lands, LLC, a Texas limited liability company, on behalf of said company.



Tara M Flores
Notary Public in and for
the State of TEXAS

744146_1

LEGAL DESCRIPTION OF THE
MONTGOMERY ETJ MUD
MONTGOMERY COUNTY, TEXAS

Being 561.9 acres of land, more or less, located in the John Corner Survey, Abstract 8, Thomas Chatham Survey, Abstract 127, and the Raleigh Rogers Survey, Abstract 33, C. B. Stewart Survey, Abstract 479, and the William W. Shepperd Survey, Abstract 480, Montgomery County, Texas, out of land conveyed to Homeplace Lands, LLC, as recorded under Clerk's File No. 2012125424 of the Official Public Records of Real Property, Montgomery County, Texas, (O.P.R.M.C.), being comprised of three (3) tracts as described below; said 561.9 acres, more or less, being more particularly described as follows, with all bearings referenced to the Texas Coordinate System, Central Zone, NAD83 (NA2011) Epoch 2010.00:

TRACT 1
11.9 Acres

BEGINNING at a westerly corner of Hilltop Ranch, Section 1, a plat as recorded in Cabinet "O", Sheet 138, of the Montgomery County Map Records (M.C.M.R.), lying in an easterly right-of-way line of FM 2854 (width varies), and a northerly line of land conveyed to Homeplace Lands, LLC, as recorded under Clerk's File No. 2012125424, of the O.P.R.M.C.;

THENCE EASTERLY approximately 498 feet, more or less, with and adjoining a westerly line of said Hilltop Ranch, Section 1, to the northeast corner of the herein described tract;

THENCE SOUTHERLY approximately 1,208 feet, more or less, with and adjoining said westerly line of said Hilltop Ranch, Section 1, to the southeast corner of the herein described tract, lying in the common Extra Territorial Jurisdiction (ETJ) line of the City of Conroe and the City of Montgomery, Texas;

THENCE SOUTHWESTERLY approximately 201 feet, more or less, along a curve to the right, with and adjoining said common City of Conroe and City of Montgomery ETJ line, to the southwest corner of the herein described tract, lying in said easterly line of FM 2854;

THENCE NORTHERLY approximately 1,333 feet, more or less, with and adjoining said easterly right-of-way line of F.M. 2854, to the POINT OF BEGINNING, and containing approximately 11.9 acres of land. This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

TRACT 2
370 Acres

Being 370 acres of land out of the John Corner Survey, Abstract 8, William W. Shepperd Survey, A-480, C. B. Stewart Survey, Abstract 479, Thomas Chatham Survey, A-127, and the Raleigh Rogers Survey, A-33, Montgomery County, Texas:

Beginning at the northwest corner of a 60 foot by 60 foot cemetery, as defined under Clerk's File No. 2011113416 of the Official Public Records Montgomery County, Texas (O.P.R.M.C.), lying in an easterly right-of-way line of FM 149, and being a westerly corner of land described under Clerks File No. 2012125424 of the O.P.R.M.C.;

THENCE NORTHERLY approximately 492 feet, more or less, with and adjoining said easterly right-of-way line of F.M. 149, to the northwest corner of the herein described tract, lying in a southerly City of Montgomery, City Limit line;

THENCE EASTERLY approximately 2,028 feet, more or less, with and adjoining a said southerly City Limit line, to a southerly line of a 14.755 acre tract as defined under Clerk's File No. 2018119879 of the O.P.R.M.C., for a northerly corner of the herein described tract;

THENCE SOUTHEASTERLY approximately 151 feet, more or less, with and adjoining said southerly line of the 14.755 acre tract, to a northerly corner of the herein described tract;

THENCE NORTHEASTERLY approximately 50 feet, more or less, with and adjoining said southerly line of the 14.755 acre tract, to a northerly corner of the herein described tract, lying in said southerly City Limit line;

THENCE EASTERLY approximately 3,448 feet, more or less, with and adjoining said southerly City Limit line, to a northerly corner of the herein described tract;

THENCE NORTHERLY approximately 3,346 feet, more or less, with and adjoining said southerly City Limit line, to a northerly corner of the herein described tract;

THENCE EASTERLY approximately 806 feet, more or less, with and adjoining said southerly City Limit line, to the northeast corner of the herein described tract, lying in a westerly right-of-way line of FM 2854;

THENCE SOUTHERLY approximately 5,500 feet, more or less, with and adjoining said westerly right-of-way line of FM 2854, to the southeast corner of the herein described tract, also being the northeast corner of a 22.178 acre tract as recorded under Clerk's File No. 2018119879 of the O.P.R.M.C.;

THENCE WESTERLY approximately 1,148 feet, more or less, with and adjoining the northerly line of said 22.178 acre tract, to a southerly corner of the herein described tract;

THENCE SOUTHERLY approximately 662 feet, more or less, with and adjoining the westerly line of said 22.178 acre tract, to a southerly corner of the herein described tract, lying in a common Extra Territorial Jurisdiction (ETJ) line of the City of Conroe and the City of Montgomery, Texas;

THENCE WESTERLY approximately 2,377 feet, more or less, with and adjoining said common ETJ line, to a southerly corner of the herein described tract;

THENCE SOUTHERLY approximately 2,551 feet, more or less, with and adjoining said common ETJ line, to the most southerly corner of the herein described tract, lying in the north easterly right-of-way line of the BN & SF Railroad;

THENCE NORTHWESTERLY approximately 1,034 feet, more or less, with and adjoining said northeasterly right-of-way line of the BN & SF Railroad, to a westerly corner of the herein described tract;

THENCE NORTHWESTERLY approximately 71 feet, more or less to a southerly corner of Shannon Place, a plat as recorded in Cabinet "D", Sheet 160-A, of the Montgomery County Map Records (M.C.M.R.);

THENCE NORTHERLY approximately 4,046 feet, more or less, with and adjoining the easterly line of said Shannon Place, to the northeast corner of said plat, lying in a southerly line of the C. B. Stewart Survey, A-479, as shown on said plat;

THENCE WESTERLY approximately 1,628 feet, more or less, with and adjoining the northerly line of said Shannon Place, to a westerly corner of the herein described tract;

THENCE NORTHERLY approximately 1,120 feet, more or less, with and adjoining a northerly line of said Shannon Place and an easterly line of a 10.59 acre tract as recorded under Clerk's File No. 2011113416 of the O.P.R.M.C., to a westerly corner of the herein described tract;

THENCE WESTERLY approximately 438 feet, more or less, with and adjoining the northerly line of said 10.59 acre tract and said cemetery tract, to the POINT OF BEGINNING, and containing approximately 370 acres of land. This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

TRACT 3
180 Acres

Being 180 acres of land out of the Raleigh Rogers Survey, A-33, Montgomery County, Texas:

BEGINNING at a southwest corner of a 23.362 acre tract, as described in a deed recorded under Clerk's File No. 2006-104958 of the Official Public Records of Real Property Montgomery County, Texas (O.P.R.R.P.M.C.), lying in the easterly right-of-way line of F.M. 149, and being a westerly corner of land described under Clerks File No. 2012125424 of the Official Public Records Montgomery County, Texas (O.P.R.M.C.);

THENCE EASTERLY approximately 1,669 feet, more or less, with and adjoining a southerly line of said 23.362 acre tract, also being a southerly line of the Montgomery 149, LLC tract as recorded under Clerk's File No. 2018058916 of the O.P.R.M.C., to a westerly interior corner of the herein described tract;

THENCE NORTHERLY approximately 2,151 feet, more or less, with and adjoining the easterly line of said Montgomery 149, LLC tract to an easterly interior corner of said Montgomery 149, LLC tract, also being a northerly corner of the herein described tract;

THENCE EASTERLY approximately 302 feet, more or less, with and adjoining said Montgomery 149, LLC tract, to the northeast corner of the herein described tract, lying in a southwesterly right-of-way line of the BN & SF Railroad;

THENCE SOUTHEASTERLY approximately 918 feet, more or less, with and adjoining a southwesterly right-of-way line of the BN & SF Railroad, to an easterly corner of the herein described tract, lying in the common Extra Territorial Jurisdiction (ETJ) line of the City of Conroe and the City of Montgomery, Texas;

THENCE SOUTHERLY approximately 3,811 feet, more or less, with and adjoining said common ETJ line, to the southeast corner of the herein described tract, lying in a northerly line of land as described in a warranty deed to Earle T. McCants and Edward W. McCants as recorded under Clerk's File No. 99002183 of the O.P.R.R.P.M.C.;

THENCE WESTERLY approximately 2,561 feet, more or less, with and adjoining said northerly line of Earle T. McCants and Edward W. McCants tract, to the southwest corner of the herein described tract, lying in said easterly right-of-way line of FM 149;

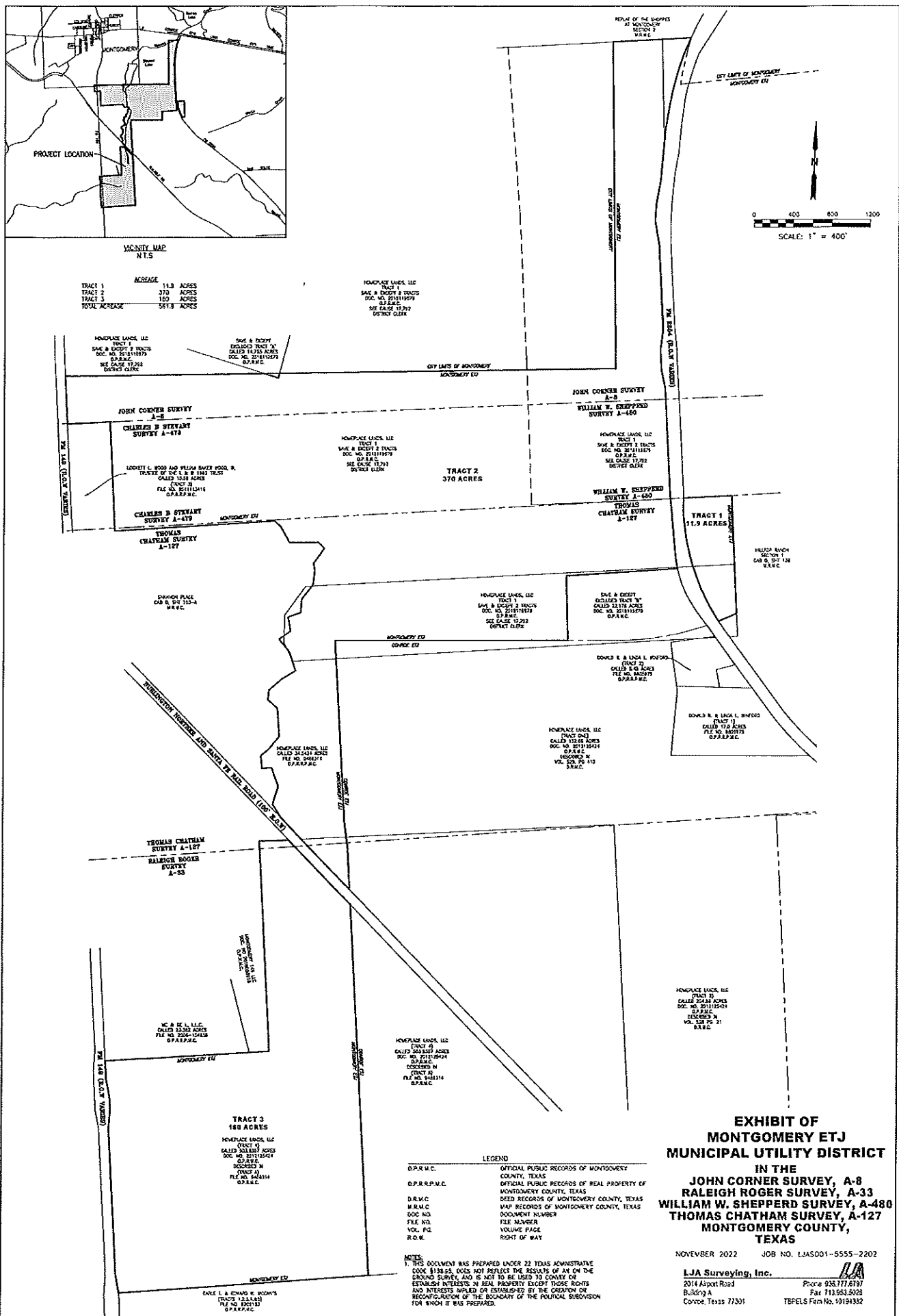
THENCE NORTHERLY approximately 2,391 feet, more or less, with and adjoining said easterly right-of-way line of FM 149, to the POINT OF BEGINNING, and containing approximately 180 acres. This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

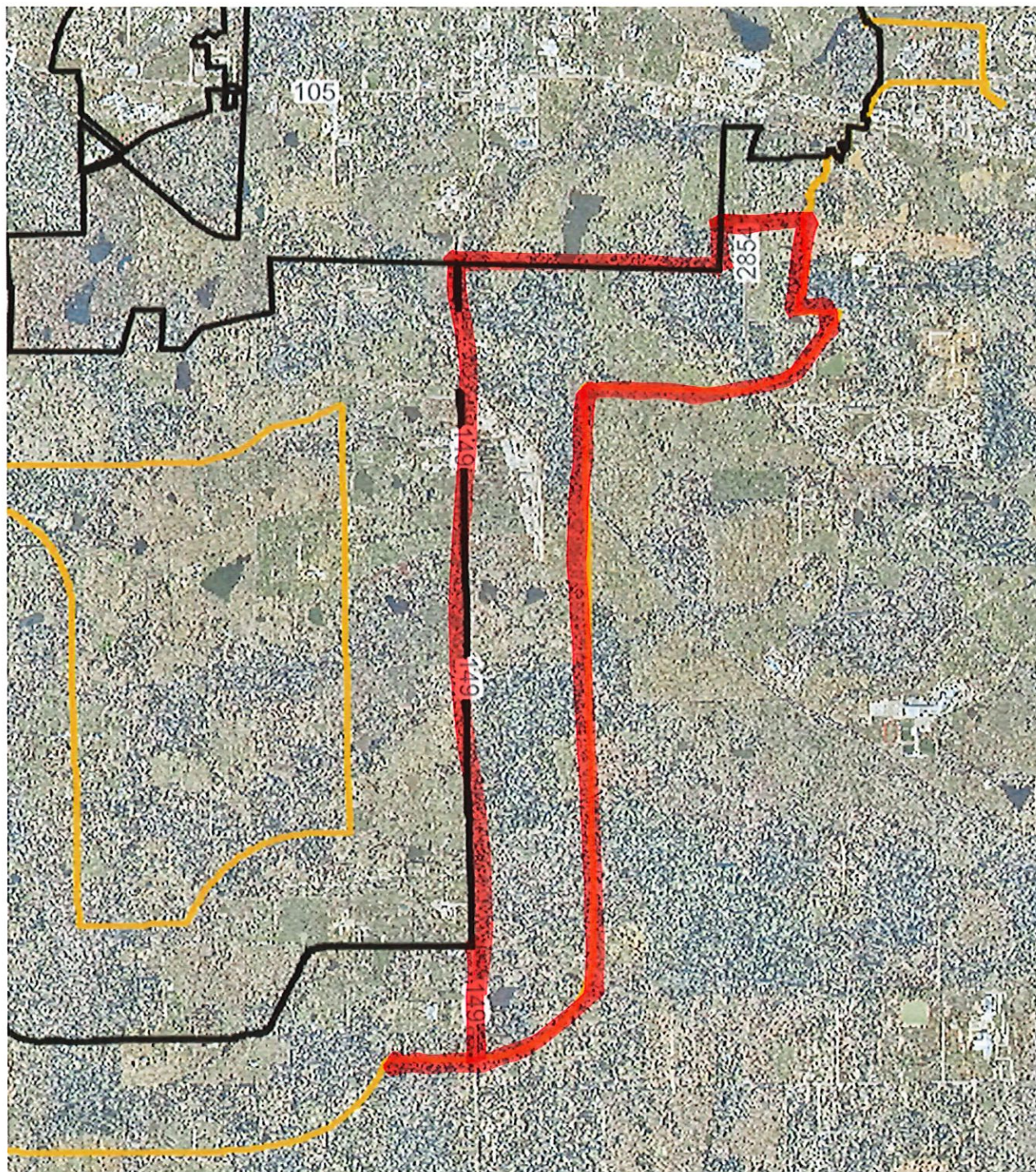
Tract 1	11.9 Acres
Tract 2	370 Acres
Tract 3	<u>180 Acres</u>
	561.9 Acres



LJA Surveying
LJAS001-5555-2201
Montgomery ETJ MUD

EXHIBIT B





Not to Scale
Approx. Location
See Petition For Exact

Montgomery City Council
AGENDA REPORT

Meeting Date: October 22, 2024	Budgeted Amount: N/A
Department: Police Department	Prepared By: Anthony Solomon

Subject

Consideration and possible action authorizing the Police Department to sell unused equipment to Cut and Shoot PD for \$1,500.00.

Recommendation

Authorize the Police Department to sell unused equipment to Cut and Shoot PD.

Discussion

The Police Department has upgraded the laptops that the officers use to Dell Rugged Laptops and docking stations. Because of the upgrade, we currently have approximately 10 old GETAC laptops and 10 docking stations that are no longer in use. The Police Chief from Cut and Shoot Police Department asked if we would be willing to sell their department 5 GETAC Laptops and 3 docking stations. A price of \$1,500 was agreed upon by the Cut and Shoot PD Chief and City Council.

Approved By

Chief of Police	Anthony Solomon	Date: October 17, 2024
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Montgomery City Council
AGENDA REPORT

Meeting Date: October 22, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

First reading of A RESOLUTION OF THE CITY OF MONTGOMERY, TEXAS, APPROVING AN EXPENDITURE TO CONTRIBUTE TO THE CONSTRUCTION OF A WATER MAIN FOR MONTGOMERY INDEPENDENT SCHOOL DISTRICT'S CAREER AND TECHNICAL EDUCATION (CTE) CAMPUS DEVELOPMENT; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Recommendation

The only required action is reading of the Resolution caption (included in the agenda title wording). No other formal action is needed. Discuss the matter to the extent you see fit.

Discussion

The City Council approved funding \$75,000 of the project cost associated with a watermain installation on MISD's CTE campus that is currently under construction along Lone Star Parkway. As discussed at the time, this segment of waterline plays a necessary role in the overall design and operation of the city's water system.

As you are aware, the city's operating budget does not include unallocated funds for this type of expense. In reviewing options, staff discussed the project with the MEDC Board to determine if this aligned with their goals and resources. The MEDC Board approved funding the project at their 8/20/24 meeting.

Legal guidance for the project type and expense amount is to approve it through a resolution given two readings at separate meetings. Tonight is the first reading. The second reading and subsequent action will be at the 11/12 City Council meeting. Legal notice of the City Council's consideration of the resolution was published in the Conroe Courier on 10/18/24.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 10/18/2024

RESOLUTION NO. 2024 - _____

A RESOLUTION OF THE CITY OF MONTGOMERY, TEXAS, APPROVING AN EXPENDITURE TO CONTRIBUTE TO THE CONSTRUCTION OF A WATER MAIN FOR MONTGOMERY INDEPENDENT SCHOOL DISTRICT'S CAREER AND TECHNICAL EDUCATION (CTE) CAMPUS DEVELOPMENT; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Montgomery Economic Development Corporation ("EDC") is a Type B Economic Development Corporation, of the City of Montgomery, Texas (the "City"), organized and operated pursuant to Chapters 501 and 505, Texas Local Government Code; and

WHEREAS, Subsection 505.158, Texas Local Government Code, requires that a Type B Corporation authorized by a city with a population of 20,000 or less that approves a project requiring an expenditure of \$10,000 or more may not undertake the project until the governing body of the city adopts a resolution authorizing the project after giving the resolution at least two separate readings; and

WHEREAS, Subsection 505.158(a), Texas Local Government Code defines an authorized "project" for a Type B Economic Development Corporation created by a city with a population of 20,000 or less to include expenditures found by the corporation's board of directors to promote new or expanded business development; and

WHEREAS, pursuant to Section 501.073, Texas Local Government Code, the City will approve all programs and expenditures of the EDC and annually review the financial statements of the corporation; and

WHEREAS, the Board of Directors of the EDC has approved a \$75,000.00 contribution toward the construction and oversizing of a City water main related to Montgomery Independent School District's CTE campus development; and

WHEREAS, the City Council found that the project would promote new or expanded business enterprises in and near the City of Montgomery; and

WHEREAS, the action authorized by this Resolution is in furtherance of the public interest, for the good government, peace, order, trade and commerce of the City and necessary and proper for carrying out of the authority granted by law to the City and the EDC;

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

I.

The City Council hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and the Council hereby incorporates such recitals as a part of this Resolution.

II.

This Resolution shall be and is hereby cumulative of all other resolutions of the City and this resolution shall not operate to repeal or affect any such other resolutions except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this resolution, in which event such conflicting provisions, if any, in such other resolution or resolutions are hereby repealed.

III.

If any section, subsection, sentence, clause or phrase of this resolution shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution.

IV.

This resolution shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council of the City of Montgomery, Texas, and upon approval thereof by the Mayor of the City of Montgomery, Texas and publication hereof as prescribed by law.

PASSED AND ADOPTED by the City Council of the City of Montgomery, Texas this _____ day of _____, 2024.

THE CITY OF MONTGOMERY, TEXAS

Sara Countryman, Mayor

ATTESTED TO:

Diana Titus, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney

Montgomery City Council
AGENDA REPORT

Meeting Date: October 22, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on calling a Public Hearing to be held on December 10, 2024 regarding adoption of building permit fees.

Recommendation

Staff recommends calling a Public Hearing on the adoption of building permit fees to be held on December 10, 2024 at 6:00 pm at Montgomery City Hall.

Discussion

The city council is aware of the requirement to adopt building permit fees in conjunction with a Public Hearing. Tonight's action is calling that Public Hearing.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 10/18/2024

Montgomery City Council
AGENDA REPORT

Meeting Date: October 22, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on awarding of the FM 1097 Sanitary Sewer Improvements construction project.

Recommendation

Staff concurs with the city engineer's recommendation to award construction of the FM 1097 Sanitary Sewer Improvements project to **Bull-G Construction, LLC for an amount of \$103,254.00 and thirty (30) calendar days to achieve final completion.**

Discussion

The city engineer's memo is attached for review. The engineers will be at the meeting to provide additional information as necessary and answer any questions.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 10/18/2024



October 18, 2024

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

Re: FM 1097 Sanitary Sewer Improvements
City of Montgomery
TIN No. 74-2063592

Dear Mayor and Council,

We received bids for the referenced project for the City of Montgomery at the Ward, Getz & Associates, PLLC on October 17, 2024 at 1:00 pm. Bids were publicly opened and read at that time. Eight (8) bid proposals were received. For your convenience, a summary of the bid tabulation is enclosed. Bull-G Construction, LLC submitted the lowest base bid proposal in the amount of \$103,254.00 and 30 calendar days to achieve final completion.

We have worked with Bull-G Construction, LLC in the past and find them to be an acceptable contractor. We recommend the referenced project be awarded to Bull-G Construction, LLC based on their base bid proposal in the amount of \$103,254.00 and 30 calendar days to achieve final completion.

Upon your approval, we will prepare the appropriate contract documents for execution. Should you have any questions or require any additional information, please call me at 713-789-1900.

Sincerely,

A handwritten signature in dark ink, reading "Katherine Vu", is positioned above the printed name.

Katherine Vu, PE
Engineer for the City

KV/cnf

Z:\00574 (City of Montgomery)\017 FM 1097 Sanitary Sewer Improvements\4.0 CONSTRUCTION\4.03 Contracts\00574-017-00 - ROA Pending
Signature.docx

Enclosure: Bid Tabulation Summary

cc (via email): Mr. Gary Palmer – City of Montgomery, City Administrator
Ms. Diana Titus – City of Montgomery, Deputy City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Bull-G Construction, LLC, Contractor



Bid Opener Name: _____

Signature: _____

BID SUMMARY										
FM 1097 SANITARY SEWER IMPROVEMENTS										
FOR CITY OF MONTGOMERY, TX										
PROJECT NO.: 00574-017-00										
DATE: 10/17/2024 @ 1:00 PM										
	Bidder	TOTAL BASE BID	TOTAL BASE BID + SUPPLEMENTARY	Calendar Days	Bid Form Signature Page	Bid Security	1295 Form	Addendum No.		
								1	2	3
1	Bull-G Construction, LLC	\$101,135.00	\$103,254.00	30	X	X	X	X		
2	GM's Vera Construction	\$124,606.20	\$129,581.20	30	X	X	X	X		
3	Texas Underground Utilities, Inc.	\$124,155.00	\$129,630.00	30	X	X	X	X		
4	Precision Construction Utilities	\$179,517.00	\$189,039.00	30	X	X	X	X		
5	Experts Underground Solutions, LLC	\$181,897.00	\$185,987.00	45	X	X		X		
6	C&A Construction, LLC	\$182,828.04	\$197,114.23	60	X	X		X		
7	Capital Underground Utilities, LLC	\$196,328.00	\$205,826.00	30	X	X	X	X		
8	MACYAS Construction & Utilities	\$232,907.00	\$246,476.00	180	X	X	X	X		
9										
10										
11										
12										
13										
14										
15										
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17										
18										
19										
20										

Denotes mathematical error/discrepancy in calculation and/or missing requirement

Montgomery City Council
AGENDA REPORT

Meeting Date: October 22, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on the Certificate of Substantial Completion for the Buffalo Springs Drive & SH-105 Traffic Signal project.

Recommendation

Staff concurs with the city engineer's recommendation to approve the Certificate of Substantial Completion and beginning the one-year warranty period with a commencement date of September 24, 2024.

Discussion

The city engineer's memo is attached for review. The engineers will be at the meeting to provide additional information as necessary and answer any questions.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 10/18/2024



CERTIFICATE OF SUBSTANTIAL COMPLETION

October 17, 2024

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

Contractor: Mr. Mario Reyna
Traf-Tex, Inc.
8420 Hansen Road
Houston, Texas 77075

Re: Buffalo Springs Drive & SH-105 Traffic Signal
City of Montgomery
TIN No. 74-2063592

Dear Mayor and Council,

We have observed the subject project constructed by the CONTRACTOR and find it to be substantially complete in accordance with the approved plans and specifications. The project was periodically observed during construction by our field project representative

We also recommend that the Contractor's warranty period of one-year begin September 24, 2024.



Sincerely,

Sean Donahue, PE
Construction Department Manager

(Professional Engineer Seal of Approval)

Z:\00574 (City of Montgomery)\015 Buffalo Springs Drive & SH-105 Traffic Signal\Docs\CA\6. Pay Estimates & Change Orders\Pay Estimates\COSC & COA - City of Montgomery.docx



CERTIFICATE OF SUBSTANTIAL COMPLETION

October 18, 2024

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

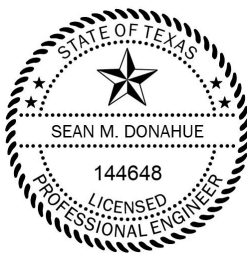
Contractor: Ms. Amanda Gonzalez
Elevation Land Solutions
9709 Lakeside Boulevard, Suite 200,
The Woodlands, Texas 77381

Re: Substantial Completion Inspection
Montgomery Bend Lift Station Generator
City of Montgomery

Dear Mayor and Council,

We have observed the subject project constructed by the CONTRACTOR and find it to be substantially complete in accordance with the approved plans and specifications. The project was periodically observed during construction by our field project representative

We also recommend that the Contractor's warranty period of one-year begin October 21, 2024.



Sincerely,

A handwritten signature in blue ink, appearing to read "S. Donahue", written over a light blue horizontal line.

Sean Donahue, PE
Construction Department Manager

(Professional Engineer Seal of Approval)

Z:\00574 (City of Montgomery)\115 Montgomery Bend (Pulte Group)\Inspections\Punch List\Lift Station\COSC & COA - Generator.docx

CERTIFICATE OF ACCEPTANCE

October 18, 2024

Ms. Amanda Gonzalez
Elevation Land Solutions
9709 Lakeside Boulevard, Suite 200,
The Woodlands, Texas 77381

Re: Substantial Completion Inspection
Montgomery Bend Lift Station Generator
City of Montgomery

Ms. Gonzalez,

This is to certify that the City of Montgomery accepts the subject project on the basis of the Certificate of Substantial Completion issued by our Engineers at WGA, PLLC, and understands that a guarantee shall cover a period of one-year beginning, October 21, 2024.

Signature: _____
Mr. Gary Palmer
City of Montgomery, City Administrator

Date Approved: _____

cc: Ms. Diana Titus – City of Montgomery, Deputy City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
Mr. Mike Muckleroy – City of Montgomery, Director of Public Works
Mr. Chris Roznovsky – Ward, Getz & Associates, PLLC, City Engineer
Ms. Amanda Gonzalez – Elevation Land Solutions

Montgomery City Council
AGENDA REPORT

Meeting Date: October 22, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on the Certificate of Substantial Completion and Certificate of Acceptance for the Montgomery Bend Sanitary Sewer Lift Station project.

Recommendation

Staff concurs with the city engineer's recommendation to approve:

- Certificate of Substantial Completion
- Certificate of Acceptance
- beginning the one-year warranty period with a commencement date of October 21, 2024.

Discussion

The city engineer's memo is attached for review. The engineers will be at the meeting to provide additional information as necessary and answer any questions.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 10/18/2024

Montgomery City Council
AGENDA REPORT

Meeting Date: October 22, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on the Certificate of Substantial Completion and Certificate of Acceptance for Montgomery Bend Section Two public infrastructure.

Recommendation

Staff concurs with the city engineer's recommendation to approve:

- Certificate of Substantial Completion
- Certificate of Acceptance
- beginning the one-year warranty period with a commencement date of October 21, 2024.

Discussion

The city engineer's memo is attached for review. The engineers will be at the meeting to provide additional information as necessary and answer any questions.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 10/18/2024



CERTIFICATE OF SUBSTANTIAL COMPLETION

October 18, 2024

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

Contractor: Ms. Amanda Gonzalez
Elevation Land Solutions
9709 Lakeside Boulevard, Suite 200,
The Woodlands, Texas 77381

Re: Substantial Completion Inspection
Montgomery Bend Sec 2
City of Montgomery

Dear Mayor and Council,

We have observed the subject project constructed by the CONTRACTOR and find it to be substantially complete in accordance with the approved plans and specifications. The project was periodically observed during construction by our field project representative

We also recommend that the Contractor's warranty period of one-year begin October 21, 2024



Sincerely,

Sean Donahue, PE
Construction Department Manager

(Professional Engineer Seal of Approval)

Z:\00574 (City of Montgomery)\115 Montgomery Bend (Pulte Group)\Inspections\Punch List\Sec. 2\COSC & COA - Montgomery Bend Sec 2.docx

CERTIFICATE OF ACCEPTANCE

October 18, 2024

Ms. Amanda Gonzalez
Elevation Land Solutions
9709 Lakeside Boulevard, Suite 200,
The Woodlands, Texas 77381

Re: Substantial Completion Inspection
Montgomery Bend Sec 2
City of Montgomery

Ms. Gonzalez,

This is to certify that the City of Montgomery accepts the subject project on the basis of the Certificate of Substantial Completion issued by our Engineers at WGA, PLLC, and understands that a guarantee shall cover a period of one-year beginning, October 21, 2024.

Signature: _____
Mr. Gary Palmer
City of Montgomery, City Administrator

Date Approved: _____

cc: Ms. Diana Titus – City of Montgomery, Deputy City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
Mr. Mike Muckleroy – City of Montgomery, Director of Public Works
Mr. Chris Roznovsky – Ward, Getz & Associates, PLLC, City Engineer
Ms. Amanda Gonzalez – Elevation Land Solutions



City of Montgomery

Financial Report

As of September 30, 2024



City of Montgomery, TX

Item 14.

Budget Report Group Summary

For Fiscal: 2023-2024 Period Ending: 09/30/2024

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
00 - Revenue	5,921,740.00	5,921,740.00	565,790.17	7,152,865.53	1,231,125.53	20.79%
Revenue Total:	5,921,740.00	5,921,740.00	565,790.17	7,152,865.53	1,231,125.53	20.79%
Expense						
10 - Administration	2,177,362.00	2,177,362.00	200,223.48	1,523,921.99	653,440.01	30.01%
11 - Police	2,559,776.00	2,559,776.00	337,605.70	2,351,790.44	207,985.56	8.13%
12 - Public Works	866,915.00	866,915.00	163,543.23	896,734.59	-29,819.59	-3.44%
13 - Court	317,687.00	317,687.00	31,418.54	299,296.89	18,390.11	5.79%
Expense Total:	5,921,740.00	5,921,740.00	732,790.95	5,071,743.91	849,996.09	14.35%
Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	-167,000.78	2,081,121.62	2,081,121.62	0.00%
Fund: 150 - Montgomery PID						
Revenue						
00 - Revenue	40,000.00	40,000.00	0.00	46,594.35	6,594.35	16.49%
Revenue Total:	40,000.00	40,000.00	0.00	46,594.35	6,594.35	16.49%
Expense						
15 - Montgomery PID	40,000.00	40,000.00	0.00	45,994.35	-5,994.35	-14.99%
Expense Total:	40,000.00	40,000.00	0.00	45,994.35	-5,994.35	-14.99%
Fund: 150 - Montgomery PID Surplus (Deficit):	0.00	0.00	0.00	600.00	600.00	0.00%
Fund: 200 - Capital Projects						
Revenue						
00 - Revenue	0.00	0.00	115,023.71	1,846,324.99	1,846,324.99	0.00%
20 - Capital Projects	0.00	0.00	0.00	3,500,000.00	3,500,000.00	0.00%
Revenue Total:	0.00	0.00	115,023.71	5,346,324.99	5,346,324.99	0.00%
Expense						
20 - Capital Projects	0.00	0.00	634,545.21	3,005,402.91	-3,005,402.91	0.00%
Expense Total:	0.00	0.00	634,545.21	3,005,402.91	-3,005,402.91	0.00%
Fund: 200 - Capital Projects Surplus (Deficit):	0.00	0.00	-519,521.50	2,340,922.08	2,340,922.08	0.00%
Fund: 300 - Water & Sewer						
Revenue						
00 - Revenue	4,281,550.00	4,281,550.00	301,348.48	3,762,220.56	-519,329.44	12.13%
Revenue Total:	4,281,550.00	4,281,550.00	301,348.48	3,762,220.56	-519,329.44	12.13%
Expense						
30 - Water & Sewer	4,281,450.00	4,281,450.00	530,992.53	3,749,717.85	531,732.15	12.42%
Expense Total:	4,281,450.00	4,281,450.00	530,992.53	3,749,717.85	531,732.15	12.42%
Fund: 300 - Water & Sewer Surplus (Deficit):	100.00	100.00	-229,644.05	12,502.71	12,402.71	12,402.71%
Fund: 400 - MEDC						
Revenue						
00 - Revenue	1,167,000.00	1,167,000.00	130,385.41	1,539,488.99	372,488.99	31.92%
Revenue Total:	1,167,000.00	1,167,000.00	130,385.41	1,539,488.99	372,488.99	31.92%
Expense						
40 - MEDC	1,167,000.00	1,167,000.00	123,777.74	659,156.61	507,843.39	43.52%
Expense Total:	1,167,000.00	1,167,000.00	123,777.74	659,156.61	507,843.39	43.52%
Fund: 400 - MEDC Surplus (Deficit):	0.00	0.00	6,607.67	880,332.38	880,332.38	0.00%
Fund: 500 - Debt Service						
Revenue						
00 - Revenue	899,847.00	899,847.00	131,638.06	4,496,283.31	3,596,436.31	399.67%

Budget Report

For Fiscal: 2023-2024 Period Ending: 09/30/2024

Department...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue Total:	899,847.00	899,847.00	131,638.06	4,496,283.31	3,596,436.31	399.67%
Expense						
50 - Debt Service	895,557.00	895,557.00	0.00	4,490,804.25	-3,595,247.25	-401.45%
Expense Total:	895,557.00	895,557.00	0.00	4,490,804.25	-3,595,247.25	-401.45%
Fund: 500 - Debt Service Surplus (Deficit):	4,290.00	4,290.00	131,638.06	5,479.06	1,189.06	-27.72%
Fund: 600 - Grant Acct						
Revenue						
00 - Revenue	0.00	0.00	0.02	0.06	0.06	0.00%
Revenue Total:	0.00	0.00	0.02	0.06	0.06	0.00%
Fund: 600 - Grant Acct Total:	0.00	0.00	0.02	0.06	0.06	0.00%
Fund: 700 - Court Security						
Revenue						
00 - Revenue	0.00	1,500.00	14.91	201.33	-1,298.67	86.58%
Revenue Total:	0.00	1,500.00	14.91	201.33	-1,298.67	86.58%
Expense						
70 - Court Security	0.00	1,500.00	0.00	300.00	1,200.00	80.00%
Expense Total:	0.00	1,500.00	0.00	300.00	1,200.00	80.00%
Fund: 700 - Court Security Surplus (Deficit):	0.00	0.00	14.91	-98.67	-98.67	0.00%
Fund: 750 - Court Technology						
Revenue						
00 - Revenue	690.00	690.00	39.39	338.82	-351.18	50.90%
Revenue Total:	690.00	690.00	39.39	338.82	-351.18	50.90%
Expense						
75 - Court Technology	0.00	0.00	0.00	952.00	-952.00	0.00%
Expense Total:	0.00	0.00	0.00	952.00	-952.00	0.00%
Fund: 750 - Court Technology Surplus (Deficit):	690.00	690.00	39.39	-613.18	-1,303.18	188.87%
Fund: 800 - Hotel Occupancy						
Revenue						
00 - Revenue	5,030.00	5,030.00	22.45	3,386.43	-1,643.57	32.68%
Revenue Total:	5,030.00	5,030.00	22.45	3,386.43	-1,643.57	32.68%
Expense						
80 - Hotel Occupancy	5,000.00	5,000.00	0.00	176.00	4,824.00	96.48%
Expense Total:	5,000.00	5,000.00	0.00	176.00	4,824.00	96.48%
Fund: 800 - Hotel Occupancy Surplus (Deficit):	30.00	30.00	22.45	3,210.43	3,180.43	10,601.43%
Fund: 850 - Police Asset						
Revenue						
00 - Revenue	0.00	0.00	11.57	1,702.87	1,702.87	0.00%
Revenue Total:	0.00	0.00	11.57	1,702.87	1,702.87	0.00%
Fund: 850 - Police Asset Total:	0.00	0.00	11.57	1,702.87	1,702.87	0.00%
Report Surplus (Deficit):	5,110.00	5,110.00	-777,832.26	5,325,159.36	5,320,049.36	04,110.55%

Budget Report

For Fiscal: 2023-2024 Period Ending: 09/30/2024

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	0.00	0.00	-167,000.78	2,081,121.62	2,081,121.62
150 - Montgomery PID	0.00	0.00	0.00	600.00	600.00
200 - Capital Projects	0.00	0.00	-519,521.50	2,340,922.08	2,340,922.08
300 - Water & Sewer	100.00	100.00	-229,644.05	12,502.71	12,402.71
400 - MEDC	0.00	0.00	6,607.67	880,332.38	880,332.38
500 - Debt Service	4,290.00	4,290.00	131,638.06	5,479.06	1,189.06
600 - Grant Acct	0.00	0.00	0.02	0.06	0.06
700 - Court Security	0.00	0.00	14.91	-98.67	-98.67
750 - Court Technology	690.00	690.00	39.39	-613.18	-1,303.18
800 - Hotel Occupancy	30.00	30.00	22.45	3,210.43	3,180.43
850 - Police Asset	0.00	0.00	11.57	1,702.87	1,702.87
Report Surplus (Deficit):	5,110.00	5,110.00	-777,832.26	5,325,159.36	5,320,049.36



Pooled Cash Report

City of Montgomery, TX
For the Period Ending 9/30/2024

Item 14.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
CLAIM ON CASH					
100-11111-00000	Claim on Cash - General Fund 100	1,625,754.43	1,316,258.36	2,942,012.79	
150-11111-00000	Claim on Cash - PID Fund 150	825.00	0.00	825.00	
200-11111-00000	Claim on Cash - Construction Fund 200	10,016.40	(309,117.36)	(299,100.96)	
300-11111-00000	Claim on Cash - Water & Sewer Fund 300	479,632.04	(260,949.76)	218,682.28	
400-11111-00000	Claim on Cash - MEDC Fund 400	1,297,994.65	(1,815.39)	1,296,179.26	
500-11111-00000	Claim on Cash - Debt Service Fund 500	(73,678.18)	131,327.33	57,649.15	
550-11111-00000	Claim on Cash - General Long Term Debt Fund 550	0.00	0.00	0.00	
600-11111-00000	Claim on Cash - Grant Acct Fund 600	20.08	0.02	20.10	
700-11111-00000	Claim on Cash - Court Security Fund 700	3,292.53	14.91	3,307.44	
750-11111-00000	Claim on Cash - Court Technology Fund 750	26,223.95	39.39	26,263.34	
800-11111-00000	Claim on Cash - Hotel Occupancy Fund 800	25,377.22	22.45	25,399.67	
850-11111-00000	Claim on Cash - Police Asset Fund 850	14,967.29	11.57	14,978.86	
TOTAL CLAIM ON CASH		3,410,425.41	875,791.52	4,286,216.93	
CASH IN BANK					
Cash in Bank					
999-11100-00000	Pooled Cash - Operating	2,014,725.57	1,349,691.53	3,364,417.10	
999-11101-00000	Pooled Cash - Grant	10.04	(10.04)	0.00	
999-11102-00000	Pooled Cash - PD Drug & Misc	10,708.90	(10,708.90)	0.00	
999-21100-00000	Pooled Cash - Construction	232.53	0.62	233.15	
999-21101-00000	Pooled Cash - Home Depot Escrow	139,777.65	377.23	140,154.88	
999-31100-00000	Pooled Cash - Water & Sewer	395,011.56	(395,011.56)	0.00	
999-41100-00000	Pooled Cash - MEDC	724,616.68	138.66	724,755.34	
999-51100-00000	Pooled Cash - Debt Service	56,497.04	159.42	56,656.46	
999-61100-00000	Pooled Cash - Grant 1	10.04	(10.04)	0.00	
999-61101-00000	Pooled Cash - Grant 2	10.04	(10.04)	0.00	
999-71100-00000	Pooled Cash - Court Security	3,346.25	(3,346.25)	0.00	
999-71101-00000	Pooled Cash - Court Tech	26,631.54	(26,631.54)	0.00	
999-81100-00000	Pooled Cash - HOT	25,553.22	(25,553.22)	0.00	
999-81101-00000	Pooled Cash - PD Forfeiture	13,294.35	(13,294.35)	0.00	
TOTAL: Cash in Bank		3,410,425.41	875,791.52	4,286,216.93	
Wages Payable					
999-12007-00000	Wages Payable	0.00	0.00	0.00	
TOTAL: Wages Payable		0.00	0.00	0.00	
TOTAL CASH IN BANK		3,410,425.41	875,791.52	4,286,216.93	
DUE TO OTHER FUNDS					
999-12320-00000	Due To Other Funds	3,410,425.41	875,791.52	4,286,216.93	
TOTAL DUE TO OTHER FUNDS		3,410,425.41	875,791.52	4,286,216.93	
Claim on Cash	4,286,216.93	Claim on Cash	4,286,216.93	Cash in Bank	4,286,216.93
Cash in Bank	4,286,216.93	Due To Other Funds	4,286,216.93	Due To Other Funds	4,286,216.93
Difference	0.00	Difference	0.00	Difference	0.00

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURREN BALANCE	
ACCOUNTS PAYABLE PENDING					
100-12099-00000	Accounts Payable Pending	80,969.14	209,539.74	290,508.88	
150-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
200-12099-00000	Accounts Payable Pending	0.00	171,232.35	171,232.35	
300-12099-00000	Accounts Payable Pending	87,223.94	(4,111.03)	83,112.91	
400-12099-00000	Accounts Payable Pending	0.00	193.89	193.89	
500-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
550-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
600-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
700-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
750-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
800-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
850-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
TOTAL ACCOUNTS PAYABLE PENDING		<u>168,193.08</u>	<u>376,854.95</u>	<u>545,048.03</u>	
DUE FROM OTHER FUNDS					
999-11320-00000	Due From Other Funds	<u>(168,193.08)</u>	<u>(376,854.95)</u>	<u>(545,048.03)</u>	
TOTAL DUE FROM OTHER FUNDS		<u>(168,193.08)</u>	<u>(376,854.95)</u>	<u>(545,048.03)</u>	
ACCOUNTS PAYABLE					
999-12000-00000	Accounts Payable Control	<u>168,193.08</u>	<u>376,854.95</u>	<u>545,048.03</u>	
TOTAL ACCOUNTS PAYABLE		<u>168,193.08</u>	<u>376,854.95</u>	<u>545,048.03</u>	
AP Pending	545,048.03	AP Pending	545,048.03	Due From Other Funds	545,048.03
Due From Other Funds	<u>545,048.03</u>	Accounts Payable	<u>545,048.03</u>	Accounts Payable	<u>545,048.03</u>
Difference	<u>0.00</u>	Difference	<u>0.00</u>	Difference	<u>0.00</u>



Pooled Cash Report

City of Montgomery, TX
For the Period Ending 9/30/2024

Item 14.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
CLAIM ON CASH					
100-11201-00000	Claim on Pooled Investments - General Fund	2,844,159.50	12,071.01	2,856,230.51	
150-11201-00000	Claim on Pooled Investments - PID	0.00	0.00	0.00	
200-11201-00000	Claim on Pooled Investments - Construction	4,793,207.10	20,343.09	4,813,550.19	
300-11201-00000	Claim on Pooled Investments - Water & Sewer	1,875,254.75	7,850.82	1,883,105.57	
400-11201-00000	Claim on Pooled Investments - MEDC	2,030,319.62	8,616.95	2,038,936.57	
500-11201-00000	Claim on Pooled Investments - Debt Service	47,757.13	310.73	48,067.86	
550-11201-00000	Claim on Pooled Investments - Long Term Debt	0.00	0.00	0.00	
600-11201-00000	Claim on Pooled Investments - Grants	0.00	0.00	0.00	
800-11201-00000	Claim on Pooled Investments - HOT	0.00	0.00	0.00	
850-11201-00000	Claim on Pooled Investments - Police Assets	0.00	0.00	0.00	
TOTAL CLAIM ON CASH		11,590,698.10	49,192.60	11,639,890.70	
CASH IN BANK					
Cash in Bank					
997-11210-00000	Pooled Inv - General Fund Reimb	392,073.20	1,664.02	393,737.22	
997-11230-00000	Pooled Inv - General Fund	2,452,086.30	10,406.99	2,462,493.29	
997-21110-00000	Pooled Inv - ARPA	372,055.77	1,579.10	373,634.87	
997-21140-00000	Pooled Inv - Infrastructure	51,677.20	219.31	51,896.51	
997-21150-00000	Pooled Inv - Mobility	11,065.70	47.00	11,112.70	
997-21160-00000	Pooled Inv - Building Fund	759,960.23	3,225.37	763,185.60	
997-21170-00000	Pooled Inv - TR C of O 2024	3,598,448.20	15,272.31	3,613,720.51	
997-31200-00000	Pooled Inv - Utility Fund	1,863,588.08	(15,482.52)	1,848,105.56	
997-41110-00000	Pooled Inv - MEDC General	1,547,122.07	6,566.19	1,553,688.26	
997-41120-00000	Pooled Inv - MEDC Reimb	261,866.09	1,111.41	262,977.50	
997-41130-00000	Pooled Inv - MEDC Downtown	221,331.46	939.35	222,270.81	
997-51110-00000	Pooled Inv - Debt Service	59,423.80	23,644.07	83,067.87	
TOTAL: Cash in Bank		11,590,698.10	49,192.60	11,639,890.70	
TOTAL CASH IN BANK		11,590,698.10	49,192.60	11,639,890.70	
DUE TO OTHER FUNDS					
997-12320-00000	Due To Other Funds	11,590,698.10	49,192.60	11,639,890.70	
TOTAL DUE TO OTHER FUNDS		11,590,698.10	49,192.60	11,639,890.70	
Claim on Cash	11,639,890.70	Claim on Cash	11,639,890.70	Cash in Bank	11,639,890.70
Cash in Bank	11,639,890.70	Due To Other Funds	11,639,890.70	Due To Other Funds	11,639,890.70
Difference	0.00	Difference	0.00	Difference	0.00

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

Check Report

By Check Number

Date Range: 09/01/2024 - 09/30/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP General-AP General Fund						
4088	Rick Hanna, CBO Partners LLC	09/09/2024	EFT	0.00	16,427.50	36
4810	UBEO Business Services	09/09/2024	EFT	0.00	438.78	37
5205	CivicPlus	09/13/2024	EFT	0.00	3,162.50	38
5568	Faith Utilities LLC	09/13/2024	EFT	0.00	21,546.00	39
5572	ISJ Underground Utilities LLC	09/13/2024	EFT	0.00	15,143.40	40
5605	Retail Strategies LLC	09/13/2024	EFT	0.00	80,000.00	41
5049	Ward, Getz and Associates	09/13/2024	EFT	0.00	86,640.75	42
2477	GT Distributors, Inc	09/20/2024	EFT	0.00	14,751.93	43
5554	Kendig Keast Collaborative	09/20/2024	EFT	0.00	5,117.08	44
4088	Rick Hanna, CBO Partners LLC	09/20/2024	EFT	0.00	23,181.13	45
5571	Scythe Construction LLC	09/20/2024	EFT	0.00	275,289.75	46
4351	Speed Printing & Office Supply	09/20/2024	EFT	0.00	109.75	47
5425	Found Design LLC	09/30/2024	EFT	0.00	3,135.00	48
5607	Indepth Utility Solutions LLC	09/30/2024	EFT	0.00	4,835.00	49
5606	Omega Glass Tinting and Blinds Inc	09/30/2024	EFT	0.00	872.00	50
4663	Thomas Printing & Publishing	09/26/2024	Regular	0.00	-299.00	34689
2477	GT Distributors, Inc	09/19/2024	Regular	0.00	-14,751.93	34855
5231	Fastest Labs - The Woodlands	09/19/2024	Regular	0.00	-333.40	34958
1038	Accurate Utility Supply, LLC	09/05/2024	Regular	0.00	4,090.00	34990
1133	Amazon Capital Services	09/05/2024	Regular	0.00	618.23	34991
1266	Auto Trust Repairs	09/05/2024	Regular	0.00	75.00	34992
1284	Badger Meter	09/05/2024	Regular	0.00	1,456.00	34993
1727	City of Montgomery - GF	09/05/2024	Regular	0.00	3,178.42	34994
1876	Crown Paper and Chemical Inc.	09/05/2024	Regular	0.00	166.35	34995
2178	Electrical Field Services, Inc.	09/05/2024	Regular	0.00	3,528.00	34996
1786	Frank Cody Skyvara	09/05/2024	Regular	0.00	18,170.00	34997
5485	Hays Utility North Corporation	09/05/2024	Regular	0.00	60,212.01	34998
4822	UniFirst Holdings, Inc.	09/05/2024	Regular	0.00	283.81	34999
4844	USA BlueBook	09/05/2024	Regular	0.00	206.37	35000
4901	Vulcan Materials Company	09/05/2024	Regular	0.00	4,924.30	35001
5502	Arelí Meza	09/06/2024	Regular	0.00	480.00	35002
5236	Chad Peace	09/06/2024	Regular	0.00	1,000.00	35003
1939	Dataprose LLC	09/06/2024	Regular	0.00	1,079.87	35004
5602	Lacey Ambrose	09/06/2024	Regular	0.00	150.00	35005
5603	Michael Anthony Hayles, Sr	09/06/2024	Regular	0.00	200.00	35006
3766	Nova Medical Centers	09/06/2024	Regular	0.00	100.31	35007
3806	Omnibase Services of Texas, LP	09/06/2024	Regular	0.00	263.92	35008
3778	Optimum Computer Solutions, Inc	09/06/2024	Regular	0.00	2,000.00	35009
3893	Perdue, Brandon, Fielder, Collins, & Mott	09/06/2024	Regular	0.00	2,797.13	35010
4663	Thomas Printing & Publishing	09/06/2024	Regular	0.00	339.47	35011
5604	Tri County Quilt Guild	09/06/2024	Regular	0.00	150.00	35012
3778	Optimum Computer Solutions, Inc	09/06/2024	Regular	0.00	1,022.99	35013
1133	Amazon Capital Services	09/12/2024	Regular	0.00	80.05	35014
5236	Chad Peace	09/12/2024	Regular	0.00	1,000.00	35015
2443	Gordon B. Dudley, Jr.	09/12/2024	Regular	0.00	450.00	35016
2610	Houston Chronicle	09/12/2024	Regular	0.00	665.10	35017
3496	Michael Shirley	09/12/2024	Regular	0.00	900.00	35018
3818	Optiquess Internet Services, Inc	09/12/2024	Regular	0.00	1,295.33	35019
4371	Staples Business Credit	09/12/2024	Regular	0.00	126.38	35020
4481	Tammy J. McRae	09/12/2024	Regular	0.00	2,475.81	35021
4700	TML - IRP	09/12/2024	Regular	0.00	12,603.07	35022
1038	Accurate Utility Supply, LLC	09/12/2024	Regular	0.00	4,350.00	35023
1114	Allen's Safe and Lock, LLC	09/12/2024	Regular	0.00	165.00	35024
1155	American Water Works Assn.	09/12/2024	Regular	0.00	394.00	35025

Check Report

Date Range: 09/01/2024 - 09/30/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1266	Auto Trust Repairs	09/12/2024	Regular	0.00	75.00	35026
1778	Coburn's Conroe Inc.	09/12/2024	Regular	0.00	132.80	35027
1831	Consolidated Communications	09/12/2024	Regular	0.00	1,735.44	35028
2206	Entergy	09/12/2024	Regular	0.00	19,900.08	35029
3695	NAPA Auto Parts	09/12/2024	Regular	0.00	19.98	35030
2130	PVS DX, Inc.	09/12/2024	Regular	0.00	1,453.08	35031
4508	Techline Pipe, L.P.	09/12/2024	Regular	0.00	1,110.84	35032
4551	Texas Excavation Safety System, Inc.	09/12/2024	Regular	0.00	366.85	35033
4859	Verizon	09/12/2024	Regular	0.00	412.07	35034
4860	Verizon Connect NWF, Inc	09/12/2024	Regular	0.00	95.70	35035
4975	Wex Bank	09/12/2024	Regular	0.00	1,518.71	35036
1038	Accurate Utility Supply, LLC	09/19/2024	Regular	0.00	3,950.00	35054
1114	Allen's Safe and Lock, LLC	09/19/2024	Regular	0.00	15.00	35055
1125	Always Answer	09/19/2024	Regular	0.00	167.24	35056
1133	Amazon Capital Services	09/19/2024	Regular	0.00	167.22	35057
2068	DOGETT	09/19/2024	Regular	0.00	-24,324.17	35058
2068	DOGETT	09/19/2024	Regular	0.00	24,324.17	35058
2117	DSHS Central Lab MC2004	09/19/2024	Regular	0.00	414.00	35059
2206	Entergy	09/19/2024	Regular	0.00	23.86	35060
2498	H2O Innovation	09/19/2024	Regular	0.00	31,011.66	35061
2850	Jim's Hardware	09/19/2024	Regular	0.00	525.62	35062
2906	John M. Blankenship	09/19/2024	Regular	0.00	4,200.00	35063
2906	John M. Blankenship	09/19/2024	Regular	0.00	6,200.00	35064
3226	LDC	09/19/2024	Regular	0.00	96.33	35065
3436	McCoy's Building Supply Corporation	09/19/2024	Regular	0.00	432.08	35066
3614	Montgomery Custom T's & Embroidery	09/19/2024	Regular	0.00	1,475.00	35067
3775	O'Reilly Automotive, Inc.	09/19/2024	Regular	0.00	134.16	35068
4844	USA BlueBook	09/19/2024	Regular	0.00	416.87	35069
5581	Xylem Dewatering Solutions Inc	09/19/2024	Regular	0.00	7,258.13	35070
1133	Amazon Capital Services	09/19/2024	Regular	0.00	132.32	35071
5502	Areli Meza	09/19/2024	Regular	0.00	480.00	35072
2610	Houston Chronicle	09/19/2024	Regular	0.00	939.80	35073
2928	Johnson Petrov LLP	09/19/2024	Regular	0.00	542.50	35074
3778	Optimum Computer Solutions, Inc	09/19/2024	Regular	0.00	99.00	35075
5596	Traf-Tex LLC	09/19/2024	Regular	0.00	48,729.69	35076
4926	Waste Management	09/19/2024	Regular	0.00	24,064.04	35077
4927	Waste Management (2)	09/19/2024	Regular	0.00	1,426.99	35078
3450	Medical Air Services Association	09/20/2024	Regular	0.00	168.00	35079
1038	Accurate Utility Supply, LLC	09/27/2024	Regular	0.00	5,384.00	35080
1133	Amazon Capital Services	09/27/2024	Regular	0.00	516.28	35081
1266	Auto Trust Repairs	09/27/2024	Regular	0.00	539.49	35082
1831	Consolidated Communications	09/27/2024	Regular	0.00	155.53	35083
2206	Entergy	09/27/2024	Regular	0.00	1,207.36	35084
2270	Firestone Complete Auto Care Conroe	09/27/2024	Regular	0.00	1,236.74	35085
5608	Halle Properties, LLC	09/27/2024	Regular	0.00	4,583.75	35086
5597	Harris Group LLC	09/27/2024	Regular	0.00	1,020.00	35087
5485	Hays Utility North Corporation	09/27/2024	Regular	0.00	67,373.60	35088
2610	Houston Chronicle	09/27/2024	Regular	0.00	931.38	35089
2674	Interstate All Battery Center	09/27/2024	Regular	0.00	212.20	35090
4785	Michael A Payne	09/27/2024	Regular	0.00	12,100.00	35091
3586	Montgomery County Clerk's Office	09/27/2024	Regular	0.00	1,000.00	35092
3595	Montgomery County News	09/27/2024	Regular	0.00	288.00	35093
3778	Optimum Computer Solutions, Inc	09/27/2024	Regular	0.00	2,000.00	35094
3818	Optiquet Internet Services, Inc	09/27/2024	Regular	0.00	1,273.00	35095
3931	PowerPlan	09/27/2024	Regular	0.00	24,324.17	35096
4414	Stowe's Collision Repair LLC	09/27/2024	Regular	0.00	195.00	35097
4563	Texas Municipal Utilities Association	09/27/2024	Regular	0.00	75.00	35098
4663	Thomas Printing & Publishing	09/27/2024	Regular	0.00	299.00	35099
4830	United Tactical Systems, LLC	09/27/2024	Regular	0.00	3,495.00	35100
4975	Wex Bank	09/27/2024	Regular	0.00	4,797.73	35101
2417	Giovanna Guzman	09/27/2024	Regular	0.00	520.00	35102

Check Report

Date Range: 09/01/2024 - 09/30/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5145	Kevin Smith.	09/27/2024	Regular	0.00	350.00	35103
3789	Office of the Attorney General	09/06/2024	Bank Draft	0.00	830.77	DFT0000651
2174	IRS - EFTPS	09/11/2024	Bank Draft	0.00	23,664.46	DFT0000652
3963	Purchase Power	09/05/2024	Bank Draft	0.00	300.00	DFT0000653
4709	TMRS	09/11/2024	Bank Draft	0.00	34,333.26	DFT0000656
3789	Office of the Attorney General	09/20/2024	Bank Draft	0.00	830.77	DFT0000666
2174	IRS - EFTPS	09/25/2024	Bank Draft	0.00	23,350.84	DFT0000667
3914	Pitney Bowes Global Financial Srvs, LLC	09/20/2024	Bank Draft	0.00	36.71	DFT0000668
1072	Aflac	09/30/2024	Bank Draft	0.00	2,111.92	DFT0000669
4705	TML-Health	09/03/2024	Bank Draft	0.00	41,355.19	DFT0000673
4698	TML	09/03/2024	Bank Draft	0.00	151.20	DFT0000674
1548	Card Service Center	09/27/2024	Bank Draft	0.00	6,911.99	DFT0000675

Bank Code AP General Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	162	97	0.00	449,088.38
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	-39,708.50
Bank Drafts	49	11	0.00	133,877.11
EFT's	33	15	0.00	550,650.57
	244	127	0.00	1,093,907.56

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	162	97	0.00	449,088.38
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	-39,708.50
Bank Drafts	49	11	0.00	133,877.11
EFT's	33	15	0.00	550,650.57
	244	127	0.00	1,093,907.56

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash - Operating	9/2024	1,093,907.56
			1,093,907.56



City of Montgomery, TX

Budget Report

Account Summary

For Fiscal: 2023-2024 Period Ending: 09/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund							
Revenue							
Department: 00 - Revenue							
100-00-14010-0000000	Mixed Beverage Tax	25,000.00	25,000.00	2,458.57	26,392.83	1,392.83	105.57 %
100-00-14020-0000000	Franchise Tax	95,000.00	95,000.00	90,014.76	181,418.46	86,418.46	190.97 %
100-00-14030-0000000	Ad Valorem Taxes - Current	1,414,900.00	1,414,900.00	-1,767.77	1,418,342.11	3,442.11	100.24 %
100-00-14035-0000000	Ad Valorem Taxes - Delinquent	0.00	0.00	181.86	10,791.49	10,791.49	0.00 %
100-00-14050-0000000	Penalties & Interest - Current	10,000.00	10,000.00	16.95	11,700.91	1,700.91	117.01 %
100-00-14055-0000000	Penalties & Interest - Delinquent	0.00	0.00	0.00	3,328.68	3,328.68	0.00 %
100-00-14060-0000000	Rendition Penalties	100.00	100.00	0.00	661.81	561.81	661.81 %
100-00-14070-0000000	Sales Tax	2,300,000.00	2,300,000.00	243,259.61	2,850,406.88	550,406.88	123.93 %
100-00-14080-0000000	Sales Tax ILO AdVal Tax	1,100,000.00	1,100,000.00	121,629.80	1,425,203.42	325,203.42	129.56 %
100-00-14110-0000000	Building Permits/MEP	395,000.00	395,000.00	49,409.00	461,526.00	66,526.00	116.84 %
100-00-14120-0000000	Vendor/Beverage Permits	2,500.00	2,500.00	100.00	2,085.00	-415.00	16.60 %
100-00-14130-0000000	Sign Fees	3,000.00	3,000.00	450.00	3,350.00	350.00	111.67 %
100-00-14140-0000000	Plats, Zoning, Misc.	3,000.00	3,000.00	3,597.00	12,499.00	9,499.00	416.63 %
100-00-14150-0000000	Culverts	1,000.00	1,000.00	0.00	126.75	-873.25	87.33 %
100-00-14210-0000000	Community Building Rental	15,000.00	15,000.00	1,425.00	12,875.00	-2,125.00	14.17 %
100-00-14230-0000000	Right of Way Use Fees	6,000.00	6,000.00	0.00	6,440.30	440.30	107.34 %
100-00-14340-0000000	Child Belt/Safety	100.00	100.00	25.00	125.00	25.00	125.00 %
100-00-14360-0000000	Fines	164,250.00	164,250.00	19,974.62	238,377.56	74,127.56	145.13 %
100-00-14400-0000000	Judicial Efficiency	90.00	90.00	2.40	38.76	-51.24	56.93 %
100-00-14530-0000000	Wrecker Service Fees	250.00	250.00	0.00	0.00	-250.00	100.00 %
100-00-14570-0000000	Lease Funds - PD	1,050.00	1,050.00	0.00	3,051.05	2,001.05	290.58 %
100-00-14600-0000000	Shop with a Cop	2,500.00	2,500.00	0.00	6,338.00	3,838.00	253.52 %
100-00-14650-0000000	Unanticipated Income	30,000.00	30,000.00	-764.85	45,170.59	15,170.59	150.57 %
100-00-14660-0000000	Credit Card Fees	0.00	0.00	781.25	4,492.42	4,492.42	0.00 %
100-00-14670-0000000	Interest Income	1,500.00	1,500.00	9.33	3,652.34	2,152.34	243.49 %
100-00-14680-0000000	Interest on Investments	40,000.00	40,000.00	12,071.01	147,990.14	107,990.14	369.98 %
100-00-14820-0000000	Grant Revenue DWI Step	0.00	0.00	0.00	1,481.03	1,481.03	0.00 %
100-00-14950-0000000	Admin from MEDC	275,000.00	275,000.00	22,916.63	275,000.00	0.00	0.00 %
100-00-14960-0000000	Admin from Court Security	1,500.00	1,500.00	0.00	0.00	-1,500.00	100.00 %
100-00-14980-0000000	Admin from Capital Projects	35,000.00	35,000.00	0.00	0.00	-35,000.00	100.00 %
Department: 00 - Revenue Total:		5,921,740.00	5,921,740.00	565,790.17	7,152,865.53	1,231,125.53	20.79%
Revenue Total:		5,921,740.00	5,921,740.00	565,790.17	7,152,865.53	1,231,125.53	20.79%
Expense							
Department: 10 - Administration							
100-10-16002-0000000	Health Insurance	85,144.00	85,144.00	5,069.74	68,122.40	17,021.60	19.99 %
100-10-16003-0000000	Unemployment Insurance	70.00	70.00	0.00	789.74	-719.74	-1,028.20 %
100-10-16004-0000000	Workers Comp	1,738.00	1,738.00	123.86	2,007.51	-269.51	-15.51 %
100-10-16008-0000000	Payroll Taxes	50,161.00	50,161.00	2,728.07	38,707.55	11,453.45	22.83 %
100-10-16009-0000000	Wages	632,944.00	632,944.00	60,475.17	567,993.83	64,950.17	10.26 %
100-10-16010-0000000	Overtime	697.00	697.00	131.04	224.01	472.99	67.86 %
100-10-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	718.75	-218.75	-43.75 %
100-10-16012-0000000	Retirement Expense	65,265.00	65,265.00	3,858.36	55,901.04	9,363.96	14.35 %
100-10-16101-0000000	Advertising / Promotion	6,500.00	6,500.00	233.24	959.45	5,540.55	85.24 %
100-10-16102-0000000	Legal Notices & Publications	3,500.00	3,500.00	4,021.58	14,214.38	-10,714.38	-306.13 %
100-10-16103-0000000	Recording Fees	2,000.00	2,000.00	1,000.00	2,000.00	0.00	0.00 %
100-10-16104-0000000	Community Relations	4,000.00	4,000.00	0.00	2,287.64	1,712.36	42.81 %
100-10-16105-0000000	Codification	3,000.00	3,000.00	0.00	2,749.78	250.22	8.34 %
100-10-16106-0000000	Records Mgt / Retention	2,000.00	2,000.00	0.00	2,112.00	-112.00	-5.60 %
100-10-16107-0000000	Records Requests FOIA Program	2,500.00	2,500.00	0.00	6,237.00	-3,737.00	-149.48 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 09/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-10-16108-0000000	Vendor Subscriptions	2,500.00	2,500.00	0.00	298.75	2,201.25	88.05 %
100-10-16202-0000000	General Consultant Fees	150,000.00	150,000.00	7,928.33	172,916.87	-22,916.87	-15.28 %
100-10-16209-0000000	Records Shredding	1,000.00	1,000.00	0.00	632.02	367.98	36.80 %
100-10-16210-0000000	Inspections/Permits	300,000.00	300,000.00	53,000.53	260,132.10	39,867.90	13.29 %
100-10-16213-0000000	Legal Fees	90,000.00	90,000.00	47,862.78	137,152.60	-47,152.60	-52.39 %
100-10-16216-0000000	Audit Fees	36,000.00	36,000.00	0.00	31,395.00	4,605.00	12.79 %
100-10-16239-0000000	Printing & Office supplies	7,000.00	7,000.00	399.67	2,852.46	4,147.54	59.25 %
100-10-16242-0000000	Postage/Delivery	3,500.00	3,500.00	224.86	1,693.54	1,806.46	51.61 %
100-10-16243-0000000	Telephone	12,000.00	12,000.00	693.20	7,675.68	4,324.32	36.04 %
100-10-16244-0000000	Tax Assessor Fees	16,000.00	16,000.00	0.00	13,399.62	2,600.38	16.25 %
100-10-16245-0000000	Election	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00 %
100-10-16246-0000000	Contract Services - Support Staff	0.00	0.00	458.31	458.31	-458.31	0.00 %
100-10-16249-0000000	Computer/Technology	37,500.00	37,500.00	4,944.90	56,174.05	-18,674.05	-49.80 %
100-10-16254-0000000	Software Upgrades	11,000.00	11,000.00	0.00	9,492.00	1,508.00	13.71 %
100-10-16257-0000000	Medical Exams & Testing	2,000.00	2,000.00	534.44	1,304.80	695.20	34.76 %
100-10-16404-0000000	Copier/Fax Machine	11,000.00	11,000.00	1,161.34	12,428.08	-1,428.08	-12.98 %
100-10-16405-0000000	Operating Supplies	0.00	0.00	459.28	2,247.62	-2,247.62	0.00 %
100-10-16417-0000000	Capital Pur. Furniture	1,000.00	1,000.00	0.00	679.26	320.74	32.07 %
100-10-16502-0000000	Dues & Subscriptions	4,000.00	4,000.00	-264.00	4,724.51	-724.51	-18.11 %
100-10-16503-0000000	Travel & Training Staff	20,000.00	20,000.00	-133.55	8,907.17	11,092.83	55.46 %
100-10-16504-0000000	Travel & Training Council	2,500.00	2,500.00	445.00	2,060.05	439.95	17.60 %
100-10-16701-0000000	Insurance - Liability	1,855.00	1,855.00	154.59	1,855.05	-0.05	0.00 %
100-10-16702-0000000	Insurance - Property	2,579.00	2,579.00	214.89	2,578.68	0.32	0.01 %
100-10-16703-0000000	Insurance - Bond	500.00	500.00	0.00	425.00	75.00	15.00 %
100-10-17001-0000000	Misc Expenses - Other	1,000.00	1,000.00	159.64	778.44	221.56	22.16 %
100-10-17006-0000000	Transfer to Surplus	183,109.00	183,109.00	0.00	0.00	183,109.00	100.00 %
100-10-17020-0000000	Misc Expenses - Employee Appreciat..	5,000.00	5,000.00	0.00	4,098.51	901.49	18.03 %
100-10-17021-0000000	CC Merchant Fees	0.00	0.00	0.00	18,198.53	-18,198.53	0.00 %
100-10-17180-0000000	Leases - Parks and Recreation - Ad...	0.00	0.00	4,338.21	4,338.21	-4,338.21	0.00 %
100-10-17310-KROGERO	Tax Abatement -Sales Tax Rebate	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
100-10-17320-380AGRO	Tax Abatement - 380 Ad Valorem T...	140,300.00	140,300.00	0.00	0.00	140,300.00	100.00 %
Department: 10 - Administration Total:		2,177,362.00	2,177,362.00	200,223.48	1,523,921.99	653,440.01	30.01 %
Department: 11 - Police							
100-11-16002-0000000	Health Insurance	225,774.00	225,774.00	16,174.58	181,871.04	43,902.96	19.45 %
100-11-16003-0000000	Unemployment Insurance	162.00	162.00	0.00	2,114.22	-1,952.22	-1,205.07 %
100-11-16004-0000000	Workers Comp	33,127.00	33,127.00	3,137.42	52,629.68	-19,502.68	-58.87 %
100-11-16008-0000000	Payroll Taxes	106,538.00	106,538.00	8,254.68	93,369.59	13,168.41	12.36 %
100-11-16009-0000000	Wages	1,332,656.00	1,332,656.00	158,025.12	1,273,664.35	58,991.65	4.43 %
100-11-16010-0000000	Overtime	60,000.00	60,000.00	6,245.45	48,392.62	11,607.38	19.35 %
100-11-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	2,250.00	-1,750.00	-350.00 %
100-11-16012-0000000	Retirement Expense	143,444.00	143,444.00	11,467.89	130,160.29	13,283.71	9.26 %
100-11-16104-0000000	Community Relations	6,000.00	6,000.00	866.02	13,673.13	-7,673.13	-127.89 %
100-11-16108-0000000	Vendor Subscriptions	561.00	561.00	0.00	0.00	561.00	100.00 %
100-11-16209-0000000	Records Shredding	500.00	500.00	0.00	346.01	153.99	30.80 %
100-11-16227-0000000	Gas/Oil	55,000.00	55,000.00	4,797.73	64,503.07	-9,503.07	-17.28 %
100-11-16229-0000000	Auto Repairs	35,000.00	35,000.00	1,740.16	49,976.68	-14,976.68	-42.79 %
100-11-16230-0000000	Equipment repairs	5,000.00	5,000.00	0.00	1,294.42	3,705.58	74.11 %
100-11-16239-0000000	Printing & Office supplies	4,000.00	4,000.00	64.77	2,489.55	1,510.45	37.76 %
100-11-16241-0000000	Computers/Website	6,500.00	6,500.00	0.00	0.00	6,500.00	100.00 %
100-11-16242-0000000	Postage/Delivery	500.00	500.00	8.05	170.13	329.87	65.97 %
100-11-16243-0000000	Telephone	10,000.00	10,000.00	1,177.79	11,690.86	-1,690.86	-16.91 %
100-11-16247-0000000	Mobile Data Terminals	14,000.00	14,000.00	0.00	7,913.19	6,086.81	43.48 %
100-11-16249-0000000	Computer/Technology	45,000.00	45,000.00	2,513.67	39,396.50	5,603.50	12.45 %
100-11-16252-0000000	Code Enforcement	0.00	0.00	0.00	2,500.00	-2,500.00	0.00 %
100-11-16257-0000000	Medical Exams & Testing	1,000.00	1,000.00	-333.40	2,101.73	-1,101.73	-110.17 %
100-11-16401-0000000	Radio Fees	6,500.00	6,500.00	0.00	3,060.00	3,440.00	52.92 %
100-11-16402-0000000	Uniforms & Safety Equip	10,000.00	10,000.00	1,223.29	9,927.59	72.41	0.72 %
100-11-16403-0000000	Protective Gear	10,500.00	10,500.00	0.00	4,002.77	6,497.23	61.88 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 09/30/2024

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
100-11-16404-0000000	Copier/Fax Machine	6,000.00	6,000.00	596.46	6,052.85	-52.85	-0.88 %
100-11-16405-0000000	Operating Supplies	6,000.00	6,000.00	204.57	4,258.97	1,741.03	29.02 %
100-11-16411-0000000	Tools, Etc,	300.00	300.00	34.45	34.45	265.55	88.52 %
100-11-16415-0000000	Emergency Equipment	22,500.00	22,500.00	4,694.80	22,506.01	-6.01	-0.03 %
100-11-16416-0000000	Radios	25,000.00	25,000.00	0.00	2,021.14	22,978.86	91.92 %
100-11-16417-0000000	Capital Pur. Furniture	2,000.00	2,000.00	0.00	349.97	1,650.03	82.50 %
100-11-16502-0000000	Dues & Subscriptions	2,500.00	2,500.00	0.00	1,950.45	549.55	21.98 %
100-11-16503-0000000	Travel & Training Staff	25,000.00	25,000.00	1,412.98	29,655.54	-4,655.54	-18.62 %
100-11-16701-0000000	Insurance - Liability	25,355.00	25,355.00	2,112.88	25,354.68	0.32	0.00 %
100-11-16702-0000000	Insurance - Property	10,006.00	10,006.00	833.84	10,006.16	-0.16	0.00 %
100-11-16906-0000000	Capital Outlay - Police Cars	150,000.00	150,000.00	111,332.50	120,100.50	29,899.50	19.93 %
100-11-16907-0000000	Capital Outlay - Emergency Lights, ...	7,000.00	7,000.00	0.00	1,770.00	5,230.00	74.71 %
100-11-16910-0000000	Capital Outlay - Vehicle Replacemen...	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
100-11-16911-0000000	Capital Outlay - Computers Equipm...	25,000.00	25,000.00	0.00	7,833.14	17,166.86	68.67 %
100-11-16912-0000000	Capital Outlay - Tyler Public Safety	17,622.00	17,622.00	0.00	34,200.60	-16,578.60	-94.08 %
100-11-16913-0000000	Capital Outlay - Radar	8,000.00	8,000.00	0.00	2,435.05	5,564.95	69.56 %
100-11-16916-0000000	Capital Outlay - Investigate & Testin...	14,000.00	14,000.00	0.00	12,276.87	1,723.13	12.31 %
100-11-16917-0000000	Capital Outlay - Ballistic Vests & Shie..	7,560.00	7,560.00	0.00	2,432.78	5,127.22	67.82 %
100-11-16919-0000000	Capital Outlay - Patrol Weapons	41,871.00	41,871.00	0.00	40,115.02	1,755.98	4.19 %
100-11-16920-0000000	Capital Outlay - Traffic Equipment	25,000.00	25,000.00	0.00	25,000.00	0.00	0.00 %
100-11-16921-0000000	Capital Outlay - Office Maintenance	11,800.00	11,800.00	1,020.00	5,623.72	6,176.28	52.34 %
100-11-17001-0000000	Misc Expenses - Other	0.00	0.00	0.00	315.12	-315.12	0.00 %
Department: 11 - Police Total:		2,559,776.00	2,559,776.00	337,605.70	2,351,790.44	207,985.56	8.13%
Department: 12 - Public Works							
100-12-16002-0000000	Health Insurance	36,907.00	36,907.00	2,111.39	26,111.31	10,795.69	29.25 %
100-12-16003-0000000	Unemployment Insurance	68.00	68.00	25.83	592.89	-524.89	-771.90 %
100-12-16004-0000000	Workers Comp	3,937.00	3,937.00	288.98	5,004.58	-1,067.58	-27.12 %
100-12-16008-0000000	Payroll Taxes	14,546.00	14,546.00	1,016.80	12,284.79	2,261.21	15.55 %
100-12-16009-0000000	Wages	184,644.00	184,644.00	19,410.24	164,828.06	19,815.94	10.73 %
100-12-16010-0000000	Overtime	5,500.00	5,500.00	779.29	4,312.63	1,187.37	21.59 %
100-12-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	375.00	125.00	25.00 %
100-12-16012-0000000	Retirement Expense	16,956.00	16,956.00	1,193.93	14,220.81	2,735.19	16.13 %
100-12-16104-0000000	Community Relations	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
100-12-16108-0000000	Vendor Subscriptions	561.00	561.00	0.00	0.00	561.00	100.00 %
100-12-16208-0000000	Mowing	140,000.00	140,000.00	13,310.00	131,505.00	8,495.00	6.07 %
100-12-16217-0000000	Engineering	110,000.00	110,000.00	53,326.97	228,900.72	-118,900.72	-108.09 %
100-12-16224-0000000	City Hall Cleaning	14,900.00	14,900.00	1,440.00	12,409.80	2,490.20	16.71 %
100-12-16225-0000000	Downtown Repairs	1,500.00	1,500.00	0.00	1,683.64	-183.64	-12.24 %
100-12-16226-0000000	Maint - Vehicles & Equipment	3,500.00	3,500.00	1,609.48	4,599.96	-1,099.96	-31.43 %
100-12-16227-0000000	Gas/Oil	14,000.00	14,000.00	2,486.45	11,024.74	2,975.26	21.25 %
100-12-16229-0000000	Auto Repairs	6,000.00	6,000.00	539.49	5,858.81	141.19	2.35 %
100-12-16230-0000000	Equipment repairs	4,000.00	4,000.00	24,324.17	24,678.14	-20,678.14	-516.95 %
100-12-16231-0000000	Bldg Repairs-City Hall	18,000.00	18,000.00	328.07	12,908.35	5,091.65	28.29 %
100-12-16232-0000000	Street Repairs - Minor	10,000.00	10,000.00	0.00	7,236.24	2,763.76	27.64 %
100-12-16233-0000000	Streets-Preventive Maintenance	7,700.00	7,700.00	0.00	460.00	7,240.00	94.03 %
100-12-16237-0000000	Mosquito Spraying	6,000.00	6,000.00	1,125.00	5,682.00	318.00	5.30 %
100-12-16238-0000000	Street Signs	3,300.00	3,300.00	13.99	3,082.80	217.20	6.58 %
100-12-16239-0000000	Printing & Office supplies	1,600.00	1,600.00	171.07	1,194.52	405.48	25.34 %
100-12-16241-0000000	Computers/Website	750.00	750.00	0.00	0.00	750.00	100.00 %
100-12-16242-0000000	Postage/Delivery	750.00	750.00	0.00	0.00	750.00	100.00 %
100-12-16243-0000000	Telephone	9,000.00	9,000.00	819.65	8,030.61	969.39	10.77 %
100-12-16249-0000000	Computer/Technology	18,000.00	18,000.00	1,013.67	22,592.64	-4,592.64	-25.51 %
100-12-16255-0000000	Bldg Repairs - Comm Center	5,000.00	5,000.00	146.83	5,533.96	-533.96	-10.68 %
100-12-16256-0000000	Bldg Repairs - 213 Prairie	0.00	0.00	0.00	19,824.07	-19,824.07	0.00 %
100-12-16402-0000000	Uniforms & Safety Equip	4,700.00	4,700.00	1,168.96	3,345.39	1,354.61	28.82 %
100-12-16405-0000000	Operating Supplies	10,900.00	10,900.00	386.24	3,365.17	7,534.83	69.13 %
100-12-16406-0000000	Streets & Drainage	2,000.00	2,000.00	0.00	472.67	1,527.33	76.37 %
100-12-16407-0000000	Supplies & Equipment - Cedar Break...	2,000.00	2,000.00	74.98	1,016.65	983.35	49.17 %

Budget Report

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-12-16408-0000000	Supplies & Equipment - Homecomi...	2,000.00	2,000.00	75.00	771.41	1,228.59	61.43 %
100-12-16409-0000000	Supplies & Equipment - Fernland Pa...	2,000.00	2,000.00	115.83	2,282.24	-282.24	-14.11 %
100-12-16410-0000000	Supplies & Equipment - Community...	2,000.00	2,000.00	0.00	89.44	1,910.56	95.53 %
100-12-16411-0000000	Tools, Etc,	3,300.00	3,300.00	469.30	3,737.64	-437.64	-13.26 %
100-12-16412-0000000	Supplies & Equipment - Memory Pa...	2,000.00	2,000.00	75.00	743.81	1,256.19	62.81 %
100-12-16413-0000000	Culverts	3,000.00	3,000.00	0.00	179.78	2,820.22	94.01 %
100-12-16502-0000000	Dues & Subscriptions	2,000.00	2,000.00	284.50	732.88	1,267.12	63.36 %
100-12-16503-0000000	Travel & Training Staff	5,500.00	5,500.00	34.17	3,947.70	1,552.30	28.22 %
100-12-16601-0000000	Park Maint - Memory Pk	10,000.00	10,000.00	12,257.59	16,152.49	-6,152.49	-61.52 %
100-12-16602-0000000	Park Maint - Fernland	10,000.00	10,000.00	10,400.00	12,698.99	-2,698.99	-26.99 %
100-12-16603-0000000	Park Maint - Cedar Brake Park	10,000.00	10,000.00	31.98	3,801.32	6,198.68	61.99 %
100-12-16604-0000000	Park Maint - Homecoming Park	10,000.00	10,000.00	0.00	1,112.74	8,887.26	88.87 %
100-12-16701-0000000	Insurance - Liability	4,694.00	4,694.00	391.19	4,694.28	-0.28	-0.01 %
100-12-16702-0000000	Insurance - Property	1,427.00	1,427.00	118.94	1,427.28	-0.28	-0.02 %
100-12-16803-0000000	Utilities - Electronic Sign-City	1,500.00	1,500.00	158.94	870.07	629.93	42.00 %
100-12-16804-0000000	Utilities - Street Lights	13,200.00	13,200.00	1,207.36	13,703.97	-503.97	-3.82 %
100-12-16805-0000000	Utilities - Downtown Utilities	1,320.00	1,320.00	172.17	1,356.18	-36.18	-2.74 %
100-12-16806-0000000	Utilities - Cedar Brake Park	2,420.00	2,420.00	157.68	1,833.08	586.92	24.25 %
100-12-16807-0000000	Utilities - Homecoming Park	1,650.00	1,650.00	79.04	1,016.65	633.35	38.38 %
100-12-16808-0000000	Utilities - Fernland Park	6,500.00	6,500.00	584.10	5,295.87	1,204.13	18.53 %
100-12-16809-0000000	Utilities - City Hall	14,300.00	14,300.00	1,266.73	12,147.69	2,152.31	15.05 %
100-12-16811-0000000	Utilities - Community Center Buildi...	6,000.00	6,000.00	775.00	6,469.15	-469.15	-7.82 %
100-12-16812-0000000	Utilities - Memory Park	8,000.00	8,000.00	2,596.66	10,895.55	-2,895.55	-36.19 %
100-12-16813-0000000	Utilities - 213 Prairie	1,885.00	1,885.00	368.31	1,807.89	77.11	4.09 %
100-12-16911-0000000	Capital Outlay - Computers Equipm...	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-12-16922-0000000	Capital Outlay - Public Works Items	10,000.00	10,000.00	2,417.50	2,969.50	7,030.50	70.31 %
100-12-16923-0000000	Capital Outlay - General Improvem...	20,000.00	20,000.00	2,394.76	4,500.12	15,499.88	77.50 %
100-12-16924-0000000	Capital Outlay - Drainage Improvem...	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-12-16926-0000000	Capital Outlay - Park Improvements	40,000.00	40,000.00	0.00	27,900.00	12,100.00	30.25 %
100-12-17001-0000000	Misc Expenses - Other	1,000.00	1,000.00	0.00	110.92	889.08	88.91 %
100-12-17150-0000000	Contract Labor - Streets	0.00	0.00	0.00	10,350.00	-10,350.00	0.00 %
Department: 12 - Public Works Total:		866,915.00	866,915.00	163,543.23	896,734.59	-29,819.59	-3.44%
Department: 13 - Court							
100-13-16002-0000000	Health Insurance	34,433.00	34,433.00	2,507.82	29,679.88	4,753.12	13.80 %
100-13-16003-0000000	Unemployment Insurance	27.00	27.00	38.36	804.65	-777.65	-2,880.19 %
100-13-16004-0000000	Workers Comp	452.00	452.00	41.28	667.91	-215.91	-47.77 %
100-13-16007-0000000	Crime Insurance	500.00	500.00	40.71	488.52	11.48	2.30 %
100-13-16008-0000000	Payroll Taxes	12,890.00	12,890.00	943.32	11,565.08	1,324.92	10.28 %
100-13-16009-0000000	Wages	166,096.00	166,096.00	19,318.13	162,833.28	3,262.72	1.96 %
100-13-16010-0000000	Overtime	2,400.00	2,400.00	0.00	1,472.07	927.93	38.66 %
100-13-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	375.00	125.00	25.00 %
100-13-16012-0000000	Retirement Expense	17,355.00	17,355.00	1,320.96	16,191.77	1,163.23	6.70 %
100-13-16104-0000000	Community Relations	400.00	400.00	0.00	0.00	400.00	100.00 %
100-13-16106-0000000	Communications - Records Mgt / Re...	0.00	0.00	0.00	1,512.00	-1,512.00	0.00 %
100-13-16108-0000000	Vendor Subscriptions	250.00	250.00	0.00	0.00	250.00	100.00 %
100-13-16202-0000000	General Consultant Fees	12,000.00	12,000.00	504.50	1,409.50	10,590.50	88.25 %
100-13-16205-0000000	Omni Expense	0.00	0.00	0.00	198.00	-198.00	0.00 %
100-13-16207-0000000	Prosecutors Fees	10,000.00	10,000.00	1,350.00	11,700.00	-1,700.00	-17.00 %
100-13-16209-0000000	Records Shredding	250.00	250.00	0.00	286.00	-36.00	-14.40 %
100-13-16211-0000000	Judge's Fee	12,000.00	12,000.00	2,000.00	12,000.00	0.00	0.00 %
100-13-16239-0000000	Printing & Office supplies	1,400.00	1,400.00	0.00	1,034.55	365.45	26.10 %
100-13-16241-0000000	Computers/Website	4,500.00	4,500.00	0.00	0.00	4,500.00	100.00 %
100-13-16242-0000000	Postage/Delivery	2,600.00	2,600.00	344.13	3,336.35	-736.35	-28.32 %
100-13-16243-0000000	Telephone	4,000.00	4,000.00	347.09	3,766.87	233.13	5.83 %
100-13-16249-0000000	Computer/Technology	15,000.00	15,000.00	1,013.67	23,111.82	-8,111.82	-54.08 %
100-13-16402-0000000	Uniforms & Safety Equip	100.00	100.00	0.00	0.00	100.00	100.00 %
100-13-16404-0000000	Copier/Fax Machine	8,000.00	8,000.00	877.98	10,285.62	-2,285.62	-28.57 %
100-13-16405-0000000	Operating Supplies	2,500.00	2,500.00	339.47	1,592.62	907.38	36.30 %

Budget Report

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-13-16417-0000000	Capital Pur. Furniture	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-13-16502-0000000	Dues & Subscriptions	500.00	500.00	0.00	240.00	260.00	52.00 %
100-13-16503-0000000	Travel & Training Staff	2,000.00	2,000.00	61.64	311.64	1,688.36	84.42 %
100-13-16701-0000000	Insurance - Liability	1,855.00	1,855.00	154.59	1,855.08	-0.08	0.00 %
100-13-16702-0000000	Insurance - Property	2,579.00	2,579.00	214.89	2,578.68	0.32	0.01 %
100-13-17001-0000000	Misc Expenses - Other	100.00	100.00	0.00	0.00	100.00	100.00 %
Department: 13 - Court Total:		317,687.00	317,687.00	31,418.54	299,296.89	18,390.11	5.79%
Expense Total:		5,921,740.00	5,921,740.00	732,790.95	5,071,743.91	849,996.09	14.35%
Fund: 100 - General Fund Surplus (Deficit):		0.00	0.00	-167,000.78	2,081,121.62	2,081,121.62	0.00%
Fund: 150 - Montgomery PID							
Revenue							
Department: 00 - Revenue							
150-00-15000-0000000	Montgomery PID - Tax Revenue	40,000.00	40,000.00	0.00	46,594.35	6,594.35	116.49 %
Department: 00 - Revenue Total:		40,000.00	40,000.00	0.00	46,594.35	6,594.35	16.49%
Revenue Total:		40,000.00	40,000.00	0.00	46,594.35	6,594.35	16.49%
Expense							
Department: 15 - Montgomery PID							
150-15-17500-0000000	Montgomery PID - Property Tax Re...	40,000.00	40,000.00	0.00	45,994.35	-5,994.35	-14.99 %
Department: 15 - Montgomery PID Total:		40,000.00	40,000.00	0.00	45,994.35	-5,994.35	-14.99%
Expense Total:		40,000.00	40,000.00	0.00	45,994.35	-5,994.35	-14.99%
Fund: 150 - Montgomery PID Surplus (Deficit):		0.00	0.00	0.00	600.00	600.00	0.00%
Fund: 200 - Capital Projects							
Revenue							
Department: 00 - Revenue							
200-00-24003-0000000	Transfer from MEDC - Other	0.00	0.00	16,666.63	200,000.00	200,000.00	0.00 %
200-00-24203-0000000	Impact Fees Transfer	0.00	0.00	69,117.00	681,666.00	681,666.00	0.00 %
200-00-24500-0000000	Interest Earned on Investments	0.00	0.00	20,343.71	175,937.63	175,937.63	0.00 %
200-00-24501-0062715	Interest Earned on Investments - 20...	0.00	0.00	0.00	456.05	456.05	0.00 %
200-00-24700-0000000	Developer Contributions	0.00	0.00	8,896.37	788,265.31	788,265.31	0.00 %
Department: 00 - Revenue Total:		0.00	0.00	115,023.71	1,846,324.99	1,846,324.99	0.00%
Department: 20 - Capital Projects							
200-20-14940-0000000	Transfer In	0.00	0.00	0.00	3,500,000.00	3,500,000.00	0.00 %
Department: 20 - Capital Projects Total:		0.00	0.00	0.00	3,500,000.00	3,500,000.00	0.00%
Revenue Total:		0.00	0.00	115,023.71	5,346,324.99	5,346,324.99	0.00%
Expense							
Department: 20 - Capital Projects							
200-20-16217-0000400	Eng - Old Plantersville Waterline Ext	0.00	0.00	3,600.00	17,500.00	-17,500.00	0.00 %
200-20-16217-0000500	Eng - Old Plantersville Force Main E...	0.00	0.00	4,092.50	38,205.10	-38,205.10	0.00 %
200-20-16217-0000600	Eng - DTD Master Drainage Study	0.00	0.00	0.00	7,250.00	-7,250.00	0.00 %
200-20-16217-0001000	Eng - Flagship Storm Sewer	0.00	0.00	0.00	5,583.25	-5,583.25	0.00 %
200-20-16217-0001100	Eng - Sanitary Sewer & Manhole Re...	0.00	0.00	15,590.00	73,289.86	-73,289.86	0.00 %
200-20-16217-0001200	Eng - LS 10 Expansion	0.00	0.00	1,302.50	38,479.61	-38,479.61	0.00 %
200-20-16217-0001400	Eng - Buffalo Springs Dr. Road Impr.	0.00	0.00	28,706.25	131,923.11	-131,923.11	0.00 %
200-20-16217-0001500	Eng - Buffalo Springs Dr & SH-105 T...	0.00	0.00	9,548.75	35,811.03	-35,811.03	0.00 %
200-20-16217-0001600	Eng - WP #2 Improvements	0.00	0.00	21,966.66	147,971.44	-147,971.44	0.00 %
200-20-16217-0001700	Eng - FM 1097 Sanitary Sewer Impr...	0.00	0.00	3,892.50	19,608.75	-19,608.75	0.00 %
200-20-17001-0000500	Misc - Old Plantersville Force Main ...	0.00	0.00	0.00	5,201.10	-5,201.10	0.00 %
200-20-26300-0000500	Cons - Old Plantersville Force Main	0.00	0.00	16,826.00	348,616.50	-348,616.50	0.00 %
200-20-26300-0001100	Cons - Sanitary Sewer & Manhole R...	0.00	0.00	0.00	805,820.40	-805,820.40	0.00 %
200-20-26300-0001200	Cons - LS 10 Expansion	0.00	0.00	23,940.00	403,924.00	-403,924.00	0.00 %
200-20-26500-0001000	Cons - Flagship Storm Sewer	0.00	0.00	0.00	104,812.06	-104,812.06	0.00 %
200-20-26500-0001400	Cons - Buffalo Springs Dr Road Impr	0.00	0.00	450,935.95	605,110.45	-605,110.45	0.00 %

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
200-20-26500-0001500	Cons- Buffalo Springs Dr & SH 105 T...	0.00	0.00	54,144.10	216,296.25	-216,296.25	0.00 %
Department: 20 - Capital Projects Total:		0.00	0.00	634,545.21	3,005,402.91	-3,005,402.91	0.00%
Expense Total:		0.00	0.00	634,545.21	3,005,402.91	-3,005,402.91	0.00%
Fund: 200 - Capital Projects Surplus (Deficit):		0.00	0.00	-519,521.50	2,340,922.08	2,340,922.08	0.00%
Fund: 300 - Water & Sewer							
Revenue							
Department: 00 - Revenue							
300-00-34110-0000000	Water Revenue	881,000.00	881,000.00	94,283.00	895,437.20	14,437.20	101.64 %
300-00-34130-0000000	Lone Star Ground Water Revenue	9,000.00	9,000.00	1,125.39	10,235.61	1,235.61	113.73 %
300-00-34140-0000000	Application Fee	6,000.00	6,000.00	1,140.00	6,717.50	717.50	111.96 %
300-00-34150-0000000	Disconnect Reconnect	5,000.00	5,000.00	850.00	11,125.00	6,125.00	222.50 %
300-00-34160-0000000	Sewer Revenue	853,000.00	853,000.00	80,214.85	841,741.25	-11,258.75	1.32 %
300-00-34170-0000000	Tap Fees/Inspections	450,000.00	450,000.00	50,511.27	588,962.25	138,962.25	130.88 %
300-00-34180-0000000	Grease Trap Inspections	25,000.00	25,000.00	7,295.04	41,043.59	16,043.59	164.17 %
300-00-34190-0000000	Late Charges	18,200.00	18,200.00	1,258.95	17,028.80	-1,171.20	6.44 %
300-00-34200-0000000	Returned Check Fee	1,000.00	1,000.00	30.00	1,430.00	430.00	143.00 %
300-00-34210-0000000	Backflow Testing	16,000.00	16,000.00	0.00	0.00	-16,000.00	100.00 %
300-00-34220-0000000	Solid Waste Revenue	229,500.00	229,500.00	25,397.59	275,613.21	46,113.21	120.09 %
300-00-34320-0000000	Groundwater Reduction Revenue	205,000.00	205,000.00	26,527.05	241,267.95	36,267.95	117.69 %
300-00-34420-0000000	Impact Fees - Capital Cost	1,500,000.00	1,500,000.00	0.00	681,666.00	-818,334.00	54.56 %
300-00-34430-0000000	Interest Income	850.00	850.00	354.18	2,752.77	1,902.77	323.86 %
300-00-34440-0000000	Interest earned on Investments	70,000.00	70,000.00	7,850.82	99,175.45	29,175.45	141.68 %
300-00-34450-0000000	Meter Box Replacement	1,500.00	1,500.00	0.00	540.00	-960.00	64.00 %
300-00-34460-0000000	EndPoint Charge	500.00	500.00	0.00	340.00	-160.00	32.00 %
300-00-34470-0000000	Miscellaneous Revenue & ETS Reve...	8,000.00	8,000.00	3,768.27	50,166.44	42,166.44	627.08 %
300-00-34530-0000000	Utility Contracts	2,000.00	2,000.00	742.07	-3,022.46	-5,022.46	251.12 %
Department: 00 - Revenue Total:		4,281,550.00	4,281,550.00	301,348.48	3,762,220.56	-519,329.44	12.13%
Revenue Total:		4,281,550.00	4,281,550.00	301,348.48	3,762,220.56	-519,329.44	12.13%
Expense							
Department: 30 - Water & Sewer							
300-30-16002-0000000	Health Insurance	82,908.00	82,908.00	5,746.12	71,177.98	11,730.02	14.15 %
300-30-16003-0000000	Unemployment Insurance	61.00	61.00	2.81	494.36	-433.36	-710.43 %
300-30-16004-0000000	Workers Comp	7,961.00	7,961.00	536.67	9,353.13	-1,392.13	-17.49 %
300-30-16008-0000000	Payroll Taxes	32,121.00	32,121.00	2,222.12	27,253.74	4,867.26	15.15 %
300-30-16009-0000000	Wages	414,388.00	414,388.00	45,248.76	391,325.19	23,062.81	5.57 %
300-30-16010-0000000	Overtime	5,500.00	5,500.00	779.24	4,332.59	1,167.41	21.23 %
300-30-16011-0000000	Employee Assitance Program	0.00	0.00	0.00	781.25	-781.25	0.00 %
300-30-16012-0000000	Retirement Expense	43,248.00	43,248.00	3,131.93	38,851.67	4,396.33	10.17 %
300-30-36107-0000000	Crime Insurance	500.00	500.00	40.71	488.52	11.48	2.30 %
300-30-36204-0000000	Engineering	133,000.00	133,000.00	41,346.43	218,127.24	-85,127.24	-64.01 %
300-30-36208-0000000	Operator	126,500.00	126,500.00	13,720.00	59,690.00	66,810.00	52.81 %
300-30-36209-0000000	Billing & Collections	35,000.00	35,000.00	3,888.31	33,620.12	1,379.88	3.94 %
300-30-36210-0000000	Backflow Testing	16,000.00	16,000.00	0.00	0.00	16,000.00	100.00 %
300-30-36211-0000000	Testing	15,000.00	15,000.00	3,225.50	26,692.87	-11,692.87	-77.95 %
300-30-36214-0000000	Sludge Hauling	100,000.00	100,000.00	0.00	49,769.64	50,230.36	50.23 %
300-30-36215-0000000	Printing	1,200.00	1,200.00	0.00	138.33	1,061.67	88.47 %
300-30-36216-0000000	Postage	2,000.00	2,000.00	22.96	548.92	1,451.08	72.55 %
300-30-36217-0000000	Telephone	10,500.00	10,500.00	1,534.86	12,657.10	-2,157.10	-20.54 %
300-30-36218-0000000	Tap Fees & Inspections	75,000.00	75,000.00	34,928.10	198,340.26	-123,340.26	-164.45 %
300-30-36221-0000000	Garbage Pickup	225,000.00	225,000.00	49,464.43	250,205.92	-25,205.92	-11.20 %
300-30-36302-0000000	Advertising/Promotion	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
300-30-36303-0000000	Permits & Licenses	25,000.00	25,000.00	0.00	41,889.40	-16,889.40	-67.56 %
300-30-36307-0000000	Dues & Subscriptions	2,000.00	2,000.00	284.50	732.87	1,267.13	63.36 %
300-30-36400-0000000	Supplies & Equipment	1,500.00	1,500.00	0.00	181.58	1,318.42	87.89 %
300-30-36401-0000000	Chemicals	45,000.00	45,000.00	4,954.08	48,326.25	-3,326.25	-7.39 %
300-30-36402-0000000	Copier / Fax Machine	3,000.00	3,000.00	179.71	1,871.99	1,128.01	37.60 %
300-30-36403-0000000	Operating Supplies	80,000.00	80,000.00	2,450.70	50,919.85	29,080.15	36.35 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 09/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
300-30-36404-0000000	Uniforms	4,700.00	4,700.00	1,168.98	3,019.35	1,680.65	35.76 %
300-30-36406-0000000	Computer Technology	24,000.00	24,000.00	2,500.39	22,574.33	1,425.67	5.94 %
300-30-36502-0000000	Travel & Training	5,500.00	5,500.00	34.18	4,820.21	679.79	12.36 %
300-30-36503-0000000	Employee Relations	2,000.00	2,000.00	65.80	643.84	1,356.16	67.81 %
300-30-36601-0000000	Repairs & Maintenance	300,000.00	300,000.00	68,899.14	631,306.91	-331,306.91	-110.44 %
300-30-36602-0000000	Vehicle Repair and Maint.	3,500.00	3,500.00	1,609.50	4,589.95	-1,089.95	-31.14 %
300-30-36604-0000000	Water & Sewer Items	9,708.00	9,708.00	2,417.50	3,039.19	6,668.81	68.69 %
300-30-36605-0000000	Gas & Oil	14,000.00	14,000.00	2,486.45	11,024.67	2,975.33	21.25 %
300-30-36701-0000000	Liability Insurance	4,694.00	4,694.00	391.19	9,694.28	-5,000.28	-106.52 %
300-30-36702-0000000	Property Insurance	45,677.00	45,677.00	3,806.44	45,677.22	-0.22	0.00 %
300-30-36801-0000000	Gas For Generators	1,320.00	1,320.00	149.15	919.71	400.29	30.33 %
300-30-36802-0000000	Water Plants	110,000.00	110,000.00	18,271.84	94,019.48	15,980.52	14.53 %
300-30-36803-0000000	WWTP	73,000.00	73,000.00	6,406.50	67,964.96	5,035.04	6.90 %
300-30-36804-0000000	Lift Stations	24,200.00	24,200.00	2,070.55	18,701.51	5,498.49	22.72 %
300-30-37000-0000000	Utility Projects - Prev Maint	150,000.00	150,000.00	7,004.60	60,805.85	89,194.15	59.46 %
300-30-37003-0000000	Utility Projects - Impact Fees Transf...	1,500,000.00	1,500,000.00	69,117.00	681,666.00	818,334.00	54.56 %
300-30-37101-0000000	Miscellaneous Expenses - Misc	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
300-30-37102-0000000	Miscellaneous Expenses - Bank Cha...	35,000.00	35,000.00	0.00	31,010.87	3,989.13	11.40 %
300-30-37202-0000000	Other Expense - Transfer to Debt Se...	425,500.00	425,500.00	130,885.38	520,468.75	-94,968.75	-22.32 %
300-30-37206-0000000	Transfer to Surplus	63,764.00	63,764.00	0.00	0.00	63,764.00	100.00 %
Department: 30 - Water & Sewer Total:		4,281,450.00	4,281,450.00	530,992.53	3,749,717.85	531,732.15	12.42%
Expense Total:		4,281,450.00	4,281,450.00	530,992.53	3,749,717.85	531,732.15	12.42%
Fund: 300 - Water & Sewer Surplus (Deficit):		100.00	100.00	-229,644.05	12,502.71	12,402.71	12,402.71%
Fund: 400 - MEDC							
Revenue							
Department: 00 - Revenue							
400-00-44110-0000000	Sales Tax Revenue	1,100,000.00	1,100,000.00	121,629.80	1,425,203.42	325,203.42	129.56 %
400-00-44230-0000000	Interest Income	60,000.00	60,000.00	8,755.61	107,109.23	47,109.23	178.52 %
400-00-44300-0000000	Events Revenue	7,000.00	7,000.00	0.00	7,176.34	176.34	102.52 %
Department: 00 - Revenue Total:		1,167,000.00	1,167,000.00	130,385.41	1,539,488.99	372,488.99	31.92%
Revenue Total:		1,167,000.00	1,167,000.00	130,385.41	1,539,488.99	372,488.99	31.92%
Expense							
Department: 40 - MEDC							
400-40-46103-0000000	Downtown Dev. Imp.	90,000.00	90,000.00	3,135.00	25,957.50	64,042.50	71.16 %
400-40-46104-0000000	Utility Extensions	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
400-40-46107-0000000	Transfer to Capital Proj	200,000.00	200,000.00	16,666.63	200,000.00	0.00	0.00 %
400-40-46111-0000000	Streets & Sidewalks	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
400-40-46205-0000000	Sales Tax Reimb	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
400-40-46206-0000000	Econ Dev Grant Prog	20,000.00	20,000.00	0.00	6,300.00	13,700.00	68.50 %
400-40-46209-0000000	Dntwn & Cor. Fac & Env Enh.	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
400-40-46303-0000000	Quality of Life - Events	113,200.00	113,200.00	197.88	48,463.42	64,736.58	57.19 %
400-40-46505-0000000	Brochures / Printed Lit	4,000.00	4,000.00	367.04	998.08	3,001.92	75.05 %
400-40-46511-0000000	Website	6,500.00	6,500.00	28.25	1,376.94	5,123.06	78.82 %
400-40-46514-0000000	Social Media Advertising	3,000.00	3,000.00	81.31	459.05	2,540.95	84.70 %
400-40-46515-0000000	Historical Signage	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
400-40-46601-0000000	Transfers to General Fund	275,000.00	275,000.00	22,916.63	275,000.00	0.00	0.00 %
400-40-46603-0000000	Miscellaneous Expenses	500.00	500.00	350.00	930.00	-430.00	-86.00 %
400-40-46604-0000000	Consulting/Professional Serv	51,800.00	51,800.00	80,000.00	96,400.00	-44,600.00	-86.10 %
400-40-46607-0000000	Travel & Trainings Expenses	8,000.00	8,000.00	35.00	3,271.62	4,728.38	59.10 %
Department: 40 - MEDC Total:		1,167,000.00	1,167,000.00	123,777.74	659,156.61	507,843.39	43.52%
Expense Total:		1,167,000.00	1,167,000.00	123,777.74	659,156.61	507,843.39	43.52%
Fund: 400 - MEDC Surplus (Deficit):		0.00	0.00	6,607.67	880,332.38	880,332.38	0.00%
Fund: 500 - Debt Service							
Revenue							
Department: 00 - Revenue							
500-00-54110-0000000	Ad Valorem Taxes - Current	471,847.00	471,847.00	163.87	459,093.67	-12,753.33	2.70 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 09/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
500-00-54115-0000000	Ad Valorem Taxes - Delinquent	0.00	0.00	64.73	3,995.00	3,995.00	0.00 %
500-00-54120-0000000	Penalty & Interest - Current	3,000.00	3,000.00	53.93	2,685.87	-314.13	10.47 %
500-00-54125-0000000	Penalty & Interest - Delinquent	0.00	0.00	0.00	1,299.76	1,299.76	0.00 %
500-00-54220-0000000	Transfers - Water & Sewer Funds	425,000.00	425,000.00	130,885.38	520,468.75	95,468.75	122.46 %
500-00-54325-0020240	Cert of Obligation Proceeds - Series...	0.00	0.00	0.00	3,500,000.00	3,500,000.00	0.00 %
500-00-54400-0000000	Other Revenues	0.00	0.00	0.00	3,638.60	3,638.60	0.00 %
500-00-54410-0000000	Other Revenues - Interest on Check...	0.00	0.00	159.42	4,216.23	4,216.23	0.00 %
500-00-54420-0000000	Other Revenues - Interest on Inves...	0.00	0.00	310.73	885.43	885.43	0.00 %
Department: 00 - Revenue Total:		899,847.00	899,847.00	131,638.06	4,496,283.31	3,596,436.31	399.67%
Revenue Total:		899,847.00	899,847.00	131,638.06	4,496,283.31	3,596,436.31	399.67%
Expense							
Department: 50 - Debt Service							
500-50-17151-0000000	Transfer Out	0.00	0.00	0.00	3,500,000.00	-3,500,000.00	0.00 %
500-50-56220-0000000	Debt Service Payments - Int. Payme...	228,557.00	228,557.00	0.00	324,024.25	-95,467.25	-41.77 %
500-50-56230-0000000	Debt Service Payments - Paying Age...	2,000.00	2,000.00	0.00	1,780.00	220.00	11.00 %
500-50-56250-0000000	Debt Service Payments - Principal P...	665,000.00	665,000.00	0.00	665,000.00	0.00	0.00 %
Department: 50 - Debt Service Total:		895,557.00	895,557.00	0.00	4,490,804.25	-3,595,247.25	-401.45%
Expense Total:		895,557.00	895,557.00	0.00	4,490,804.25	-3,595,247.25	-401.45%
Fund: 500 - Debt Service Surplus (Deficit):		4,290.00	4,290.00	131,638.06	5,479.06	1,189.06	-27.72%
Fund: 600 - Grant Acct							
Revenue							
Department: 00 - Revenue							
600-00-64220-0000000	Interest Income	0.00	0.00	0.02	0.06	0.06	0.00 %
Department: 00 - Revenue Total:		0.00	0.00	0.02	0.06	0.06	0.00%
Revenue Total:		0.00	0.00	0.02	0.06	0.06	0.00%
Fund: 600 - Grant Acct Total:		0.00	0.00	0.02	0.06	0.06	0.00%
Fund: 700 - Court Security							
Revenue							
Department: 00 - Revenue							
700-00-74110-0000000	Court Fines & Forfeitures - Court Se...	1,500.00	1,500.00	12.00	193.80	-1,306.20	87.08 %
700-00-74210-0000000	Other Revenues - Interest Income	0.00	0.00	2.91	7.53	7.53	0.00 %
700-00-74300-0000000	Transfers	-1,500.00	0.00	0.00	0.00	0.00	0.00 %
Department: 00 - Revenue Total:		0.00	1,500.00	14.91	201.33	-1,298.67	86.58%
Revenue Total:		0.00	1,500.00	14.91	201.33	-1,298.67	86.58%
Expense							
Department: 70 - Court Security							
700-70-76120-0000000	Contracted Services - Security Servi...	0.00	0.00	0.00	300.00	-300.00	0.00 %
700-70-76340-0000000	Bailiff Transfer to General Fund	0.00	1,500.00	0.00	0.00	1,500.00	100.00 %
Department: 70 - Court Security Total:		0.00	1,500.00	0.00	300.00	1,200.00	80.00%
Expense Total:		0.00	1,500.00	0.00	300.00	1,200.00	80.00%
Fund: 700 - Court Security Surplus (Deficit):		0.00	0.00	14.91	-98.67	-98.67	0.00%
Fund: 750 - Court Technology							
Revenue							
Department: 00 - Revenue							
750-00-74120-0000000	Court Technology Fees	650.00	650.00	16.00	266.40	-383.60	59.02 %
750-00-74210-0000000	Interest Income	40.00	40.00	23.39	72.42	32.42	181.05 %
Department: 00 - Revenue Total:		690.00	690.00	39.39	338.82	-351.18	50.90%
Revenue Total:		690.00	690.00	39.39	338.82	-351.18	50.90%

Budget Report

For Fiscal: 2023-2024 Period Ending: 09/30/2024

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
Department: 75 - Court Technology						
750-75-76320-0000000 Computer Technology	0.00	0.00	0.00	952.00	-952.00	0.00 %
Department: 75 - Court Technology Total:	0.00	0.00	0.00	952.00	-952.00	0.00%
Expense Total:	0.00	0.00	0.00	952.00	-952.00	0.00%
Fund: 750 - Court Technology Surplus (Deficit):	690.00	690.00	39.39	-613.18	-1,303.18	188.87%
Fund: 800 - Hotel Occupancy						
Revenue						
Department: 00 - Revenue						
800-00-84100-0000000 Taxes and Franchise Fees	5,000.00	5,000.00	0.00	0.00	-5,000.00	100.00 %
800-00-84110-0000000 Taxes and Franchise Fees - Hotel Oc...	0.00	0.00	0.00	3,318.28	3,318.28	0.00 %
800-00-84210-0000000 Other Revenues - Interest on Check...	30.00	30.00	22.45	68.15	38.15	227.17 %
Department: 00 - Revenue Total:	5,030.00	5,030.00	22.45	3,386.43	-1,643.57	32.68%
Revenue Total:	5,030.00	5,030.00	22.45	3,386.43	-1,643.57	32.68%
Expense						
Department: 80 - Hotel Occupancy						
800-80-86200-0000000 Tourism Expenses	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
800-80-86300-0000000 Miscellaneous Expenses	0.00	0.00	0.00	176.00	-176.00	0.00 %
Department: 80 - Hotel Occupancy Total:	5,000.00	5,000.00	0.00	176.00	4,824.00	96.48%
Expense Total:	5,000.00	5,000.00	0.00	176.00	4,824.00	96.48%
Fund: 800 - Hotel Occupancy Surplus (Deficit):	30.00	30.00	22.45	3,210.43	3,180.43	10,601.43%
Fund: 850 - Police Asset						
Revenue						
Department: 00 - Revenue						
850-00-84110-0000000 Police Asset Forfeitures - Revenue	0.00	0.00	0.00	1,672.94	1,672.94	0.00 %
850-00-84130-0000000 Police Asset Forfeitures - Interest	0.00	0.00	11.57	29.93	29.93	0.00 %
Department: 00 - Revenue Total:	0.00	0.00	11.57	1,702.87	1,702.87	0.00%
Revenue Total:	0.00	0.00	11.57	1,702.87	1,702.87	0.00%
Fund: 850 - Police Asset Total:	0.00	0.00	11.57	1,702.87	1,702.87	0.00%
Report Surplus (Deficit):	5,110.00	5,110.00	-777,832.26	5,325,159.36	5,320,049.36	04,110.55%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	0.00	0.00	-167,000.78	2,081,121.62	2,081,121.62
150 - Montgomery PID	0.00	0.00	0.00	600.00	600.00
200 - Capital Projects	0.00	0.00	-519,521.50	2,340,922.08	2,340,922.08
300 - Water & Sewer	100.00	100.00	-229,644.05	12,502.71	12,402.71
400 - MEDC	0.00	0.00	6,607.67	880,332.38	880,332.38
500 - Debt Service	4,290.00	4,290.00	131,638.06	5,479.06	1,189.06
600 - Grant Acct	0.00	0.00	0.02	0.06	0.06
700 - Court Security	0.00	0.00	14.91	-98.67	-98.67
750 - Court Technology	690.00	690.00	39.39	-613.18	-1,303.18
800 - Hotel Occupancy	30.00	30.00	22.45	3,210.43	3,180.43
850 - Police Asset	0.00	0.00	11.57	1,702.87	1,702.87
Report Surplus (Deficit):	5,110.00	5,110.00	-777,832.26	5,325,159.36	5,320,049.36

SALES TAX SNAPSHOT

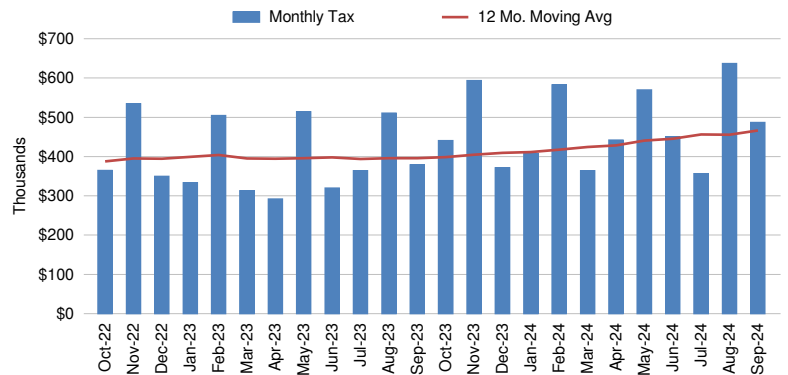
Montgomery

Sep-24

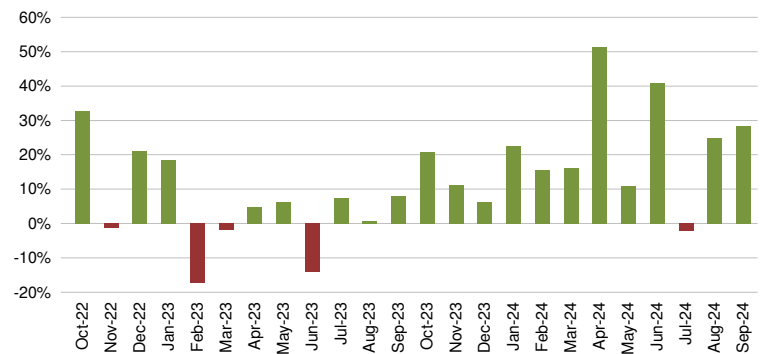
Sales Tax Net Payments

FY Mo.	FY2023	FY2024	YoY % Change
Oct	\$ 364,693	\$ 440,686	20.8%
Nov	\$ 534,537	\$ 593,535	11.0%
Dec	\$ 349,954	\$ 371,287	6.1%
Jan	\$ 333,333	\$ 408,207	22.5%
Feb	\$ 504,516	\$ 582,824	15.5%
Mar	\$ 313,269	\$ 363,747	16.1%
Apr	\$ 291,741	\$ 441,669	51.4%
May	\$ 514,234	\$ 569,427	10.7%
Jun	\$ 319,648	\$ 449,977	40.8%
Jul	\$ 363,681	\$ 356,246	-2.0%
Aug	\$ 510,407	\$ 636,689	24.7%
Sep	\$ 379,179	\$ 486,519	28.3%
FYTD	\$ 4,779,193	\$ 5,700,814	19.3%
FY Total	\$ 4,779,193		

Sales Tax Net Payments Trend



Sales Tax Net Payments Change - YoY



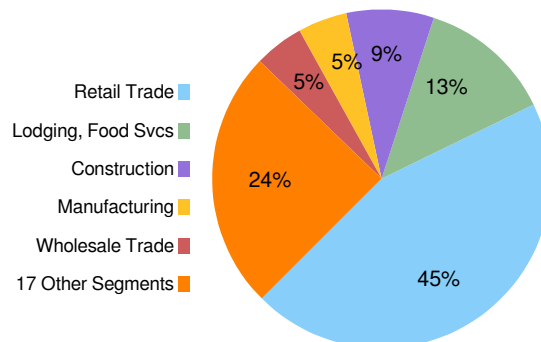
Top 10 Taxpayers

Rank	Company	FYTD Collections	% Total
1	MCCOY CORPORATION		
2	KROGER TEXAS L.P.		
3	THE OTHER SIDE INC.		
4	PATTERSON-UTI DRILLING COMPANY LLC		
5	ENTERGY TEXAS INC.		
6	GOOGLE LLC		
7	RISE COLLECTIVE LLC		
8	AZZIP ENTERPRISES INC.		
9	BROOKSHIRE BROTHERS INC.		
10	AMAZON.COM SERVICES INC (MARKETPLACE)		
Top 10	Companies	\$ 1,905,526	32.7%
7073	Other Large Companies	\$ 3,837,689	65.9%
	Small Companies/Other	\$ 16,996	0.3%
	Single Local Tax Rate (SLT)	\$ 59,127	1.0%
	Total	\$ 5,819,338	100.0%

Industry Segment Collections Trend - YoY % Chg

SEGMENT	Apr	May	Jun	Jul	Aug	Sep
Retail Trade	23.8%	6.0%	3.9%	14.1%	5.4%	30.1%
Lodging, Food Svcs	18.6%	10.7%	5.0%	22.0%	11.9%	7.3%
Construction	505.4%	64.4%	414.1%	79.0%	-26.6%	77.2%
Wholesale Trade	11.7%	-26.7%	-15.1%	-31.2%	-7.7%	-59.5%
Manufacturing	98.3%	24.5%	386.5%	-279.6%	-14.2%	23.6%
All Others	24.4%	19.0%	18.4%	-11.3%	110.1%	65.2%
Total Collections	52.1%	11.3%	41.7%	-2.8%	25.0%	27.8%

Sales Tax Collections by Industry Segment



Montgomery
SALES TAX PAYMENT DETAIL

Sep-24

Fiscal Year: Oct-Sep

COLLECTIONS	Sep-23	Sep-24	Chg. \$ Chg. %	Prior FYTD	Current FYTD	Chg. \$ Chg. %
Current Period	344,736	431,215	86,479 25.1%	4,632,319	5,561,516	929,197 20.1%
Prior Period	12,392	12,937	545 4.4%	104,543	62,376	(42,167) -40.3%
Future Period	493	40,144	39,652 8046.2%	17,679	81,995	64,316 363.8%
Audit	22,473	4,196	(18,277) -81.3%	69,042	52,278	(16,764) -24.3%
Unidentified	81	84	3 3.1%	2,226	2,047	(179) -8.1%
Single Local Tax Rate	3,947	4,624	677 17.1%	51,492	59,127	7,635 14.8%
TOTAL	384,123	493,201	109,078 28.4%	4,877,301	5,819,338	942,037 19.3%
Service Fee	(7,682)	(9,864)	(2,182) 28.4%	(97,546)	(116,387)	(18,841) 19.3%
Current Retained	(7,529)	(9,667)	(2,138) 28.4%	(95,595)	(114,059)	(18,464) 19.3%
Prior Retained	10,268	12,849	2,581 25.1%	95,033	111,921	16,888 17.8%
NET PAYMENT	379,179	486,519	107,340 28.3%	4,779,193	5,700,814	921,621 19.3%

Montgomery
TOP 30 COMPANIES RANK and CHANGE SUMMARY
Sep-24

Fiscal Year: Oct-Sep

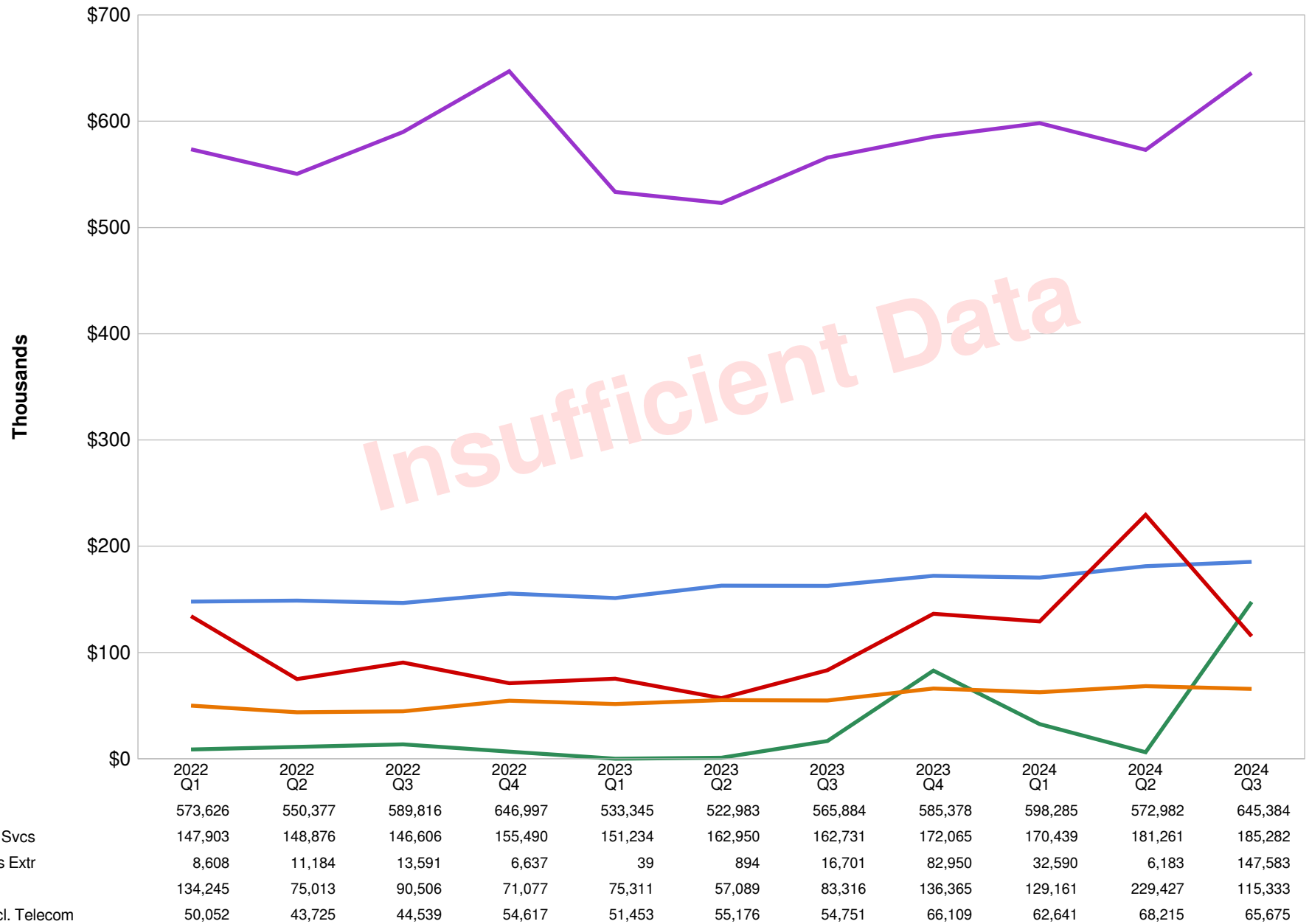
Rank*	Company	NAICS Key	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change \$	Change %	Current Fiscal YTD % Total Collections
1	MCCOY CORPORATION	9					
2	KROGER TEXAS L.P.	9					
3	THE OTHER SIDE INC.	22					
4	PATTERSON-UTI DRILLING COMPANY LLC	2					
5	ENTERGY TEXAS INC.	3					
6	GOOGLE LLC	11					
7	RISE COLLECTIVE LLC	4					
8	AZZIP ENTERPRISES INC.	22					
9	BROOKSHIRE BROTHERS INC.	9					
10	AMAZON.COM SERVICES INC (MARKETPLACE)	9					
TOP 10 LARGE** COMPANIES			1,555,953	1,905,526	349,573	22.5%	32.7%
11	JIM'S HARDWARE INC.	9					
12	MCKINNEY RESTAURANT 21141 LLC	22					
13	SCHULTZ PET SUPPLY LLC	9					
14	CHEWY INC.	9					
15	HOME DEPOT U.S.A. INC.	9					
16	K. HOVNANIAN OF HOUSTON II L.L.C.	4					
17	O'REILLY AUTO ENTERPRISES LLC	9					
18	EMJ CONSTRUCTION LLC	4					
19	BFI WASTE SERVICES OF TEXAS LP	18					
20	STARBUCKS CORPORATION	22					
21	JEETHO BUSINESS INC.	9					
22	NEW CINGULAR WIRELESS PCS LLC	12					
23	AMAZON.COM SERVICES LLC	9					
24	WHALECO INC	9					
25	FUBO TV MEDIA INC	12					
26	SKIPPER BEVERAGE COMPANY LLC	9					
27	SPAN CONSTRUCTION & ENGINEERING INC.	4					
28	CHIPOTLE MEXICAN GRILL OF COLORADO LLC	22					
29	PANDA EXPRESS INC.	22					
30	THE ECLECTIC TRADING COMPANY	22					
TOP 30 LARGE COMPANIES			2,286,848	2,944,068	657,219	28.7%	50.6%
TOP 100 LARGE COMPANIES			3,276,699	4,140,059	863,360	26.3%	71.1%
6,982 OTHER LARGE COMPANIES			1,525,474	1,603,156	77,682	5.1%	27.5%
SMALL COMPANIES & OTHER			23,636	16,996	(6,640)	-28.1%	0.3%
SINGLE LOCAL TAX RATE COLLECTIONS (SLT)			51,492	59,127	7,635	14.8%	1.0%
TOTAL COLLECTIONS			4,877,301	5,819,338	942,037	19.3%	100.0%
STATE COMPTROLLER FEES			98,108	118,525	20,416	20.8%	2.0%
NET PAYMENTS			4,779,193	5,700,814	921,621	19.3%	98.0%

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

** Businesses whose detailed sales tax data is available

Montgomery

INDUSTRY SEGMENT SALES TAX TREND



Data Source:
Texas Comptroller of Public Accounts

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HdL Companies

Montgomery INDUSTRY SEGMENT RANK & CHANGE

Sep-24

Fiscal Year: Oct-Sep

INDUSTRY SEGMENT*	% Total Current YTD Collections	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change	
				\$	%
Retail Trade	41.8%	2,269,208	2,402,029	132,821	5.9%
Lodging, Food Svcs	12.3%	632,405	709,048	76,642	12.1%
Construction	10.6%	286,794	610,285	323,492	112.8%
Wholesale Trade	4.2%	271,768	242,489	(29,279)	-10.8%
Manufacturing	4.6%	230,572	264,300	33,727	14.6%
Top 5	73.6%	3,690,748	4,228,151	537,404	14.6%
Information excl. Telecom	4.6%	215,997	262,640	46,643	21.6%
Telecom	2.7%	160,345	155,290	(5,055)	-3.2%
Admin, Support, Waste Mgmt	2.8%	134,718	162,873	28,155	20.9%
Mining, Oil/Gas Extr	4.7%	24,272	269,305	245,034	1009.5%
Utilities	2.4%	147,891	135,374	(12,517)	-8.5%
Prof, Scientific, Tech Svcs	2.4%	113,054	135,368	22,313	19.7%
Other Services	2.0%	104,873	114,336	9,463	9.0%
Real Estate, Rental, Leasing	1.3%	63,198	72,236	9,038	14.3%
Unidentified	1.4%	42,447	82,516	40,069	94.4%
Financial, Insurance	0.8%	24,937	46,218	21,281	85.3%
Ag, Forestry, Fishing, Hunting	0.5%	31,136	25,888	(5,248)	-16.9%
Recreation, Arts, Entmt	0.4%	19,297	21,231	1,934	10.0%
Transportation, Warehousing	0.2%	16,915	13,508	(3,407)	-20.1%
Public Admin	0.1%	4,887	5,473	586	12.0%
Education Services	0.1%	2,882	7,462	4,580	158.9%
Health Care, Social Assistance	0.1%	4,208	4,728	521	12.4%
Company, Enterprise Mgmt	0.0%	367	617	249	67.8%
All Other	26.4%	1,111,425	1,515,064	403,639	36.3%
TOTAL COLLECTIONS	100.0%	4,802,173	5,743,215	941,042	19.6%

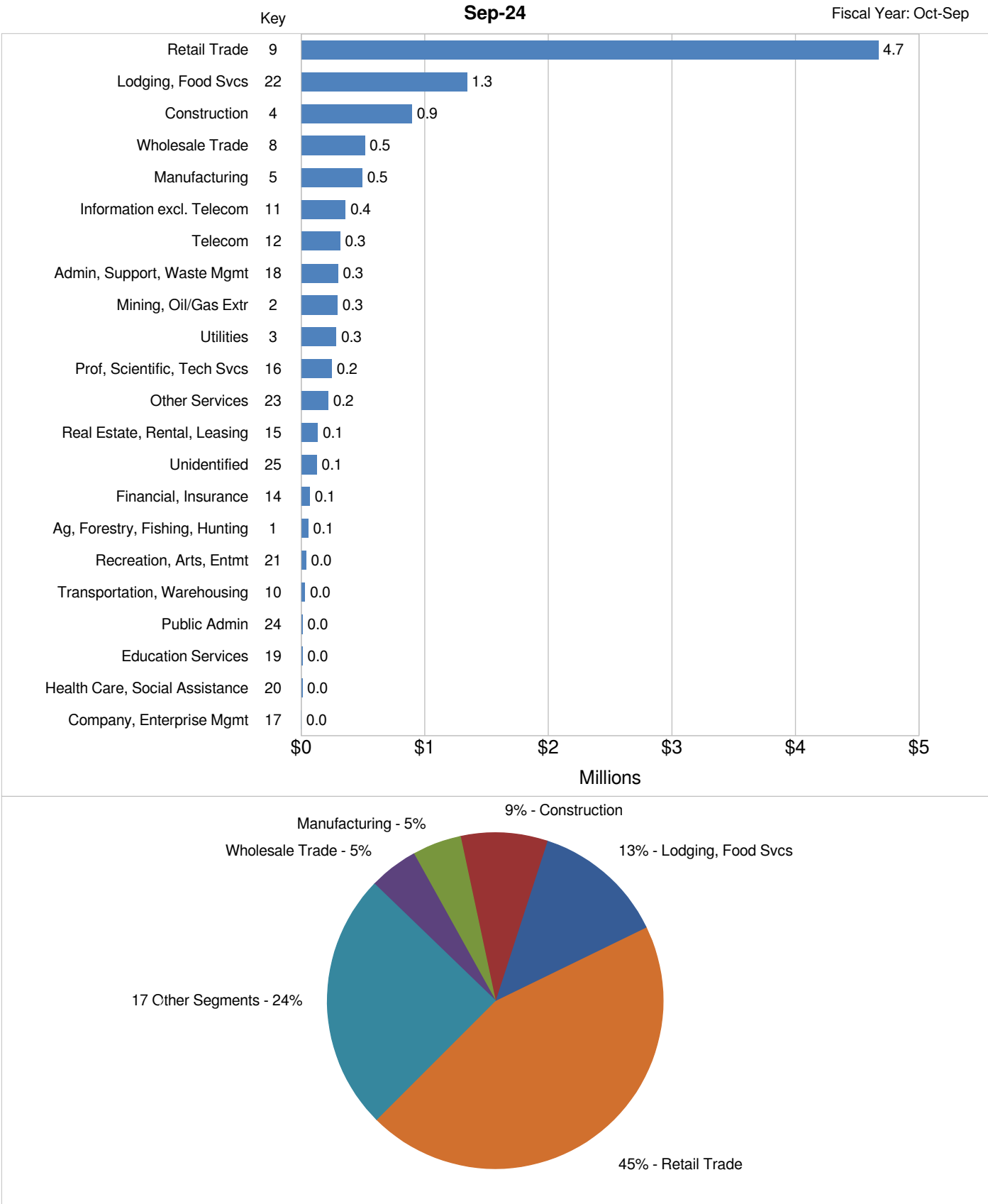
INDUSTRY SEGMENT	% Change from same month Prior Year					
	Apr	May	Jun	Jul	Aug	Sep
Retail Trade	23.8%	6.0%	3.9%	14.1%	5.4%	30.1%
Lodging, Food Svcs	18.6%	10.7%	5.0%	22.0%	11.9%	7.3%
Construction	505.4%	64.4%	414.1%	79.0%	-26.6%	77.2%
Wholesale Trade	11.7%	-26.7%	-15.1%	-31.2%	-7.7%	-59.5%
Manufacturing	98.3%	24.5%	386.5%	-279.6%	-14.2%	23.6%
All Others	24.4%	19.0%	18.4%	-11.3%	110.1%	65.2%
TOTAL COLLECTIONS	52.1%	11.3%	41.7%	-2.8%	25.0%	27.8%

* Ranked by Current + Prior YTD Collections

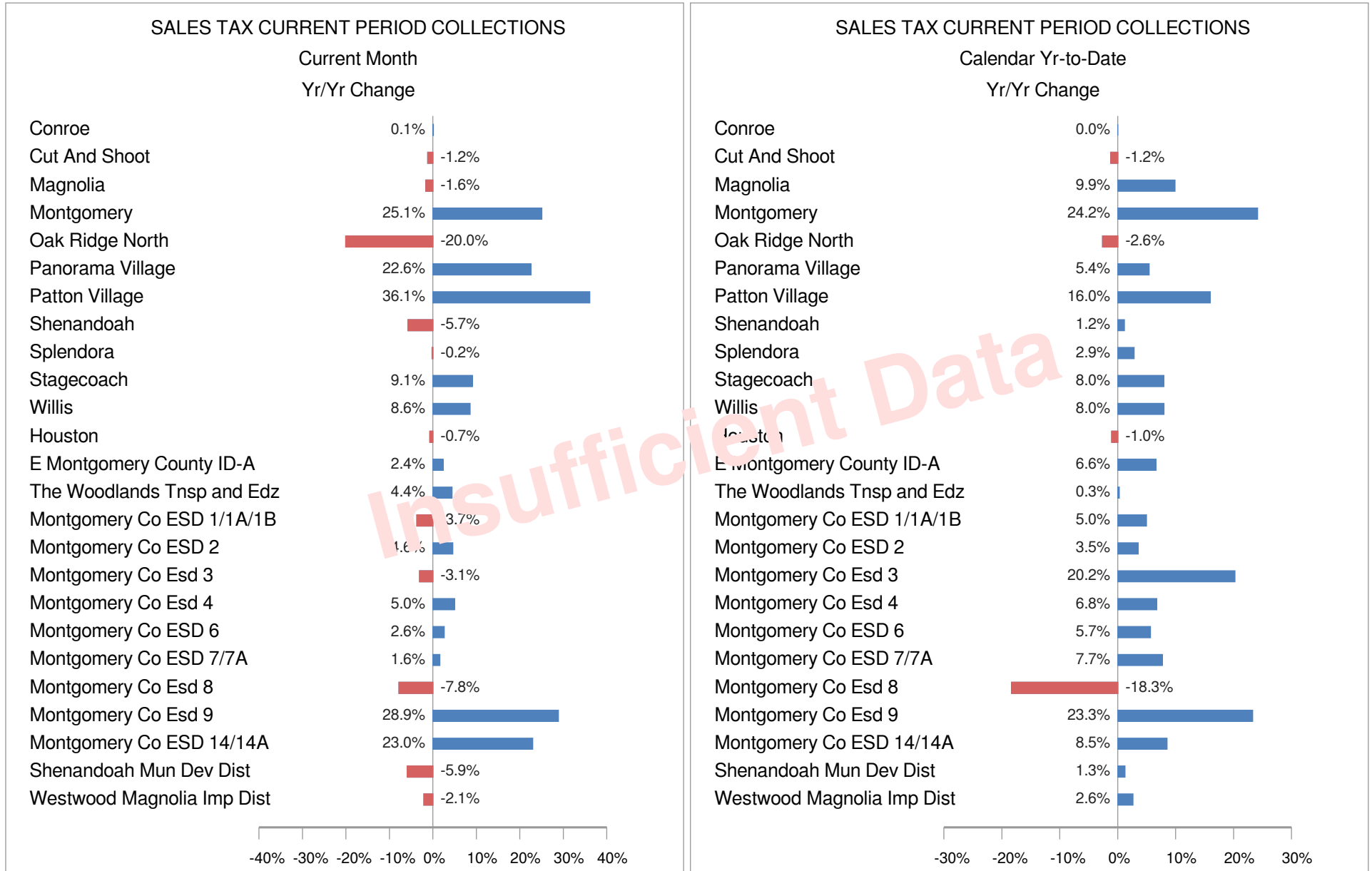
Montgomery

INDUSTRY SEGMENT SALES TAX RANK & DISTRIBUTION

(Prior Fiscal Year + Current Fiscal Year-to-Date)



SALES TAX TREND MONTGOMERY COUNTY Sep-24



NAICS KEY

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



City of Montgomery, TX

Item 14.

Receipt Listing by Product Code

General Ledger Distribution Account Summary

Date Range: bolm - eolm

Distribution GL Account Number	Distribution Amount
Fund: 100	
100-00-14020-0000000 - Franchise Tax	-90,014.76
100-00-14110-0000000 - Building Permits/MEP	-49,409.00
100-00-14120-0000000 - Vendor/Beverage Permits	-100.00
100-00-14130-0000000 - Sign Fees	-450.00
100-00-14140-0000000 - Plats, Zoning, Misc.	-3,597.00
100-00-14210-0000000 - Community Building Rental	-1,475.00
100-00-14650-0000000 - Unanticipated Income	-921.93
100-00-14660-0000000 - Credit Card Fees	-781.25
100-12009-00000 - Community Building Rental Deposits	-150.00
100-12030-00000 - Sales Tax Payable	-6.08
100 Subtotal:	-146,905.02
Fund: 300	
300-00-34470-0000000 - Miscellaneous Revenue & ETS Revenue	-1,572.25
300 Subtotal:	-1,572.25
Grand Total:	-148,477.27

UTILITY/GENERAL FUND REPORT – September 2024

UTILITY ACCOUNT ARREARS

	60 Days	90 Days	120+ Days
Amount	\$1,636.54	\$2,479.55	\$5,984.73
GRAND TOTAL:			\$10,100.82

MONTHLY PERMIT TRANSACTIONS

Type	Revenue	Permit Count
Building-Residential Addition, Generators	\$ 29,764.00	34
Plumbing	\$ 2,050.00	8
Irrigation	\$ 375.00	3
Building-Commercial Remodel	\$ 11,020.00	3
Sign Inspection Rush Fee	\$ -	0
Pool	\$ -	0
Sign	\$ 450.00	7
Mechanical	\$ 3,400.00	17
Electrical	\$ 2,800.00	11
TOTAL	\$ 49,859.00	83

UTILITY SERVICE ACCOUNTS

New Water Accts.	32
Disconnected Water Accts.	9
Total Number of Active Accts.	1121



Montgomery Police Department

Chief Anthony Solomon

Activity Report

September 1, 2024 – September 30, 2024

Patrol Division

• Calls for Service	-	81
• Total Reports	-	35
• Citations Issued	-	142
• Warnings Issued	-	411
• Arrests	-	17
• Accidents	-	10

Breakdown by Offense Category

• DWI/DUI	-	3
• Drug Arrests/Citations	-	5
• Assault	-	3
• Warrant Arrests	-	5
• Driving While DL Invalid	-	1
• Theft	-	4
• Burglary of Building	-	1
• Fail to Stop and Give Info	-	3

Investigation Division

Total number of assigned cases to C.I.D. for the month: 5

Personnel/Training

- Sgt. Voytko and Officer Mayhugh held Defense Tactics for A Shift.
- Sgt. Hernandez attended Intox training
- Sgt Voytko and Officer Mayhugh held Pepperball training for the entire department.
- Officer D. Jones attended Crime Scene Investigations training

Major Incidents

- No major incidents in September.

Community Relations

- Sgt. Bauer attended Law Enforcement Show and Tell at Pack and Play childcare.

Upcoming Events

- October 26th – Trick or Treat Montgomery
- December 7th – Shop with a Cop
- December 14th – Christmas Parade

Traffic and Safety Initiatives

- The Police Department is in the process of running multiple traffic initiatives targeting the known problem areas in our city. If you have any traffic concerns, please go to our website and report them.



City of Montgomery

101 Old Plantersville Rd.
Montgomery, TX 77316
936-597-6866



Item 15.

September 2024
Code Enforcement Officer
Monthly Report

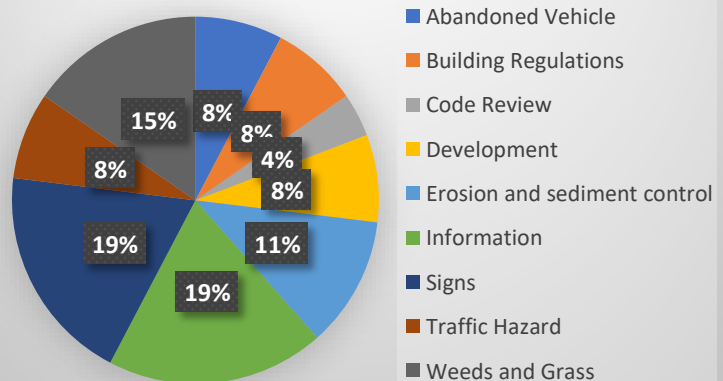
Mission: To uphold and enforce the Codes and Ordinances established and adopted by the City Council to ensure the health, safety, and welfare of residents, property owners, business owners, and visitors by investigating and inspecting public or private locations for compliance through proactive, prompt, and reasonable enforcement of the codes. Code Enforcement emphasizes achieving voluntary code compliance by educating the public via clear and open communication and cooperation.

Activity:

Nature of Call	Group Total
Abandoned Vehicle	2
Building Regulations	2
Code Review	1
Development	2
Erosion and sediment control	3
Information	5
Signs	5
Traffic Hazard	2
Weeds and Grass	4

Total Records: 26

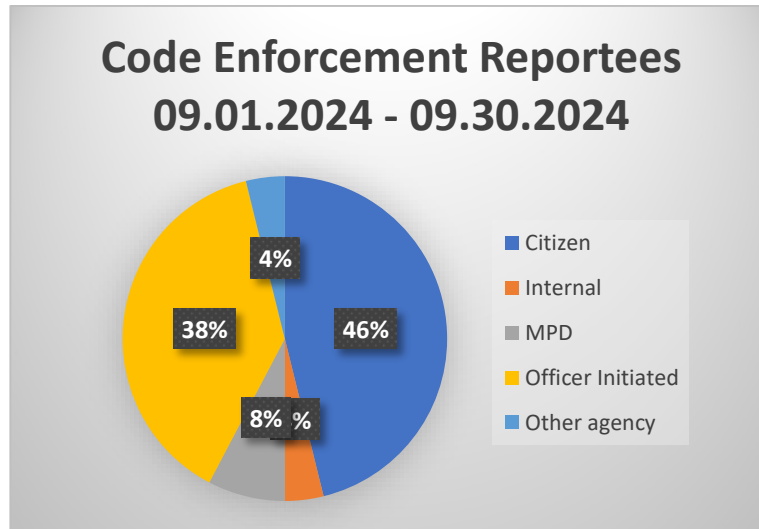
Code Enforcement Cases 09.01.2024 - 09.30.2024



REP Type	Group Total
----------	-------------

Citizen	12
Internal	1
MPD	2
Officer Initiated	10
Other agency	1

Total Records: 26



Training: 2.5 hours – Updated guidelines: Post-Johnson v. Grants Pass Ruling – hosted by ICC CECOC
 8 hours – Completed PepperBall Operator Training
 2.5 hours – CHE – Land Use Fundamentals webinar
 1hour – Blue Campaign webinar – hosted by DHS



CITY OF MONTGOMERY MUNICIPAL COURT

SEPTEMBER 2024

KIMBERLY DUCKETT

COURT ADMINISTRATOR

Comparison Chart

Citations and Revenue January 2022 - 2024

	2022	2023	2024
<i>Jan</i>	94	86	62
<i>Feb</i>	164	38	160
<i>Mar</i>	117	82	197
<i>April</i>	85	91	174
<i>May</i>	192	128	174
<i>June</i>	98	106	171
<i>July</i>	126	228	122
<i>Aug</i>	140	245	179
<i>Sept</i>	85	220	145
<i>Oct</i>	83	212	
<i>Nov</i>	54	162	
<i>Dec</i>	60	108	

Totals 1298 1706 1384

	2022	2023	2024
<i>Jan</i>	\$20,642.12	\$27,986.26	\$25,469.91
<i>Feb</i>	\$35,191.59	\$19,817.26	\$32,997.74
<i>Mar</i>	\$43,249.60	\$28,760.79	\$34,303.88
<i>April</i>	\$22,387.94	\$24,358.01	\$33,717.99
<i>May</i>	\$26,584.71	\$21,007.77	\$34,976.71
<i>June</i>	\$28,847.75	\$19,575.84	\$31,498.12
<i>July</i>	\$25,169.19	\$26,622.80	\$33,867.49
<i>Aug</i>	\$33,042.07	\$44,333.70	\$36,266.97
<i>Sept</i>	\$24,334.09	\$35,108.51	\$32,090.14
<i>Oct</i>	\$22,909.59	\$34,210.67	
<i>Nov</i>	\$22,209.38	\$36,731.64	
<i>Dec</i>	\$19,764.02	\$25,091.27	

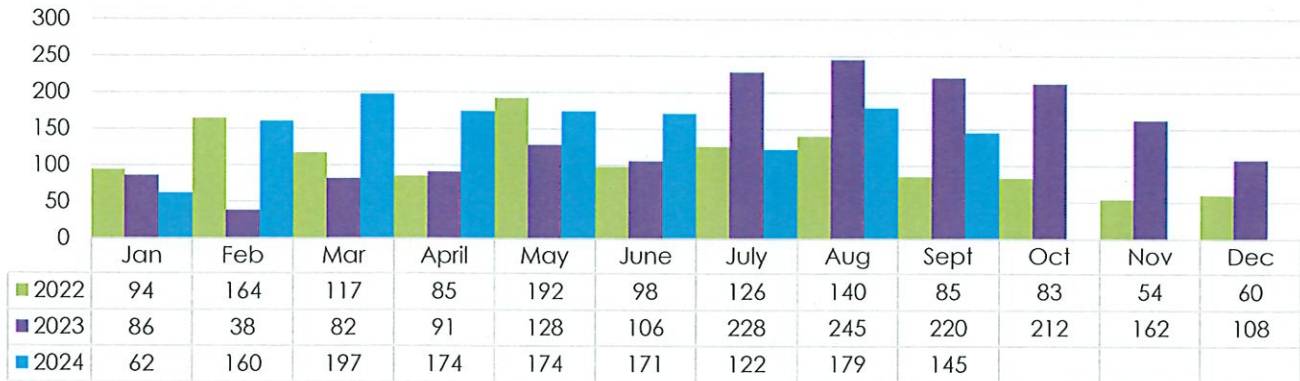
Totals \$324,332.05 \$343,604.52 \$295,188.95

Fiscal Year

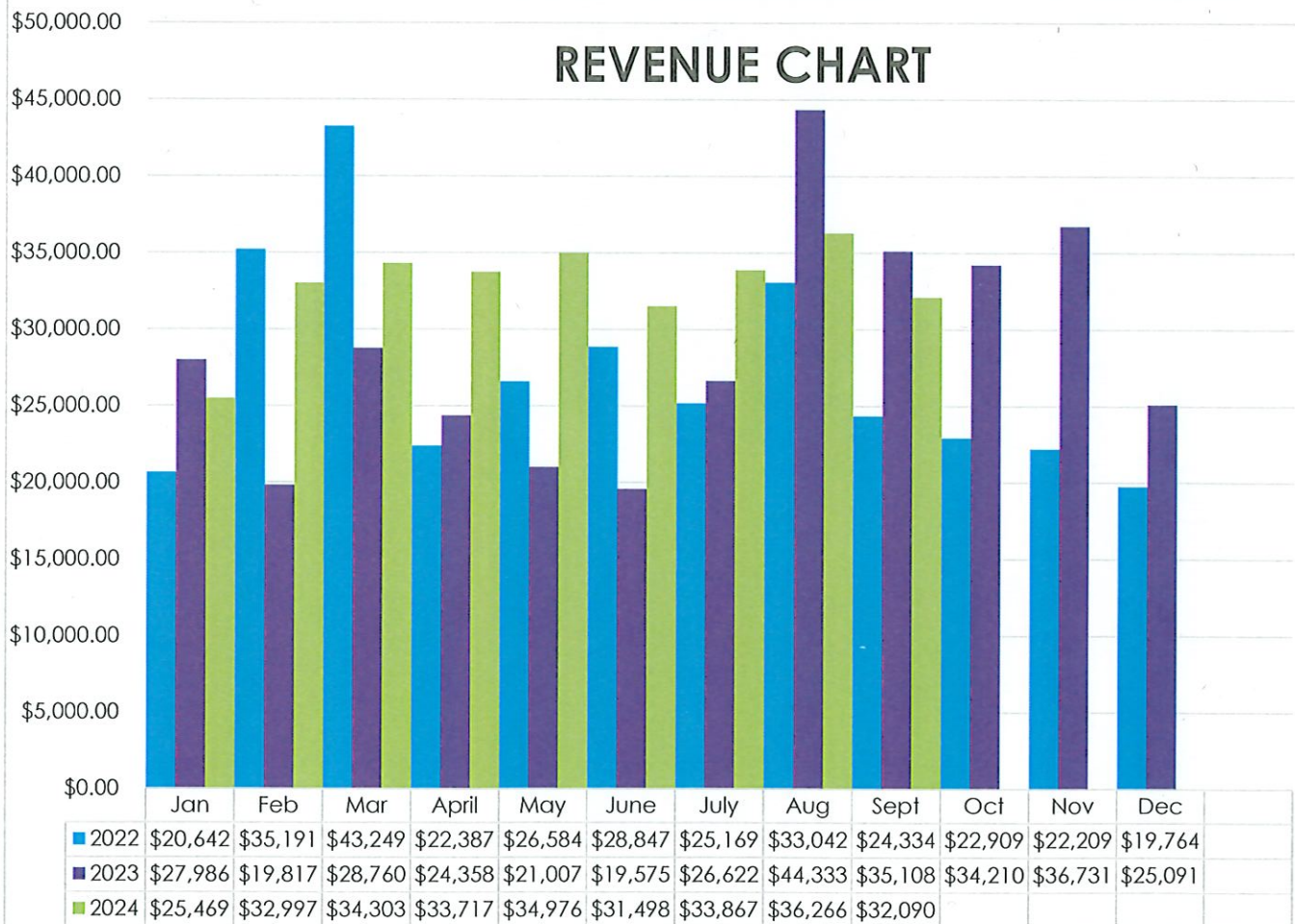
Fiscal Year 2022-2023		
	2022	2023
Oct	\$22,909.59	
Nov	\$22,209.38	
Dec	\$19,764.02	
Jan		\$27,986.26
Feb		\$19,817.26
March		\$28,760.79
April		\$24,358.01
May		\$21,007.77
June		\$19,575.84
July		\$26,622.80
Aug		\$44,333.70
Sept		\$35,108.51
Total	\$64,882.99	\$247,570.94
	Total	
	\$312,453.93	

Fiscal Year 2023-2024		
	2023	2024
Oct	\$34,210.67	
Nov	\$36,731.64	
Dec	\$25,091.27	
Jan		\$25,469.91
Feb		\$32,997.74
March		\$34,303.88
April		\$33,717.99
May		\$34,976.71
June		\$31,498.12
July		\$33,867.49
Aug		\$36,266.97
Sept		\$32,090.14
Total	\$96,033.58	\$295,188.95
	Total	
	\$391,222.53	

CITATIONS



REVENUE CHART





101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

Public Works Department

Monthly Report for September 2024

Water

- Completed monthly cutoff list for nonpayment.
- Completed monthly leak notification door hangers.
- Completed monthly meter verification list.
- Completed monthly check of idle meter list for consumption. No issues were found.
- Completed 11 work orders for activate/deactivate service.
- Completed 3 work orders for endpoint maintenance issues.
- Completed 9 work orders for water leaks.
- Completed 12 work orders for miscellaneous water issues.
- Completed 33 work orders for water taps.
- Repaired 6" main leak caused by boring contractor.
- Repaired large leak at meter on Peel Point.
- Investigated with resident source of leak in the neighborhood and found Hills of Town Creek splashpad leaking.
- Repaired ¾ inch poly hit by boring contractor on Racetrack.
- Repaired service line on Peninsula Point.
- Repaired leak on MLK.

Wastewater

- Completed 27 work order for sewer taps.
- Completed 1 work orders for sewer-stop up.
- Replaced AA batteries in keypads at WWTP#2.
- Discussed sewer line installation by the fiber optic company with resident on Berkley and Simonton Street.
- Repaired force main damaged by contractor at Caroline and FM 149.
- Installed entry boot for cleanout on Dina Ln.

Streets/Drainage/ROW

- Completed 1 work orders for Street ROW – Ditch/Drainage.
- Completed daily utility locates as necessary.
- Completed daily removal of bandit signs as necessary.
- Completed items for weed patrol.
- Replaced decorative streetlight at McCown @ College.
- Dressed up Caroline @ FM 149 following leak repair.
- Reset speed limit sign in front of Auto Zone.

PUBLIC WORKS

FIRST RESPONDER

- Repaired stop sign at the entrance and reset the sign at CB Stewart on Buffalo Springs northbound lane.
- Reset stop sign at entrance of Terra Vista.
- Remove debris from previous flail mowing and small section of ditch on MLK.
- Dressed up Powell Street from leak damaged by private contractor.

Building/Facility/Vehicle/Equipment Maintenance

- Conducted weekly Safety Inspection Reports.
- Completed monthly light bulb check at all facilities.
- Delivered cases of water to City Hall as requested.
- Completed weekly cleaning of Community Center.
- Completed weekly pre-trip inspections of crew trucks.
- Completed monthly check of all irrigation systems and made repairs as necessary.
- Completed 10 work orders for general-City Hall maintenance.
- Assembled new file cabinets for Finance office.
- Assembled new chair for Utility and Permit office.
- Cleaned out exhaust vent in Men's front restroom at City Hall.
- Repaired flat and completed tire rotation on PW2001.
- Replaced battery on PW1501.
- Distributed rat control at all facilities and generators including City Hall, WP #2, WP #3 and lift stations 1, 2, 3, 5, & 6.

Parks/Recreation

- Posted all park reservation notices.
- Completed 37 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 562 visitors and provided 42 tours for the month.
- Added additional Kiddie Cushion to play areas at Cedar Brake and Homecoming Parks.
- Checked irrigation sprinkler heads at Cedar Brake Park, Fernland Historical Park, and Community Center.
- Performed repairs to playground equipment at Cedar Brake Park.
- Cut down dead tree in front of the restrooms at Cedar Brake Park.
- Treated for wasps at Fernland Historical Parks.
- Repaired threshold and replaced board on the front porch in Crane Cabin at Fernland Historical Park.
- Repaired damaged floorboard in kitchen at Hulon House.
- Removed weeds in flagstone terraces of Hulon House and Crane Cabin and the brick around the large redwood slice at Fernland Historical Park.
- Removed furniture from front room of Fernland Historical Park to prepare for painting project.
- Repaired leak at Memory Park.
- Delivered small load of crushed granite and 3 loads of dirt for Lake Conroe Rotary Club workday.
- Picked up trailer filled with debris following Lake Conroe Rotary Club workday at Memory Park.

General

- Attended weekly Leadership Team meetings.
- Completed 4 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Completed quarterly Heavy Trash event.
- Delivered and picked up barricades for Sip N Stroll each week.
- Setup, attended, and break down for Community Garage Sale event.
- Lowered and raised flags to honor Patriot Day (9/11).

PUBLIC WORKS

FIRST RESPONDER

- Attended Preconstruction Meeting - Redbird Meadow Lift Station No. 1; Montgomery County MUD.
- Attended Lone Star Street Dance, Quilt Walk, Contingency Plan meeting.
- Participated in Special Events Coordinator interviews.
- Attended Waste Management meeting.
- Attended ARPA Kick-Off Meeting.
- Found water theft occurring September 17th in Villas of Lake Creek.
- Attended Robert Half meeting.
- Participated in Harley street drainage meeting.
- Attended Everbridge demonstration.

Item 17.





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

CITY OF MONTGOMERY

MONTHLY OPERATIONS REPORT

DATE
 10/16/24

<u>METER COUNT</u>	
<i>Total</i>	1,272

<u>CONSUMPTION</u>		
08/30/24	to	09/30/24
Billed Consumption		15,555,212
Estimated Flushing		300,000
Total		15,855,212

Plant Pumpage 16,627,500

Accountability **95.36%**

	Well #2	Well #3	Well #4
Well Pumpage	N/A	8,279,500	8,348,000
Calculated Well GPM	N/A	431	1231
Avg Well Run Hours	N/A	10.7	3.8

CITY OF MONTGOMERY

DATE
10/16/24

MONTHLY OPERATIONS SUMMARY

WASTEWATER TREATMENT PLANT September 2024

TPDES Permit # WQ0014737001

Expires: 06/01/2027

NPDES Permit # TX0128031

	Effluent Quality Data: Reported for		September-24	Excursion
	<u>Reported</u>	<u>Permitted</u>	<u>Annual Average</u>	
BOD 5 Average	2.64 mg/l	10.00 mg/l	3.05 mg/l	NO
TSS Average	1.10 mg/l	15.00 mg/l	6.98 mg/l	NO
NH3	0.05 mg/l	2.00 mg/l	1.09 mg/l	NO
CL2 Res Min	1.18 mg/l	1.00 mg/l	3.71 mg/l	NO
CL2 Res Max	3.69 mg/l	4.00 mg/l	3.71 mg/l	NO
Oxygen	7.51 mg/l	4.00 mg/l	7.35 mg/l	NO
Flow Average	0.216 mgd	0.400 mgd	0.226 mgd	NO

Effluent Quality Compliant with Discharge Permit ?

YES

The plant was operated within all parameters of our permit.

No violation notices were received from any other local agency.

CITY OF MONTGOMERY
MONTHLY OPERATIONS SUMMARY
GROUND WATER PERMIT PUMPAGE
September 2024

LONE STAR GROUNDWATER CONSERVATION DISTRICT
PERMIT #OP-04072101D/HUP040 & 13012801B AWS - 01/01/24 - 12/31/24

	"Gulf Coast Aquifer" - Jasper	Catahoula Aquifer
Jan-24	2,623,000	7,890,000
Feb-24	2,380,000	7,436,000
Mar-24	3,244,100	8,714,000
Apr-24	3,161,600	9,650,000
May-24	3,134,600	8,942,000
Jun-24	4,151,900	9,667,000
Jul-24	6,942,400	7,839,000
Aug-24	1,495,800	15,051,000
Sep-24	8,279,300	8,348,000
Oct-24		
Nov-24		
Dec-24		
Total Pumpage	35,412,700	38.11% 83,537,000 92.82%
<u>2024 Permitted Withdrawal:</u>	<u>92,930,000</u>	<u>90,000,000</u>

Permit Summary Gulf Coast Aquifier

Historical Use Permit Amount:	92,930,000
2024 Permitted Withdrawal:	92,930,000

Alternative Water Summary

City of Montgomery - Alternate Water Source Permit:	90,000,000
Total 2024 GRP AWS Permitted Withdrawal:	90,000,000



October 18, 2024

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

Re: Monthly Engineering Report
City Council Meeting October 22, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the September 24, 2024 Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – We received Pay Estimate No. 1 in the amount of \$222,327.90. The contractor is 39% complete by time and 61% complete by value as of September 25th. The contractor is continuing with the site improvements and plans to begin plugging the existing well and demolishing the existing ground storage tank in the next few weeks. Based on their schedule the contractor is expected to be substantially complete in June 2025.



*October 8, 2024
New Access Driveway*

- 2. FM 1097 Sanitary Sewer Rehabilitation** – As a reminder, we began soliciting bids from contractors on September 10th and initially received no bids. We began publicly bidding the project on October 1st, and reached out to additional contractors to solicit a bid while the project was publicly bidding. We received one response from our solicitations and 8 bids were received at the public bid opening. We plan to discuss this further as a separate agenda item at this meeting.

3. **2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate or change order this month. The contractor has completed all fieldwork and is in the process of submitting all outstanding CCTV videos and close-out documents.
4. **2023 Sanitary Sewer Rehabilitation Phase II** – We did not receive a pay estimate or change order this month. The contractor completed all of field work and site restoration and is in the process of submitting all outstanding CCTV videos and close-out documents.
5. **Old Plantersville Force Main Extension** – We did not receive a pay estimate or change order this month. We performed a final inspection on September 12th and issued the punchlist at that time. It is our understanding that the contractor is working to address all punchlist items. As a reminder, this project is being funded by Redbird Meadows.
6. **Old Plantersville Waterline Extension** – As a reminder, the project was awarded to Bull-G Construction LLC., in the amount of \$1,023,795.00 and 120 calendar days. The contracts have been reviewed and approved by the City attorney, and we are preparing contracts for execution. We are working with the contractor to schedule a pre-construction meeting in the coming weeks. As a reminder, this project is being funded by Redbird Meadows.
7. **McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.
8. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for permit amendment was submitted to the TCEQ in September 2023. It is our understanding that TCEQ is experiencing significant delays in processing permits, and we are following up regularly to determine the status of the City's permit. We are unable to provide an expected delivery date at this time.
9. **Town Creek Wastewater Plant Expansion to 0.3 MGD** – As a reminder, City Council authorized Halff Associates to complete the design of the Town Creek Wastewater Treatment Plant expansion to 0.3 MGD at the April 23rd Council meeting. We are continuing coordination with Halff to finalize the contract and design scope before execution.
10. **Water Plant No. 4 Request for Qualifications** – We received 3 statements of qualifications on October 10th and are continuing our review. We plan to discuss with Staff prior to making a recommendation.
11. **Buffalo Springs Dr. Road Reconstruction** – We received Pay Estimate No. 5 in the amount of \$117,103.19. The contractor is 110% complete by time and 85% complete by value as of September 15th. The contractor is substantially complete with construction and has opened the roadway for public use. We attended a final inspection on September 12th and issued the punchlist at that time. The contractor is working on addressing all punchlist items and preparing final close out documents. As a reminder, the project is being funded by The Home Depot.

Honorable Mayor and City Council
 City of Montgomery
 Page 3 of 6
 October 22, 2024

12. Buffalo Springs Dr. & SH-105 Traffic Signal – We received Pay Estimate No. 4 in the amount of \$145,497.44. The contractor is 111% complete by time and 94% complete by value as of September 25th. The contractor is substantially complete with the construction of the signal, and we plan to perform the final walkthrough on October 24th and issue the punchlist at that time. As a reminder, we attended the signal activation on September 24th with TxDOT. The TxDOT punchlist was issued on October 15th. We are coordinating with the contractor and TxDOT to ensure all punchlist items are being addressed. As a reminder, the project is being funded by The Home Depot.



*September 25, 2024
 New Crosswalk Striping*

Developments:

1. **Feasibility Studies** – There are no ongoing feasibility studies at this time.
2. **Plan Reviews**
 - a. **MISD Athletic Complex Improvements** – We received revised civil plans on September 23rd for review and provided comments on October 15th.
 - b. **Lone Star Ridge Mass Grading and Detention** – We received mass grading plans for the proposed single-family development on September 9th and provided comments on October 18th.
 - c. **Lone Star Ridge Drainage Impact Study** – We received a revised drainage study on September 9th and provided comments on October 18th.
 - d. **Lone Star Ridge PH I WSD&P** – We received site civil plans for review on September 23rd and provided comments on October 18th.
 - e. **Tri-Pointe Drainage Impact Study** – We received the drainage study for review on September 24th and provided comments on October 18th.

3. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **MISD CTE/Ag Complex Minor Plat** – We received a revised plat on October 14th and provided plat approval on October 18th.
- c. **MISD Athletic Complex Development Plat** – We received a development plat for review on September 23rd and provided comments on October 15th.
- d. **Hills of Town Creek Section 5 Final Plat** – We received the final plat for review on October 3rd and are proceeding with our review.
- e. **Montgomery Bend Section 3 Final Plat** – We received the final plat for review on October 7th and are proceeding with our review.
- f. **Montgomery Bend Section 4 Final Plat** – We received the final plat for review on October 7th and are proceeding with our review.

4. Ongoing Construction

- a. **Hills of Town Creek Section 5** – The contractor has mobilized on site and has begun work on the water, sanitary, drainage and paving to serve the single-family development.



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 Residential Lot Grading*

- b. **MUD No. 224 (Montgomery Bend) Lift Station (City of Montgomery Lift Station No. 15)** – The contractor has addressed all outstanding punchlist items and the lift station has entered the 1-YR warranty period which ends on August 13, 2025. It is our understanding that permanent natural gas was made available to the generator, and a load bank test was successfully performed on October 17th. We plan to discuss this further as a separate agenda item at this meeting.

- c. **MUD No. 215 (Redbird Meadows) Lift Station (City of Montgomery Lift Station No. 16)** – It is our understanding that the contractor has mobilized on site to begin construction of the lift station. We will continue to provide updates on construction of the public lift station.
- d. **Montgomery Bend Section 2 Water, Sanitary, Drainage, and Paving** – The contractor is substantially complete with the construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision. It is our understanding that the permanent gas meter has been set at the public lift station. We are working to re-inspect the generator to fully accept Section 2. As a reminder, we held an inspection of the section on July 17th and issued a punchlist at that time.
- e. **Redbird Meadows Phase 1A Water, Sanitary, Drainage, and Paving** – The contractor is continuing construction of water, sanitary sewer, storm sewer and paving for the site.



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5. One-Year Warranty Inspections

- a. **Town Creek Crossing Section 1** – We held a warranty re-inspection on October 10th, and it is our understanding that the contractor is working to address the remaining punchlist items identified at the inspection.
- 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 continuing to coordinate with TxDOT on their timeline of a fully designed improvements project. It is our understanding that TxDOT has acquired all of the necessary right-of-way to complete the improvements.

