

Notice of City Council Regular Meeting
AGENDA

June 25, 2024 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery City Council will be held on **Tuesday, June 25, 2024**, at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO FLAGS

VISITOR/CITIZENS FORUM:

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

CONSENT AGENDA:

- 1.** City Council Workshop Minutes - 6/10/24
- 2.** First Regular City Council Meeting Minutes - 6/11/24
- 3.** Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Dave Carter – NDC Holdings, LP for a proposed Firestone Complete Auto Care on Restricted Reserve B of McCoy's Montgomery Plat. (Dev. No. 2410).

CONSIDERATION AND POSSIBLE ACTION:

- 4.** Preliminary review and discussion of a proposed 75-acre single family residential development along Lone Star Bend.
- 5.** Discussion regarding Development Agreement with Tri Pointe Homes
- 6.** Consideration and possible action regarding award and execution of construction contract for the Water Plant No. 2 Improvements project.
- 7.** Consideration and possible action regarding Change Order No. 1 for the Water Plant No. 2 Improvements Project.
- 8.** Consideration and possible action regarding ending the one-year warranty period and release of the maintenance bond for the Downtown Sanitary Sewer Rehabilitation project.
- 9.** Consideration and possible action to accept the resignation of temporary Director Casey Olson from the Montgomery Crime Control and Prevention District

- [10.](#) Consideration and possible action on the appointment of Michael Ghutzman to serve as a temporary director for the Montgomery Crime Control and Prevention District.
- [11.](#) Consideration and possible action on a request by the Montgomery Crime Control and Prevention District to schedule a special city council meeting for Monday, July 1, 2024 @ 6:00 p.m. to adopt the two-year budget plan and two-year crime control plan proposed by the District, if approved during the MCCPD meeting.

DEPARTMENTAL REPORTS:

- [12.](#) Tax Collection Report by Leslie Schkade our Tax Collections Consulting Attorney with Purdue Brandon Fielder Collins & Mott LLP
- [13.](#) May 2024 Financial Report
- [14.](#) Public Works May 2024 Report
- [15.](#) Utility Operations May 2024 Report
- [16.](#) May 2024 Court Report
- [17.](#) May 2024 PD&CE Reports
- [18.](#) Engineer's Report

EXECUTIVE SESSION:

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

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

19. 551.071(consultation with attorney) Potential Litigation: Town Hydrology Update and Next Steps
20. 551.074 (personnel matters) Discussion with the City Attorney regarding legal aspects of the organizational structure.

POSSIBLE ACTION FROM EXECUTIVE SESSION:

COUNCIL INQUIRY:

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

ADJOURNMENT

/s/ James Greene

James Greene, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on June 21, 2024 at 3:00 p.m.

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

**City Council Workshop
MINUTES
June 10, 2024 at 5:00 PM**

CALL TO ORDER

Mayor Sara Countryman called the meeting to order at 5:01 p.m.

Present:	Sara Countryman Carol Langley Cheryl Fox Stan Donaldson	Mayor City Council Place #1 City Council Place #4 City Council Place #5
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Also Present:	Gary Palmer Dave McCorquodale Maryann Carl James Greene Joe Belmares Kimberly Duckett Eric Standifer Tiana Smith Jeff Warner	City Administrator Director of Planning & Development Finance Director City Secretary MPD Lieutenant Court Administrator Public Works Foreman Waste Management Enterprise Fleet Management
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WORKSHOP ITEMS:

1. Review and Discuss the Waste Management Agreement and Proposed Increase Alternatives

Gary Palmer introduced the item and turned the item over to Tiana Smith.

Tiana Smith announced that she was proposing an extension of the current agreement which expires July 31, 2024. The current agreement allows for a two-year extension and two other options extend the contract by five years. She thanked the Council for allowing Waste Management (WM) to service the City for many years. She noted that this is a good time to evaluate the current services and see if there is anything that WM could be doing differently. She noted that since 2017, there have been several events that WM has worked through including “snowmageddon” and COVID. She highlighted that the resources of WM allowed them to continue offering services to the City without interruption. Moving to the proposal, Smith explained that option one is a two-year extension, and options two and three are five-year extensions. She then elaborated that option one and two are extensions including the current scope of services, and option three is different in that it offers bulk collection once a month. She highlighted that the reduced volume allows them to use their automated side load trucks which was a reason that enabled them to operate throughout COVID. She said that option three may be a good option for the City. She said that bulky trash such as furniture and other large items are not typical for pick-up. She noted that out of 800 accounts, only about 10 utilize the service in any given week. Big picture – why are we paying additional money on a service that is not in great demand. She also noted two other items: 1) temporary needs such as graduation parties where they would provide pink tags; and 2) for more permanent needs, residents can choose to have a second polycart in cases where customers need higher volume trash pick-up.

CM Langley asked about the difference between option three and what the current contract currently provides.

Smith said that option three is different by reducing the weekly bulky trash to monthly bulky trash pick-up.

Palmer said that reducing the bulky trash pick-up would save the City and residents considerably, especially because the service was not being widely utilized.

Several council members noted that they were unaware that the service was even available.

Smith detailed that heavy trash for 2023 was eighty-nine tons and that they do four open top containers.

CM Langley asked if it would stop the four dumpsters on heavy trash days.

Mayor Countryman agreed that it might. She also noted that the last few times space was not an issue. She asked Smith how much cities sell the pink tags for.

Smith said she didn't actually know the average cost.

Mayor Countryman asked what WM's cost was.

Smith responded that \$1.25-1.30 and they buy 500 at a time.

Mayor Countryman explained that if bulk is reduced to once a month, residents can buy the pink tags and tag their bags and the WM employees would know to pick them up. She noted that the City would have to do great education to the public.

CM Langley said that she would forget to get the pink tag and her garbage would sit there for two weeks.

Mayor Countryman said the garbage would be the reminder.

Palmer added that this is for things that would not go in a cart such as from a party.

CM Langley added that they pick it up once a week now so it does not sit, but if it is once a month and she forgets to get the pink tag on Monday when her garbage is picked up on Wednesday then it will sit.

Smith said that the automated side truck would pick up the polycart and then the driver gets out of the truck to pick up the extra items.

Mr. Bono said that each account is allowed to have up to eight items. After eight items, a customer would need to get a pink tag.

Mayor Countryman added that pink tags allow for two items each, so if she had twelve items she would need two pink tags. She asked what the schedule would be.

Smith said that Thursdays would have everything but she would have to check.

Mayor Countryman said this is good to know, because she didn't even know this service was available.

Smith said that there will also be virtual capabilities that customers can order the tags online in the future and the driver will know to pick up those customers who purchased virtually.

CM Fox asked if there was any change with hazardous waste pick up where they call in to have it picked up.

Smith said there is no change to that process and it is a fantastic program.

CM Fox said it is a fantastic program and that in twenty years she has used it one time.

Mayor Countryman asked if it doesn't change current calculated prior year adjustment.

Smith said if you were 23.75 now, this year the CPI is 5.34 so that means starting August 1, 2024, we can only do a 5% increase so it would be less than CPI so the rate would be \$24.94. This \$1.19 represents the difference between \$24.94 and \$23.75. Year two, this asterisk means that I am guessing what CPI is going to do. I took the last five years of CPI, the rate of inflation that will apply since 2019, and averaged those out, so its 2019 moving forward and since COVID there are major bumps. I would guestimate somewhere around 5.1 for every year moving forward for those five years. I don't have a crystal ball or anything like that, I was just trying to find a way that you would be able to see what this would like in year three and forward just using CPI. So you can see year three goes to \$27.55 because it's an adjustment of our estimated CPI it's \$1.34, year four is \$1.40, year five is \$1.48. Now will be that same adjustment like we do now at the anniversary date.

Mayor Countryman asked if we will be locked into these rates if we do the five-year regardless of the actual CPI.

Smith said the starting will be \$24.95 and after that it will only be adjust based on that CPI that we just talked about, but I don't know what that is going to be, but that average has been 5.1.

CM Donaldson said it depends on who is in the big house.

Palmer said that we are now on annual and if you remember that we just renegotiated this last year and there is a CPI rider in there obviously their costs are exceeding that.

Mayor Countryman asked that if we did a five year will there be a drop in what we do now because its been annual and I am assuming that it was a higher rate or are you starting at that higher rate and then putting the discounts on? Does that make sense?

Smith said right now, in the last, we have been taking CPI adjustments so starting in 2021 its 4.1, 2022 7.6, you can see that. What it doesn't show is how our expenses have outpaced, you know, and the main drivers for that is labor. If you remember, we had to get scrappy about keeping drivers so we had to raise their rates twice. I think that for the first year for 2022 was 12.7 and the following year was close to that. Really more than that was fuel and of course CPI has a percentage of fuel in it, but if you compare just fuel from CPI, the changes, just fuel by itself, in 21-22 the increase was almost 60%. That was natural gas. And then it went down a little

the following year, but 7.6 was nothing close to what we had to pay for fuel and driver labor as well. What you are seeing is if we did nothing and we did a two-year extension we would ask for CPI and an additional 10%. The point of option two is to take that same amount but spread it over five years so it doesn't hit you in year one. So if you just did the extension, that is \$2.37 additional in that first year and then it bottoms out or slows down \$1.40. If you look at option two, it's a fixed rate of increase of 7% and 7% for the same scope. Option three is different because we are able to gain efficiencies using ASL and not reducing bulk so we are not sending a truck out.

Palmer said you don't have to make a decision tonight.

CM Langley said its good to know to know what everybody is thinking. She said that she is comfortable with Option 3.

Mayor Countryman and CM Fox agreed.

CM Langley said WM has always done the city right.

Mayor Countryman said that COVID was Gnarly and there was some hiccups, but all in all it was great. Y'all did well and we appreciate it.

CM Langley said we had good contacts.

Palmer said it would be nice to go from a one-year contract to a five year.

Mayor Countryman agreed and said 1,000 percent, that's what I am seeing, the jumps can be substantial. She asked with our growth, do you do it per household or per account? Do you know how many counts you have in the City?

Smith said 851 residential accounts.

Palmer said that if we go down this five-year route in two years from now that cost that you guys are realizing is way about this 5% you guys would come back and renegotiate this right?

Smith said we could only ask. Even in today's contract, if we needed an increase above CPI, we would have to ask, but I am not guaranteed that. I would have to come and ask you, and I am not guaranteed that. I would have to talk about it like I just did and either you approve it or don't.

Mayor Countryman asked if we are locked into the five-year contract, does that mean if CPI jumps to 12% that we are locked into 12%?

Palmer said this locks us in to the 5.1 CPI rider but if their costs exceed that they are going to want to come back and renegotiate that or we would have to move on to another provider. I don't want you guys to think that if you approve this five-year contract that it is set in stone. Is that fair to say? (to Smith)

Smith yes because the first year is guaranteed the 24.94, but after that is what CPI is going to do. If we have another COVID or something, what the contract would allow me is to address council and say we are asking for this and either you say yes or no, but we still have to continue to service you. Does that answer your question?

Mayor Countryman said yes.

Smith said my contact information is in this letter, and this is a lot to digest. If you get home or later next week, call me and ask any questions. Long and short is that we are asking for an extension either a two year or a five year. If you want to change the service so it is less impactful pricewise, we say that is a good option because what we see in the streets. We think that is a good option for you to consider.

Palmer said we would probably put this on the first meeting in July.

Council members thanked Smith.

2. Discuss Enterprise Fleet Management options for vehicle leasing

Palmer asked Carl to introduce the item.

Carl said that we are looking for options for vehicle acquisition to help us alleviate some cash flow issues. Jeff Warner is here with Enterprise Fleet Management to talk about an option that would help us in that department. I will turn it over to him because he can explain it better than I can.

Warner thanked Council for their time and announced that he has been with Enterprise for 23 years. He has worked for many public partnerships in the state of Texas. We will look at the Montgomery fleet that we put together on an overview as of the state of the fleet and conversations we've had with Maryann, the Chief of Police, Public Works and ultimately what it looks like for a sustainability perspective. As you look at the State of Texas, we have 150 whether it's a city, County, University, or a school district. A lot of them you will recognize as being close in proximity. Most recently Lamar University came on about two weeks ago. Similar to the City of Montgomery, they were doing a lot of similar things in that they were buying and holding vehicles for anywhere from ten to twelve years and they didn't realize their ability to get out of the vehicle sooner to maximize their equity but also to control their operational expenses i.e. their fuel and maintenance which we have discussed in depth with Maryann and the Chief of Police. The next thing I want to talk about how we can reduce the budget utilizing an open-ended equity lease. I did want to talk about that because it is a little bit different than a standard dealership lease. A standard dealership lease essentially means that there is wear and tear penalties, mileage restrictions, and at the end of term the dealership gets 100% of the equity. That's not what this is. This is open-ended and structured by department to make sure that you have liquidity throughout. There is no wear and tear or mileage restrictions and at the end of term, the City can determine if they want to extend the vehicle out or if they turned in like a lot of our cities currently do to maximize their equity at term. What that does is lowers your total cost of ownership as it pertains to your fuel and maintenance but also maximize your right time to get out of your vehicle. Today Enterprise has over 1.5 million vehicles and we sell them at about 10-12% over black book. That truly where the City is going to see an impact to their total cost of ownership but also being able to replace vehicles sooner. We work with all major manufacturers; we will be meeting with you quarterly and ultimately looking at the total cost of ownership the incentives provided and proactively working with each department to make sure that we are factory ordering vehicles in advance. Again, from an open-ended perspective it makes a lot of sense for our clients because they are not sinking all of their money into one depreciating asset and it frees up more capital in order to replace vehicles sooner. These are a few of the

benefits in addition to what we have discussed from the open-ended equity lease. Each year we look at your line of credit and we adjust it accordingly. We look at the budget and make sure we are working within it. And ultimately, if it makes sense to replace vehicles each year to replace more vehicles each year based upon the budget. If it doesn't then we work to the following year, but the city ultimately has the flexibility to do so. A little bit about the state of the current fleet: today 25% of your vehicles are over 10 years of age or over 100,000 miles. As we discussed, older vehicles need more operational expenses as well as safety concerns as you continue to hold onto vehicles longer. At your current acquisition pace, it would take essentially eight years to replace your current fleet. What we would look at doing is doing over a five-year period to condense that as well as look at the growth of the city to make sure that we can do more with less as it pertains to the budget. From a safety perspective 13% of your fleet is over 10 years of age, but as you hold on to those vehicles longer some of those electronic stability features and other features in general are going to be outdated. So we want to make sure we are supplying the city with the most safe and technologically sound vehicles. The results by partnering with Enterprise is that the city would reduce the city's fuel cost conservatively by 24%, significantly reduce the maintenance by 78%, and leveraging the open-ended equity lease allows the city the ability to be able to retain all equity while using that equity towards future vehicles and replacing vehicles sooner. The plan we put together over ten years would save the city conservatively \$648,000 and put them in a strong equity position moving forward. This is an example of what we shared in previous meetings and what the analysis would look like moving forward. On the left side you'll see the city's fleet, 24 vehicles currently in fleet today. Your current average age is six years and your average annual miles is close to about 10,000 miles which is similar to what we see with a lot of the other cities that we are working with. Today as we look at the criteria for each year to replace units, it matches the criteria up in the far-right hand corner. So any vehicle that is ten years or older, or more than 100,000 miles we would look at replacing in year one. In this case, we have six that meet that criteria. In year two you have two, four, six, and then so on until they are fully replaced and implemented by the five-year period. All of this information goes into the next slide which is the budget analysis that we put together. 24 vehicles currently in fleet, again your current cycle is eight years based on replacing three vehicles annually. Your current maintenance program is based on thirty cents a mile. Thirty cents per mile is essentially a non-emergency vehicle. I was very conservative with these numbers. We know that with emergency vehicles with a high idle time is typically thirty-five to forty cents per mile. As you look at the gold bar, that represents what you are currently doing today. So 24 vehicles in fleet, replacing three annually, your purchase budget is \$128,000, and you do see some equity coming back to you - \$15,000. You'll see your maintenance of \$74,000 and your fuel expense of \$61,000. All in, to run that current fleet today you are looking at a cash budget of \$248,000. On the enterprise program, we are able to replace vehicles sooner, but then you will also see that the equity that you have in the fleet we are using that sooner as well to replace vehicles sooner and to lower your expense. By replacing vehicles sooner, you will see your maintenance drop, your fuel cost drop, and your overall budget again would be close to \$648,000. This just gives you a state of the fleet, we didn't want to share this in depth, but we have reviewed this with Maryann and the Police Department as well as Public Works. Moving forward, if there are vehicles you want to replace, you do have equity in the fleet today, close to a little over a half million dollars that you can utilize to replace more vehicles in the budget. So what we did was put together a budget for two police vehicles that are currently on the ground getting outfitted that we can intercept and add to the program and we also put together a budget for replacing four of the police units and two of the public works units. Essentially, you will see each year spent, and this is inclusive of the police department and all heavy equipment as well, and your total cost is \$136,000. If you go and purchase those two vehicles today, it is \$133,000 dollars. So what it does is free up capital each year for us to replace vehicles sooner. For the fiscal year budget

you'll see the combined budget to replace four vehicles in police and two vehicles in public works is \$168,000 and after term your total spend, and this includes full maintenance on all public works units, is \$394,000. So again, it gives the city the ability to replace vehicles sooner, fix your budgeted maintenance program, and also be able to replace vehicles sooner in a shorter term. The cost for the city today when we ran the math just to replace seven units alone, and this doesn't exist to any other maintenance program with that included is \$399,000. A little about the maintenance program. We have two different maintenance programs. A full fixed bid budget maintenance program for any new vehicle that you procure from enterprise. You can outsource it to the local tax base, and all maintenance preventative and non-preventative is covered. What that does for the city is give you the ability to have more control over what your costs are per vehicle and ultimately see when is the right time to get out of a vehicle. The other program is the bridge program which is 10 dollars per month. You can elect to have that added to any existing vehicle in the fleet. It gives the city the ability to utilize the same shops on the network, but also have more control over what your costs are, and truly see what your costs are from a maintenance perspective as well as an operational perspective as we do also track the fuel that goes along with it. With that, we do offer all of the technology that goes along with the fleet. The entire fleet will be uploaded to a dashboard. You will be able to see each vehicle, each cost, and have a better understanding of when is the right time to replace a vehicle as well as the analytics to back it up. This is the reason why we currently have 150 partners in the state of Texas and why we continue to grow, and why I truly believe that working with Maryann, the police department, and public works is a great opportunity to build a long-term relationship with Montgomery.

Mayor Countryman asked if there is a vehicle and it's a lemon, we are seeing through the dashboard that there is a lot going on with it, what is your policy for that?

Warner said that if it is a brand-new vehicle there is a lemon law and we would fight that on your behalf. Enterprise right now, 1 out of 4 vehicles on the road is an enterprise vehicle. So we would go to the manufacturer for that vehicle to be replaced.

Mayor Countryman asked who determines that? Do you say ok, if it's over \$25,000 in a year that might be a lemon?

Warner said we would go to the manufacturer on your behalf, and we would decide that collectively with the city. Ultimately, it is the city's vehicle so you can decide.

Mayor Countryman said so if it's Mike or its Chief and they say hey I think something is wrong with this. I'm just seeing if its us saying I think we need help or if it's you going – hey I see.

Warner said yes. To go a little further, on the maintenance program, we have 1,100 ASC techs in St. Louis. Their job is to track and audit any maintenance and if they see any outliers their job is to prompt the Chief or whoever is responsible for the fleet.

Mayor Countryman said so y'all have your own eyes along with ours so that is proactive.

Warner said Yes Ma'am.

CM Langley asked where is the closest network shop?

Warner said that he can send a list. I know we have five shops within seven miles, but I can send you a link with all of the shops that are currently within the program.

CM Langley said she didn't need it. She asked LT. Belmares if he has seen the list.

Belmares said that he has seen the list and that we use a lot of Conroe's fleet maintenance center because they have the lowest hourly rate that we have seen.

Mayor Countryman asked if it is an enterprise fleet.

Belmares said that we talked to enterprise to check and see if they because there isn't any reason that they shouldn't be.

CM Langley asked if that is because there isn't one between here and Conroe.

Belmares said that there are, but their hourly rates are higher than we have seen in Conroe.

Mayor Countryman asked if it was significantly to cover fuel?

Belmares said we're talking from \$85 an hour to what we see here now is anywhere between \$125 and \$160.

Mayor Countryman asked so when you say when you are on a network shops, like insurance like a doctor is on the network, I am assuming that we will see your list of network shops and we would pick from there. If they are not on the network, like if Joe's is not on the network, is there a penalty?

Warner said that there is no penalty to it, if we wanted to add another network or shop to the program we certainly could.

CM Fox asked if you have a particular criteria that a shop has to have?

Warner said yes. They are tracked and audited, and these shops are piggybacked off of using our rental facilities so a lot of our rental cars go through them as well. There is a lot of checks and balances to make sure that not only the work is quality but the right price.

CM Langley asked what city they have had the longest.

Warner said that Beaumont has been part of the program for five plus years. I could pull that list for you. I know Brookshire was in a similar situation last year. We had to replace seven vehicles last year very quickly with a limited budget and they are already on a second round.

CM Langley said that she saw that Navasota was on something, how long has Navasota been with you?

Warner said five years.

Palmer said this is quickly becoming a best practice.

Mayor Countryman said I don't think the program is that old is it?

Palmer said Roswell had it. They loved it.

Mayor Countryman said the cost savings is dramatic.

Warner said that we have been in the emergency response sector for the last five years which enterprise has jumped on to, but we have been in the government sector for twelve years now.

CM Donaldson asked what are we leasing? Are we getting a stripped-down SUV with A/C and power windows and interceptor motors so the police can catch the bad guy?

Warner said that we work with the city and you decide which vehicle makes the most sense and we order on behalf of the city. You determine what trim level you want and you decide what aftermarket you want on it.

CM Donaldson asked about the outfit of the car.

Belmares responded and said we have an outfitter local here in Willis. The vehicle will be delivered to them and they will add the camera's lights.

CM Donaldson asked so we are getting the vehicle and when we get it, we get it outfitted.

Belmares said yes.

Warner said we can do that for you. We have some cities that want everything rolled into one. We have some cities that decide from a budgetary perspective that they want to do it on their own.

Mayor Countryman said so that's nothing different than what we do today.

CM Fox asked what the cost of outfitting the car costs.

Belmares said \$22,300 for one unit.

CM Langley asked you said you do a credit check on us?

Warner said each year we look at the line of credit and if you need an extension based on the vehicles you want to order in advance.

Mayor Countryman asked if Warner is the local representative? I like to know who I am dealing with.

Warner said I am local, but you will also have a client strategy manager who will be meeting with Maryann quarterly as a financial analyst to look at the financial stability of the fleet.

Carl said that Waller implemented this about a year before I left so, I am familiar with all of the people. And to your point Carol, finding out who's had this program, when I was doing the research on the Waller side I spoke with the financial folks with Beaumont, from Vidor, from Katy, so I got a lot of additional information of what their experience was, what their challenges in the beginning were. One of the things I think is important to note on there is when he talks about intercepting the two vehicles that PD has already ordered, if you see that up there the cost this year would be \$68,000 and we budgeted \$150,000 for those two vehicles. So, there is an immediate savings right out the door with not having to pay that full \$150,000 up front. It allows us to get additional vehicles each year and keep our costs down because they work with us to make sure we are getting the max out of each vehicle when it makes sense to turn it in and get

greater equity out of it. In the long run you are looking at a pretty comparable cost over five, ten-year period of time, the difference is we are able to get seven vehicles and not just three.

Mayor Countryman said I trust what y'all are doing but it is great to have another set of eyes on it too going hey have you considered. If there is a change in leadership, we want to make sure it doesn't slip.

Belmares said that he talked to Katy this morning and Katy said they have seventeen cars so far and with the program for four years everything has been great, and they have no cons. Their captain over there, who is over the detective bureau, and I know him personally. I will get some feedback from him as well.

Mayor Countryman said get the downlow maybe because y'all know each other he will tell you.

CM Fox said the good thing about it too is you don't have a vehicle that goes out of service for any number of reasons, and you have to have the resources to find somebody to get rid of the vehicle and that's another plus on this, I think.

Carl said one of the things we talked with Mike about was allowing him to keep one of his vehicles as a back up or reserve so that if a vehicle does go down, he is not out a vehicle while it gets fixed.

Mayor Countryman asked how many vehicles Mike has, is it five?

Palmer said maybe, if it is five it is four now.

Mayor Countryman said oh no. That's not good. So, you mentioned two for him so that's 50% of our fleet? Ok. Same thing, so he would have to send it out to get outfitted?

Warner said correct.

CM Donaldson asked based on the figures that we have accumulated so far, we are talking about turning the fleet over every five years, is that correct?

Warner said correct.

CM Donaldson said so we aren't going to have ten-year-old vehicles anymore?

Warner said ultimately from a budgetary perspective there is years where the budget is slimmer than other years. So, it's an open-ended equity lease. If the equity makes sense to turn in the vehicle sooner, a half ton truck, a three-ton truck, with no aftermarket and there is more equity, then we would give you the advice to do that. Ultimately the City Council can decide what makes the most sense from a budgetary perspective.

Mayor Countryman said this sounds really shiny, but where is the con to this? At least something.

Warner said that is a great question, but there is no con to it. Ultimately we are doing more with less than your current budget today. Today you are funding an entire portion of a vehicle, we are only funding a portion of it. That's all it is. Ultimately we are meeting with you each year because we are not in this to lease a few vehicles, we are in this to build a long term partnership. As big

as Texas is, everyone talks. Our credibility is at stake, my credibility is at stake, so we want to make sure that we are very transparent with everything.

CM Donaldson asked so with leasing we don't have to be concerned with depreciation?

Mayor Countryman said cars are not really assets. They depreciate when you use them and we own everything we have.

Carl said this does not go on the depreciation schedule like you are used to seeing it becomes part of a Gasby reporting. Auditors take care of all that. I am very familiar with that.

CM Langley asked if they are City of Montgomery vehicles, we hold the title?

Carl said we will not hold the title.

Warner said that we hold the title but you hold the equity.

CM Fox said this is just like if you would go to Demontrond and you leased a vehicle.

CM Langley asked if our insurance that we carry now is adequate?

Carl said yes, TML covers these.

Mayor Countryman said we just pay for what we use basically.

Warner said that is a very good way to put it.

CM Fox said that if the PD and maintenance is good with that, then that it is good because y'all are in the car business.

Mayor Countryman said and I know that Public Works has had some problems with cars going down and they've had to pinch. So, knowing that we have a backup and a partner to help us get out of that pinch is good.

Palmer so the next step is the agreement?

Carl said yes, I hope to do that at the second meeting this month. I have already forwarded the agreement to legal. Standard lease agreement that all the entities have gone through. And then the order banks, hopefully we can still get in on that?

Warner said that is a great question. So, a lot of the cities now are ordering proactively. The goal would be if we got the partnership started in 24 to order the vehicles before the end of the month knowing that these vehicles are still six months out before those vehicles land so it doesn't affect the budget.

Mayor Countryman asked how we decommission the vehicles that we have now.

Warner said if they are not police vehicles enterprise can sell them on your behalf. If they are police vehicles, the police department would have to decommission them enterprise could sell them as well.

CM Fox asked if we can use the same equipment with the next vehicles?

Belares some of it we can. Since we have a fleet of older cars the interiors change so the likelihood of doing that is pretty slim.

CM Fox asked if there is a way to recycle it to a smaller city?

Belares said yes.

Mayor Countryman asked what the program looks like to decommission and get the new, is this a two-year program to roll out?

Warner said that it is a five-year phase in approach. We would phase it in with your oldest vehicles first and each year meet with Maryann, public works, and your police department on which vehicles make the most sense.

Mayor Countryman said if we are getting seven right off the bat that's a big start.

Warner said that is correct.

Mayor Countryman said if we are getting seven vehicles vs. two, that is significant.

Warner thanked Council for their time.

3. Discuss FY 2025 Budget

Carl introduced the item and asked Council to return their binders from last year's budget and said in July she will put sheets in them. She said she wanted to point out a few things from the last meeting where they talked about increases, especially under admin. This is where you can see where we are talking about legal notices. We are overbudget now, as we have more things come up, we have to do more publication. And so we have increased that number pretty significantly. We have also put some additional funds in this next year in recording fees as well as community relations. That is primarily for additional meetings, the meetings for the crime control district, that kind of thing.

CM Langley asked about community relations.

Carl said do you remember how we talked about having a marketing campaign for the Crime Control District? There might be workshops, there might be things of that nature that go into that. So, this is in case we incur costs for that.

Mayor Countryman said the Waste Management change.

Palmer said it's a lot of stuff, a lot of planning stuff.

Mayor Countryman said we are going to have all the planning meetings. Are you sure that is enough?

Carl laughed and said this is the number that was given to me.

Mayor Countryman said no worries.

CM Langley asked we haven't had it somewhere else labeled as something else?

Carl said those are community relations items. You can see we have a bunch of things under that item and we have spending in that item. Some of the things we have seen increases in this year in community relations. Gary does the monthly meet the administrator and there is coffee for that. We also have in that line some sponsorships as far as membership to the Chamber of Commerce, that kind of thing.

CM Langley asked if vendor subscriptions went there.

Carl said that is not where that goes. One of the things I did want to point out is under that records request, the FOIA program. You will see that we are definitely overbudget this year and we have budgeted \$6,300 for next year. This got overlooked in last year's budget. We are in the third year; we are going into the second and third year. The first year of that agreement we got a discount. We are no longer in as much of a discount. So, we wanted to make sure we are capturing that.

Mayor Countryman asked who is they?

Carl said JustFOIA. The group that has that software for the public requests. That is the program that tracks that. Legal fees expect that to go up as things are going on.

Mayor Countryman asked Alan? You aren't getting any cheaper?

Carl went on to say increased cost of election. We know with the Crime Control District that will be on the ballot for November.

Palmer said I am still waiting for the cost of that.

CM Langley said thank you, you know I was going to ask.

Carl said computer technology in this line, there are some computers needing to be replacement, we are looking at adding a scanner or two for utilization with InCode on the AP side. This is that InCode license under that KKC agreement. So, we are trying to capture all of those things that would be in there. Software upgrades. This is the item I talked about last workshop, the GL conversion piece. The desire for the budgeting software if we can fit it in there. There might be some things for the new City Secretary. Other than that, I don't have any other large things to note other than I am looking at moving general items out of that printing and office supplies to this operating supplies. You can see that we used to used operating supplies in this department and we stop using it. Operating supplies are generally those consumables that are not related to office supplies, paper plates, toilet paper, paper towels. So, I am looking at moving those out, but I am still looking at it.

CM Fox asked if Maryann was suggesting that all the employees bring their own toilet paper?

Carl said I am not. I just don't like that those, because it does. This is one of the things that we talked about last year in that printing and office supplies and we talked about wow we are spending a lot in office supplies. Because there is more than just office supplies in there. Looking

at Public Works, we talked about this at last workshop. Under billing repairs for City Hall, this includes the painting of the exterior of City Hall. Everything else is basically about what it has been this year. The only difference is on page two, you have half of a truck. So, the truck utilized in Public Works, half will come out of water/sewer. Now this number of course is question mark at this point because if we move to this other program, that will be a little different. And then at the bottom of this page, Gary, you will see that we put back the \$250,000 for contract labor – streets.

CM Donaldson said All right!

Carl said we will see if we can swing that because as Mike said, all that happened from taking it out of here, we didn't get it done. We ended up with more capital projects and that just ate it up.

CM Donaldson asked if that contract labor we just spent, that's all labor costs?

Carl said its contract labor for street repairs. It has to do with major street repairs. If we have ABC contractor do all of that street repair replacement. Remember he has had, going through the process of grading the streets and coming up with a plan of prioritizing what streets need work done. So that is one of the things that they have been working. So once that comes through there is work to be done which is why he put that in there.

Mayor Countryman asked hey Maryann, for elections. I think that council talked about extended the tenure of council from two to three years, should we just put all of that on with police?

Palmer asked if that has to go through the voters.

Mayor Countryman said yes, the term does.

Palmer said I am still waiting to hear back on the cost of the Crime District.

Mayor Countryman asked if there is anything else that we need to put in front of voters that we can throw on there as well.

Palmer said I can't think of anything off hand.

Mayor Countryman said that wasn't a trick question, I'd like to throw everything on there since we are spending money.

CM Fox asked why if they are already having that election why would there be charges for another item.

CM Langley said it's an extra election.

Palmer said it's just another question.

CM Langley said I understand that, but Montgomery does not have a November election, it has a May election. The City of Montgomery. So, when it's not an average election, they can charge.

CM Fox said they can, and they do and they will.

Carl said alright, next we have the Police Department. I will note there is one error that I did not catch when it came over from chief and that is community relations. I don't believe that it is \$65,000, I think it is \$6,500. The other thing, auto repairs is increased. Going with the enterprise option that may fluctuate a little bit. The only thing that we need to keep in mind is if we won't be getting these new vehicles until mid-way through the fiscal there might be some costs that we still need to be concerned about.

Mayor Countryman asked so then what is that, every year have we been averaging \$10,000 for the first six months.

Belmares said we ate through that pretty quick as soon as it hit the ground.

Mayor Countryman said that it might be smart just to put that full amount and give it back if we don't use it for the whole year.

Carl said that is a good idea and what she is most comfortable with. I don't have any other major items on here. You will see on page two of PD we did not put an amount on police cars because we were waiting to see what we are talking about this evening so we will have a better number for the July workshop. Also has a note about making a change on this Tyler Public Safety which I think we talked about a little bit at last workshop.

Belmares said we are looking to go Spellman with the Sheriff's office and this will streamline the reporting system and make it a lot easier once things get moving forward with the future of the agency. We will have paperwork that is identical to the Sheriff's office and it will limit a lot of time that it takes an officer to go down there and book a prisoner.

Mayor Countryman asked you mean he will be able to do all of his paperwork here and when he gets down there, I know it is laborious. And it is good to talk to the County.

Carl said the second item on this page is a capital outlay office for maintenance and it appears that the name has been adjusted at some point. Keith has told us that this \$11,800 is for maintenance on the LMTV's. Not office maintenance.

Belmares said that they are the high-rise vehicles. Right now, one is down and one is in repair. We actually used it in this last storm to save some kids off of a school bus.

Carl said that that line will be renamed something more appropriately.

CM Langelly asked if he wants it kept at that amount.

Carl said yes at that amount.

Mayor Countryman asked if they fire those up weekly.

Belmares said that they drive them once a week and do maintenance. Sometimes our vets will come up and drive them.

Carl said next you have court. One thing to note on here is records management and retention, there has not been a line for destruction of old items under the retention policy so we have

included that. This year when they came in, they identified more things that need to be disposed of.

Mayor Countryman asked if that is not the shredding?

Carl said it is, however, the service comes in and does the records retention schedule. They go through and make sure these items need to be kept for three years, these four years.

CM Langley asked if its just been under general.

Carl said no in the past it has just been kept forever.

CM Langley but the shredding guy would come?

Carl said so the shredding is just the shred bins, not the disposal of old records.

Mayor Countryman asked how long records need to be kept.

Duckett said five years. This is the first time that we have done it properly and I think it goes back to 2013.

CM Langley asked if they had to pay someone to do that.

Court Person said to do it legally, yes.

CM Langley asked if it already cost that much.

Duckett said I think the Court had the most boxes.

Carl said that it is a very reasonable price based on the amount of hours they were here. They were here a couple of days.

CM Langley asked, so they took them with them? What did they do?

Duckett said that some of them I was afraid to get rid of, but I had to. Some of them had to go off site because of the time frame, and some are back in our records room and have a label on the front with the date that needs to be destroyed with a list of what is in there.

Carl said it was more about holding on to things past their retention. Ok, we had a reduction on computer technology line and that is about all at this point.

CM Langley said and that one-line item up there, you went from 12 to 10, general consultant fee.

Carl said which one? I'm Sorry. Oh.

CM Langley but you only spent \$410 so far.

Carl said that is as of March, so we have spent more at this point. Some of this is your title consulting. This has to do with programs that the Court utilizes. But remember that this is a stationary point in time that year-to-date as of March 31st. Any other Court questions?

CM Langley said on operating supplies you went down quite a bit. Because you have only spent \$570. Why would you go down on operating supplies? Are they also on printing and office supplies that you went down?

Carl said historically their costs have been below what's budgeted. And this is one of those departments that does have operating supplies broken out from printing and office supplies.

CM Langley said I don't know that I would go down on operating supplies, that much.

Mayor Countryman said Carol is giving away money!

CM Langley said well I know I am going to get my street fixed!

Mayor Countryman said She is feeling good!

CM Langley said the Crime District is going to bring in all that money and she is going to get her street fixed. And it is bad! All my neighbors are walking and looking at it and taking pictures of it.

Carol said alright, so now we have water and sewer. We touched on this a little bit last time with the cost of the operator line coming down because this is under the Hayes contract. They separate out your operating costs, your testing costs, and your preventative maintenance. So, you adjusted that accordingly in the budget. Reduction in sludge calling because they have made repairs so they don't have to send off as much sludge. The other slight increases are based on trend and what Mike sees for this next year. I apologize the next page on the repairs and maintenance we went from \$300,000 to \$325,000 and I don't have my note as to what that increase was so we will have to ask Kim about that.

Mayor Countryman asked what that half truck cost mean?

Carl said remember that this is where public works pays half, and water/sewer pays the other half.

Mayor Countryman asked what is employee relations, is that like lunches?

Carl said employee relations is the line that is used for like during public works employee week, the luncheons. Things along those lines. This is where we see under preventive maintenance, this is that other part of the contract, so we see the increase there.

CM Langley said credit card merchant fees.

Carl said yes, so those are the fees that we pay to accept credit card payments. So when somebody makes a payment on their utility bill, like when they pay online, we get.

CM Langley asked but you moved it to where?

Carl said no I have not moved it.

CM Langley asked but it needs to stay under water and sewer right?

Carl said this is for the utility side so it will definitely stay there. You've seen an addition of this item under the General Fund because we have not been paying credit card fees. Water and Sewer has been absorbing all the credit card fees even when they are paying for a permit, even when they are paying for a flag. And so, we have separated those out.

Mayor Countryman asked what is that second one from the bottom? It was KPL projects? There has been historical, 37205?

Carl said that is the one last year we talked about using your operations funds to fund your capital projects is not always the best practice. That's where we did the debt issuance for this last year. We are going to be coming back to you with the capital projects for this next year. It doesn't mean that the water and sewer fund wouldn't necessarily be used on capital items. We have some items that we will be looking at potentially using some surplus from water sewer to fund those, but not as a routine practice of supplying the funds to the capital project as a routine. Does that makes sense? That is why there isn't anything in there. Any questions on any of these items in here? In the next workshop, you will see I am updating payroll information. Remembering this, we have nine months under the old rate, three months under the old, nine months with the cost of living adjustment. I can't just transfer over a number, I gotta put that all into worksheets. I am getting back the information on insurance projections both health and property liability. Also looking in on some of those things that we talked about last year like telephone and what we are covering underneath there. I have great spreadsheets if anybody would like to entertain themselves. In looking at those lines, telephone encompasses a whole lot not just the telephone at City Hall. Its telephone, any time there is telephone reimbursement to an employee, it pays for the answering service on the water/sewer side, its all of those auto dialers at the plants in case something goes down. So there is all kinds of components that go into it and not just telephone and so we are working at looking at those so we can get you a better description when you see those numbers and aren't like wait, we pay that much for a telephone number? So those are some of the things that we will be bringing to you on July 8.

Mayor Countryman asked do we feel like our health insurance is online? It just looks like there is huge jumps.

Carl said so there is huge jumps. You may recall last year we were able to get TML to hold to a no increase which was huge for us.

Mayor Countryman asked if we have the best insurance. I remember that we didn't go out and shop to make sure that we are getting the best bang for our buck.

Palmer said we were going to go out and shop but that's when TML came back with 0%, you are not going to get any better than that. As far as the level of service we are getting obviously it could be better. I think if you polled the employees they would want better insurance. Right now, we cover employee, employee spouse. There is no full coverage. Half.

Mayor Countryman asked half for the kids?

Palmer said yes. For cities, it's good. There is a lot of cities that cover 100%.

CM Langley said that we have changed insurance before. But we always go back to TML.

Palmer said They provided a couple extra benefits as I understand. That next level.

Belmares said they have next level prime which is a collection of clinics where employees and dependents can go to those if you are sick or something at no cost. It is not like you are walking into the Ritz Carlton but it is a very nice set of clinics. I have been to a couple.

Carl said that dependents do not have to be covered to use that option.

Palmer said it's been a great benefit, I don't know, LT. do you want to talk a little about that?

Belmares said he has used it himself and it's been really good.

Mayor Countryman said but you don't have any kids.

Duckett said I use it and my son used it and he is an adult.

Mayor Countryman asked department heads what is the feedback from employees? Do we need to shine it up or do something better?

CM Langley asked if it was Blue Cross?

Carl said yes, it is Blue Cross.

Belmares said he would dig in and get feedback from staff.

Mayor Countryman said she was just curious, if we were mediocre at best maybe we could get a little more with less.

Carl said that in talking with the TML rep one of the things that we know is that it goes by your loss benefit ratio. We did have quite a loss so the fact that they were able to get us at zero they knew we were looking. That is a major thing. One of the other advantages is that you are part of a larger pool. When you go on your own, we are a small group of less than fifty people, so you are looking at it being.

CM Langley said that we can't afford it at Jim's because we have less than fifty, well we have twenty employees, so try to find insurance for twenty employees. We have blue cross blue shield but there are only three people on it because they can't afford it.

Carl said that between Nici and I, we would get people who had concerns or questions or didn't get their full benefit. But we haven't had any of that since the first of the year.

Mayor Countryman said if it ain't broke don't fix it, but at the same time, if you could get more for. I hadn't heard any rumblings.

Carl said that there are some additional features at TML that we don't take advantage of. TML has a HRA card, an employee does not contribute but the employer does. We did this thing in Waller where we would load this card with \$100 every month. So that was a \$1,200 benefit for the employees that they could use for the dentist, for their prescriptions, for their eyeglasses.

Mayor Countryman said that is a huge benefit.

Carl said that there are some additional benefits that they offer but I don't know if we would get that. We don't take advantage of that and there are some things that we can tweak and keeping that in mind that might be something we can take advantage of this next year.

Palmer said we are always ready to jump.

Belmares said that any additional benefits for our officers for their families is definitely something that we can use. It's minimal because you might have, if we have twelve officers and maybe four families, so its not a whole lot of being extra to cover those families and make the department more attractive to other potential officers.

Mayor Countryman said I know we were really expensive a few years back and there was basically no benefits to anybody with, it was gnarly, remember that four years or five years ago?

Standifer said they asked me three times if I was sure I wanted to sign my dependents and they said you are going to be the only one with dependents.

Mayor Countryman said that was gnarly, so as long as it has gotten better.

Palmer said so right now, dependents are 50%.

Belmares said that spouse and dependents are 50%.

Palmer said so if we were to poll the employees, that's what they would want is coverage for their dependents. And we are always looking at that.

Mayor Countryman said, and I know it takes time, that's not a fun subject.

Carl said our renewal is January 1, so we don't normally get, right now they are doing the renewals for October 1, so we normally get our numbers in August or September. But we will know here this month kind of what that average percent increase is.

Palmer said if there are other opportunities out there, we will look at them. Also, at the next workshop we will have the CIP.

Carl asked if this process has been good for council this year.

Mayor Countryman said that its good. I like my binder.

Carl said you will have worksheets starting the next workshop starting July 8 and depending on how that goes we may have to throw one in between. But we won't of course have our tax rate until the beginning of August. The good news is that the preliminary value is up.

Mayor Countryman asked if she could have that in English.

Carl said our property value is slightly higher than what it is this year. I just got a bill today for \$12,000 of refunds so.

Mayor Countryman said that is the ebb and flow. Do we know what our collection rate is?

Carl said our collection rate this year is right at 98%. I think we have \$36,000 to get us to the maximum.

Palmer asked is that all we got?

4. Executive Session: City Administrator contract

Council adjourned into executive session at 6:28 p.m. Council reconvened into open session at 7:58 p.m. No action was taken from executive session discussion.

ADJOURNMENT

Motion was made by CM Donaldson to adjourn and the motion was seconded by CM Fox with all Councilmembers voting AYE, motion carried.

Meeting adjourned at 8:00 p.m.

Submitted by: _____ Date Approved: _____
James Greene, City Secretary

Mayor, Sara Countryman

City Council Regular Meeting
MINUTES
June 11, 2024 at 6:00 PM

CALL TO ORDER:

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

Present:	Sara Countryman	Mayor
	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
	James Greene	City Secretary
	Joe Belmares	MPD Lieutenant
	Kimberly Duckett	Court Administrator
	Eric Standifer	Public Works Foreman
	Tiana Smith	Waste Management
	Jeff Warner	Enterprise Fleet Management

INVOCATION:

CM Fox Gave the invocation.

PLEDGE OF ALLEGIANCE TO FLAGS:

Pledges to the American and Texas Flag were conducted.

VISITOR/CITIZENS FORUM:

Merrily Thompson addressed Council. She said she does not live in the City of Montgomery, but she does own two properties in the historic district: 914 and 920 College Street. I am here because the drainage problems that are occurring, Carol my neighbor probably knows this as well, have become catastrophic. So I have a little video of what happened with the recent rains, and I am almost about to be flooded because of the drainage problems. So if I can step forward I'd be happy to show you that video.

Mayor Countryman invited her to step to the dais.

Thompson explained while showing the video that this is my driveway, this is the bridge. You can see that it is quite deep, its going over the road and its going into my garage. Its not in my house yet, but my tenants, its halfway up the wheels of their tires on my driveway. So we have a big issue there. Here are some pictures of the current drainage pipes that are in place that are undersized and causing the problem.

Mayor Countryman asked Thompson to return to the podium so that she could be recorded for the record.

Thompson said my concern is that I have owned these properties for twenty years and when I bought the property, it was a very small ditch. The gentleman who is my tenant stood in the ditch today and it is this deep with him with no water in it. With the water in it, it would be over his head and its not only problematic for the flooding issue, but it's a danger. I would ask that the city, with their planning & zoning, fix the problem before we have a catastrophe.

Mayor Countryman verified Thompson's property addresses.

Thompson verified the addresses and said that there is a home in between us and they actually have some retaining wall damage because the water is rushing through and is beginning to bow their wall as well. It can't be ignored any longer.

Mayor Countryman thanked Thompson.

Tyler Cooper addressed the council. The following is a transcript of his address submitted by Cooper.

My name is Tyler Cooper and I live at 118 Anna Springs Lane. I am here to voice my concerns around the development of unapproved plans on the Cornerstone Community Church property and to inquire about actions the city and/or church may need to take to rectify the situation.

Ever since the church purchased, cleared, sodded, and paved the neighboring lot, heavy rainfall has overwhelmed our drainage ditch and French drain system, flooding my pool with mud and debris every soaking rain event. I believe it has also contributed to the further washing out of our driveway. We have lived here for 4 years and never experienced this amount of flooding and rushing water. All four flooding events I am referencing herein have occurred since October 26th, 2023, which to me, is not a coincidence in timing as it relates to the development of the church property.

I have emailed Gary Palmer about the issue who stated that this is a private property issue, and the city can't do much without clear-cut code violations. Officer Tilly visited our property to survey the issues and take pictures, but stated last week that it remains a civil matter between private property owners.

This is where I respectfully disagree with Mr. Palmer. After reviewing both the Planning and Zoning Commission and the City Council agendas and minutes, I made the following discoveries which I've documented in chronological order. I also aligned the ordinances that pertain to each article in the packet that I will leave with you. For time purposes, here is a short summary to this point:

- April 4th, 2023, Planning and Zoning Commission Meeting:
 - The P&ZC approved the rezoning to "Institutional" from "Residential". During the meeting (available on YouTube), the committee discussed various concern for neighboring residents. Mr. McCorquodale assured that all ordinances and approvals would be followed, especially since the property was being replatted and developed next to abutting residents.
- April 11th, 2023, City Council Meeting:
 - The City Council approved the rezoning motion after a brief discussion, also available on YouTube. Mr. Olson asked if the rezoning would allow for the church to build a parking lot without further rezoning. Mr. McCorquodale confirmed saying it would require them going through whatever governmental process is required to build a parking lot.

---Internal Use---

This brings me to my point of why I don't believe this is a private civil issue. If this property was replatted and developed according to the new rezoning, it should be subject to several ordinances, including:

1. Chapter 78, Article III, Sec. 78-60 – 78-64
2. Chapter 78, Article IV, Sec. 78-96
3. Chapter 78, Article V, Sec. 78-123
4. Chapter 78, Article V, Sec. 78-126
5. Chapter 78, Article VI, Sec. 78-161 – 78-162
6. Chapter 98, Article III, Sec. 98-239

Many of which require the approval of the city engineer and/or city council. And since their approval is warranted, my questions are:

1. Did the church go to the county and file for replatting then file for the appropriate approvals for the work completed?
2. If so, were these approvals granted?
3. If those approvals were granted, did the city engineer or inspector physically visit the site before approving any alterations to the property?
4. What inspections were conducted, and by what means?
5. If the church did not adhere to the standards contained within, does that not warrant enforcement of or mitigation for any infractions?
6. If there are obvious infractions, why is the Code Enforcement Officer not able to act?
7. If they filed the appropriate paperwork, is it incompetence from within the city that they blindly approved the plans with no actual follow-ups or recommendations, did not follow through on their end of the ordinance guidelines, or simply not care as to avoid strife with the church?

Please understand that we have no issue with the rezoning of the church or take umbrage of their existence. It is a welcomed addition to the community with many great parishioners. Our issue lies with the physical and financial damage to our property due to the poor drainage of their property, and the potential incompetence and inaction of the city.

I have provided a packet with emails, invoices, damage pictures, timelines, and ordinances in question, along with quotes directly from the previous City Council and P&ZC meetings. I also have video evidence of our concerns during the last storm (May 30th, 2024), which I can share via text or email. Lastly, I invite anyone to visit our property anytime; my contact information is included in the packet.

---Internal Use---

Timeline of Rezoning and Approvals of Cornerstone Church Property

I have combed through the Planning and Zoning Commission agendas and minutes as well as the City Council's agendas and minutes and made the following discoveries. I have documented each of those in chronological order below:

- The April 4th Planning and Zoning Commission Agenda shows where it was brought forth and sent to City Council, the approval of the Rezoning Request to rezone the newly purchased plot of land from Residential to Institutional.
 - In the comments section of the satellite imagery draft, it states, "Future uses could include facility or parking expansion projects" and "Ensure any future development provides buffer for adjacent residential uses per City Code".
 - In the Planning and Zoning Commission Recommendation Report in which the rezoning was approved, one of the points states that "Adequate development regulations are in place to ensure no negative effects on surrounding properties if the rezone is approved. The church property is currently being platted to reflect a 25-foot vegetative setback (Sec. 78-162) and the side & rear yards (Sec. 98-239), adjacent to single family properties.
 - Mrs. Julie Davis can be heard saying off camera on the YouTube upload that "they are operating on driveway variance and so if the intention is to buy this 1/3 of an acre and extend this driveway around the side of the building, then you need to keep in mind that whatever we make them jump through now, we're going to make them jump through it with that driveway when they expand it. I believe they have crushed granite now". It was agreed upon by the committee members.
 - Mrs. Merriam Walker can also be seen and heard talking about the light and noise concerns from the church.
 - Mr. McCorquodale can be seen and heard saying "the development of it would require the same type of review as any other type of development would with the city engineer.
 - Mrs. Walker asked "I know when they started developing it they asked about the special use for the type of pavement that they are to use and we approved what it is they have now, do they have to come

---Internal Use---

back to us if they want to extend that parking lot for the same request”?

- Mr. McCorquodale said “yes...yes”.
- Mrs. Walker continued “they can’t just do it because we said yes to this”
- Mr. McCorquodale said “yes, right, that area that is parking lot was not as big as it could ever get”.
 - Sec. 78-162, Provision A reads: “Vegetative setbacks of 25 feet in width shall be maintained at all times where commercial, multifamily, industrial, church, public buildings or school properties abut any single-family residential property or adjacent acreage that may in the future become single family residential.
 - Sec. 78-162, Provision C reads: “The vegetation setback must also provide a visual barrier”.
 - Sec. 98-239, Provision A reads: “Barrier. A visual barrier shall be constructed and permanently maintained on any lot adjoining or abutting R or PD District”.
- In the minutes report of the April 4th Regular Meeting on Page 3, point number 5, it reads “Mrs. Julie Davis said the church had a variance to their parking surface and to be mindful of parking lot expansions”.
 - I’m not sure what that means, but I am assuming that since this is now being rezoned to “Institution”, a paved parking surface and/or larger parking lot must be provided to meet the minimum standards in Article IV – Off Street Parking.
 - If this assumption is correct, under Sec. 78-123 – General policies regarding improvements; payment and costs of improvements. – “Policies, terms, and conditions to be followed in paving work and the extending of water lines, sewer lines, and drainage must be approved by the city council and city engineer. All improvements shall be installed by the developer at his expense”.
- Also, in the minutes of the April 4th Regular Meeting on Page 4, point number 6, it reads: “Staff reviewed the draft report. Jeff Waddell noted the requirements in the report that future development of the church property needed to meet the city regulations on buffering lights and noise from adjacent homes. Mr. McCorquodale said the church was platting the property which requires a 25-foot vegetative

--Internal Use--

buffer adjacent to homes. Staff confirmed new development on the site would need to follow all current city regulations”.

- According to Article III - Plats, Sec. 78-60 through 78-65, any sort of Plat (Replat, Minor Plat, or Final Plat) would need to follow the rules set forth in the Final Plat instructions.
 - This means in the least, it would need to be approved by the city engineer if not more approvals by the City Council.
- According to Sec. 78-64 Development Plats:
 - “A development plat must be prepared by a registered professional land surveyor”.
 - “Development may not begin on the property until the development plat is filed with and approved by the city in accordance with this chapter”.
 - “Approval. Development plats shall be submitted to the city and may be approved and signed by the city engineer and city administrator”.

---Internal Use---

CONSENT AGENDA:

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

Mayor Countryman introduced the item.

CM Langley said she had a question about item 13 on the minutes. It said that Bryan Lucas with Hayes Utility was present. I thought that gentleman's name was Phillip Wright. Can we check into that and make sure because if it is Bryan Lucas, I need to call him and apologize to him for calling him Phillip Wright.

Mayor Countryman asked for a motion.

CM Fox made a motion to approve the minutes of May 28, 2024 with corrections if needed and the motion was seconded by CM Langley with all Councilmembers voting AYE, motion carried.

CONSIDERATION AND POSSIBLE ACTION:

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

Mayor Countryman introduced the item.

Palmer said thanks Mayor. You may recall that this item has been on a workshop agenda regular council meeting, MISD is building the CTE Center on Lonestar Parkway just west of Buffalo Springs and in that development, there is a water line that we require to be extended. It's a loop that services that area and if you recall we offered to pay \$75,000, not to exceed \$75,000 for that. The attorney drafted up the agreement and MISD accepted that agreement. It's in your packets and tonight the approval will bind us to that \$75,000 which will likely come out of fund balance. Happy to answer your questions.

Mayor Countryman said just something I noticed; on the signature page it has Nici's name. Do we need to get a new page with Dr. Ruffin's signature on it maybe? Or if we can I don't know mark it out, if it'll be acceptable if he marked it with Mr. Greene's name.

Palmer said if you guys approve it tonight then we can make that change.

Mayor Countryman said OK, I just didn't know if it's going to have to come back because of the page. OK. Thank you. Council, what is your pleasure?

CM Langley made a motion to approve the Interlocal Agreement with MCISD as presented and CM Fox seconded the motion with all Councilmembers voting AYE, motion carried.

3. Consideration and possible action regarding approving expenses for emergency relocation of an 8" force main located on the southern edge of Lone Star Parkway approximately 100 yards east of SH149

Mayor Countryman introduced the item.

Katherine Vu addressed the council. Good evening Mayor and Council. As you all may be aware, you received in your email notification that we were doing an emergency relocation of the Lift Station number 8 forced main along Lonestar Parkway just West of Town Creek. While Wright

Solutions was performing the repairs to the 4-inch forced main it was also discovered that the eight inch forced main coming from Lift Station 2, which heads East, was also exposed and in danger of being compromised. We asked Wright Solution to put together an estimate which is included in your packet. Since then, we have had to do a realignment to move the forced main further away from the creek bank because it is continuing to erode, and we want to make sure that it's no longer in danger regardless of the erosion as much as we can control. So there is an updated estimate which I passed out to you. The updated estimate comes in at \$60,300. The difference between what I handed out to you and what is in your packet is an additional 100 feet to account for relocating it closer to the pavement of Lonestar Parkway, again to try to get away from the creek.

CM Fox asked but that includes 100 more feet? Is that what you are saying? So that's the difference of the \$6,550?

Vu said that's correct. It's 100 additional feet so this is the forced main coming from Lift Station 2 which carries over half of the flow of the entire city that takes it up the hill to a manhole on the east side of Lonestar Parkway and Buffalo Springs. So this is a very critical force.

CM Donaldson asked if this size is going to be adequate for our future developments that we're going to speak of later on?

Vu said it is. The other thing to consider is when the Town Creek wastewater treatment plant gets rebuilt, this forced main will go offline temp, it'll stay in place, but it will not be in use because everything that comes to Lift Station 2 will be treated at the Town Creek Wastewater Treatment plant. This forced main is going to stay in place in case we ever need to take that plant down for service. We can continue to pump it back to the Stuart Creek Plant so we want to be able to have an alternate just in case the plants needs to come down for service. But yes, this will be plenty to accommodate future growth.

CM Fox made a motion to approve the expenses for the Emergency Relocation of the eight-inch forced main with the additional 100 ft for the additional cost of \$6,550 and the motion was seconded by CM Donaldson with all Councilmember voting AYE, motion carried.

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

Mayor Countryman introduced the item.

Vu said what is in front of you is the impact fees that I understand have been presented to you all a few times. You had a public hearing on these as well just to remind you. These were reviewed by the Capital Impact Advisory Committee which was the P&Z acting as the CIAC as well. The public hearing as I mentioned was held. So, a brief review on this, we are proposing about a 9% increase for all meter sizes across the board. This will alleviate the cost of necessary infrastructure improvements because of growth over the next five to ten years. This is in line with other municipalities around, this is not anything that's out of line with what other local governments are doing.

CM Donaldson asked what was the five or ten years for?

Vu said we do a ten-year projection of all the capital projects that will be needed because of growth and that's the cost that is used to help determine what the impact fees are going to be as well as the number of connections that we're anticipating over the next five to ten years.

CM Donaldson said ok. So, this is the six-year update. You recommend we do it more often than that?

Vu said you can do it as often as you like. What I would recommend is no longer than about five years. It gives you a chance to review your project list again, refresh your connection counts, and account for any changes in growth trends, if development slows or really speeds up even more than it already is, gives you a chance to accommodate for that if something major and catastrophic happens in the market or in the city project needs. We can always revisit it at any time. The law actually requires you to do it at least every five years.

Mayor Countryman asked if any of the developers are already grandfathered in because they've already got developments going? So, this is moving forward once it's adopted, correct?

Vu said impact fees are assessed at the time of platting so whenever the final plat is recorded, that's when the impact fees or that day are assessed and locked in for that platted section whether it be a single-family section or a development or whatever it may be. It may be with these new impact fees going into place there's a ninety-day grace period, so any developments that come in within the next ninety days would still go under the current impact fees, and then after ninety-days, everything would be subject to these new impact fees.

CM Fox asked upon final plat?

Vu said yes, final plat. So, they are assessed at the time of final platting and due at the time of connection to the system unless otherwise outlined in a development agreement.

Mayor Countryman asked if there is a motion or other questions?

CM Donaldson made a motion to accept item four as stated and CM Langley seconded the motion with all Councilmembers voting AYE, motion carried.

5. Discussion of the Annexation Process and Direction on the Request of the Havenshire Subdivision (located on east side of FM2854 ~ ¼ mile south of SH105) to be Annexed into the City.

Mayor Countryman introduced the item.

Palmer asked if Council would like a recap?

Mayor Countryman said yes please.

Palmer said we had a request from one of the homeowners from Havenshire a couple weeks ago. I believe they came and spoke at our workshop agenda last month asking if the city would annex them. So, we decided to put it on the agenda for discussion. So, I'll just defer, I don't know if anybody from Haven Sire is here that wants to speak on behalf of the subdivision, but I would like to open it up for discussion. Ok, is there anyone that would like to approach the podium?

Several residents of Havenshire asked if they could all come up.

Mayor Countryman said yes, sure.

The resident said we've got several people from Havenshire here. We really just want to try to save our neighborhood. It's twenty houses, it's one street. I live at the end of the cul-de-sac and there's a development over in Conroe on the other side of the creek that plans on connecting our cul-de-sac. They've built a little bridge and from everything we have, and I have prepared, and I don't know if you need anything. I know I've probably given you all these before, but based on their schematic plot, they are proposing our street as our secondary access and that is a five-hundred house subdivision and we don't want the traffic. So, what we want to do is keep our street closed to all pass through traffic, and if the way to do that is annexation with the City of Montgomery then that's more than likely what we want to do. We really just need to see if that's possible that we can make sure that they can't still tie into the street, even if we Annex. That's our fear.

Mayor Countryman said so I know, Alan, we have to be asked by the residents and then we, should we need to look at several factors, right? The roads, infrastructure, how would that look? What would that look like? And impact to the city, and then of course, once Council is presented with that, they can make the decision then whether they would like to annex or not?

Petrov said the process is pretty straightforward, you know. It can go a couple of ways depending on whether you have all of the property owners requesting annexation or only some portion and not 100%. So, assuming properties in the City's ETJ which have been told what it is then it's possible to Annex the property. Annexation these days begins with a petition from the property owners. If you have 100% of the property owners sign off on the petition, then the process is pretty simple, a public hearing, and involves negotiation of services to the area and then council, after hearing, approves service. If you don't have 100% of the property owners sign off, then an election is required. There would have to be scheduled for an election on one of the uniform election times, so it really depends on the residents filing a petition at the beginning of the process. And if they're interested in where they find the petition, they should contact an attorney to assist them.

Resident asked I have a question about the 100% property owners. Is it 100% of the property owners or property owners governed by the HOA? We are in an HOA, so as long as we have a motion passed and signed by our HOA Council, is that 100% participation of the property?

Petrov said 100% of the property owners. And it goes by the tax roles. You get a certified copy of the tax roles and based on that is how you get your 100%.

Resident said I think we could get 100% if I can tell them that it will stop that development from using the road, but I don't know if I can tell them, oh maybe. Do you want to pay city taxes for maybe, then I don't know. So, I kind of like, I need to know that what we need can actually happen. That we can close that cul-de-sac.

Petrov said I can tell you that if the property is in the city, council could vote to close the road and prevent the connection. But again, that would take a vote of the City Council.

Resident said there is no way to know. That would be following annexation, the vote to close the road.

CM Fox asked isn't the road is a dedicated County Road?

Resident said it is a County Road right now.

CM Fox said let me ask you one other question that's kind of a curiosity thing, and I know when I ask it its going to be kind of strange. The house sitting north of y'all on the acreage, is that part of your subdivision?

Resident said yes, and he's on board with it. If we were to go to our homeowners and try to propose annexation or get people to sign a petition, what other kinds of benefits could we offer them as becoming part of the city.

Mayor Countryman said so the city provides infrastructure, which I believe you all have. And we, that's part of entertaining this idea is, what does sewer look like? What does water look like? How good are your wells, you know. How old are the wells? Because if the city takes you in, and then two years, we have to put in a whole new subdivision, basically. That's got to be taken into consideration. So we would want to also look at the street that comes in is in good shape also. So, there's some things that's got to be considered, and then once those are presented. So, then we would maintain that. And then you get Emergency Services as well. So, you get City taxes, nothing changes with your ISD. You just pay city taxes and then your infrastructure, meaning your water and sewer, is maintained by us, then the road is maintained by us, and then we could cut it off.

Resident asked so then city water would come?

Mayor Countryman said that's part of like, do you have City, I know you don't have City water now, but do you want it? And that's part of all the discussion that we would have in the interim.

Petrov said that typically becomes part of the discussion as you say of the service plan, whether we would run a water line and the number, and they receive emergency services, City Police.

Resident said yeah, that'd be great. Those type of things like sewer and water and of course the road would be things that I think we would need to communicate to our homeowners to be able to sign the petition. And that sort of study, would you not be able to perform that until after you have a petition signed by the homeowners? Or can that study of those services happen simultaneously so we can use that information to kind of go forward and get a petition?

Mayor Countryman asked so Alan, would you suggest that we take an inventory of how their water and sewer is provided today?

Petrov said yeah, I think so. You got a little bit of the Chicken and Egg kind of situation going. How much time and money do you want to invest if you aren't sure that they're sure. And by the same token, how much time and money do you want to invest if you aren't sure that the city is sure. The homeowners and the city, you know, we have to agree to work together and see if we can close the gaps.

Mayor Countryman said yeah. And we don't know what we don't know. We don't know what the water and sewer and the road conditions are, but that's something that we could, I guess, potentially start working on Gary, or ask how that's provided today? I believe you have got individual wells?

Resident said we have one well and then individual septic.

CM Langley said I drove down there, and I drove all the way to the end so. I like her little street.

Resident asked what about the front entrance. Like we have the brick structure and yard person to maintain that front area. Would that be part of the city services or would that still?

Mayor Countryman said that's typically HOA that does that.

Resident asked if we did do this, and the portion between the cul-de-sac and the property line is unpaved, the whole problem I feel like if I live right there, I want that into my property. We replatted it after annexing, do I have to have the adjoining property owner permission. The developer that's trying to use our road. Do they have to sign off on my owning that piece or once it's city ...

Petrov said that depends on what it is that you are replatting. The owners of the property would have to sign off and your subdivision plat that I've seen appears to me nobody.

Resident said no, it's just Havenshire right of way. They just extended it to the property line. But I was told by the county before we start looking into annexation, that in order for me to try to take that, that I would have to get the developers permission which is obviously not going to happen. So, I'm just trying to make sure with annexation.

Petrov said as long as it does not create a landlock situation on the other side, then I disagree.

Resident said I have one more question if you don't mind. We were told that while the county could vote to close the road in a council meeting, sorry, the city could vote to close the road in a council meeting, it wouldn't be a forever guarantee. Because a future City Council could change their minds or for whatever reason. What would be a reason that a future City Council might want to open that road back up if the property on the opposite side is Conroe or Conroe's jurisdiction. Would there be a reason you would think of that the City of Montgomery would, would it be in their best interest to open our road?

Mayor Countryman said if they want to pay us ten million dollars to open it, I don't know.

CM Langley said there is no telling what the other council would want to do or the situation might be.

Resident said like Conroe ETJ over there where they could approach government and say we'll give you ten million if you let us use that road and all of a sudden even though we're part of the city and we annex, I have the same problem again. That's why we are scared.

Mayor Countryman said they could dangle a carrot, they could not dangle a carrot. I mean, we don't know what we don't know.

CM Fox said yeah that's true, but for Conroe right now, I don't think they got their budget.

Resident asked number one, who do we negotiate with the city as far as getting the paperwork we need to go forward. We do it with the City Attorney, you have someone else negotiate with Council?

Mayor Countryman said I would suggest go to Gary Palmer, he's our City Administrator.

Palmer said as the City Administrator I am the liaison to council.

Resident said perfect. Thank you. Also, a couple other questions. Let's say we become annexed. Should we turn that street over to the city, does that imply ownership?

Petrov said yes.

Resident asked so the city would own the street?

Petrov said it's not a private street. It's a County street, right?

Resident said it is a county road right now.

Mayor Countryman affirmed that it is a County Road.

Resident said some say it's a county road but I said its not a County road. But that's a whole different thing, ok. What I'm saying, my problem is that right now I don't think it's a county road. I think they're blocked from coming in there. I think the developers block, I think they're interfering when they gave a permit to bridge across that creek, that's what I think. And I've got paperwork that says that. My fear is that I've dealt with a lot of City Councils. A lot of City Councils and Counties and so forth. My fear is that today, I mean, I may not be around anyway, but in the future, if we give this to the city, nothing would prevent the City Council from coming in and saying we open that road. Am I correct?

Mayor Countryman said I can't imagine a need, but I mean, sure, I mean they probably always. They can ask, the county can ask.

Resident said it's a matter if that is right? Ok? That's my concern. Now if we go as she was talking about, that portion of the street, county road, whatever you want to call it, from over the cul-de-sac to the creek. OK? Not paved, never has been paved. County sign saying no through street, ok? All of that. Nothing, I've never seen a document that gives that road to the county. Never seen a document, etc., etc. However, if we are annexed, if the city takes control of that road, that street down to that cul-de-sac, which is right in front of Naomi's house. If we could get that portion. That eighty feet given to Naomi as part of her property replat. Give it to Naomi. Would that prevent the city, without using or some other, would it prevent them from opening that street up.

Petrov said yes. But, as you know, the city has the ability of eminent domain. But I agree with you.

Resident said thank you.

Mayor Countryman asked if Council had anything to add to the discussion? With that, we'll move right along. We have nothing for executive session this evening, so how about Council Inquiry? No inquiry. Ok, all right, with that then I'll entertain a motion to adjourn.

ADJOURNMENT:

CM Langley made a motion to adjourn and the motion was seconded by CM Fox with all Councilmembers voting AYE, motion carried.

Meeting adjourned at 6:41 p.m.

Submitted by: _____

James Greene, City Secretary

Date Approved: _____

Mayor, Sara Countryman

Montgomery City Council
AGENDA REPORT

Meeting Date: June 25, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Dave Carter – NDC Holdings, LP for a proposed Firestone Complete Auto Care on Restricted Reserve B of McCoy's Montgomery Plat. (Dev. No. 2410).

Recommendation

Approve the Escrow Agreement as presented.

DiscussionIssue:

A developer has submitted a development application for a proposed Firestone Complete Auto Care store adjacent to AutoZone along Eva Street (SH 105).

Regulations:

The property is platted, zoned B-Commercial and the proposed use is allowed by right.

Analysis & Conclusion:

The Escrow Agreement ensures that the cost of our city engineer's review of the civil site plans are paid for by the developer, not with city operating funds. The proposed development is allowed by right under the city's zoning regulations and staff recommend approval of the Agreement.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 06/13/2024

ESCROW AGREEMENT
BY AND BETWEEN
THE CITY OF MONTGOMERY, TEXAS,
AND
Dave Carter – NDC Holdings, LP
Dev. No. 2410

THE STATE OF TEXAS ⤵

COUNTY OF MONTGOMERY ⤵

This Escrow Agreement is made and entered into as of the _____ day _____, 2024 by and between the CITY OF MONTGOMERY, TEXAS, a body politic, and a municipal corporation created and operating under the general laws of the State of Texas (hereinafter called the "City"), and Dave Carter – NDC Holdings, LP, (hereinafter called the "Developer").

RECITALS

WHEREAS, the Developer desires to acquire and develop all or part of a 1.02-acre Restricted Reserve "B" of McCoy's Montgomery Plat sometimes referred to as the Firestone Tract, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

WHEREAS, the City policy requires the Developer to establish an Escrow Fund with the City to reimburse the City for engineering costs, legal fees, consulting fees and administrative expenses incurred for plan reviews, and developer coordination.

AGREEMENT

ARTICLE I

SERVICES REQUIRED

Section 1.01 The development of the Firestone Tract will require the City to utilize its own personnel, its professionals and consultants; and the Escrow Fund will be used to reimburse the City its costs associated with these services.

Section 1.02 In the event other contract services are required related to the development from third parties, payment for such services will be made by the City and reimbursed by the Developer or paid directly by the Developer as the parties may agree.

ARTICLE II

FINANCING AND SERVICES

Section 2.01 All estimated costs and professional fees needed by City shall be financed by Developer. Developer agrees to advance funds to City for the purpose of funding such costs as herein set out:

Administrative	\$500
City Engineer	\$4,000
Legal	\$500
TOTAL	\$5,000

Section 2.02 Developer agrees to submit payment of the Escrow Fund no later than ten (10) days after the execution of this Escrow Agreement. No work will begin by or on behalf of the City until funds have been received.

Section 2.03 The total amount shown above for the Escrow Fund is intended to be a "Not to Exceed" amount unless extenuating, unexpected fees are needed. Examples of extenuating

circumstances created by the developer that may cause additional fees include, but are not limited to, greater than three plan reviews or drainage analysis reviews; revisions to approved plans; extraordinary number of comments on plans; additional meetings at the request of the developer; variance requests; encroachment agreement requests; construction delays and/or issues; failure to coordinate construction with City; failed testing during construction; failing to address punch list items; and/or excessive warranty repair items. If extenuating circumstances arise, the Developer will be informed, in writing by the City, of the additional deposit amount and explanation of extenuating circumstance. The Developer agrees to tender additional sums within 10 days of receipt of request to cover such costs and expenses. If additional funds are not deposited within 10 days all work by or on behalf of the City will stop until funds are deposited. Any funds which may remain after the completion of the development described in this Escrow Agreement will be refunded to Developer.

ARTICLE III,

MISCELLANEOUS

Section 3.01 City reserves the right to enter into additional contracts with other persons, corporations, or political subdivisions of the State of Texas; provided, however, that City covenants and agrees that it will not so contract with others to an extent as to impair City's ability to perform fully and punctually its obligations under this Escrow Agreement.

Section 3.02 If either party is rendered unable, wholly or in part, by *force majeure* to carry out any of its obligations under this Escrow Agreement, then the obligations of such party, to the extent affected by such *force majeure* and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of

any inability so caused to the extent provided but for no longer period. As soon as reasonably possible after the occurrence of the *force majeure* relied upon, the party whose contractual obligations are affected thereby shall give notice and full particulars of such *force majeure* relied upon to the other party. Such cause, as far as possible, shall be remedied with all reasonable diligence. The term "*force majeure*," as used herein, shall include without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage, or accidents to machinery, which are not within the control of the party claiming such inability, which such party could not have avoided by the exercise of due diligence and care.

Section 3.03 This Escrow Agreement is subject to all rules, regulations and laws which may be applicable by the United States, the State of Texas or any regulatory agency having jurisdiction.

Section 3.04 No waiver or waivers of any breach or default (or any breaches or defaults) by either party hereto of any term, covenant, condition, or liability hereunder, or of performance by the other party of any duty or obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, under any circumstance.

Section 3.05 Any notice, communication, request, reply or advice (hereafter referred to as "notice") herein provided or permitted to be given, made, or accepted by either party to the other (except bills) must be in writing and may be given or be served by depositing the same in the

United States mail postpaid and registered or certified and addressed to the party to be notified, with return receipt requested, or by delivering the same to an officer of such party. Notice deposited in the mail in the manner herein above described shall be conclusively deemed to be effective, unless otherwise stated in this Escrow Agreement, from and after the expiration of seven (7) days after it is so deposited. Notice given in any other manner shall be effective only when received by the party to be notified. For the purpose of notice, the addresses of the parties shall, until changed as hereinafter provided, be as follows:

If to City, to:	City Administrator City of Montgomery 101 Old Plantersville Rd. Montgomery, Texas 77356
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If to Developer, to:	Dave Carter NDC Holdings, LP 4516 Lovers Lane, Suite 224 Dallas, Texas 75225
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The parties shall have the right from time to time and at any time to change their respective addresses, and each shall have the right to specify as its address any other address by at least fifteen (15) days written notice to the other party.

Section 3.06 This Escrow Agreement shall be subject to change or modification only in writing and with the mutual consent of the governing body of City and the management of Developer.

Section 3.07 This Escrow Agreement shall bind and benefit City and its legal successors and Developer and its legal successors but shall not otherwise be assignable, in whole or in part, by either party except as specifically provided herein between the parties or by supplemental agreement.

Section 3.08 This Escrow Agreement shall be for the sole and exclusive benefit of City and Developer and is not for the benefit of any third party. Nothing herein shall be construed to confer standing to sue upon any party who did not otherwise have such standing.

Section 3.09 The provisions of this Escrow Agreement are severable, and if any provision or part of this Escrow Agreement or the application thereof to any person or circumstances shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Escrow Agreement and the application of such provision or part of this Escrow Agreement to other person circumstances shall not be affected thereby.

Section 3.10 This Escrow Agreement and any amendments thereto, constitute all the agreements between the parties relative to the subject matter thereof, and may be executed in multiple counterparts, each of which when so executed shall be deemed to be an original.

Section 3.11 This Agreement shall be governed by, construed, and enforced in accordance with, and subject to, the laws of the State of Texas without regard to the principles of conflict of laws. This Agreement is performable in Montgomery County, Texas.

IN WITNESS WHEREOF, the parties hereto have executed this Escrow Agreement in three (3) copies, each of which shall be deemed to be an original, as of the date and year first written in this Escrow Agreement.

CITY OF MONTGOMERY, TEXAS

By: _____
Sara Countryman, Mayor

ATTEST:

By: _____
James Greene, City Secretary

NDC Holdings, LP
Developer

By: DAVE LARSEN
Signature

Title: Manager

STATE OF TEXAS {

COUNTY OF MONTGOMERY {

BEFORE ME, the undersigned authority, on this day personally appeared _____
_____ of the City of Montgomery, Texas, a corporation, known to me to be the
person whose name is subscribed to the foregoing instrument, and acknowledged to me that he
executed the same for the purposes and consideration therein expressed, in the capacity therein
stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day
of _____, 2024.

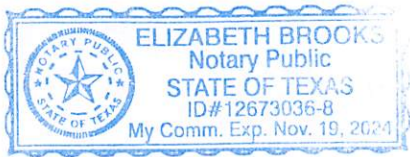
Notary Public, State of Texas

THE STATE OF TEXAS {

COUNTY OF DALLAS {

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day
personally appeared Dave Carter,
of NDC Holdings, LP, a Limited Partnership,
known to me to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purpose and consideration therein expressed
and in the capacity therein stated and as the act and deed of said organization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day
of June, 2024.



[Signature]
Notary Public, State of Texas

Montgomery City Council
AGENDA REPORT

Meeting Date: June 25, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Preliminary review and discussion of a proposed 75-acre single family residential development along Lone Star Bend.

Recommendation

Listen to the presentation and discuss ideas with the development representatives.

Discussion

The city was approached about a potential single-family residential development just outside the city limits on the eastern side of the city. The majority of the property in Conroe's ETJ, with a small portion in Montgomery's ETJ. The owner/developer is reviewing jurisdictional options for development:

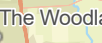
- Remain in Conroe ETJ, look to nearby MUD/water district for water service
- Request annexation by Montgomery, obtain utilities from City

The owner/developer's representative(s) will be at the meeting to provide an overview of the project and provide more detail. The developer presented the concept to the P&Z Commission on 6/4/27 and received neutral feedback with questions generally about the city's development standards and not project-specific. Additional discussion was had on possible drainage solutions for the property and the proximity of a Lake Conroe canal adjacent to the property.

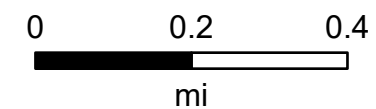
The developer is interested in getting City Council's initial feedback on the project to help them determine their options (i.e., pursue annexation and service from the City or remain in Conroe ETJ and work with a surrounding MUD for water service).

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 06/14/2024



Legend



Location Map



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

WGA



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

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

April 29, 2024

City of Montgomery
C/O Dave McCorquodale
101 Old Plantersville
Montgomery, Texas 77316

RE: Possible Development for the City of Montgomery – Mia Lago Phase 2

The purpose of this letter is to request that the City of Montgomery review the proposed development plan for the above-mentioned project and consider annexation and serving the development with Water and Sewer.

The proposed project is a 75 +/- acre development just east of what is currently the Estates of Mia Lago. The proposed development will consist of approximately 55 - ¾ acre lots, many of which back up to the existing canal which is an extension of Lake Conroe.

Dunhill Builders LLC currently owns the property and intends on being both the Developer and Home Builder. Dunhill has been building homes for over 10 years and have been involved in many development projects within Montgomery County, including the Villas of Mia Lago. The homes are expected to be within \$550-750k which will bring an anticipated tax base of \$36,000,000 to the City of Montgomery

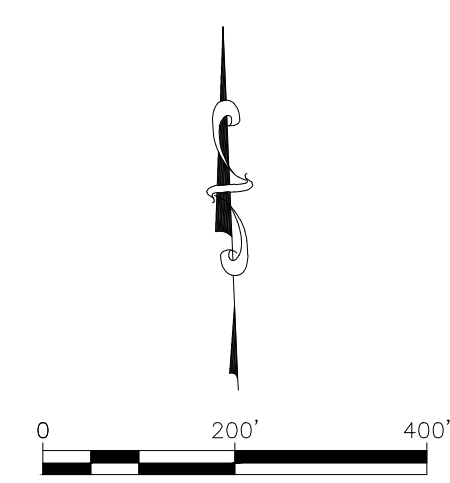
The subject tract is currently within the City of Conroe's Extra Territorial Jurisdiction (ETJ), but the City of Conroe does not have any utilities nearby. Based on new legislation passed in 2023, property owners are allowed to de-annex their property within City ETJs. If the City of Montgomery can serve the subject development, the Developer would seek de-annexation from the City of Conroe and petition to be annexed in the City of Montgomery.

Thank you for your consideration. If you have any questions at all, please do not hesitate to contact me directly.

Thank you,

Jonathan White, PE
L Squared Engineering
Vice President
936-647-0420



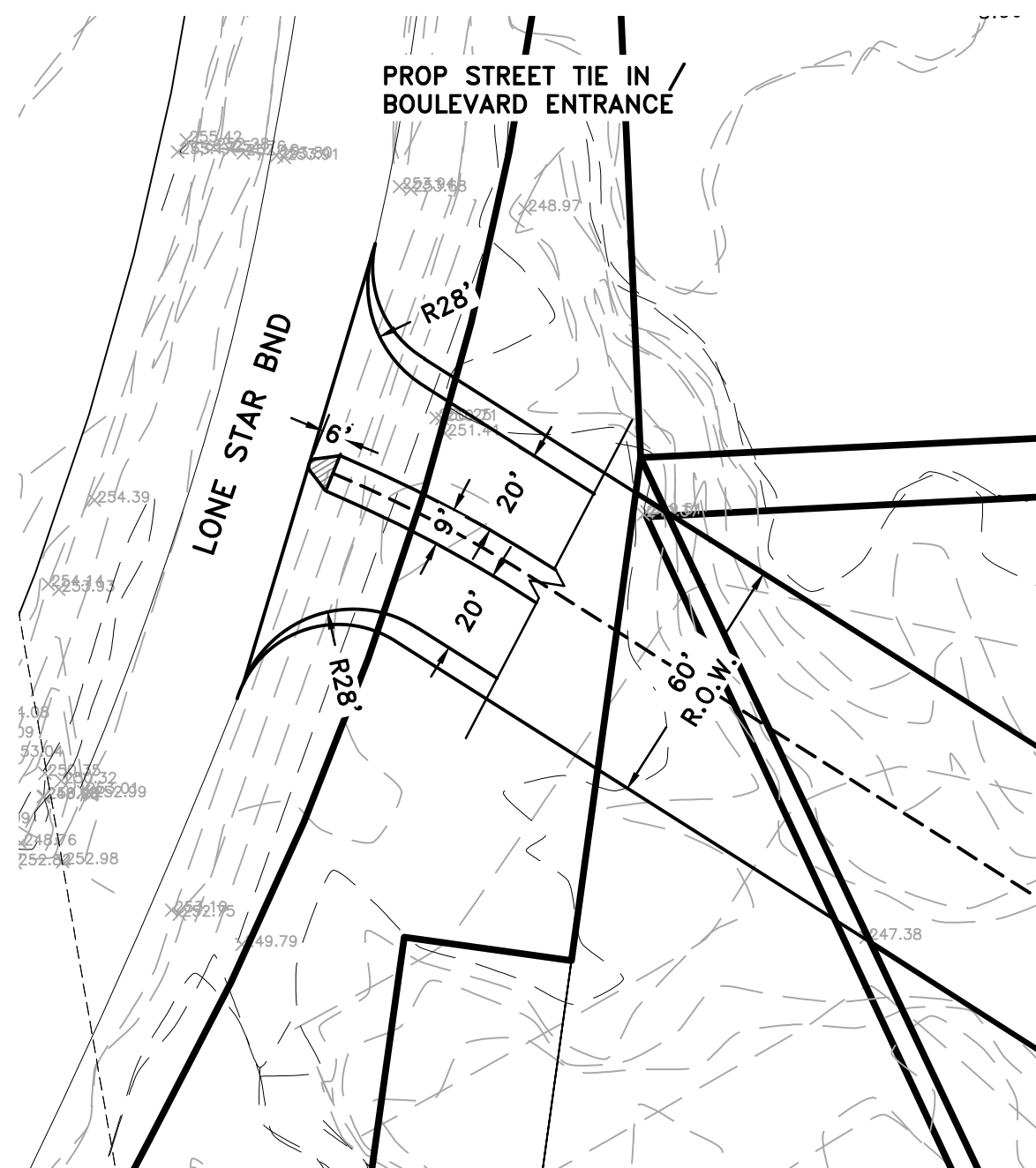


LEGEND:

- FLOODWAY
- 100-YR FLOODPLAIN
- 500-YR FLOODPLAIN
- FLOODPLAIN BOUNDARIES

TRACT AREA:	74.80 ACRES
NOMINAL LOT SIZE:	132'X247.50'
NOMINAL LOT ACRE:	3/4
NUMBER OF LOTS:	59
LOTS PER ACRE:	1.23
LF OF STREETS:	5,334.92
LF OF STREET/LOT:	90.42

* LOTS TO BE REVIEWED TO DETERMINE IF FEASIBLE TO DEVELOP DUE TO MINIMUM LOT SIZE REQUIREMENT AND REQUIRED SETBACKS TO DRAINAGE FACILITIES.



ESTATES OF MIA LAGO EXPANSION

PRELIMINARY SITE PLAN

04/16/2024

DRAWING INFORMATION			
PROJECT	10922	TDLR	**
DRAWN	LMJ	CHECKED BY	JTW
SCALE	SHEET		
1" = 200' (24x36)	01		
1" = 400' (11x17)			

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW
UNDER THE AUTHORITY OF:

E. LEVI LOVE, PE #99340
OR
JONATHAN WHITE, PE #127058

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

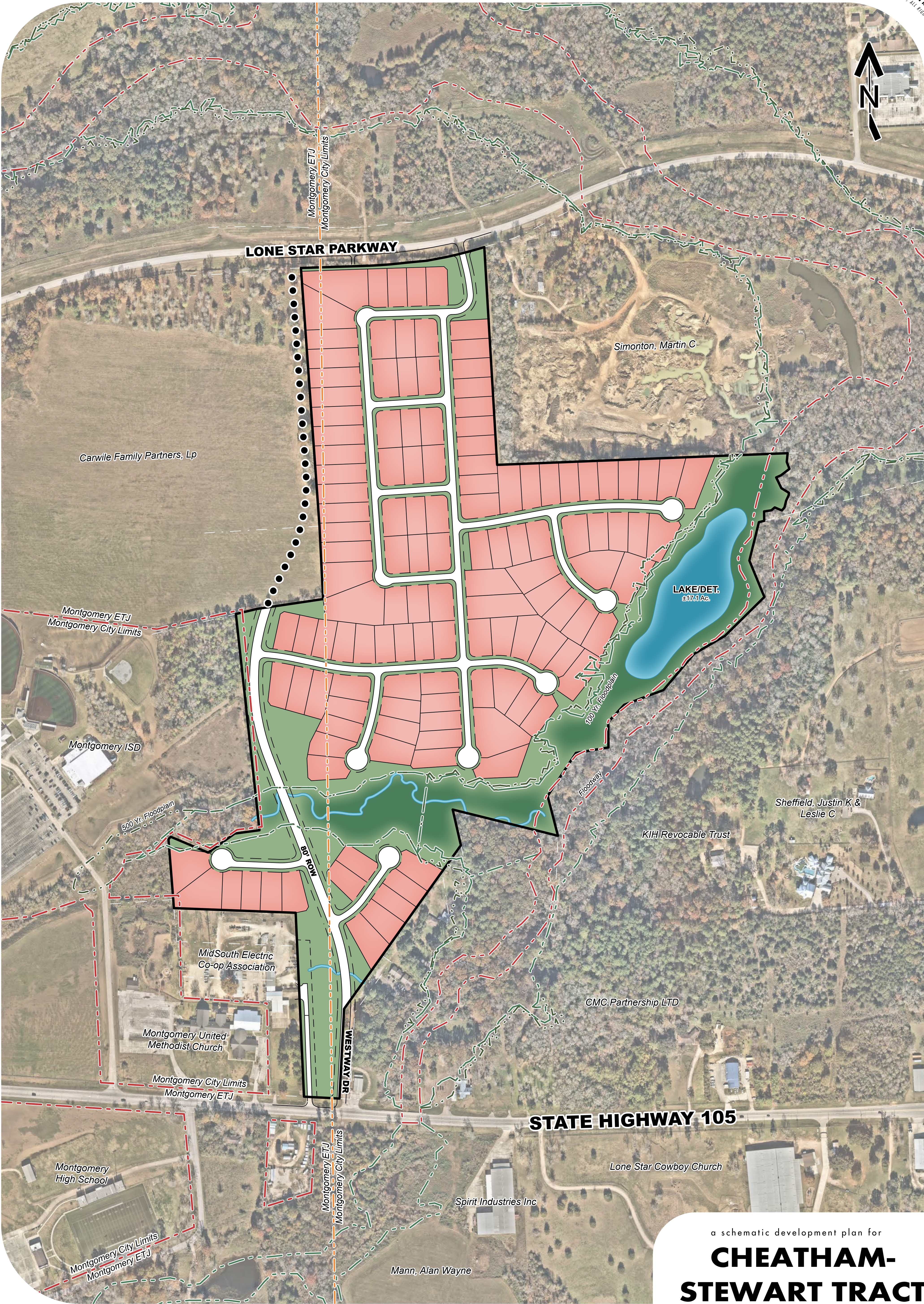
Montgomery City Council
WORKSHOP AGENDA REPORT

Meeting Date: June 25, 2024	Budgeted Amount: N/A
Department: City Engineer	Prepared By: WGA

Subject
Discussion regarding Development Agreement with Tri Pointe Homes

Recommendation
No action required

Discussion		
The Developer has requested to enter into a development agreement with the City. Below are key components of the proposed agreement. Additionally attached are the feasibility study and most recent land plan. 1. 12" Waterline on Lone Star Parkway a. Developer to deposit funds for the City to design and construct the proposed 12" waterline. b. City to provide impact fee credit not to exceed the amount of water impact fees paid or the actual cost of the project whichever is lower. 2. Oversize Waterline Through Development. a. Developer to upsize needed 8" waterline to a 12" waterline along the new Westway Dr. from SH 105 3. Lift Station, Gravity Sanitary Sewer Reroute, and Force Main. a. Developer to deposit funds for the City to design and construct the proposed lift station, gravity sewer line and force main. a. Developer to dedicate the lift station site and any required easements. b. Cost Sharing 1. As a reminder the developer is using approximately 30% of the lift station capacity and is requesting a cost sharing agreement on required sanitary sewer improvements. 2. Could be up front cost split or long term pay back by City to Developer. To be discussed. 4. Major Collector a. Developer to dedicate and construct 80' ROW with 36' wide concrete pavement as shown on an exhibit at their sole cost. b. City to support median cut on SH 105 with TxDOT. 5. Annexation of sliver outside current City limits and initial zoning to R1. 6. Impact Fees are to be paid at the time of platting. 7. City consent to creation of new MUD or the development joining an existing in-city MUD 8. The Developer is not requesting any variances at this time.		
Approved By		
		Date:
		Date:



LOT SUMMARY

	90'x125'	130 LOTS	100%
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TOTAL 130 LOTS

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OPTION D

a schematic development plan for
**CHEATHAM-
STEWART TRACT**

±108.8 ACRES OF LAND

prepared for

TRI POINTE HOMES

META
PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

HOU-1301
JUNE 20, 2024

**TRI POINTE HOMES
FEASIBILITY STUDY
(Dev. No. 2409)**

FOR

THE CITY OF MONTGOMERY



WGA PROJECT NO. 00574-143

APRIL 2024

PREPARED BY

WGA

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Boundary
- B: Preliminary Site Plan
- C: Water and Wastewater Usage Projection
- D: City of Montgomery Impact Fee Table
- E: Escrow Calculation
- F1: Public Water Improvements Cost Estimate
- F2: Lift Station No. 5 Cost Estimate
- G: Proposed Thoroughfare Plan
- H: Excerpt from Montgomery County Thoroughfare Plan
- J: City Zoning Map

1 EXECUTIVE SUMMARY

Tri Pointe Homes Texas, Inc. (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a future single-family development on a 108.8-acre tract between Lone Star Parkway and SH 105, also known as the Cheatham-Stewart Tract. The tract is not located entirely within City limits and would need to be fully annexed prior to receiving utility service.

This development would consist of approximately 136 90-foot wide single-family lots for in-city service at full build out. The final land plan may affect the estimated costs and revenues associated with the development.

The analysis shows that after the completion of the City’s Water Plant No. 2 Improvements project currently in approvals the City will have the water capacity to serve the development, and existing developments, for the next few years but will need additional water plant capacity to serve all existing and proposed developments at full build out. We recommend the City move forward with an improvements project at Water Plant No. 3 to add a booster pump to increase the City’s capacity to 730,000 gpd.

The analysis shows that based on sanitary sewer capacity of Lift Station No. 5, the lift station will need additional capacity to serve all existing and proposed developments at full build out. The analysis also shows that the City will have the sanitary sewer capacity to serve the proposed development, existing developments, and committed developments at full build out when the Town Creek Crossing WWTP plant project is completed.

The estimated total costs that will be associated with the development are:

Escrow Account	\$56,000
Lift Station No. 5 Improvements	\$1,193,000
Offsite Public Infrastructure Improvements	\$404,000
Water Impact Fee	\$153,150
Wastewater Impact Fee	\$341,800
Total Estimated Costs	\$2,147,950

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately \$115,000,000 (average of \$700,000 per home) at full build out, assuming that 95% of homeowners receive a 20% in reduction in their assessed valuation due to a Homestead Exemption. Based on the City’s estimated current tax rate (\$0.0970 debt service and \$0.3030 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

Operations and Maintenance	\$ 105,973
Debt Service	\$ 331,027
Total Estimated Annual Tax Revenue	\$ 437,000

2 INTRODUCTION

This undeveloped tract is located between Lone Star Parkway and State Highway 105 (“SH 105”), partially inside the City’s limits, and partially outside of the City’s limits and completely within the City’s ETJ. The portion of the tract outside the City’s limits will require annexation prior to receiving service. As a reminder, it is our understanding that a portion of the tract was previously located in Dobbin-Plantersville WSC, but as part of the 2011 Settlement Agreement was removed from the CCN’s service boundary. An exhibit showing the Tract’s boundary in relation to the City’s surrounding facilities is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer’s intentions to subdivide the Tract into approximately 136 – 90’ wide single-family lots. Upon annexation, the Tract will need to be zoned completely as Residential (R-1). An exhibit showing the zoning of the tract and surrounding area is included as **Exhibit J**.

Based on information from the Developer, construction of the development is planned to be complete in 2028. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development.

3 ANALYSIS

Water Production and Distribution

The Tract is located partially within the City. The portion only within the City's ETJ would need to be annexed into the City before receiving water service. The City is currently obtaining approvals of a water plant improvements project at the existing Water Plant No. 2 to restore the capacity of the City's water system. Upon completion, the City will have three (3) active water wells and two existing water plants with a capacity of 2,500 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is also in the preliminary planning stage for future Water Plant No. 4 that includes an elevated storage tank and increased water well capacity. The project is expected to be constructed in 2025 or 2026 depending on the rate of development.

The current average daily flow ("ADF") in the City is approximately 444,000 gpd. Inclusive existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 796,700 gpd and 2,336 connections. A copy of the updated water usage projections is included as **Exhibit C**. Once the Water Plant No. 2 Improvements Project is complete, the City will have committed approximately 140% of the total ADF capacity and 93% of the connection capacity.

The City previously ran an analysis of the existing water facilities to determine the most economically advantageous improvements to increase water service capacity. The addition of a booster pump to Water Plant No. 3 would increase the City's ADF capacity to approximately 730,000 gpd and a capacity of 2,500 connections. We recommend the City move forward with making this improvement but do not expect the Developer to be responsible for costs associated with this project due to the impact fees assessed for the Development as described later in this study.

Based on the proposed lot count and the estimated usage per single family connection based on the City's historical data, the Tract's estimated water capacity requirement is approximately 30,600 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,086,750 gpd or 191% of the total ADF capacity and 167% of the connection capacity at full build out. Based on the projections shown in **Exhibit C**, the City would need additional water plant capacity around 2026.

Upon completion of the proposed improvements and based on the projected ADF, including this Tract, the City is projected to have sufficient water production capacity to meet the demand of the development within the City for the next couple of years. As the existing and upcoming developments build out, the City is prepared to expand their water production and distribution capacity.

There are existing 12-inch waterlines located along the Tract's frontage of SH 105 as well as approximately 1600-feet east of the closest property boundary along Lone Star Parkway. The City requires the Developer to extend the waterline along Lone Star Parkway to the western property boundary. The Developer will be responsible for all costs of design and construction to extend the 12-inch waterline along Lone Star Parkway, as shown in **Exhibit A**.

Additionally, the City will require a 12-inch waterline to run through the tract to connect the 12-inch waterlines along Lone Star Parkway and SH 105 upon the development being built out completely, to create a looped waterline. These waterline connections will need to be placed in public utility easements located along the public ROW or placed within public ROW interior to the development and constructed per all applicable City and TCEQ design criteria. The developer is responsible for all costs associated with easement acquisitions and recordation.

The Developer is responsible for providing engineered plans and specifications for the water distribution system interior to the development and the public waterline for the connections to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council and development approvals and permits.

Sanitary Sewer Collection and Treatment

The City's existing wastewater facilities include 18 public lift stations and two (2) wastewater treatment plants (one of which is currently decommissioned). The Stewart Creek Wastewater Treatment Plant (TPDES Permit No. WQ0011521001) has a permitted capacity of 400,000 gpd. The current ADF at the Stewart Creek Wastewater Treatment Plant is 234,000 gpd or 59%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 502,250 gpd or 125% of existing permitted capacity at full build out. Based on projected build out we do not expect to exceed the allowance until late 2025. A copy of the wastewater usage projections is included as **Exhibit C**.

Based on the City's historical usage for similar types of development and information from the Developer, the Tract's estimated sanitary sewer capacity requirement is 20,400 gpd (855,000 gallons per month) at full build out. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed 757,000 gpd or 189% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. Anticipating this requirement to be triggered, the City has recently received qualifications for the design of a 0.3 MGD WWTP to replace the existing Town Creek WWTP that is currently decommissioned. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). Upon selection of an engineer for design of the Town Creek WWTP, the City will move forward with design and ultimately construction to provide capacity for the proposed development and future committed developments. Based on the projections shown in **Exhibit C**, the City would exceed the 700,000 gpd capacity around 2027.

An analysis of the City's surrounding sanitary sewer facilities determined the most effective option to provide sanitary service to the entire tract is by directing flow to the City's Lift Station No. 5. The proposed sanitary sewer capacity of the Development will cause the City's Lift Station No. 5 to exceed capacity at full buildout and will need to be upsized from approximately 240 gpm to 420 gpm. Due to the location and condition of Lift Station No. 5, a new Lift Station must be constructed in a separate location in place of the

existing facility. The Developer will be responsible for dedicating land sized for a public sanitary sewer lift station site as well as contributing to the cost for design and construction of the proposed lift station. The estimated preliminary cost for the improvements is shown in **Exhibit F2**. However, an additional inspection and analysis of Lift Station No. 5 will need to be performed to prepare a final estimated cost of improvements. It is also important to note that the developer is only estimated to utilize approximately 32% of the capacity of the proposed lift station and the City may consider a development agreement to address a cost sharing with the City or other developers.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. These sanitary sewer lines will need to be placed within public utility easements located along the public ROW or placed within the public ROW interior to the development and constructed per all applicable City and TCEQ design criteria.

The Developer is responsible for providing engineering plans and specifications for the sanitary sewer conveyance system interior to the development, the sanitary sewer extension, lift station, and force main to the City Engineer for review and approval prior to commencing construction. The Developer is also responsible for obtaining all Planning and Zoning Commission, City Council, and development approvals and required permits.

Drainage

The onsite storm sewer system will be designated public and accepted by the City upon completion of the development. Any detention ponds will remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards. Failure to design and construct the drainage facilities per Montgomery County Criteria potentially jeopardizes eligibility for acceptance by the City. The Developer will also be required to perform and submit a drainage study showing the development's impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

The Developer is responsible for providing engineering plans and specifications for the drainage and detention system interior to the development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Paving and Traffic Planning

Per the preliminary land plan submitted by the Developer, the streets are proposed to be public and accepted by the City. The Developer is responsible for providing engineered plans and specifications for the roads interior to the development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Currently, the preliminary land plan provides for two (2) proposed connections to Lone Star Parkway and SH 105 to provide access to the entire 136-home subdivision. The Developer will need to coordinate with Montgomery County and TxDOT on the impact of the proposed development on those roads.

Per the City and Montgomery County's most recently adopted thoroughfare plan, the current land plan does not consider the planned extension of Westway Drive. The ultimate alignment of the public collector road will depend on the final landplan and coordination with the City and Montgomery County. The Developer will be required to coordinate with the City to provide right-of-way dedicated for the planned collector. The City has determined a proposed route for the collector that satisfies this development and others planned at the time of this study as shown in **Exhibit G**. The alignment of the proposed collector is modified from the most recent Montgomery County Thoroughfare Plan as shown in **Exhibit H**. Based on our discussions with BNSF railway, the proposed Westway Drive is not feasible due to the railroad being unwilling to grant an additional crossing of their facilities along Old Plantersville Road unless multiple existing crossings nearby are closed or an overpass is constructed. The point of intersection with SH 105 is fairly fixed however the point of intersection with Lone Star Parkway can vary must be on this tract. The City recommends the collector have a 70-foot dedicated ROW with 36-foot-wide pavement to match the improvements to Buffalo Springs Dr currently in construction.

Development Costs

The Developer will need to engineer and construct the on-site and off-site water, sanitary sewer, paving, and drainage facilities to serve the proposed Tract.

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit D** is Table 1.1 of the 2017 Revisions to the Montgomery Impact Fee Analysis Report. It is important to note that the City is currently undergoing revisions to their water and sanitary sewer impact fees and is proposing approximately a 9% increase.

The estimated ADF provided by the developer requires the equivalent use of 136 ⁵/₈ – inch water meters per the current table.

An escrow agreement has been entered into between the Developer and the City and funds have been deposited to cover the cost of this feasibility study. An estimated additional \$56,000 will be required to cover the City's remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, developer and construction coordination, construction inspection, and one year warranty expenses. This number is for general planning only and subject to change based on size and number of phases of the development. The fees calculation can be seen in **Exhibit E**.

Below is a summary of the estimated costs associated with the development:

ESTIMATED COSTS

Escrow Account	\$56,000
Lift Station 5 Improvements	\$1,193,000
Offsite Public Infrastructure Improvements	\$404,000
Water Impact Fee	\$153,150
Wastewater Impact Fee	\$341,800
Total Estimated Costs	\$2,147,950

These estimates are based on the projected water and wastewater usage provided by the developer. The actual costs will depend on the final land plan, final design, and actual construction costs.

Financial Feasibility

The Developer estimates the average home price to be \$700,000, with the total assessed value (A.V.) at full development to be approximately \$115,000,000 assuming that 95% of homeowners receive a 20% in reduction in their assessed valuation due to a Homestead Exemption. Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately \$105,973 per year in debt service revenue, and approximately \$331,027 per year in operations and maintenance revenue. These estimates are based on the City's \$0.0970/\$100 valuation debt service tax rate and the \$0.3030/\$100 valuation Operations & Maintenance (O&M) tax rate.

This report is our engineering evaluation of the funds required to complete the anticipated future capital improvement for this Tracts and of the potential increase in tax revenue to the City. This report is not intended to be used for the issuance of municipal financial products or the issuance of municipal securities. The City's Financial Advisor(s) can address potential recommendations related to the issuance of municipal financial products and securities.

Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Mr. Austin Gee should you have any questions.



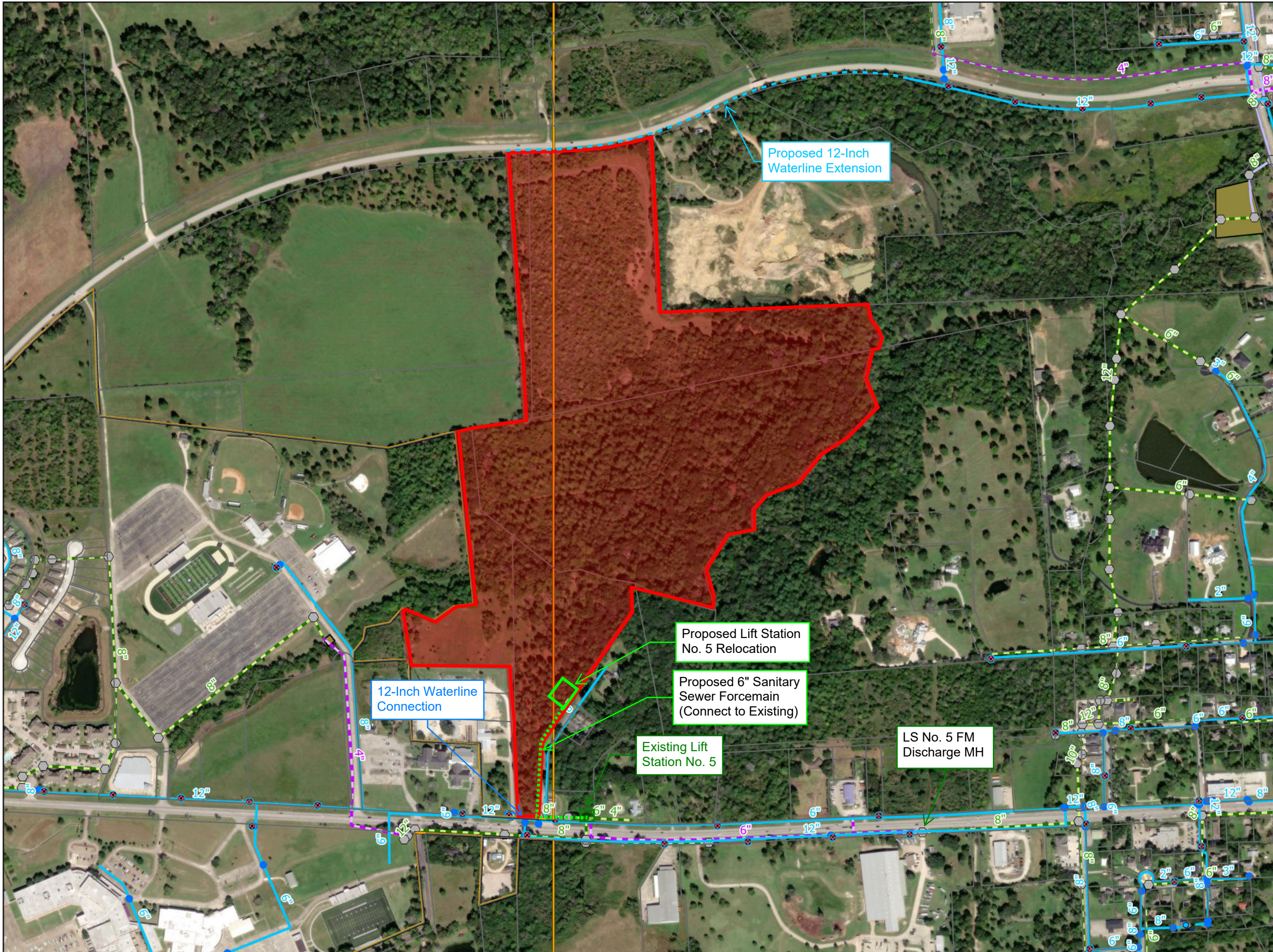
Sincerely,

Chris Roznovsky

Chris Roznovsky, PE

City Engineer

CVR/akg



- Legend**
- Cheatham-Stewart Tract
 - City ETJ
 - City Limits
 - Tax Parcel
- Water Infrastructure**
- Hydrant
 - Water Main Valves
 - Water Main
 - Water Plant Facility
- Sanitary Sewer Infrastructure**
- Sanitary Sewer Manhole
 - Sanitary Sewer CCTV
 - Sanitary Sewer Gravity Main
 - Sanitary Sewer Lateral
 - Sanitary Sewer Pressurized Main
 - Sanitary Sewer Water Treatment Plant

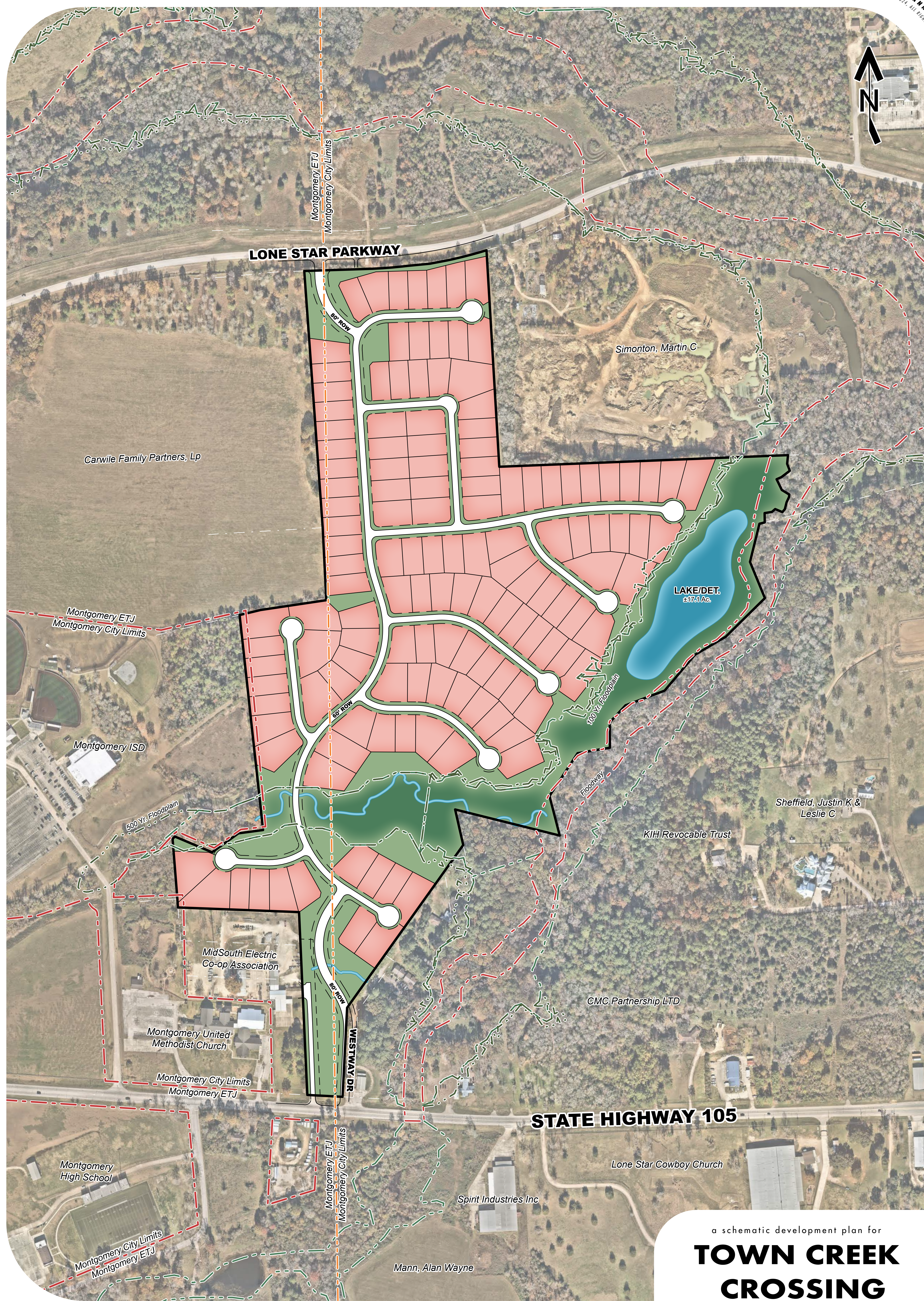
Cheatham-Stewart Tract

Feasibility Study



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LOT SUMMARY

	90'x175'	136 LOTS	100 %
---	----------	----------	-------

TOTAL 136 LOTS

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OPTION B

a schematic development plan for

TOWN CREEK CROSSING

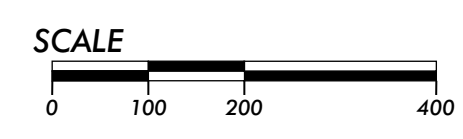
±108.8 ACRES OF LAND

prepared for

TRI POINTE HOMES



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



HOU-1301
FEBRUARY 14, 2024

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater																
			Current Actual	Ultimate	Current	Ultimate	2024			2025			2026			2027			2028		
Single Family							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Buffalo Crossing	8	13	1,800	2,925	1,200	1,950	2	450	300	2	450	300	1	225	150	-	-	-	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,600	3,600															
Buffalo Springs, Section 2	63	64	14,175	14,400	9,450	9,600	1	225	150		-	-		-	-		-	-		-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	3	675	-	3	675	-	3	675	-	3	675	-	4	900	-
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750	2	450	300	1	225	150	1	225	150	-	-	-	-	-	-
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450	1	225	150	1	225	150	1	225	150	1	225	150	1	225	150
Martin Luther King	52	55	11,700	12,375	7,800	8,250	2	450	300	2	450	300	2	450	300		-	-		-	-
Baja Road	7	11	1,575	2,475	1,050	1,650	2	450	300	1	225	150	1	225	150	-	-	-	-	-	-
Community Center Drive	3	3	675	675	450	450															
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-	1	225		1	225										
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250															
Gulf Coast Estates, Section 2	2	4	450	900	300	600	1	225	150	1	225	150		-	-		-	-		-	-
Lake Creek Village, Section 1	37	37	8,325	8,325	5,550	5,550															
Lake Creek Village, Section 2	45	45	10,125	10,125	6,750	6,750															
Estates of Lake Creek Village	21	22	4,725	4,950	3,150	3,300	1	225	150		-	-		-	-		-	-		-	-
Lone Star Estates	10	10	2,250	2,250	1,500	1,500															
Hills of Town Creek, Section 2	51	51	11,475	11,475	7,650	7,650															
Hills of Town Creek, Section 3	49	49	11,025	11,025	7,350	7,350															
Hills of Town Creek, Section 4	30	30	6,750	6,750	4,500	4,500															
Hills of Town Creek Section 5	-	72	-	16,200	-	10,800				35	7,875	5,250	37	8,325	5,550						
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	7	1,575	1,050	7	1,575	1,050	4	900	600	-	-	-	-	-	-
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150															
Town Creek Crossing Section 1	86	102	19,350	22,950	12,900	15,300	16	3,600	2,400	-	-	-		-	-		-	-		-	-
Villas of Mia Lago Section 1	14	14	3,150	3,150	2,100	2,100															
Villas of Mia Lago Section 2	42	42	9,450	9,450	6,300	6,300															
Waterstone, Section 1	44	53	9,900	11,925	6,600	7,950	5	1,125	750	2	450	300	2	450	300		-	-		-	-
Waterstone, Section 2	43	89	9,675	20,025	6,450	13,350	15	3,375	2,250	15	3,375	2,250	15	3,375	2,250		-	-	-	-	-
Red Bird Meadows (Phase I - Sec. 1, 2, 3)	-	174	-	39,150	-	26,100				50	11,250	7,500	60	13,500	9,000	64	14,400	9,600			
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600				1	15,900	10,600									
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-				3	1,500										
Pulte Group (Mabry Tract)	-	309	-	69,525	-	46,350	60	13,500	9,000	100	22,500	15,000	109	24,525	16,350	40	9,000	6,000			
Pulte Group (Mabry Tract) Rec Center	-	1	-	15,900	-	10,600	1	15,900	10,600												
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500	-	-	3	1,500													
Gary Hammons	1	1	225	225	150	150															
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300															
City Hall	1	1	1,070	1,070	890	890															
Community Center	1	1	200	200	150	150															
Buffalo Spring Plant	1	1	360	360	250	250															
Cedar Brake Park Restrooms	1	1	200	200	150	150															
Fernland Park	1	1	200	200	150	150															
Homecoming Park Restrooms	1	1	200	200	150	150															
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000															
West Side at the Park	8	11	1,800	2,475	1,200	1,650	1	225	150	1	225	150	1	225	150		-	-		-	-
Subtotal	930	1,640	211,380	404,130	139,340	262,090	124	44,400	28,000	226	67,350	43,300	237	53,325	35,100	108	24,300	15,750	5	1,125	150

	Development Info & Capacities																					
	Current Connections	Ultimate Connections	Water		Wastewater																	
			Current Actual	Ultimate	Current	Ultimate	2024			2025			2026			2027			2028			
Commercial Platted and Existing							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500	2	3,600	2,340	2	3,600	2,340	1	1,800	1,170							
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910																
Summit Business Park, Phase 1	3	6	1,300	6,000	845	3,900	1	1,567	1,018	2	3,133	2,037										
Prestige Storage (SBP Res. D)	1	1	225	225	146	146																
McCoy's	1	1	750	750	488	488																
AutoZone	1	1	360	360	234	234																
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	1	2,500	1,625	-	-	-	1	2,500	1,625	-	-	-	-	-	-	
Pizza Shack	1	1	4,900	5,000	3,185	3,250																
CareNow & Other Suites	3	3	1,200	1,500	780	975																
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	1	4,000	2,600	1	2,500	1,625	1	2,500	1,625							
Wendy's	1	1	1,300	1,300	845	845																
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050																
ProCore Developments	1	1	1,500	1,500	975	975																
Christian Brothers	1	1	225	225	146	146																
Madsen and Richards	1	1	225	405	146	263																
Kroger	2	2	4,500	5,000	2,925	3,250																
Burger King	1	1	1,450	1,450	943	943																
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095																
Buffalo Springs Shopping, Ph. I (Reserve A2)	-	1	-	3,000	-	1,950	1	3,000	1,950													
Buffalo Springs Shopping, Ph. I (Reserve E)	-	1	-	3,000	-	1,950																
Buffalo Springs Shopping, Ph. I (Reserve D)	-	1	-	6,000	-	3,900				1	6,000	3,900										
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365																
Heritage Place	1	1	360	360	234	234																
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600	21,840	21,840	1	33,600	26,880													
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200	1	4,000	2,600				1	4,000	2,600							
BlueWave Car Wash	1	1	7,000	7,000	4,550	4,550																
Brookshire Brothers	2	2	1,500	1,500	975	975																
Ransoms	1	1	1,500	1,500	975	975																
Heritage Medical Center	1	1	600	1,200	390	780																
Lone Star Pkwy Office Building	2	2	400	720	260	468																
Old Iron Work	1	1	225	225	146	146																
Apache Machine Shop	1	1	225	225	146	146																
Montgomery Community Center (lone Star)	1	1	850	850	553	553																
Jim's Hardware	1	1	225	225	146	146																
Town Creek Storage	1	1	225	225	146	146																
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250				1	5,000	3,250	2	10,000	6,500	-	-	-	-	-	-	
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	1	5,000	3,250	1	1,875	1,219	1	1,875	1,219	1	1,875	1,219	
Lupe Tortilla	-	1	-	6,000	-	3,900																
Discount Tire	-	1	-	225	-	146	1	225	146													
Express Oil and Tire	1	1	225	225	146	146																
Popeyes	1	1	1,450	1,450	943	943																

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater																
			Current Actual	Ultimate	Current	Ultimate	2024			2025			2026			2027			2028		
Commercial Platted and Existing (cont.)							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263															
Town Creek Crossing Commercial Reserves	-	6	-	8,000	-	5,200	1	1,333	867	2	2,667	1,733							1	1,333	867
Depado Estates	-	5	-	10,000	-	6,500	1	2,000	1,300	1	1,333	867				1	1,333	867			
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	2	5,000	3,250	2	5,000	3,250	1	2,500	1,625	-	-	-	-	-	-
Sherwin Williams (Shoppes at Montgomert Sec. 2 Res. B)	-	1	-	360	-	320	1	360	320												
Retail Center	1	2	2,000	4,000	1,300	2,600															
Chick Fil A	1	1	3,200	3,200	2,080	2,080															
Panda Express	1	1	1,400	1,400	910	910															
CVS	1	1	225	225	146	146															
Starbucks	1	1	1,000	1,000	650	650															
Burger Fresh	1	1	240	240	156	156															
Churches	12	12	3,000	3,000	1,950	1,950															
Miscellaneous Commercial	79	79	28,000	28,000	18,200	18,200															
Subtotal	139	191	134,590	268,875	87,483	174,855	16	69,060	50,015	13	34,233	22,252	8	25,175	16,364	2	3,208	2,085	2	3,208	2,085
Multi Family																					
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000															
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500															
Plez Morgan Townhomes	48	48	6,000	6,000	3,000	3,000															
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150															
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150															
Grand Monarch Apartments	-	72	-	10,300	-	8,600	72	10,300	8,600												
Subtotal	423	495	57,600	67,900	28,800	37,400	72	10,300	8,600	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																					
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400															
MISD High School Complex	2	2	20,000	20,000	10,000	10,000															
MISD Warehouse (105/Clepper)	1	1	1,000	1,000	500	500															
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000				1	20,000	10,000		-	-						
Bus Barn	1	1	1,000	1,000	500	500															
MISD School (MLK)	2	2	2,500	2,500	1,250	1,250															
MISD School (149)	1	1	4,500	4,500	2,250	2,250															
Subtotal	9	10	35,800	55,800	17,900	27,900	-	-	-	1	20,000	10,000	-	-	-	-	-	-	-	-	-
Irrigation																					
Single Family Residential	61	100	16,165	26,500	-	-	39	10,335													
Commercial Irrigation	32	70	9,600	21,000	-	-	38	11,400													
Christian Brothers	1	1	1,100	1,100	-	-															
MISD High School Irrigation																					
Chick Fil A	1	1	1,600	1,600	-	-															
BlueWave	1	1	500	500	-	-															
CVS	1	1	1,200	1,200	-	-															
Church	2	2	530	530	-	-								-	-		-	-		-	-
City	9	9	4,500	4,500	-	-								-	-		-	-		-	-
Subtotal	108	185	35,195	56,930	-	-	77	21,735	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	1,501	2,336	439,370	796,705	273,523	502,245	289	145,495	86,615	240	121,583	75,552	245	78,500	51,464	110	27,508	17,835	7	4,333	2,235
							2024			2025			2026			2027			2028		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
							1,790	584,865	360,138	2,030	706,448	435,690	2,275	784,948	487,153	2,385	812,457	504,989	2,392	816,790	507,224
							Total Projected Committed Volumes:														

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater																
			Current Actual	Ultimate	Current	Ultimate	2024			2025			2026			2027			2028		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Future Development in Feasibility/Design																					
Red Bird Meadows (Future Phases)	-	495	-	111,375	-	74,250							30	6,750	4,500	50	11,250	7,500	90	20,250	13,500
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000							385	60,000	50,000						
Superior Properties (Units)	-	98	-	21,680		17,990							58	12,831	10,647		-	-		-	-
Superior Properties (Commercial)	-	4	-	17,262		14,350							1	4,316	3,588		-	-		-	-
Morning Cloud Investments (Single Family)[Stowe and Sales Tract]	-	246	-	55,350		36,900							90	20,250	13,500	90	20,250	13,500	46	10,350	6,900
Taylor Morrison (Single Family)	-	190	-	42,750		28,500							70	15,750	10,500	70	15,750	10,500		-	-
Tri-Pointe Homes (Single Family)[Cheatham-Stewart Tracts]	-	136	-	30,600	-	20,400							50	11,250	7,500	66	14,850	9,900		-	-
HEB Grocery (Commercial)	-	1	-	15,000	-	12,450							1	15,000	12,450		-	-		-	-
Subtotal	-	982	-	354,017	-	254,840	-	-	-	138	43,170	32,355	685	146,147	112,685	276	62,100	41,400	136	30,600	20,400
Committed Plus Feasibility	1,501	3,318	439,370	1,150,722	273,523	757,085	2024			2025			2026			2027			2028		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
			Total Projected Committed Volumes Plus Feasibility				1,790	584,865	360,138	2,168	749,619	468,045	3,098	974,265	632,193	3,484	1,063,874	691,429	3,627	1,098,807	714,064
Potential Future Development (Within Current City Limits)																					
Summit Business Park, Phase 2	-	6	-	4,400	-	2,860							2	1,467	953						
Moon Over Montgomery	-	15	-	3,375	-	2,194		-	-							15	3,375	2,194			
Waterstone, Section 3	-	20	-	4,500	-	2,925		-	-	10	2,250	1,463	10	2,250	1,463		-	-	-	-	-
Waterstone Section 4	-	23	-	5,175	-	3,450		-	-				15	3,375	2,250	8	1,800	1,200		-	-
J. Allen Kent (19.6 Ac)	-	126	-	28,350	-	18,900				50	11,250	7,500	50	11,250	7,500	-	-	-	-	-	-
Peter Hill 5.7 Acre Feasibility	-	5	-	5,000	-	3,250	1	1,000	650	1	1,000	650	1	1,000	650	2	2,000	1,300			
Porter Farms Tract	-	92	-	20,700	-	11,960							38	8,550	4,940	30	6,750	3,900	30	6,750	3,900
Olde Montgomery Food Gardens	-	1	-	2,180	-	2,180										1	2,180		1	2,180	
Commercial																					
South FM 149 Corridor		2,258		813,000		650,400		-	-		-	-		-	-		-	-		-	-
West SH 105 Corridor		1,376		495,000		396,000		-	-		-	-		-	-		-	-		-	-
East Buffalo Springs Corridor		2,031		731,000		584,800		-	-		-	-		-	-		-	-		-	-
East Lone Star Parkway Corridor		7,035		2,532,708		2,026,170		-	-	18	6,480	5,184	33	11,880	9,504	34	12,240	9,792	34	12,240	9,792
East SH 105 Corridor		810		292,000		233,600		-	-		-	-		-	-		-	-		-	-
Residential																					
Southeast Corridor		1,430		357,500		286,000		-	-		-	-		-	-		-	-		-	-
Southwest Corridor		397		99,250		79,400		-	-		-	-	41	10,250	8,200	42	10,500	8,400	42	10,500	8,400
Western Corridor		471		117,750		94,200		-	-	47	11,750	9,400	45	11,250	9,000	30	7,500	6,000	30	7,500	6,000
Northern Corridor		106		26,500		21,200		-	-		-	-	38	9,500	7,600	38	9,500	7,600	30	7,500	6,000
Multi-Family																					
SH 105 Corridor		117		23,000		18,400		-	-		-	-		-	-		-	-		-	-
FM 149 Corridor		807		61,000		48,800		-	-		-	-		-	-		-	-		-	-
Institutional	-	-	-	-	-	-															
Industrial																					
Old Plantersville Rd Corridor		213		76,000		60,800		-	-		-	-		-	-		-	-		-	-
FM 1097 Corridor		608		219,000		175,200		-	-		-	-		-	-		-	-		-	-
West Lone Star Parkway Corridor		1,499		540,000		432,000		-	-		-	-		-	-		-	-		-	-
Planned Development																					
Plez Morgan Corridor		103	-	25,750	-	20,600		-	-		-	-	21	5,250	4,200	21	5,250	4,200	21	5,250	4,200
East Lone Star Parkway Corridor		384	-	96,000	-	76,800		-	-		-	-		-	-	48	12,000			12,000	9,600
Subtotal	-	19,933	-	6,579,138	-	5,252,089	1	1,000	650	126	32,730	24,197	294	76,022	56,260	220	58,915	44,586	236	63,920	50,072
			Total Projected Committed Volumes Plus Feasibility, Plus Potential In-City				2024			2025			2026			2027			2028		
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
							1,791	585,865	360,788	2,295	783,349	492,892	3,519	1,084,017	713,300	4,125	1,232,540	817,121	4,504	1,331,394	889,829

Table 1.1 September 2017 ESFC Table for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (GPM)	Equivalent Single Family Home (ESFC)	Maximum Assessable Water Fee (\$)	Maximum Assessable Waste Water Fee (\$)	Maximum Assessable Fee (\$)
5/8"	15	1.00	1,126	\$2,513	\$3,639
3/4"	25	1.67	1,881	\$4,198	\$6,079
1"	40	2.67	3,001	\$6,711	\$9,712
1 1/2"	120	8.00	9,006	\$20,103	\$29,112
2"	170	11.33	12,755	\$28,471	\$41,226
3"	350	23.33	26,264	\$58,626	\$84,890
4"	600	40.00	44,942	\$100,517	\$145,429
6"	1,200	80.00	90,064	\$201,035	\$291,099
8"	1,800	120.00	135,096	\$301,552	\$436,648

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

Tri Pointe Homes Texas, Inc.

Dev. No. 2409

THE STATE OF TEXAS ⤵

COUNTY OF MONTGOMERY ⤵

As per section 2.03, the Feasibility Study completed an estimate of the additional escrow amount, which was determined for administration costs, legal fees, plan reviews, developer coordination, construction coordination, construction inspection, and warranty of services. The required additional amount is below:

Administration	\$ 7,500
City Attorney	\$ 7,500
City Engineer	\$ 41,000
TOTAL	\$ 56,000



EXHIBIT F-1
Preliminary Cost Estimate
Offsite Public Water Improvements
Cheatham-Stewart Tract

4/18/2024

Item No.	Description	Quantity	Unit	Unit Price	Cost
General					
1	Mobilization, Bonds, and Insurance	1	LS	\$ 20,000	\$ 20,000
2	Construction Staking	1	LS	8,000	8,000
3	Trench Safety System	2,460	LF	1	2,460
4	SWPPP	1	LS	7,500	7,500
Water					
5	12-Inch C900 PVC Waterline	2,460	LF	65	159,900
6	12-Inch PVC Waterline (trenchless with 20" Steel Casing)	140	LF	350	49,000
7	12-Inch Gate Valve	5	EA	3,000	15,000
8	12-Inch Wet Connect	1	EA	4,500	4,500
9	Flush Valve	5	EA	5,000	25,000
10	2-Inch Blow Off Valve and Box	1	EA	\$ 2,000	\$ 2,000
Construction Subtotal					\$ 293,000
Contingencies (15%)					\$ 44,000
Engineering (Surveying, Geotech, etc.)					\$ 67,000
Total					\$ 404,000

Notes:

- 1 All values rounded up to the nearest thousand.
- 2 This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
- 3 This is not a proposal for engineering services but an estimate for planning purposes.



EXHIBIT F-2
Preliminary Cost Estimate
Lift Station No. 5 Improvements
Morning Cloud Investments Tract

4/18/2024

Item No.	Description	Quantity	Unit	Unit Price	Cost
<u>Site Work</u>					
1	Site Grading	1	LS	\$ 7,500	\$ 7,500
2	Clearing and Grubbing	0.1	AC	10,000	1,000
3	Site Fence	150	LF	55	8,250
4	Manual Swing Gate - 15-Foot Wide	1	EA	2,500	2,500
5	Flexible Base Site Paving - 7-Inch Thick	37	SY	75	2,775
6	Demolition of Existing Lift Station Wet Well and Piping	1	LS	75,000	75,000
7	Mobilization and Bonds	1	LS	50,000	50,000
<u>Stormwater Pollution Prevention</u>					
8	Concrete Truck Washout	1	LS	1,500	1,500
9	Stabilized Construction Access	1	LS	1,500	1,500
<u>Structural</u>					
10	Excavation	25	CY	53	1,325
11	Structural Backfill	22	CY	150	3,300
12	Electrical/Controls and Valve Pad Concrete Slabs	15	CY	750	11,250
13	Concrete Pipe Supports	2	EA	1,875	3,750
14	6-Foot Diameter x 25-Foot Deep Lift Station Wet Well	1	LS	201,250	201,250
<u>Pump Station Mechanical and Yard Piping</u>					
15	Pump Hatches	2	EA	2,500	5,000
16	Submersible Pumps	2	EA	35,000	70,000
17	6-Inch DI Discharge Pipe and Header	35	LF	100	3,500
18	6-Inch DI Riser Pipe	50	LF	150	7,500
19	4x6 DI Reducer	2	EA	1,000	2,000
20	6-Inch DI 45-Degree Bend	6	EA	1,000	6,000
21	6-Inch DI 90 Degree Bend	3	EA	1,750	5,250
22	6x6 Tee	4	EA	3,000	12,000
23	6-Inch Swing Check Valve	2	EA	4,400	8,800
24	6-Inch Manual Plug Valve	3	EA	3,300	9,900
25	Combination Air Valve Assembly	3	EA	2,750	8,250
26	6-Inch Flex Coupling	2	EA	750	1,500
27	Adjustable Pipe Support	3	EA	275	825

Electrical

28	50kW Generator	1	LS	115,000	115,000
29	Electrical Improvements & Appurtenances	1	LS	77,000	77,000

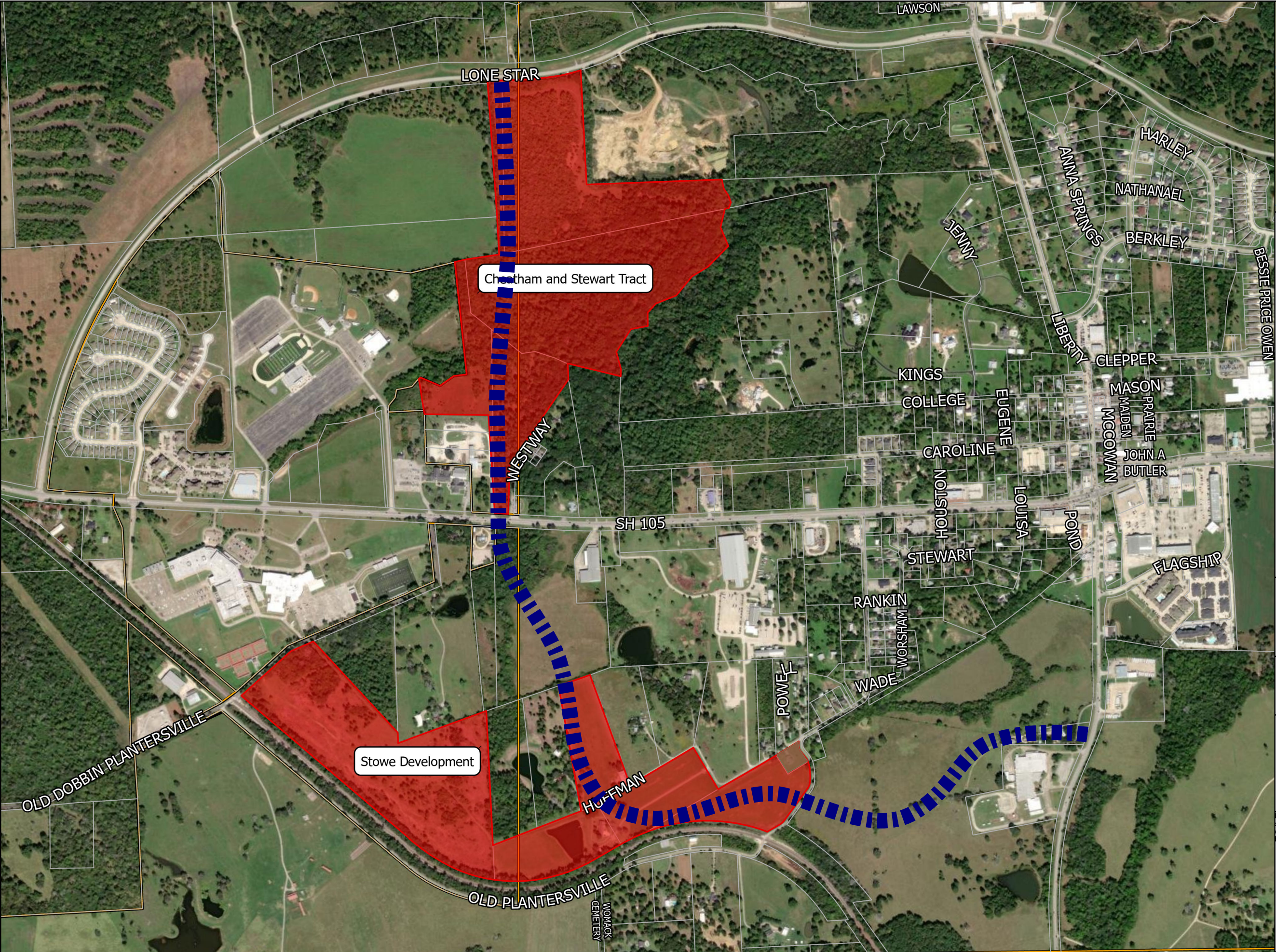
Sanitary Sewer

30	4-Foot Diameter Sanitary Manhole, All Depths	4	EA	4,000	16,000
31	8-Inch SDR 26 Gravity Sanitary Sewer	1,030	LF	45	46,350
32	6-Inch C900 Sanitary Sewer Force Main	1,200	LF	50	60,000
33	Connection of Proposed 6-Inch Force Main to Existing Force Main	1	EA	3,000	3,000
34	Temporary Bypass Pumping	1	LS	\$ 35,000	\$ 35,000

Construction Subtotal	\$	864,000
Contingencies (15%)		130,000
Engineering (20%)		199,000
	\$	1,193,000

Notes:

- 1 All values rounded up to the nearest thousand.
- 2 This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
- 3 This is not a proposal for engineering services but an estimate for planning purposes.



Legend

Jurisdictional Boundaries

- Parcel Boundary
- Montgomery City Limits
- Montgomery ETJ

Proposed Development

- Proposed Development
- Proposed Collector Road

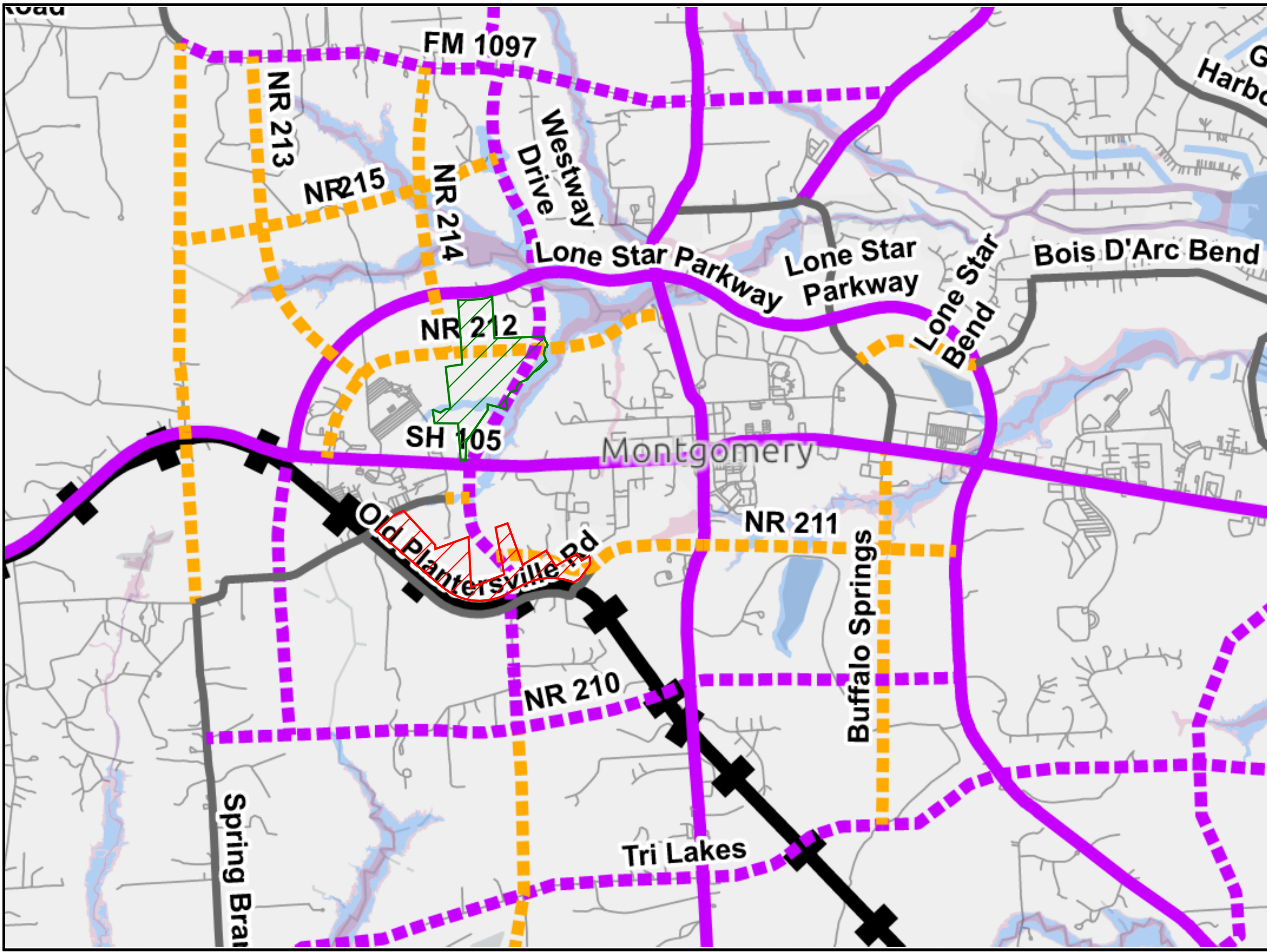
PROPOSED THOROUGHFARE PLAN

City of Montgomery
Proposed Development



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.





- ➔ Railroad
- ROAD CLASSIFICATION**
- Existing Thoroughfare
 - Proposed Thoroughfare
 - Existing Collector
 - Proposed Collector
- FLOOD PLAIN**
- 100 Year Flood Plain
 - Floodway
 - 500 Year Flood Plain
- DEVELOPMENTS**
- Tri Pointe Homes Tract
 - Morning Cloud Investments Tract

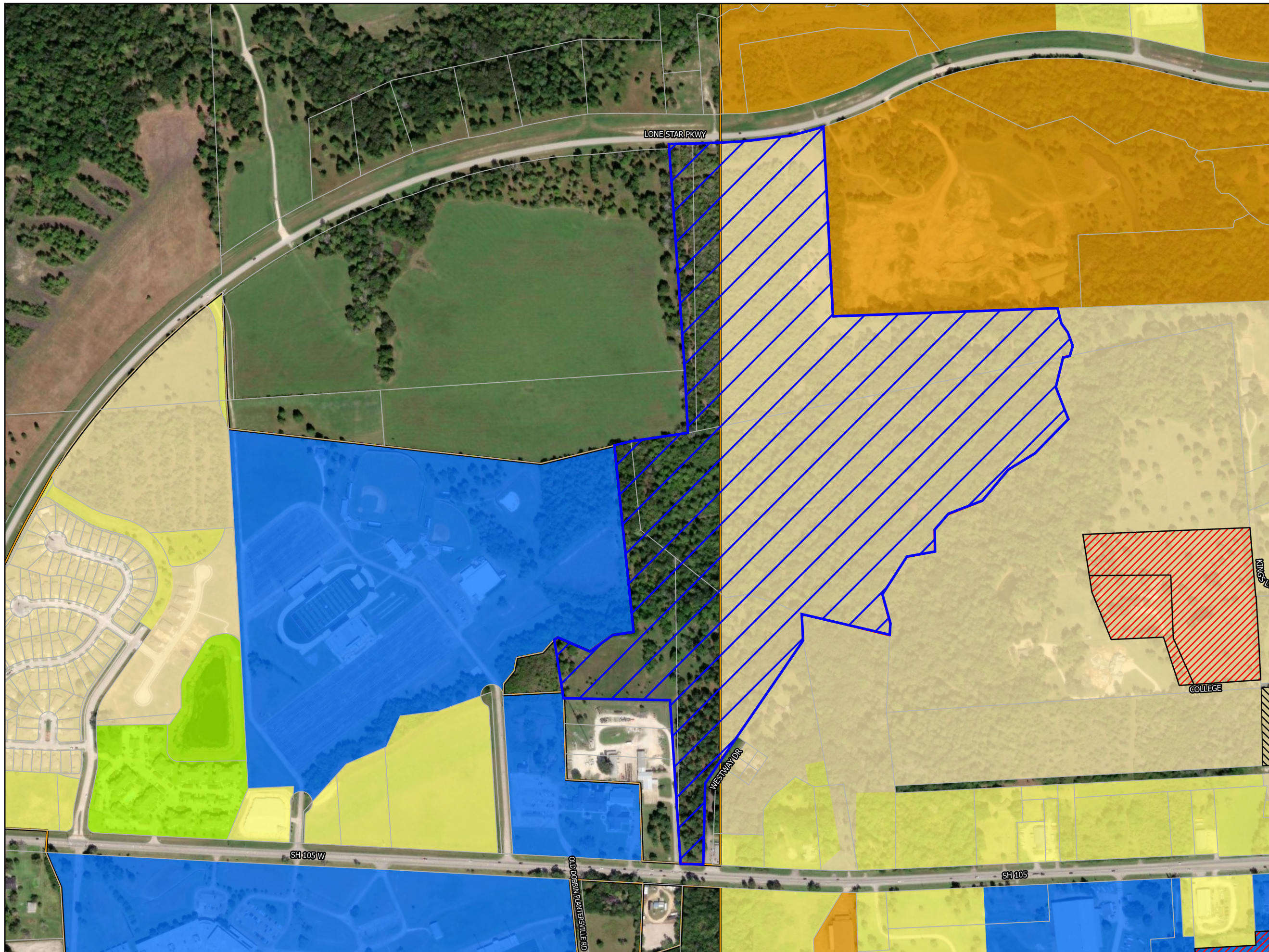
**EXHIBIT H -
EXCERPT FROM
MONTGOMERY COUNTY
THOROUGHFARE PLAN**

Feasibility Study



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





Legend

- Jurisdictional Boundaries**
- Parcel Boundary
 - Montgomery City Limits
 - Montgomery ETJ
- Historical Preservation**
- Historical Landmark
 - Historical District
- Zoning Classification**
- Residential (R1)
 - Planned Development (PD)
 - Multi-Family (R2)
 - Institutional (I)
 - Industrial (ID)
 - Commercial (B)
- Proposed Development**
- Cheatham and Stewart Tract

EXHIBIT J - CITY ZONING MAP

City of Montgomery
Proposed Development



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.

WGA

Montgomery City Council
WORKSHOP AGENDA REPORT

Meeting Date: June 25, 2024	Budgeted Amount: EST. \$2,679,450 Certificates of Obligation
Department: City Engineer	Prepared By: WGA

Subject

Consideration and possible action regarding award and execution of construction contract for the Water Plant No. 2 Improvements project.

Recommendation

Staff recommends a motion to award to Schier Construction, LLC in the amount of \$2,990,950.00

Discussion

The Engineer’s recommendation of award is attached. See also, Certificates of Obligation Estimated Budget

Approved By

G. Palmer, City Admin.		Date: 6/21/24
		Date:



June 19, 2024

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

Re: Water Plant No. 2 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 WGA on May 16, 2024, at 10:00 am. Bids were publicly opened and read at that time. Two (2) bid proposals were received. For your convenience, a summary of the bid tabulation is enclosed. Schier Construction Company, Inc. submitted the lowest base bid plus supplemental bid proposal in the amount of \$2,990,950.00 and 300 calendar days to achieve substantial completion with an additional 60 days to achieve final completion.

We have not worked with Schier Construction Company, Inc. in the past. We have reviewed and verified Schier Construction Company, Inc. qualifications and checked their references and find them to be an acceptable contractor. We recommend the referenced project be awarded to Schier Construction Company, Inc. based on their base bid plus supplemental bid in the amount of \$2,990,950.00 and 300 calendar days to achieve substantial completion with an additional 60 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,

Chris Roznovsky, PE
City Engineer

CR/jmr

Z:\00574 (City of Montgomery)\016 Water Plant No. 2 Improvements\4.0 CONSTRUCTION\4.03 Contracts\00574-016 ROA.docx

Enclosure: Bid Tabulation Summary

cc (via email): Mr. Brent Schier – Schier Construction Company, Inc., Contractor
Mr. Gary Palmer – City of Montgomery, City Administrator
Mr. James Greene – City of Montgomery, City Secretary
Mr. Alan P. 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



BID SUMMARY												
WATER PLANT NO.2 IMPROVEMENTS												
FOR												
CITY OF MONTGOMERY												
PROJECT NO.: 00574-016												
DATE: 05/16/2024 @ 10:00 AM												
	BIDDER	TOTAL BASE BID	TOTAL SUPPLEMENTAL BID	TOTAL BASE BID PLUS SUPPLEMENTAL BID	SUBSTANTIAL CALENDAR DAYS	FINAL CALENDAR DAYS	TOTAL CALENDAR DAYS	BID FORM SIGNATURE PAGE	BID SECURITY	1295 Form	ADDENDUM	
											No. 1	No. 2
1	Schier Construction Company, Inc.	\$2,905,950.00	\$85,000.00	\$2,990,950.00	300	60	360	Yes	Yes	Yes	Yes	Yes
2	W. W. Payton Corporation	\$3,400,000.00	\$100,000.00	\$3,500,000.00	300	60	360	Yes	Yes	Yes	Yes	Yes
3												
4												
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Denotes mathematical error/discrepancy in calculation and/or missing requirement

COST TRACKING SUMMARY
for
CITY OF MONTGOMERY
2024 Certificate of Obligation - \$3,500,000

Project Description	Original Estimated Project Cost	Revised Estimated Project Cost	Revised Estimated Project Cost for Contracted Projects	Amount Incurred to Date ⁽⁴⁾	Notes	Expected Future	% Comp.	Completion Date
Water Plant No. 2 Improvements	1,700,000.00	2,679,450.00	2,679,450.00	122,476.06		2,556,973.94	4.6%	Apr-25
Water Plant No. 4 (Engineering Only)	400,000.00	400,000.00	-	-	⁽¹⁾	400,000.00	0.0%	TBD
2023 Sanitary Sewer Rehabilitation - Phase I	705,000.00	961,170.00	961,170.00	826,623.19	⁽²⁾	134,546.81	86.0%	Jun-24
2023 Sanitary Sewer Rehabilitation - Phase II	250,000.00	174,871.00	174,871.00	15,870.00		159,001.00	9.1%	Jul-24
Town Creek WWTP to 0.3 MGD (Engineering Only)	600,000.00	600,000.00	-	-	⁽¹⁾	600,000.00	0.0%	TBD
TOTAL COSTS	\$ 3,655,000.00	\$ 4,815,491.00	\$ 3,815,491.00					
Cost Paid from CO	\$ 3,500,000.00	\$ 3,500,000.00	\$ 3,500,000.00					
Remaing Cost	\$ 155,000.00	\$ 1,315,491.00	\$ 315,491.00					
Current Impact Fee Balance	\$ 726,484.00	\$ 726,484.00	\$ 726,484.00					
Expected Additional Impact Fee Payments 2024 ⁽⁶⁾	\$ 990,390.00	\$ 990,390.00	\$ 990,390.00					
Cost Paid from Impact Fees	\$ 155,000.00	\$ 1,315,491.00	\$ 315,491.00					
Estimated Remaining Impact Fee Balance	\$ 1,561,874	\$ 401,383	\$ 1,401,383					

Notes:

1. Estimated engineering fees for facilities subject to change based on final agreement with selected design firm.
2. Based on additional cost for pipe bursting along Lift Station No. 2 gravity trunk line as a result of unexpected field conditions.
3. Additional costs above and beyond the certificate of obligation will be provided by impact fees collected and applied toward the Water Plant No. 4 and Town Creek WWTP to 0.3 MGD projects.
4. This includes all invoices and pay estimates provided to the City for payment, and does not indicate if they have been paid or not.
5. Current Impact Fee Balance as of June 5, 2024 is \$726,484
6. Based on collecting impact fees for Montgomery Bend Sec. 3 & 4 and Redbird Phase IA only. These developments have prepared final plats and are expected to file in the next 60 days. Other perspectives developments are not included to be conservative.
7. Projects being funded with Impact Fees will not be used until CO Funds have been exhausted.

Montgomery City Council
WORKSHOP AGENDA REPORT

Meeting Date: June 25, 2024	Budgeted Amount: N/A
Department: City Engineer	Prepared By: WGA

Subject
Consideration and possible action regarding Change Order No. 1 for the Water Plant No. 2 Improvements project.

Recommendation
Approval of Change Order No. 1 for a net decrease in the total contract amount by \$456,000

Discussion
The Engineer’s change order is attached.

Approved By		
		Date:
		Date:



June 19, 2024

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

Re: Water Plant No. 2 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 WGA on May 16, 2024, at 10:00 am. Bids were publicly opened and read at that time. Two (2) bid proposals were received. For your convenience, a summary of the bid tabulation is enclosed. Schier Construction Company, Inc. submitted the lowest base bid plus supplemental bid proposal in the amount of \$2,990,950.00 and 300 calendar days to achieve substantial completion with an additional 60 days to achieve final completion.

We have not worked with Schier Construction Company, Inc. in the past. We have reviewed and verified Schier Construction Company, Inc. qualifications and checked their references and find them to be an acceptable contractor. We recommend the referenced project be awarded to Schier Construction Company, Inc. based on their base bid plus supplemental bid in the amount of \$2,990,950.00 and 300 calendar days to achieve substantial completion with an additional 60 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 black ink that reads "Chris Roznovsky".

Chris Roznovsky, PE
City Engineer

CR/jmr

Z:\00574 (City of Montgomery)\016 Water Plant No. 2 Improvements\4.0 CONSTRUCTION\4.03 Contracts\00574-016 ROA.docx

Enclosure: Bid Tabulation Summary

cc (via email): Mr. Brent Schier – Schier Construction Company, Inc., Contractor
Mr. Gary Palmer – City of Montgomery, City Administrator
Mr. James Greene – City of Montgomery, City Secretary
Mr. Alan P. 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



CHANGE ORDER NO. 1

Date: June 19, 2024

Project: Water Plant No. 2 Improvements

Engineer: Ward, Getz & Associates, PLLC

Owner: City of Montgomery

Project No.: 00574-016-00

Contractor: Schier Construction Company, Inc.

CHANGE ORDER DETAILS

You are directed to make the following changes in the Contract Documents:

Item No.	Description	Unit	Quantity	Previous Unit Cost	Revised Unit Cost	Previous Amount	Revised Amount	Net Change
5	Water Well Contractor to furnish and install one (1) new 500-gpm water well per drawings and specifications including pilot hole, cement plug, all appurtenances, and testing to constitute a complete and operational installation. ☐	LS	1.00	\$2,181,000.00	\$1,725,000.00	\$2,181,000.00	\$1,725,000.00	-\$456,000.00

NET DECREASE IN CONTRACT PRICE **-\$456,000.00****Description:** Change of scope and material for water well construction.**Reason:** Re-analyzed the original water well for value engineering.

CHANGE ORDER REASON AND DESCRIPTION

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price \$ 2,990,950.00	Original Contract Times Substantial Completion: 300 Calendar Days Final Completion: 60 Calendar Days Total Completion: 360 Calendar Days
Net Increase (Decrease) from previous Change Orders Percent Change from Original Contract \$ - 0.00%	Net Change from previous Change Orders Substantial Completion: 300 Calendar Days Final Completion: 60 Calendar Days Total Completion: 360 Calendar Days
Contract Price prior to this Change Order \$ 2,990,950.00	Contract Times Prior to this Change Order Substantial Completion: 300 Calendar Days Final Completion: 60 Calendar Days Total Completion: 360 Calendar Days
Net decrease of this Change Order Percent Change from Previous Contract Price \$ (456,000.00) -15.25%	Net Increase (Decrease) of this Change Order Substantial Completion: 0 Calendar Days Final Completion: 0 Calendar Days Total Completion: 0 Calendar Days
Contract Price with all approved Change Orders Percent Change from Original Contract Price \$ 2,534,950.00 -15.25%	Contract Time with all approved Change Orders Substantial Completion: 300 Calendar Days Final Completion: 60 Calendar Days Total Completion: 360 Calendar Days

CERTIFICATION AND APPROVAL OF CHANGE ORDER NO. 1

The undersigned certify that work and cost proposed by this Change Order is in accordance with the Contract's Specifications terms and conditions, is fair and just and is now part of the Contract.

CONTRACTOR:

James E. Schier
Schier Construction Company, Inc.

PRESIDENT

Date:

6/20/2024

ENGINEER:

Ward, Getz & Associates, PLLC

Date: 06/19/2024

OWNER:

City of Montgomery

Date:

Z:\00574 (City of Montgomery)\016 Water Plant No. 2 Improvements\4.0 CONSTRUCTION\4.06 Pay Estimates & Change Orders\Change Orders\00574-016-00 Change Order No. 1.xlsx

Montgomery City Council
WORKSHOP AGENDA REPORT

Meeting Date: June 25, 2024	Budgeted Amount: N/A
Department: City Engineer	Prepared By: WGA

Subject

Consideration and possible action on the ending the 1-yr warranty period and release of the maintenance bond for the Downtown Sanitary Sewer Rehabilitation Project

Recommendation

Staff recommends to end the warranty and release the maintenance bond for the project.

Discussion

The Engineer’s memo is attached.

Approved By

		Date:
		Date:



June 11, 2024

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

Re: One-Year Warranty Inspection
Downtown Sanitary Sewer Rehabilitation
City of Montgomery
TIN No. 74-2063592

Dear Mayor and Council:

On Tuesday, June 11, 2024 at 10:00 AM we held a one-year warranty inspection for the Downtown Sanitary Sewer Rehabilitation. No deficiencies were identified.

The following individuals were in attendance during the one-year warranty inspection:

Wade Gibson – Cruz Tec, Inc.
Sean Donahue, PE – Ward, Getz & Associates, PLLC
Zachary Timms – Ward, Getz & Associates, PLLC
Eric Standifer – City of Montgomery

Based on the following, we recommend the City of Montgomery officially end the warranty for the project and release maintenance bond.

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

Sincerely,

Sean Donahue, PE
Construction Department Manager

SD/jmr

Z:\00574 (City of Montgomery)\008 Downtown Sanitary Sewer Rehabilitation\Docs\CA 00574-008-00 (JMR)\5. Construction Admin & Inspections\Warranty\Warranty (1yr) Inspection - Complete - CoM.docx

cc (via email): Mr. Andres Cruz – Cruz Tec, Inc., Contractor
Mr. Gary Palmer – City of Montgomery, City Administrator
Mr. James Greene – City of Montgomery, City Secretary
Mr. Alan P. 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

Montgomery City Council
AGENDA REPORT

Meeting Date: June 25, 2024	Budgeted Amount:
Department: Police Department	Prepared By: Anthony Solomon

Subject

Consideration and possible action to accept the resignation of temporary Director Casey Olson from the Montgomery Crime Control and Prevention District

Recommendation

Accept the resignation of temporary Director Casey Olson from the Montgomery Crime Control and Prevention District.

Discussion

Temporary Director Casey Olson wishes to resign his seat from the Montgomery Crime Control and Prevention District.

Approved By

Police Chief	Anthony Solomon	Date: June 21, 2024
City Administrator	Gary Palmer	Date:

Fw: Formal resignation from CCPD board

Anthony Solomon <asolomon@ci.montgomery.tx.us>

Fri 2024-06-21 9:34 AM

To: Kristen Goode <kgoode@ci.montgomery.tx.us>

From: Casey Olson <colson@ci.montgomery.tx.us>

Sent: Friday, June 21, 2024 9:33 AM

To: Gary Palmer <gpalmer@ci.montgomery.tx.us>; Anthony Solomon <asolomon@ci.montgomery.tx.us>

Subject: Formal resignation from CCPD board

City of Montgomery, I am emailing you to formally resign my seat on the City of Montgomery Crime Prevention District Board of Directors effective June 25th 2024.

Thank You,

Casey Olson

City Councilman place 2

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

Montgomery City Council
AGENDA REPORT

Meeting Date: June 25, 2024	Budgeted Amount:
Department: Police Department	Prepared By: Anthony Solomon

Subject

Consideration and possible action on the appointment of Michael Ghutzman to serve as a temporary director for the Montgomery Crime Control and Prevention District.

Recommendation

Appoint Michael Ghutzman to serve as a temporary director for the Montgomery Crime Control and Prevention District.

Discussion

With temporary Director Casey Olson's resignation, there is an open seat that needs to be filled. Michael Ghutzman would like the opportunity to be on the Temporary Board of Directors in Mr. Olson's vacated seat.

Approved By

Police Chief	Anthony Solomon	Date: June 21, 2024
City Administrator	Gary Palmer	Date:



City of Montgomery Texas Volunteer Application

Date: 06/21/2024

Name of Board/Commission/Committee: Montgomery Crime Control and Prevention District

Name: Michael Ghutzman

Home Address: 219 Bessie Price Owen Drive Montgomery, TX 77356

Mailing Address: 219 Bessie Price Owen Drive Montgomery, TX 77356

Phone Number: 9365383790 Email: michael.ghutzman@mctx.org

Occupation: Assistant District Attorney

Education: B.S. Economics / Master of Public Service & Administration (Texas A&M - 2012) // J.D. (Univ. of Houston - 2015)

Related Experience/Community Service: _____

Licensed attorney and prosecutor in two major counties (Harris & Montgomery)

since May 2016.

Areas of Interests Related to this Committee: _____

Community safety and supporting law enforcement.

List Membership on any other Governmental Board/Commission/Committee: _____

N/a

Please provide a brief narrative outlining your reasons for seeking appointment to this Board/Commission.

To serve the City of Montgomery and promote community safety through
the implementation of effective law enforcement programs and strategies.

Signature

06/21/2024

Date

Montgomery Crime Control and Prevention District requires members to reside in the City of Montgomery. Please return the completed form to the MCCPD Secretary for processing either via email at ctilley@ci.montgomery.tx.us or via mail to 101 Old Plantersville Road, Montgomery, Texas 77316. **Please note when this is filed with City Hall the information included will become public information that may be disclosed per the Texas Public Information Act. City Council will receive this information and no attachments will be retained or forwarded.**

Montgomery City Council
AGENDA REPORT

Meeting Date: June 25, 2024	Budgeted Amount:
Department: Police Department	Prepared By: Anthony Solomon

Subject

Consideration and possible action on a request by the Montgomery Crime Control and Prevention District to schedule a special city council meeting for Monday, July 1, 2024 @ 6:00 p.m. to adopt the two-year budget plan and two-year crime control plan proposed by the District, if approved during the MCCPD meeting.

Recommendation

Schedule a special city council meeting for Monday, July 1, 2024 @ 6:00 p.m. to adopt the two-year budget plan and two-year crime control plan proposed by the Montgomery Crime Control and Prevention District, if approved during the MCCPD meeting.

Discussion

Once the Montgomery Crime Control and Prevention District Temporary Board of Directors votes to approve the two-year crime control plan and budget plan, it must be presented to City Council within 10 days of approval. The Board of Directors will vote at the June 25th MCCPD meeting. The City Council must convene a special meeting to vote on the two-year crime control and budget plans within the next 10 days.

Approved By

Police Chief	Anthony Solomon	Date: June 21, 2024
City Administrator	Gary Palmer	Date:

WHEN EXPERIENCE, REPUTATION AND PERFORMANCE MATTER

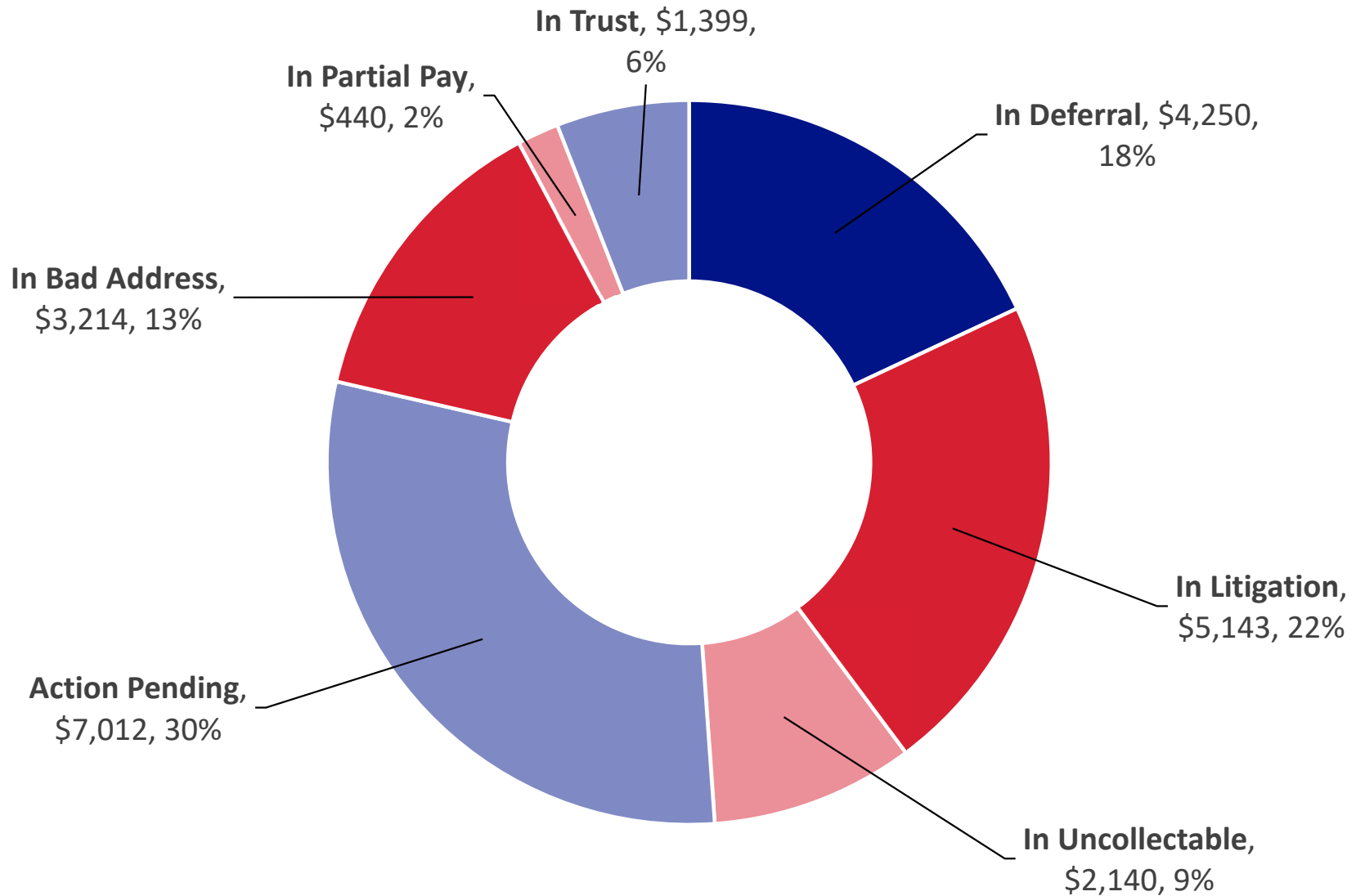


COLLECTION REPORT TO THE CITY OF MONTGOMERY

Submitted by: *Leslie Schkade*
June 2024
www.pbfcml.com

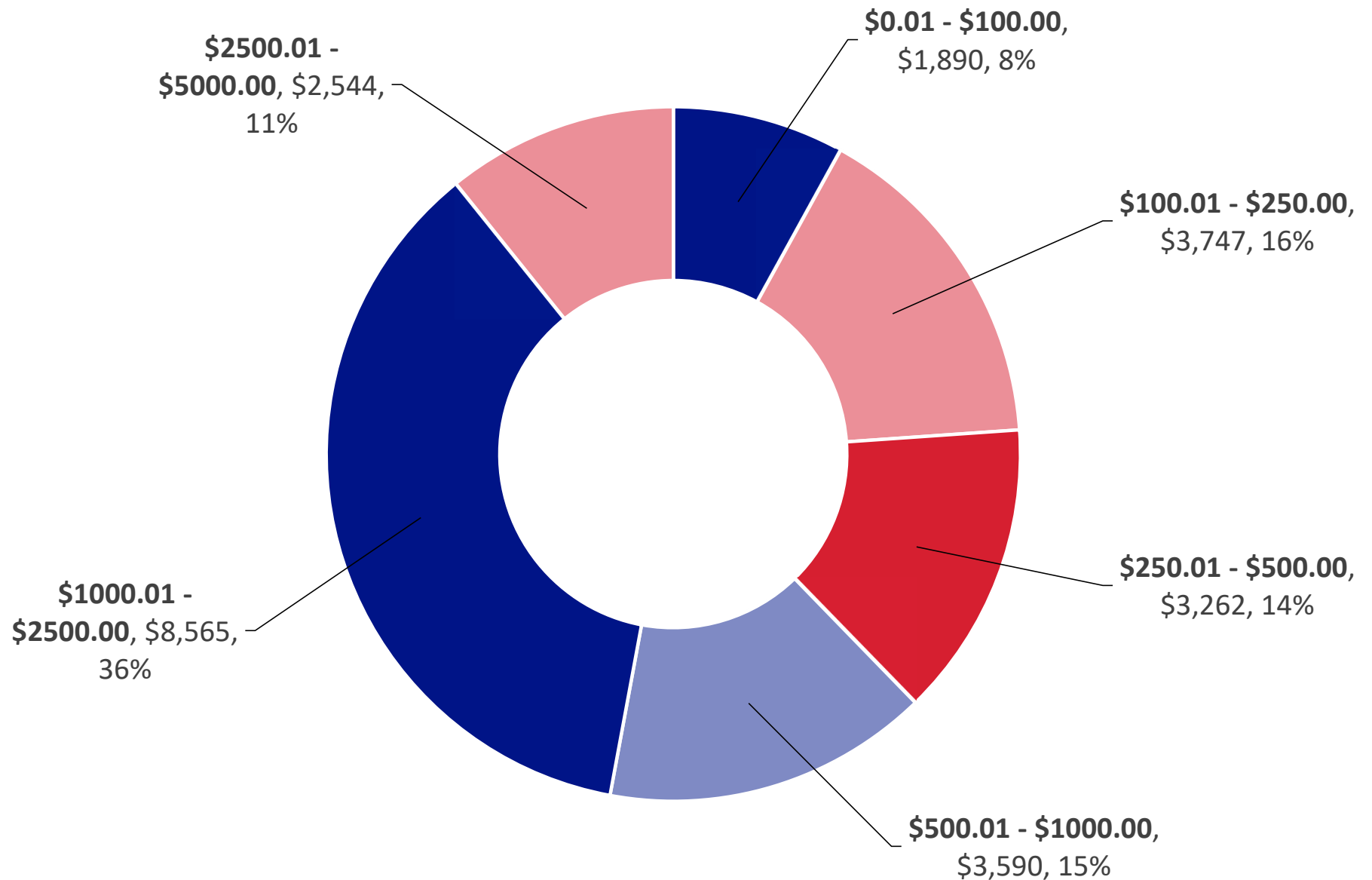
ACCOUNT BREAKDOWN CHART FOR CITY OF MONTGOMERY

As of 06/17/2024 - Total Base Tax: \$23,598



DOLLAR RANGE CHART FOR CITY OF MONTGOMERY

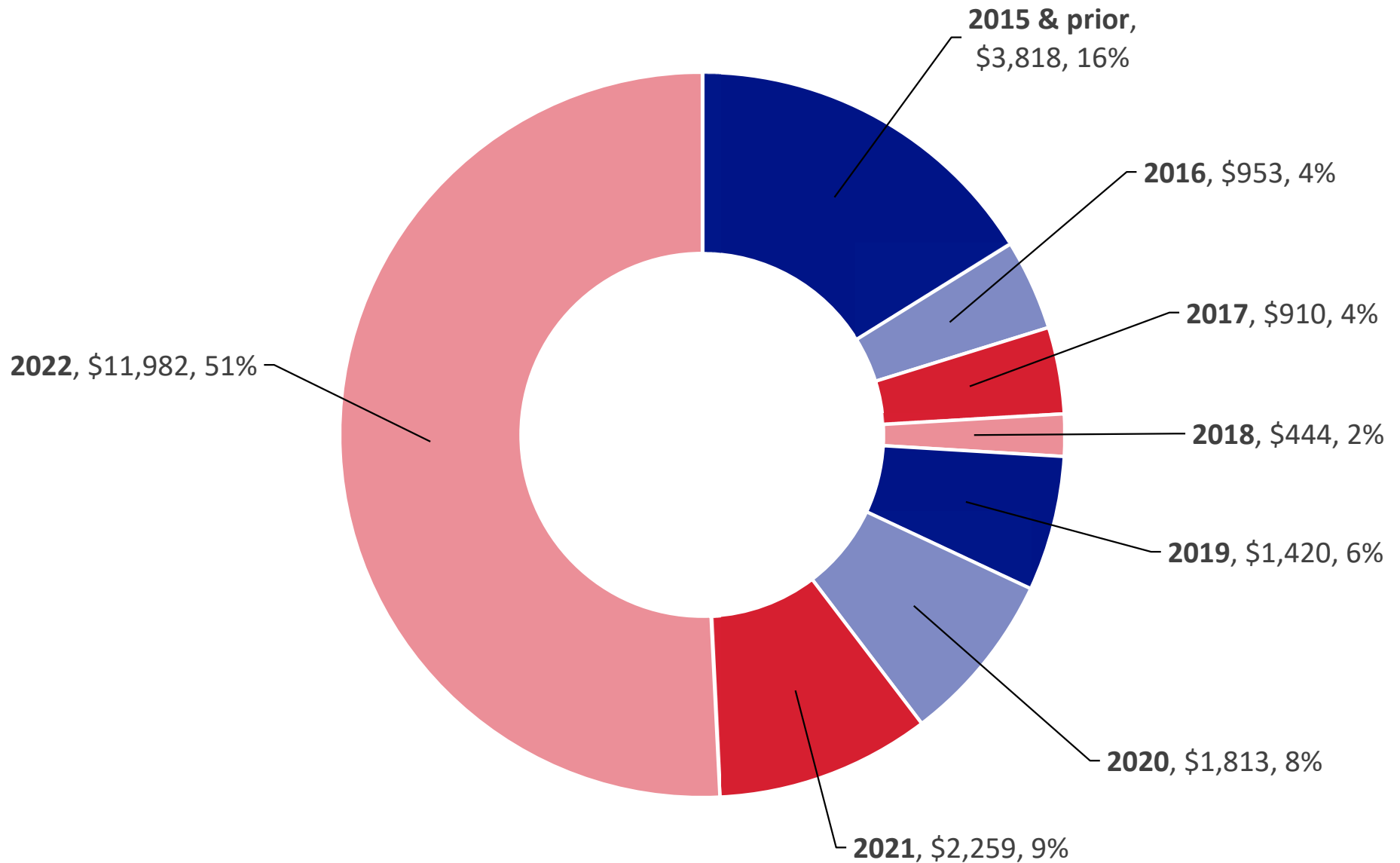
As of 06/17/2024 - Total Base Tax: \$23,598





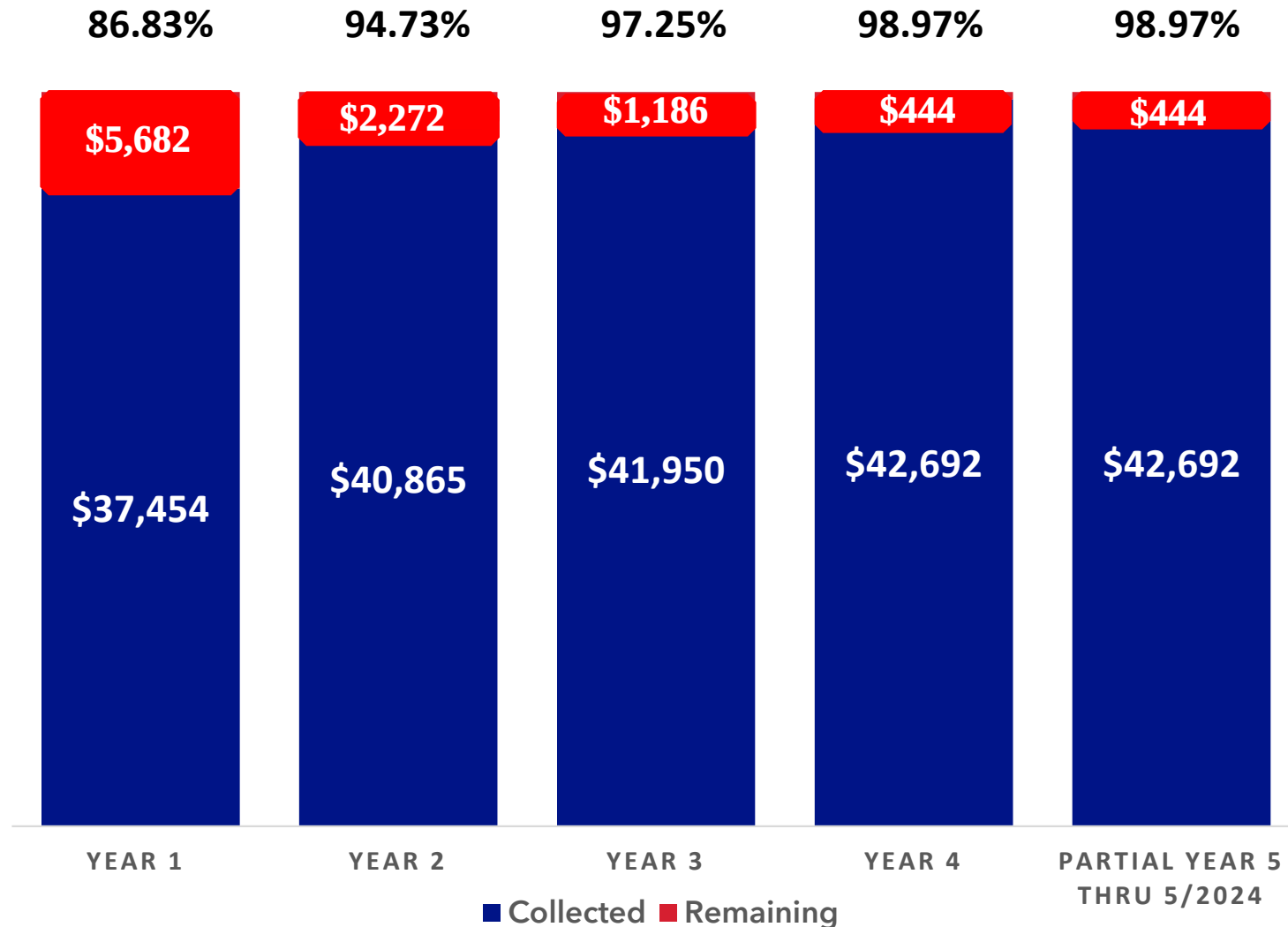
TAX YEAR CHART FOR CITY OF MONTGOMERY

As of 06/17/2024 - Total Base Tax: \$23,598



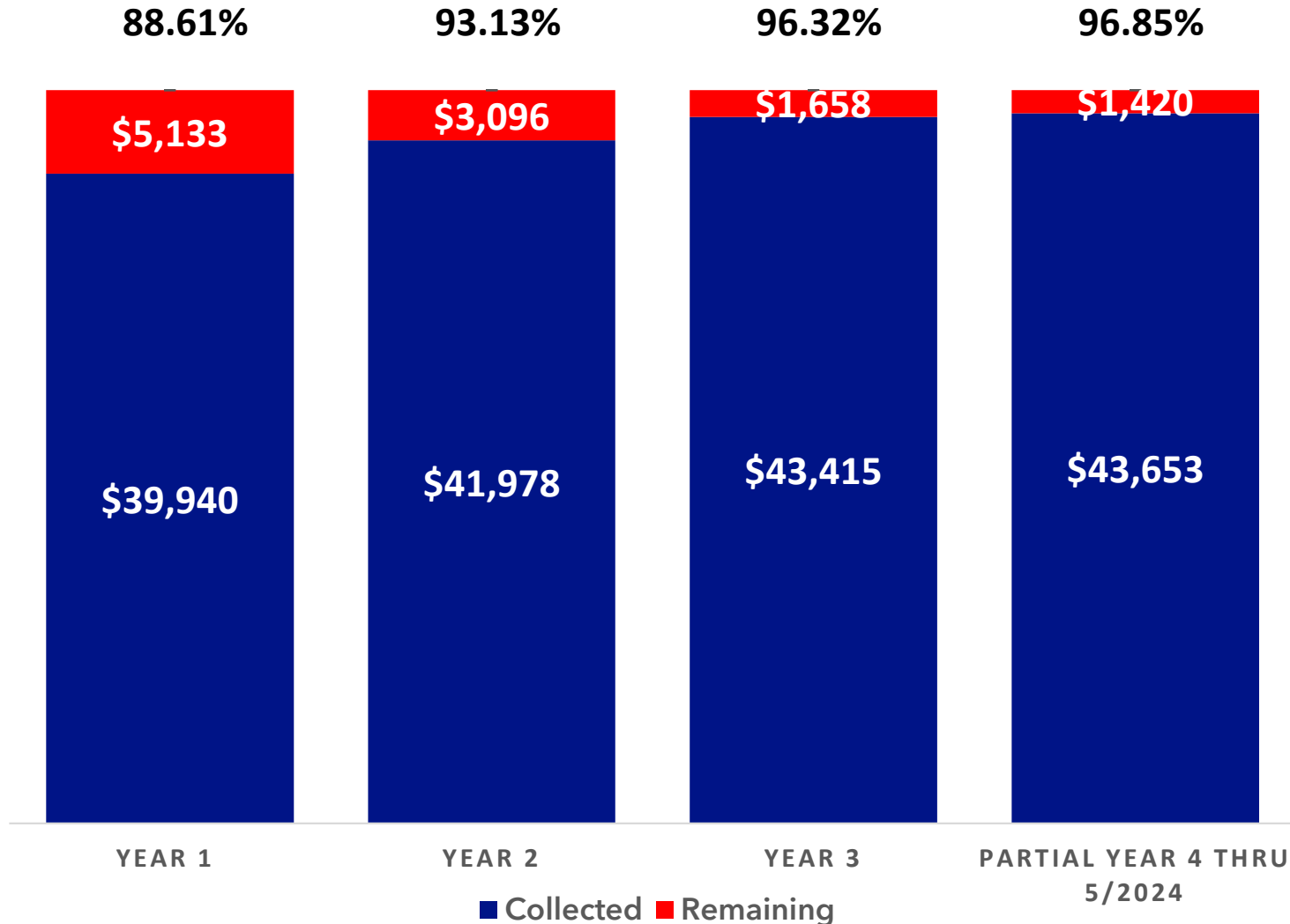
2018 PERCENTAGE OF COLLECTION FOR CITY OF MONTGOMERY

As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$43,136



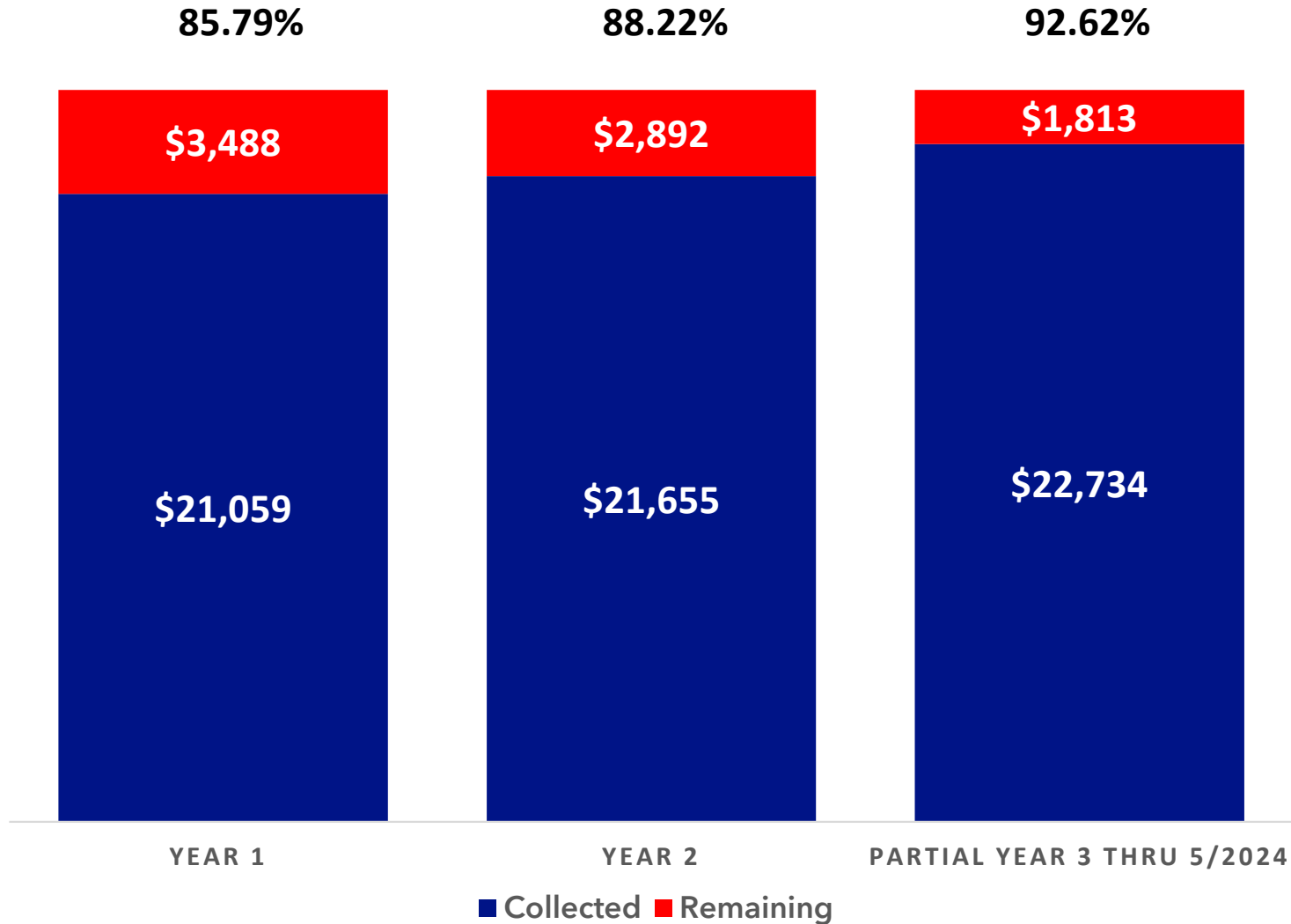
2019 PERCENTAGE OF COLLECTION FOR CITY OF MONTGOMERY

As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$45,073



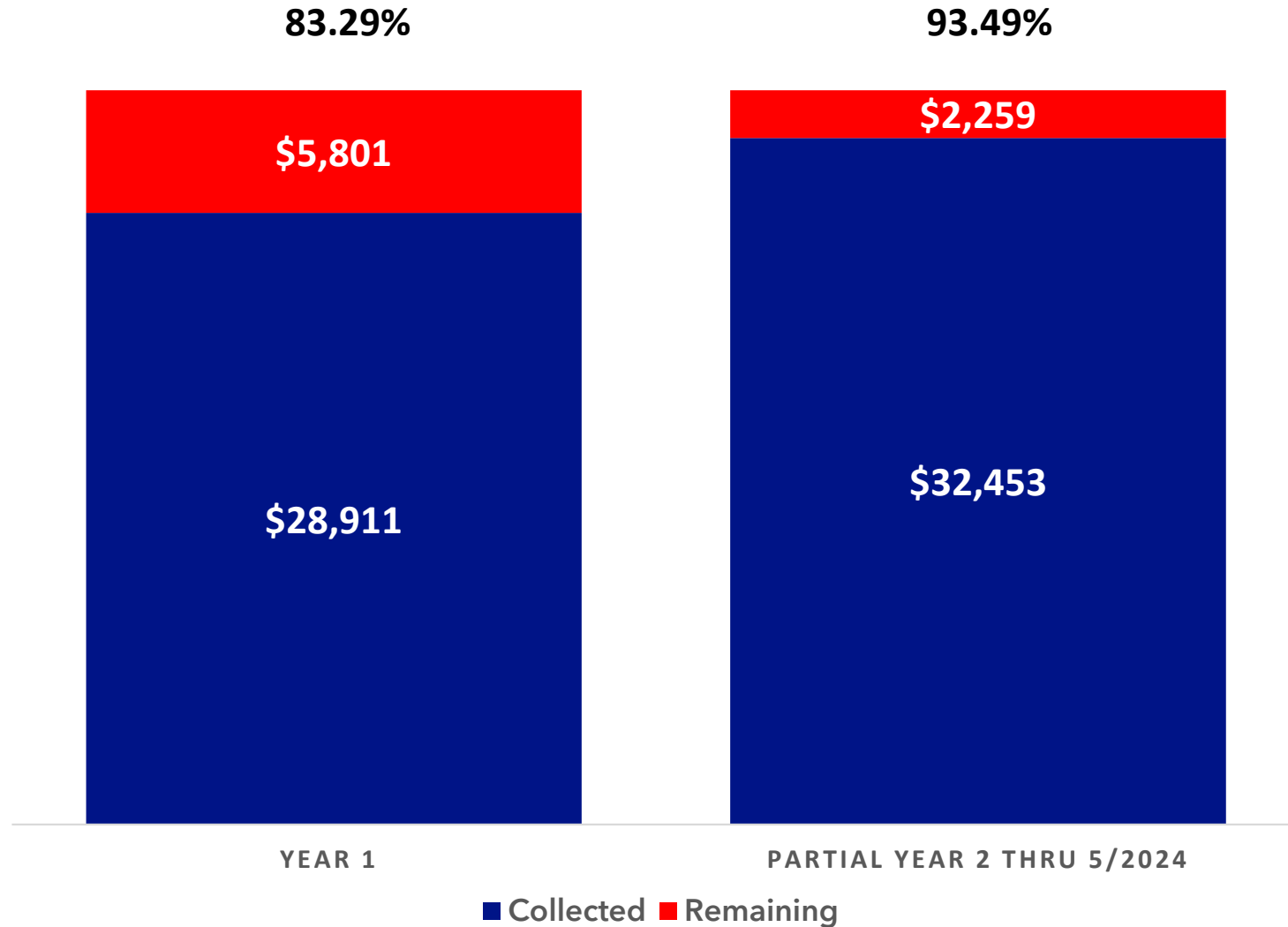
2020 PERCENTAGE OF COLLECTION FOR CITY OF MONTGOMERY

As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$24,547



2021 PERCENTAGE OF COLLECTION FOR CITY OF MONTGOMERY

As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$34,712

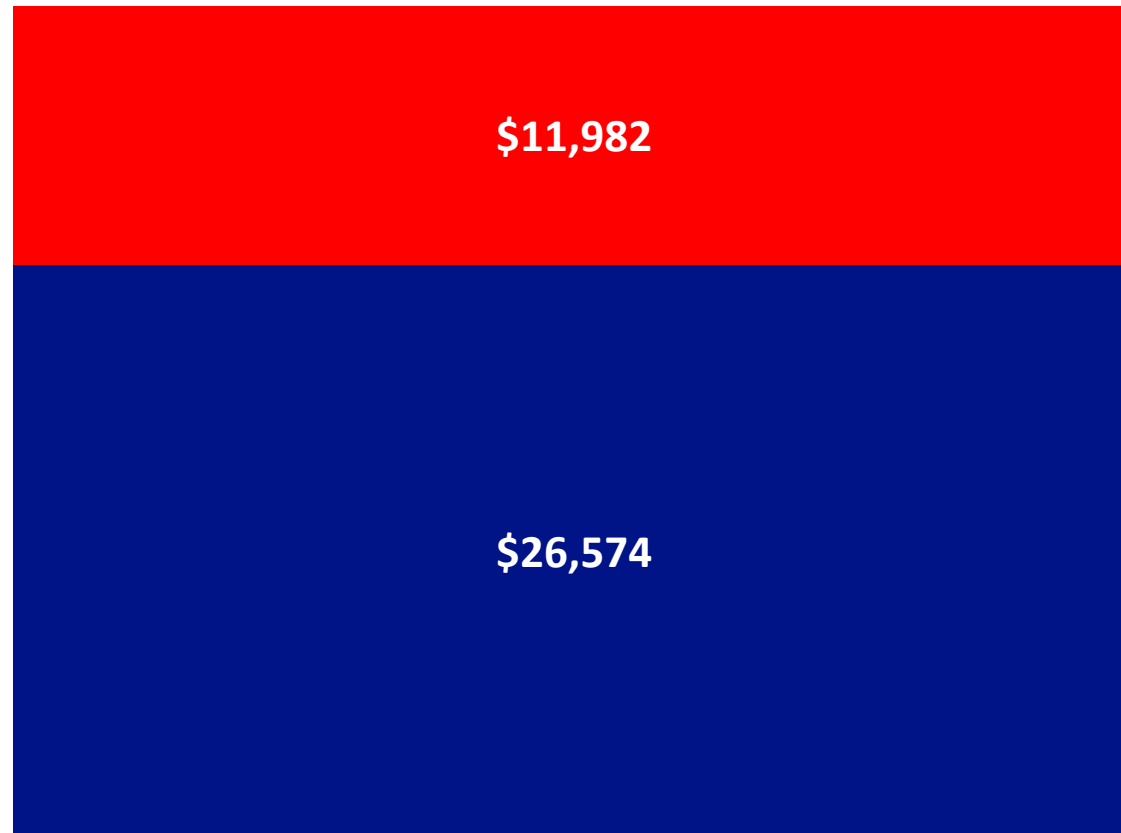




2022 PERCENTAGE OF COLLECTION FOR CITY OF MONTGOMERY

As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$38,556

68.92%



PARTIAL YEAR 1 THRU 5/2024

■ Collected ■ Remaining

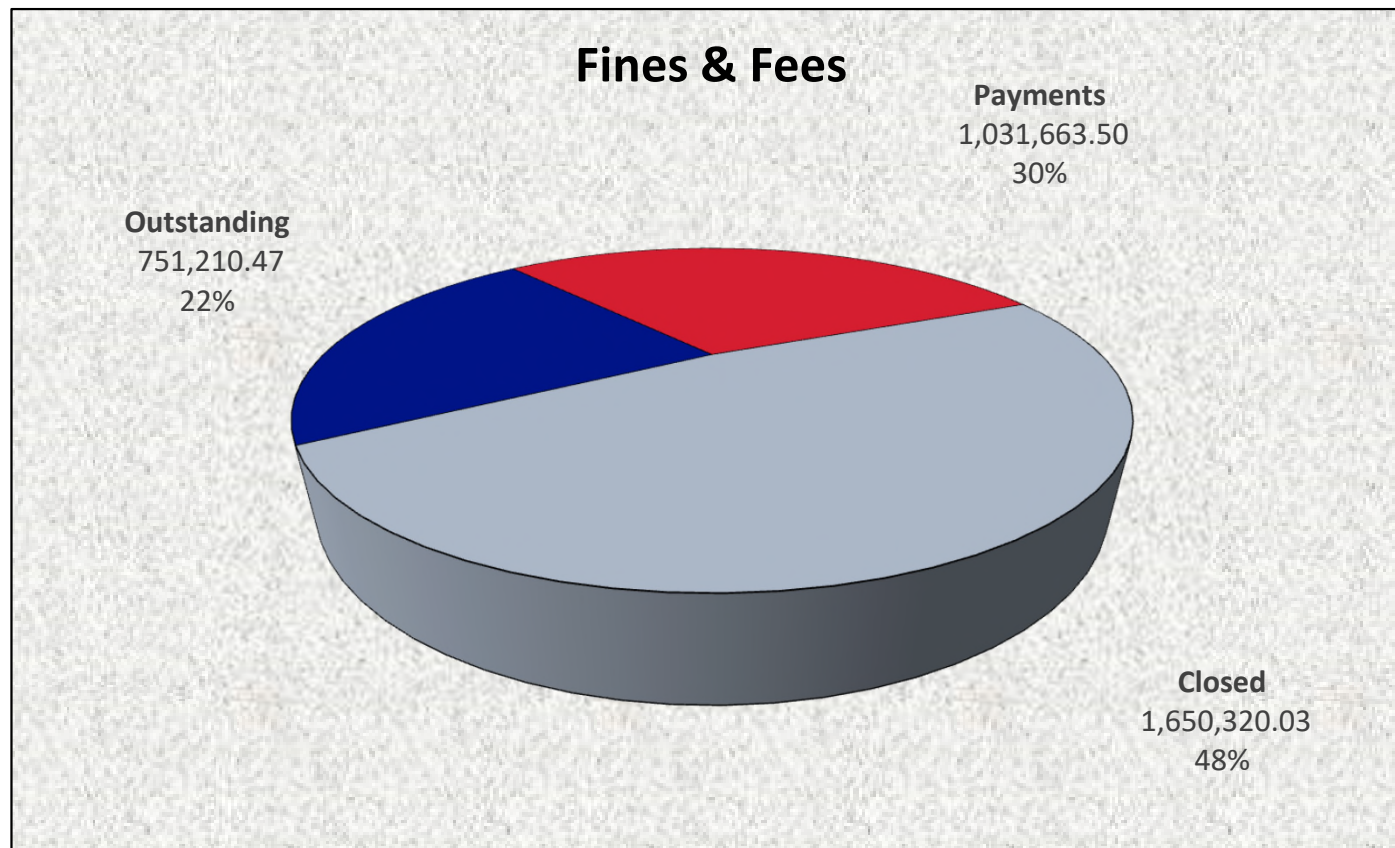


FINE & FEE COLLECTION REPORT

AS OF JUNE 17, 2024

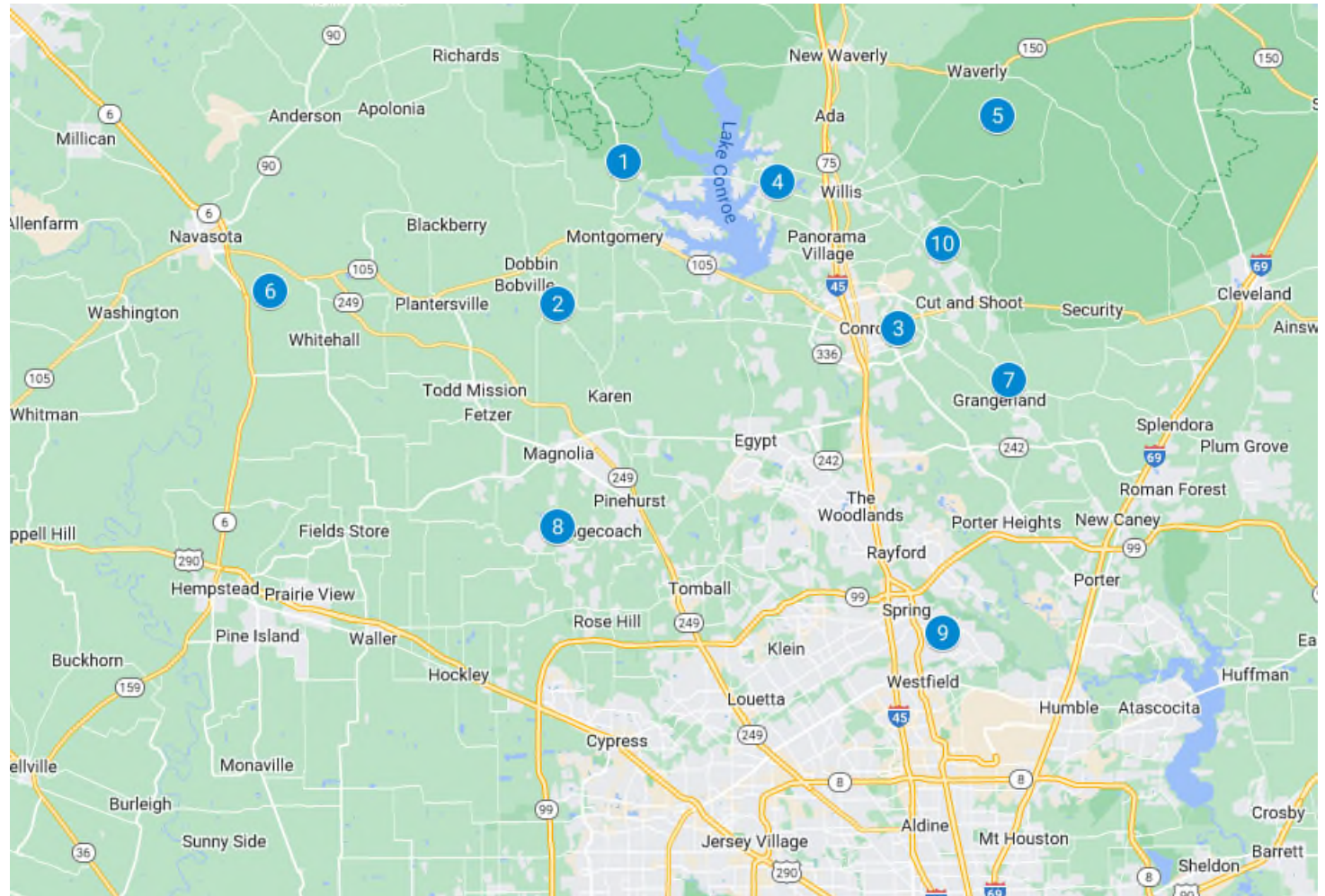
FOR CITY OF MONTGOMERY

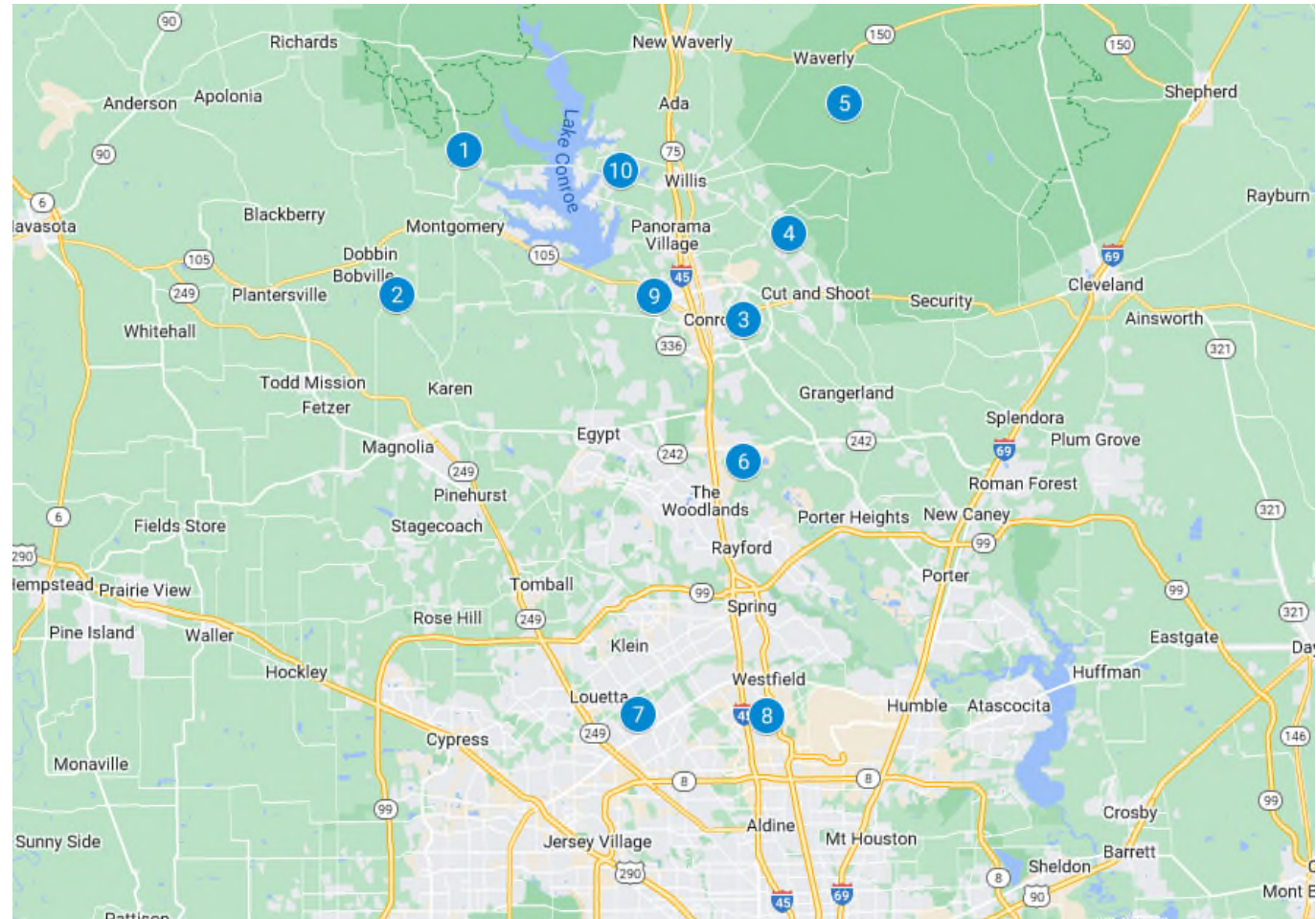
<u>Total Turnover</u>		<u>Payments and/or Partial Payments</u>			<u>Dismissed/Cleared</u>			<u>Total \$ %</u>	<u>Address</u>	<u>Letters</u>	<u>Phone #</u>	<u>Phone</u>
<u>\$</u>	<u>#</u>	<u>\$</u>	<u>#</u>	<u>% of \$</u>	<u>\$</u>	<u>#</u>	<u>% of \$</u>	<u>cleared</u>	<u>Correction</u>	<u>Mailed</u>	<u>Changes</u>	<u>Contacts</u>
3,433,194.00	8,320	1,031,663.50	3,217	30.05%	1,650,320.03	8,371	48.07%	78.12%	4,704	39,557	1,530	14,385



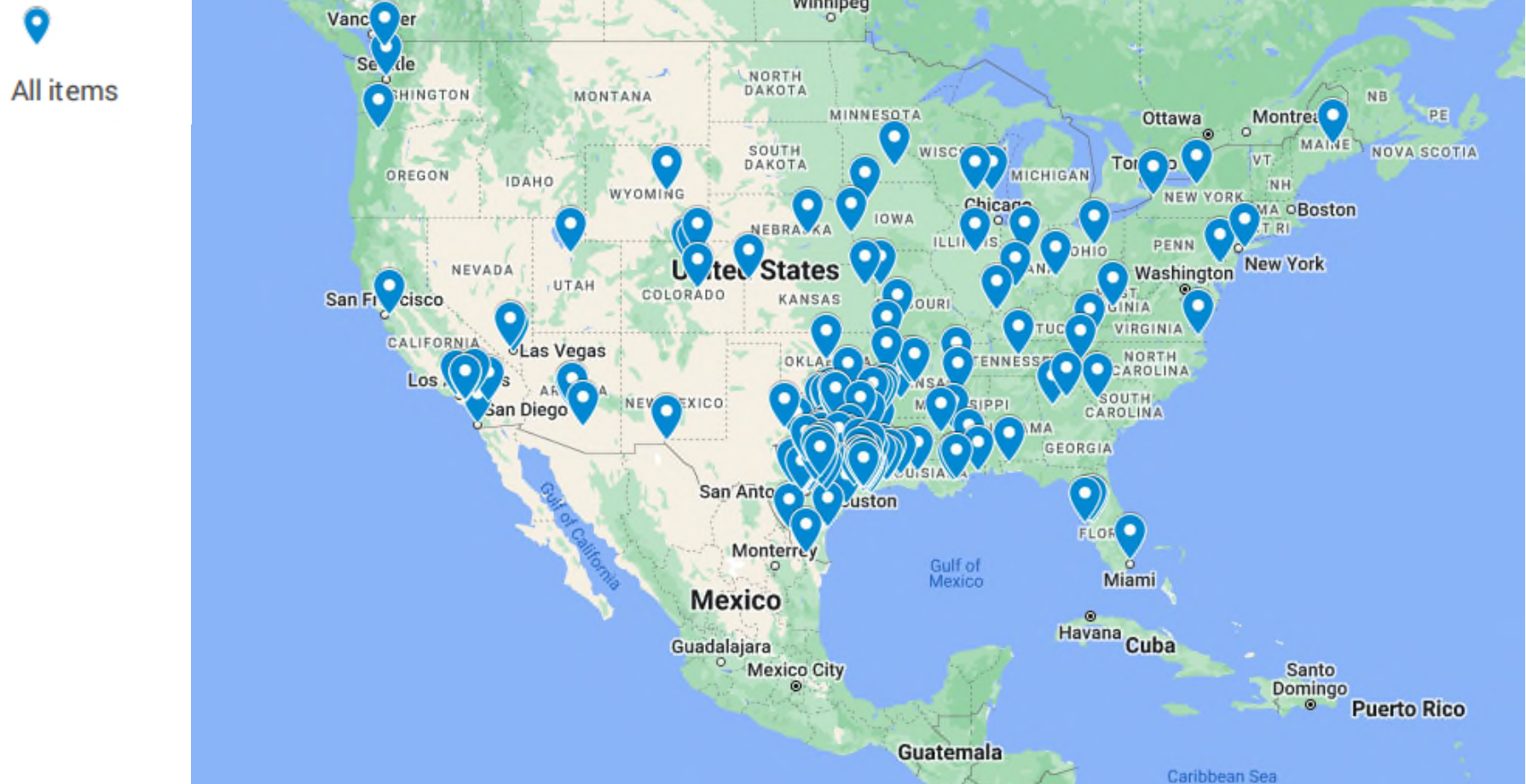
TOP 10 ACCOUNTS BY ZIP CODE FOR CITY OF MONTGOMERY

77303 - \$13736.22(18)





ALL ACCOUNTS FOR CITY OF MONTGOMERY





City of Montgomery

Financial Report

As of May 31, 2024



City of Montgomery, TX

Budget Report

Group Summary

For Fiscal: 2023-2024 Period Ending: 05/31/2024

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	528,488.82	5,169,348.02	-752,391.98	12.71%
Revenue Total:	5,921,740.00	5,921,740.00	528,488.82	5,169,348.02	-752,391.98	12.71%
Expense						
10 - Administration	2,177,362.00	2,177,362.00	175,550.67	883,537.01	1,293,824.99	59.42%
11 - Police	2,559,776.00	2,559,776.00	225,190.84	1,452,737.55	1,107,038.45	43.25%
12 - Public Works	866,915.00	866,915.00	43,372.26	430,377.10	436,537.90	50.36%
13 - Court	317,687.00	317,687.00	30,193.68	198,428.90	119,258.10	37.54%
Expense Total:	5,921,740.00	5,921,740.00	474,307.45	2,965,080.56	2,956,659.44	49.93%
Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	54,181.37	2,204,267.46	2,204,267.46	0.00%
Fund: 150 - Montgomery PID						
Revenue						
00 - Revenue	40,000.00	40,000.00	28,435.75	46,594.35	6,594.35	16.49%
Revenue Total:	40,000.00	40,000.00	28,435.75	46,594.35	6,594.35	16.49%
Expense						
15 - Montgomery PID	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00%
Expense Total:	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00%
Fund: 150 - Montgomery PID Surplus (Deficit):	0.00	0.00	28,435.75	46,594.35	46,594.35	0.00%
Fund: 200 - Capital Projects						
Revenue						
00 - Revenue	0.00	0.00	358,157.02	1,331,896.00	1,331,896.00	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	358,157.02	4,831,896.00	4,831,896.00	0.00%
Expense						
20 - Capital Projects	0.00	0.00	58,622.40	950,509.92	-950,509.92	0.00%
Expense Total:	0.00	0.00	58,622.40	950,509.92	-950,509.92	0.00%
Fund: 200 - Capital Projects Surplus (Deficit):	0.00	0.00	299,534.62	3,881,386.08	3,881,386.08	0.00%
Fund: 300 - Water & Sewer						
Revenue						
00 - Revenue	4,281,550.00	4,281,550.00	542,471.24	2,610,540.24	-1,671,009.76	39.03%
Revenue Total:	4,281,550.00	4,281,550.00	542,471.24	2,610,540.24	-1,671,009.76	39.03%
Expense						
30 - Water & Sewer	4,281,450.00	4,281,450.00	571,983.71	2,382,383.04	1,899,066.96	44.36%
Expense Total:	4,281,450.00	4,281,450.00	571,983.71	2,382,383.04	1,899,066.96	44.36%
Fund: 300 - Water & Sewer Surplus (Deficit):	100.00	100.00	-29,512.47	228,157.20	228,057.20	28,057.20%
Fund: 400 - MEDC						
Revenue						
00 - Revenue	1,167,000.00	1,167,000.00	151,880.06	1,020,937.52	-146,062.48	12.52%
Revenue Total:	1,167,000.00	1,167,000.00	151,880.06	1,020,937.52	-146,062.48	12.52%
Expense						
40 - MEDC	1,167,000.00	1,167,000.00	63,594.37	395,009.71	771,990.29	66.15%
Expense Total:	1,167,000.00	1,167,000.00	63,594.37	395,009.71	771,990.29	66.15%
Fund: 400 - MEDC Surplus (Deficit):	0.00	0.00	88,285.69	625,927.81	625,927.81	0.00%
Fund: 500 - Debt Service						
Revenue						
00 - Revenue	899,847.00	899,847.00	37,828.08	4,255,956.41	3,356,109.41	372.96%

Budget Report

For Fiscal: 2023-2024 Period Ending: 05/31/2024

Department...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue Total:	899,847.00	899,847.00	37,828.08	4,255,956.41	3,356,109.41	372.96%
Expense						
50 - Debt Service	895,557.00	895,557.00	0.00	4,305,546.25	-3,409,989.25	-380.77%
Expense Total:	895,557.00	895,557.00	0.00	4,305,546.25	-3,409,989.25	-380.77%
Fund: 500 - Debt Service Surplus (Deficit):	4,290.00	4,290.00	37,828.08	-49,589.84	-53,879.84	1,255.94%
Fund: 600 - Grant Acct						
Revenue						
00 - Revenue	0.00	0.00	0.02	0.04	0.04	0.00%
Revenue Total:	0.00	0.00	0.02	0.04	0.04	0.00%
Fund: 600 - Grant Acct Total:	0.00	0.00	0.02	0.04	0.04	0.00%
Fund: 700 - Court Security						
Revenue						
00 - Revenue	0.00	1,500.00	21.46	151.18	-1,348.82	89.92%
Revenue Total:	0.00	1,500.00	21.46	151.18	-1,348.82	89.92%
Expense						
70 - Court Security	0.00	1,500.00	75.00	300.00	1,200.00	80.00%
Expense Total:	0.00	1,500.00	75.00	300.00	1,200.00	80.00%
Fund: 700 - Court Security Surplus (Deficit):	0.00	0.00	-53.54	-148.82	-148.82	0.00%
Fund: 750 - Court Technology						
Revenue						
00 - Revenue	690.00	690.00	32.80	232.74	-457.26	66.27%
Revenue Total:	690.00	690.00	32.80	232.74	-457.26	66.27%
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	32.80	-719.26	-1,409.26	204.24%
Fund: 800 - Hotel Occupancy						
Revenue						
00 - Revenue	5,030.00	5,030.00	4.42	2,337.95	-2,692.05	53.52%
Revenue Total:	5,030.00	5,030.00	4.42	2,337.95	-2,692.05	53.52%
Expense						
80 - Hotel Occupancy	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00%
Expense Total:	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00%
Fund: 800 - Hotel Occupancy Surplus (Deficit):	30.00	30.00	4.42	2,337.95	2,307.95	-7,693.17%
Fund: 850 - Police Asset						
Revenue						
00 - Revenue	0.00	0.00	1.80	13.35	13.35	0.00%
Revenue Total:	0.00	0.00	1.80	13.35	13.35	0.00%
Fund: 850 - Police Asset Total:	0.00	0.00	1.80	13.35	13.35	0.00%
Report Surplus (Deficit):	5,110.00	5,110.00	478,738.54	6,938,226.32	6,933,116.32	35,677.42%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	0.00	0.00	54,181.37	2,204,267.46	2,204,267.46
150 - Montgomery PID	0.00	0.00	28,435.75	46,594.35	46,594.35
200 - Capital Projects	0.00	0.00	299,534.62	3,881,386.08	3,881,386.08
300 - Water & Sewer	100.00	100.00	-29,512.47	228,157.20	228,057.20
400 - MEDC	0.00	0.00	88,285.69	625,927.81	625,927.81
500 - Debt Service	4,290.00	4,290.00	37,828.08	-49,589.84	-53,879.84
600 - Grant Acct	0.00	0.00	0.02	0.04	0.04
700 - Court Security	0.00	0.00	-53.54	-148.82	-148.82
750 - Court Technology	690.00	690.00	32.80	-719.26	-1,409.26
800 - Hotel Occupancy	30.00	30.00	4.42	2,337.95	2,307.95
850 - Police Asset	0.00	0.00	1.80	13.35	13.35
Report Surplus (Deficit):	5,110.00	5,110.00	478,738.54	6,938,226.32	6,933,116.32



Pooled Cash Report

City of Montgomery, TX
For the Period Ending 5/31/2024

Item 13.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
CLAIM ON CASH					
100-11111-00000	Claim on Cash - General Fund 100	1,629,281.98	40,312.65	1,669,594.63	
150-11111-00000	Claim on Cash - PID Fund 150	18,383.60	28,435.75	46,819.35	
200-11111-00000	Claim on Cash - Construction Fund 200	958,968.75	336,930.18	1,295,898.93	
300-11111-00000	Claim on Cash - Water & Sewer Fund 300	482,988.45	7,690.62	490,679.07	
400-11111-00000	Claim on Cash - MEDC Fund 400	997,844.83	79,281.02	1,077,125.85	
500-11111-00000	Claim on Cash - Debt Service Fund 500	(34,379.44)	37,825.60	3,446.16	
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	20.06	0.02	20.08	
700-11111-00000	Claim on Cash - Court Security Fund 700	3,310.83	(53.54)	3,257.29	
750-11111-00000	Claim on Cash - Court Technology Fund 750	26,124.46	32.80	26,157.26	
800-11111-00000	Claim on Cash - Hotel Occupancy Fund 800	24,522.77	4.42	24,527.19	
850-11111-00000	Claim on Cash - Police Asset Fund 850	13,287.54	1.80	13,289.34	
TOTAL CLAIM ON CASH		4,120,353.83	530,461.32	4,650,815.15	
CASH IN BANK					
Cash in Bank					
999-11100-00000	Pooled Cash - Operating	2,103,360.14	553,969.89	2,657,330.03	
999-11101-00000	Pooled Cash - Grant	10.03	0.01	10.04	
999-11102-00000	Pooled Cash - PD Drug & Misc	10,703.42	1.44	10,704.86	
999-21100-00000	Pooled Cash - Construction	232.41	0.03	232.44	
999-21101-00000	Pooled Cash - Home Depot Escrow	139,658.37	31.48	139,689.85	
999-31100-00000	Pooled Cash - Water & Sewer	994,311.03	225.13	994,536.16	
999-41100-00000	Pooled Cash - MEDC	747,985.68	(23,828.93)	724,156.75	
999-51100-00000	Pooled Cash - Debt Service	56,304.50	50.77	56,355.27	
999-61100-00000	Pooled Cash - Grant 1	10.03	0.01	10.04	
999-61101-00000	Pooled Cash - Grant 2	10.03	0.01	10.04	
999-71100-00000	Pooled Cash - Court Security	3,344.53	0.46	3,344.99	
999-71101-00000	Pooled Cash - Court Tech	26,613.35	4.80	26,618.15	
999-81100-00000	Pooled Cash - HOT	24,522.77	4.42	24,527.19	
999-81101-00000	Pooled Cash - PD Forfeiture	13,287.54	1.80	13,289.34	
TOTAL: Cash in Bank		4,120,353.83	530,461.32	4,650,815.15	
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		4,120,353.83	530,461.32	4,650,815.15	
DUE TO OTHER FUNDS					
999-12320-00000	Due To Other Funds	4,120,353.83	530,461.32	4,650,815.15	
TOTAL DUE TO OTHER FUNDS		4,120,353.83	530,461.32	4,650,815.15	
Claim on Cash	4,650,815.15	Claim on Cash	4,650,815.15	Cash in Bank	4,650,815.15
Cash in Bank	4,650,815.15	Due To Other Funds	4,650,815.15	Due To Other Funds	4,650,815.15
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	85,360.48	24,696.63	110,057.11	
150-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
200-12099-00000	Accounts Payable Pending	0.00	58,622.40	58,622.40	
300-12099-00000	Accounts Payable Pending	14,988.72	36,847.11	51,835.83	
400-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
500-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
550-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
600-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
700-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
750-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
800-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
850-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
TOTAL ACCOUNTS PAYABLE PENDING		<u>100,349.20</u>	<u>120,166.14</u>	<u>220,515.34</u>	
DUE FROM OTHER FUNDS					
999-11320-00000	Due From Other Funds	<u>(100,349.20)</u>	<u>(120,166.14)</u>	<u>(220,515.34)</u>	
TOTAL DUE FROM OTHER FUNDS		<u>(100,349.20)</u>	<u>(120,166.14)</u>	<u>(220,515.34)</u>	
ACCOUNTS PAYABLE					
999-12000-00000	Accounts Payable Control	<u>100,349.20</u>	<u>120,166.14</u>	<u>220,515.34</u>	
TOTAL ACCOUNTS PAYABLE		<u>100,349.20</u>	<u>120,166.14</u>	<u>220,515.34</u>	
AP Pending	220,515.34	AP Pending	220,515.34	Due From Other Funds	220,515.34
Due From Other Funds	<u>220,515.34</u>	Accounts Payable	<u>220,515.34</u>	Accounts Payable	<u>220,515.34</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 5/31/2024

Item 13.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
CLAIM ON CASH					
100-11201-00000	Claim on Pooled Investments - General Fund	2,793,823.11	12,614.21	2,806,437.32	
150-11201-00000	Claim on Pooled Investments - PID	0.00	0.00	0.00	
200-11201-00000	Claim on Pooled Investments - Construction	4,708,376.39	21,258.32	4,729,634.71	
300-11201-00000	Claim on Pooled Investments - Water & Sewer	1,888,445.18	8,526.40	1,896,971.58	
400-11201-00000	Claim on Pooled Investments - MEDC	1,994,386.85	9,004.67	2,003,391.52	
500-11201-00000	Claim on Pooled Investments - Debt Service	532.83	2.48	535.31	
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		11,385,564.36	51,406.08	11,436,970.44	
CASH IN BANK					
Cash in Bank					
997-11210-00000	Pooled Inv - General Fund Reimb	385,134.18	1,738.93	386,873.11	
997-11230-00000	Pooled Inv - General Fund	2,408,688.93	10,875.28	2,419,564.21	
997-21110-00000	Pooled Inv - ARPA	365,471.09	1,650.09	367,121.18	
997-21140-00000	Pooled Inv - Infrastructure	50,762.64	229.16	50,991.80	
997-21150-00000	Pooled Inv - Mobility	10,869.92	49.02	10,918.94	
997-21160-00000	Pooled Inv - Building Fund	746,510.34	3,370.54	749,880.88	
997-21170-00000	Pooled Inv - TR C of O 2024	3,534,762.40	15,959.51	3,550,721.91	
997-31200-00000	Pooled Inv - Utility Fund	1,888,445.18	8,526.40	1,896,971.58	
997-41110-00000	Pooled Inv - MEDC General	1,519,741.00	6,861.63	1,526,602.63	
997-41120-00000	Pooled Inv - MEDC Reimb	257,231.56	1,161.42	258,392.98	
997-41130-00000	Pooled Inv - MEDC Downtown	217,414.29	981.62	218,395.91	
997-51110-00000	Pooled Inv - Debt Service	532.83	2.48	535.31	
TOTAL: Cash in Bank		11,385,564.36	51,406.08	11,436,970.44	
TOTAL CASH IN BANK		11,385,564.36	51,406.08	11,436,970.44	
DUE TO OTHER FUNDS					
997-12320-00000	Due To Other Funds	11,385,564.36	51,406.08	11,436,970.44	
TOTAL DUE TO OTHER FUNDS		11,385,564.36	51,406.08	11,436,970.44	
Claim on Cash	11,436,970.44	Claim on Cash	11,436,970.44	Cash in Bank	11,436,970.44
Cash in Bank	11,436,970.44	Due To Other Funds	11,436,970.44	Due To Other Funds	11,436,970.44
Difference	0.00	Difference	0.00	Difference	0.00

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

Check Report

By Check Number

Date Range: 05/01/2024 - 05/31/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP General-AP General Fund						
5049	Ward, Getz and Associates	05/17/2024	EFT	0.00	34,623.42	2
4810	UBEO Business Services	05/21/2024	EFT	0.00	942.32	3
1694	City of Conroe	05/02/2024	Regular	0.00	1,977.22	34583
5552	Evolve Holdings, Inc	05/02/2024	Regular	0.00	826.34	34584
2653	Impact Promotional Services LLC	05/02/2024	Regular	0.00	1,757.11	34585
3778	Optimum Computer Solutions, Inc	05/02/2024	Regular	0.00	2,000.00	34586
3775	O'Reilly Automotive, Inc.	05/02/2024	Regular	0.00	216.49	34587
4414	Stowe's Collision Repair LLC	05/02/2024	Regular	0.00	629.49	34588
4859	Verizon	05/02/2024	Regular	0.00	766.46	34589
1125	Always Answer	05/02/2024	Regular	0.00	165.88	34590
1133	Amazon Capital Services	05/02/2024	Regular	0.00	268.52	34591
1727	City of Montgomery - Utility Fund	05/02/2024	Regular	0.00	2,164.42	34592
1778	Coburn's Conroe Inc.	05/02/2024	Regular	0.00	1,284.60	34593
1876	Crown Paper and Chemical Inc.	05/02/2024	Regular	0.00	176.47	34594
2245	Ewing Irrigation Products, Inc.	05/02/2024	Regular	0.00	208.80	34595
1786	Frank Cody Skyvara	05/02/2024	Regular	0.00	12,920.00	34596
2402	Ger Nay Pest Control	05/02/2024	Regular	0.00	72.00	34597
3343	Luxury Air Commercial Services	05/02/2024	Regular	0.00	8,760.54	34598
4955	Weisinger Materials, Inc.	05/02/2024	Regular	0.00	1,244.00	34599
5502	Areli Meza	05/02/2024	Regular	0.00	480.00	34600
5502	Areli Meza	05/02/2024	Regular	0.00	-480.00	34600
1939	Dataprose LLC	05/02/2024	Regular	0.00	362.77	34601
2610	Houston Chronicle	05/02/2024	Regular	0.00	834.25	34602
3778	Optimum Computer Solutions, Inc	05/02/2024	Regular	0.00	2,000.00	34603
4088	Rick Hanna, CBO Partners LLC	05/02/2024	Regular	0.00	7,316.75	34604
5190	Shakeimya Sellers	05/02/2024	Regular	0.00	150.00	34605
5502	Areli Meza	05/02/2024	Regular	0.00	480.00	34606
1133	Amazon Capital Services	05/07/2024	Regular	0.00	69.95	34616
1939	Dataprose LLC	05/07/2024	Regular	0.00	1,010.66	34617
2845	Jill Alexander	05/07/2024	Regular	0.00	150.00	34618
5564	Kerri Kibbey	05/07/2024	Regular	0.00	50.00	34619
5563	Laura McCracken	05/07/2024	Regular	0.00	150.00	34620
3818	Optiquet Internet Services, Inc	05/07/2024	Regular	0.00	1,560.25	34621
5561	Sizzling Subs, LLC	05/07/2024	Regular	0.00	550.00	34622
5562	Texas Bounce World LLC	05/07/2024	Regular	0.00	1,105.87	34623
4541	Texas Department of Public Safety	05/07/2024	Regular	0.00	2.00	34624
4700	TML - IRP	05/07/2024	Regular	0.00	12,603.10	34625
4801	Tyler Technologies	05/07/2024	Regular	0.00	860.19	34626
1038	Accurate Utility Supply, LLC	05/10/2024	Regular	0.00	345.00	34627
1266	Auto Trust Repairs	05/10/2024	Regular	0.00	74.49	34628
1284	Badger Meter	05/10/2024	Regular	0.00	1,419.60	34629
2206	Entergy	05/10/2024	Regular	0.00	1,021.87	34630
2855	JK Graphics, Inc.	05/10/2024	Regular	0.00	68.00	34631
3761	Northwest Pest Patrol	05/10/2024	Regular	0.00	900.00	34632
3775	O'Reilly Automotive, Inc.	05/10/2024	Regular	0.00	29.41	34633
4551	Texas Excavation Safety System, Inc.	05/10/2024	Regular	0.00	175.95	34634
4859	Verizon	05/10/2024	Regular	0.00	410.36	34635
5502	Areli Meza	05/17/2024	Regular	0.00	480.00	34636
2928	Johnson Petrov LLP	05/17/2024	Regular	0.00	10,781.90	34637
3818	Optiquet Internet Services, Inc	05/17/2024	Regular	0.00	518.00	34638
4088	Rick Hanna, CBO Partners LLC	05/17/2024	Regular	0.00	7,909.36	34639
4371	Staples Business Credit	05/17/2024	Regular	0.00	399.97	34640
4801	Tyler Technologies	05/17/2024	Regular	0.00	22,280.52	34641
1133	Amazon Capital Services	05/17/2024	Regular	0.00	232.01	34642

Check Report

Date Range: 05/01/2024 - 05/31/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1153	American Timber and Steel	05/17/2024	Regular	0.00	1,057.89	34643
1831	Consolidated Communications	05/17/2024	Regular	0.00	1,730.29	34644
2206	Entergy	05/17/2024	Regular	0.00	15,043.84	34645
2850	Jim's Hardware	05/17/2024	Regular	0.00	595.25	34646
3226	LDC	05/17/2024	Regular	0.00	101.75	34647
2130	PVS DX, Inc.	05/17/2024	Regular	0.00	110.00	34648
4822	UniFirst Holdings, Inc.	05/17/2024	Regular	0.00	186.93	34649
4975	Wex Bank	05/17/2024	Regular	0.00	1,788.98	34650
2653	Impact Promotional Services LLC	05/22/2024	Regular	0.00	649.60	34651
3766	Nova Medical Centers	05/22/2024	Regular	0.00	425.50	34652
3807	On Site Decals, LLC	05/22/2024	Regular	0.00	1,595.00	34653
3775	O'Reilly Automotive, Inc.	05/22/2024	Regular	0.00	6.20	34654
5178	Pura Flo Corporation	05/22/2024	Regular	0.00	37.15	34655
4371	Staples Business Credit	05/22/2024	Regular	0.00	636.86	34656
4584	Texas Top Cop Shop	05/22/2024	Regular	0.00	705.30	34657
4975	Wex Bank	05/22/2024	Regular	0.00	5,140.35	34658
1133	Amazon Capital Services	05/22/2024	Regular	0.00	218.32	34659
2206	Entergy	05/22/2024	Regular	0.00	1,250.85	34660
5485	Hays Utility North Corporation	05/22/2024	Regular	0.00	35,894.77	34661
3450	Medical Air Services Association	05/23/2024	Regular	0.00	168.00	34662
5567	Dorothy Anderson	05/23/2024	Regular	0.00	150.00	34663
5554	Kendig Keast Collaborative	05/23/2024	Regular	0.00	37,597.17	34664
5566	Madeline Brown	05/23/2024	Regular	0.00	150.00	34665
3526	Mike Muckleroy	05/23/2024	Regular	0.00	150.00	34666
5236	Chad Peace	05/30/2024	Regular	0.00	1,000.00	34667
2443	Gordon B. Dudley. Jr.	05/30/2024	Regular	0.00	900.00	34668
3189	Larry Evans	05/30/2024	Regular	0.00	75.00	34669
3496	Michael Shirley	05/30/2024	Regular	0.00	450.00	34670
3893	Perdue, Brandon, Fielder, Collins, & Mott	05/30/2024	Regular	0.00	2,502.82	34671
4371	Staples Business Credit	05/30/2024	Regular	0.00	36.29	34672
4760	TransUnion	05/30/2024	Regular	0.00	75.00	34673
1125	Always Answer	05/30/2024	Regular	0.00	56.96	34674
1727	City of Montgomery - Utility Fund	05/30/2024	Regular	0.00	2,493.06	34675
1831	Consolidated Communications	05/30/2024	Regular	0.00	155.10	34676
5485	Hays Utility North Corporation	05/30/2024	Regular	0.00	52,379.97	34677
2595	Home Depot	05/30/2024	Regular	0.00	1,483.96	34678
3848	Pathmark Traffic Equipment	05/30/2024	Regular	0.00	1,508.00	34679
2130	PVS DX, Inc.	05/30/2024	Regular	0.00	1,143.78	34680
5565	Thomas Mileski	05/30/2024	Regular	0.00	1,575.00	34681
4910	Waller County Asphalt	05/30/2024	Regular	0.00	450.00	34682
3789	Office of the Attorney General	05/03/2024	Bank Draft	0.00	830.77	DFT0000597
2174	IRS - EFTPS	05/08/2024	Bank Draft	0.00	22,476.18	DFT0000598
3789	Office of the Attorney General	05/17/2024	Bank Draft	0.00	830.77	DFT0000603
2174	IRS - EFTPS	05/22/2024	Bank Draft	0.00	22,275.69	DFT0000604
4705	TML-Health	05/06/2024	Bank Draft	0.00	38,060.10	DFT0000605
4709	TMRS	05/14/2024	Bank Draft	0.00	34,995.62	DFT0000606
3789	Office of the Attorney General	05/31/2024	Bank Draft	0.00	830.77	DFT0000609
1072	Aflac	05/30/2024	Bank Draft	0.00	3,167.88	DFT0000611

Check Report

Date Range: 05/01/2024 - 05/31/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1072	Aflac	05/16/2024	Bank Draft	0.00	1,842.07	DFT0000613

Bank Code AP General Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	155	91	0.00	283,895.51
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-480.00
Bank Drafts	46	9	0.00	125,309.85
EFT's	30	2	0.00	35,565.74
	231	103	0.00	444,291.10

Check Report

Date Range: 05/01/2024 - 05/31/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP MEDC-AP MEDC Account						
5145	Kevin Smith.	05/07/2024	Regular	0.00	825.00	2531
5495	Tyler Mayhugh	05/10/2024	Regular	0.00	200.00	2532
5145	Kevin Smith.	05/17/2024	Regular	0.00	150.00	2533
5425	Found Design LLC	05/23/2024	Regular	0.00	22,822.50	2534

Bank Code AP MEDC Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	4	0.00	23,997.50
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	4	4	0.00	23,997.50

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	159	95	0.00	307,893.01
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-480.00
Bank Drafts	46	9	0.00	125,309.85
EFT's	30	2	0.00	35,565.74
	235	107	0.00	468,288.60

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash - Operating	5/2024	468,288.60
			468,288.60



City of Montgomery, TX

Budget Report

Account Summary

For Fiscal: 2023-2024 Period Ending: 05/31/2024

		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	2,403.35	17,727.37	-7,272.63	29.09 %
100-00-14020-0000000	Franchise Tax	95,000.00	95,000.00	1,489.55	89,146.16	-5,853.84	6.16 %
100-00-14030-0000000	Ad Valorem Taxes - Current	1,414,900.00	1,414,900.00	6,650.45	1,428,494.61	13,594.61	100.96 %
100-00-14035-0000000	Ad Valorem Taxes - Delinquent	0.00	0.00	0.00	11,120.14	11,120.14	0.00 %
100-00-14050-0000000	Penalties & Interest - Current	10,000.00	10,000.00	4,365.18	9,628.84	-371.16	3.71 %
100-00-14055-0000000	Penalties & Interest - Delinquent	0.00	0.00	0.00	3,320.96	3,320.96	0.00 %
100-00-14060-0000000	Rendition Penalties	100.00	100.00	45.07	661.81	561.81	661.81 %
100-00-14070-0000000	Sales Tax	2,300,000.00	2,300,000.00	284,713.62	1,885,691.19	-414,308.81	18.01 %
100-00-14080-0000000	Sales Tax ILO AdVal Tax	1,100,000.00	1,100,000.00	142,356.82	942,845.59	-157,154.41	14.29 %
100-00-14110-0000000	Building Permits/MEP	395,000.00	395,000.00	24,654.00	287,873.50	-107,126.50	27.12 %
100-00-14120-0000000	Vendor/Beverage Permits	2,500.00	2,500.00	200.00	1,760.00	-740.00	29.60 %
100-00-14130-0000000	Sign Fees	3,000.00	3,000.00	400.00	2,150.00	-850.00	28.33 %
100-00-14140-0000000	Plats, Zoning, Misc.	3,000.00	3,000.00	500.00	8,172.00	5,172.00	272.40 %
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	1,125.00	8,850.00	-6,150.00	41.00 %
100-00-14230-0000000	Right of Way Use Fees	6,000.00	6,000.00	1,818.77	4,613.44	-1,386.56	23.11 %
100-00-14340-0000000	Child Belt/Safety	100.00	100.00	0.00	100.00	0.00	0.00 %
100-00-14360-0000000	Fines	164,250.00	164,250.00	20,708.40	154,065.51	-10,184.49	6.20 %
100-00-14400-0000000	Judicial Efficiency	90.00	90.00	4.20	29.56	-60.44	67.16 %
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	5,178.00	2,678.00	207.12 %
100-00-14650-0000000	Unanticipated Income	30,000.00	30,000.00	78.54	18,177.80	-11,822.20	39.41 %
100-00-14660-0000000	Credit Card Fees	0.00	0.00	837.10	1,322.46	1,322.46	0.00 %
100-00-14670-0000000	Interest Income	1,500.00	1,500.00	607.89	2,229.94	729.94	148.66 %
100-00-14680-0000000	Interest on Investments	40,000.00	40,000.00	12,614.21	98,196.95	58,196.95	245.49 %
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	22,916.67	183,333.36	-91,666.64	33.33 %
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	528,488.82	5,169,348.02	-752,391.98	12.71 %
Revenue Total:		5,921,740.00	5,921,740.00	528,488.82	5,169,348.02	-752,391.98	12.71 %
Expense							
Department: 10 - Administration							
100-10-16002-0000000	Health Insurance	85,144.00	85,144.00	8,418.00	46,629.58	38,514.42	45.23 %
100-10-16003-0000000	Unemployment Insurance	70.00	70.00	0.00	672.74	-602.74	-861.06 %
100-10-16004-0000000	Workers Comp	1,738.00	1,738.00	123.86	1,512.07	225.93	13.00 %
100-10-16008-0000000	Payroll Taxes	50,161.00	50,161.00	5,125.42	26,924.42	23,236.58	46.32 %
100-10-16009-0000000	Wages	632,944.00	632,944.00	70,129.86	383,282.33	249,661.67	39.44 %
100-10-16010-0000000	Overtime	697.00	697.00	0.00	92.97	604.03	86.66 %
100-10-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	0.00	500.00	100.00 %
100-10-16012-0000000	Retirement Expense	65,265.00	65,265.00	7,170.68	39,296.04	25,968.96	39.79 %
100-10-16101-0000000	Advertising / Promotion	6,500.00	6,500.00	0.00	547.21	5,952.79	91.58 %
100-10-16102-0000000	Legal Notices & Publications	3,500.00	3,500.00	602.55	7,181.60	-3,681.60	-105.19 %
100-10-16103-0000000	Recording Fees	2,000.00	2,000.00	0.00	1,000.00	1,000.00	50.00 %
100-10-16104-0000000	Community Relations	4,000.00	4,000.00	0.00	2,201.04	1,798.96	44.97 %
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: 05/31/2024

		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	37,597.17	48,650.92	101,349.08	67.57 %
100-10-16209-0000000	Records Shredding	1,000.00	1,000.00	0.00	286.00	714.00	71.40 %
100-10-16210-0000000	Inspections/Permits	300,000.00	300,000.00	15,226.11	145,614.08	154,385.92	51.46 %
100-10-16213-0000000	Legal Fees	90,000.00	90,000.00	9,375.40	30,637.87	59,362.13	65.96 %
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	890.97	3,043.94	3,956.06	56.52 %
100-10-16242-0000000	Postage/Delivery	3,500.00	3,500.00	2.25	1,217.61	2,282.39	65.21 %
100-10-16243-0000000	Telephone	12,000.00	12,000.00	689.09	5,308.70	6,691.30	55.76 %
100-10-16244-0000000	Tax Assessor Fees	16,000.00	16,000.00	0.00	8,864.00	7,136.00	44.60 %
100-10-16245-0000000	Election	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00 %
100-10-16249-0000000	Computer/Technology	37,500.00	37,500.00	14,275.30	44,387.14	-6,887.14	-18.37 %
100-10-16254-0000000	Software Upgrades	11,000.00	11,000.00	759.00	2,789.00	8,211.00	74.65 %
100-10-16257-0000000	Medical Exams & Testing	2,000.00	2,000.00	2.00	569.74	1,430.26	71.51 %
100-10-16404-0000000	Copier/Fax Machine	11,000.00	11,000.00	1,376.50	8,499.24	2,500.76	22.73 %
100-10-16417-0000000	Capital Pur. Furniture	1,000.00	1,000.00	0.00	251.98	748.02	74.80 %
100-10-16502-0000000	Dues & Subscriptions	4,000.00	4,000.00	0.00	2,356.81	1,643.19	41.08 %
100-10-16503-0000000	Travel & Training Staff	20,000.00	20,000.00	46.44	7,444.64	12,555.36	62.78 %
100-10-16504-0000000	Travel & Training Council	2,500.00	2,500.00	0.00	1,110.05	1,389.95	55.60 %
100-10-16701-0000000	Insurance - Liability	1,855.00	1,855.00	154.56	1,236.69	618.31	33.33 %
100-10-16702-0000000	Insurance - Property	2,579.00	2,579.00	214.89	1,719.12	859.88	33.34 %
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	0.00	615.80	384.20	38.42 %
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	1,704.96	3,788.62	1,211.38	24.23 %
100-10-17021-0000000	CC Merchant Fees	0.00	0.00	1,665.66	12,587.53	-12,587.53	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	175,550.67	883,537.01	1,293,824.99	59.42 %
Department: 11 - Police							
100-11-16002-0000000	Health Insurance	225,774.00	225,774.00	22,049.67	117,448.24	108,325.76	47.98 %
100-11-16003-0000000	Unemployment Insurance	162.00	162.00	59.78	1,930.38	-1,768.38	-1,091.59 %
100-11-16004-0000000	Workers Comp	33,127.00	33,127.00	3,137.47	40,079.85	-6,952.85	-20.99 %
100-11-16008-0000000	Payroll Taxes	106,538.00	106,538.00	10,994.99	61,826.25	44,711.75	41.97 %
100-11-16009-0000000	Wages	1,332,656.00	1,332,656.00	148,053.63	808,588.05	524,067.95	39.33 %
100-11-16010-0000000	Overtime	60,000.00	60,000.00	1,940.84	33,386.94	26,613.06	44.36 %
100-11-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	0.00	500.00	100.00 %
100-11-16012-0000000	Retirement Expense	143,444.00	143,444.00	15,345.25	86,263.56	57,180.44	39.86 %
100-11-16104-0000000	Community Relations	6,000.00	6,000.00	102.94	7,589.66	-1,589.66	-26.49 %
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	0.00	500.00	100.00 %
100-11-16227-0000000	Gas/Oil	55,000.00	55,000.00	5,140.35	43,420.16	11,579.84	21.05 %
100-11-16229-0000000	Auto Repairs	35,000.00	35,000.00	2,823.20	32,398.23	2,601.77	7.43 %
100-11-16230-0000000	Equipment repairs	5,000.00	5,000.00	832.54	1,294.42	3,705.58	74.11 %
100-11-16239-0000000	Printing & Office supplies	4,000.00	4,000.00	320.36	1,534.51	2,465.49	61.64 %
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	0.00	152.14	347.86	69.57 %
100-11-16243-0000000	Telephone	10,000.00	10,000.00	1,139.06	7,420.13	2,579.87	25.80 %
100-11-16247-0000000	Mobile Data Terminals	14,000.00	14,000.00	766.46	3,900.80	10,099.20	72.14 %
100-11-16249-0000000	Computer/Technology	45,000.00	45,000.00	2,573.59	28,818.36	16,181.64	35.96 %
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	425.50	1,501.73	-501.73	-50.17 %
100-11-16401-0000000	Radio Fees	6,500.00	6,500.00	0.00	5,081.14	1,418.86	21.83 %
100-11-16402-0000000	Uniforms & Safety Equip	10,000.00	10,000.00	1,354.90	7,588.20	2,411.80	24.12 %
100-11-16403-0000000	Protective Gear	10,500.00	10,500.00	1,757.11	1,757.11	8,742.89	83.27 %
100-11-16404-0000000	Copier/Fax Machine	6,000.00	6,000.00	635.28	4,061.39	1,938.61	32.31 %
100-11-16405-0000000	Operating Supplies	6,000.00	6,000.00	209.69	3,270.27	2,729.73	45.50 %
100-11-16411-0000000	Tools, Etc,	300.00	300.00	0.00	0.00	300.00	100.00 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 05/31/2024

		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
100-11-16415-0000000	Emergency Equipment	22,500.00	22,500.00	0.00	7,641.93	14,858.07	66.04 %
100-11-16416-0000000	Radios	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
100-11-16417-0000000	Capital Pur. Furniture	2,000.00	2,000.00	79.99	79.99	1,920.01	96.00 %
100-11-16502-0000000	Dues & Subscriptions	2,500.00	2,500.00	0.00	1,875.45	624.55	24.98 %
100-11-16503-0000000	Travel & Training Staff	25,000.00	25,000.00	906.50	18,717.32	6,282.68	25.13 %
100-11-16701-0000000	Insurance - Liability	25,355.00	25,355.00	2,112.89	16,903.16	8,451.84	33.33 %
100-11-16702-0000000	Insurance - Property	10,006.00	10,006.00	833.85	6,670.80	3,335.20	33.33 %
100-11-16906-0000000	Capital Outlay - Police Cars	150,000.00	150,000.00	0.00	0.00	150,000.00	100.00 %
100-11-16907-0000000	Capital Outlay - Emergency Lights, ...	7,000.00	7,000.00	1,595.00	1,595.00	5,405.00	77.21 %
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	925.00	7,075.00	88.44 %
100-11-16916-0000000	Capital Outlay - Investigate & Testin...	14,000.00	14,000.00	0.00	9,772.73	4,227.27	30.19 %
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	16,359.29	25,511.71	60.93 %
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	0.00	603.72	11,196.28	94.88 %
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	225,190.84	1,452,737.55	1,107,038.45	43.25%
Department: 12 - Public Works							
100-12-16002-0000000	Health Insurance	36,907.00	36,907.00	2,991.98	16,652.94	20,254.06	54.88 %
100-12-16003-0000000	Unemployment Insurance	68.00	68.00	42.71	464.56	-396.56	-583.18 %
100-12-16004-0000000	Workers Comp	3,937.00	3,937.00	288.98	3,848.66	88.34	2.24 %
100-12-16008-0000000	Payroll Taxes	14,546.00	14,546.00	1,441.01	8,328.74	6,217.26	42.74 %
100-12-16009-0000000	Wages	184,644.00	184,644.00	18,698.14	107,023.42	77,620.58	42.04 %
100-12-16010-0000000	Overtime	5,500.00	5,500.00	391.50	2,570.17	2,929.83	53.27 %
100-12-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	0.00	500.00	100.00 %
100-12-16012-0000000	Retirement Expense	16,956.00	16,956.00	1,680.25	9,481.84	7,474.16	44.08 %
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	0.00	60,170.00	79,830.00	57.02 %
100-12-16217-0000000	Engineering	110,000.00	110,000.00	872.50	73,154.03	36,845.97	33.50 %
100-12-16224-0000000	City Hall Cleaning	14,900.00	14,900.00	1,200.00	8,089.80	6,810.20	45.71 %
100-12-16225-0000000	Downtown Repairs	1,500.00	1,500.00	9.27	905.56	594.44	39.63 %
100-12-16226-0000000	Maint - Vehicles & Equipment	3,500.00	3,500.00	51.94	1,484.08	2,015.92	57.60 %
100-12-16227-0000000	Gas/Oil	14,000.00	14,000.00	894.49	6,083.11	7,916.89	56.55 %
100-12-16229-0000000	Auto Repairs	6,000.00	6,000.00	0.00	1,569.85	4,430.15	73.84 %
100-12-16230-0000000	Equipment repairs	4,000.00	4,000.00	0.00	353.97	3,646.03	91.15 %
100-12-16231-0000000	Bldg Repairs-City Hall	18,000.00	18,000.00	173.76	12,083.02	5,916.98	32.87 %
100-12-16232-0000000	Street Repairs - Minor	10,000.00	10,000.00	468.57	7,236.24	2,763.76	27.64 %
100-12-16233-0000000	Streets-Preventive Maintenance	7,700.00	7,700.00	0.00	0.00	7,700.00	100.00 %
100-12-16237-0000000	Mosquito Spraying	6,000.00	6,000.00	900.00	2,532.00	3,468.00	57.80 %
100-12-16238-0000000	Street Signs	3,300.00	3,300.00	1,508.00	2,136.25	1,163.75	35.27 %
100-12-16239-0000000	Printing & Office supplies	1,600.00	1,600.00	173.03	728.63	871.37	54.46 %
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	775.39	5,566.66	3,433.34	38.15 %
100-12-16249-0000000	Computer/Technology	18,000.00	18,000.00	1,073.60	18,154.46	-154.46	-0.86 %
100-12-16255-0000000	Bldg Repairs - Comm Center	5,000.00	5,000.00	254.52	2,665.27	2,334.73	46.69 %
100-12-16256-0000000	Bldg Repairs - 213 Prairie	0.00	0.00	68.00	19,824.07	-19,824.07	0.00 %
100-12-16402-0000000	Uniforms & Safety Equip	4,700.00	4,700.00	93.46	1,595.90	3,104.10	66.04 %
100-12-16405-0000000	Operating Supplies	10,900.00	10,900.00	290.75	2,307.82	8,592.18	78.83 %
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	0.00	664.60	1,335.40	66.77 %
100-12-16408-0000000	Supplies & Equipment - Homecomi...	2,000.00	2,000.00	0.00	419.34	1,580.66	79.03 %
100-12-16409-0000000	Supplies & Equipment - Fernland Pa...	2,000.00	2,000.00	0.00	1,687.13	312.87	15.64 %
100-12-16410-0000000	Supplies & Equipment - Community...	2,000.00	2,000.00	0.00	89.44	1,910.56	95.53 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 05/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-12-16411-0000000	Tools, Etc,	3,300.00	3,300.00	130.97	2,026.24	1,273.76	38.60 %
100-12-16412-0000000	Supplies & Equipment - Memory Pa...	2,000.00	2,000.00	0.00	391.75	1,608.25	80.41 %
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	0.00	147.38	1,852.62	92.63 %
100-12-16503-0000000	Travel & Training Staff	5,500.00	5,500.00	10.06	1,386.58	4,113.42	74.79 %
100-12-16601-0000000	Park Maint - Memory Pk	10,000.00	10,000.00	572.76	2,867.36	7,132.64	71.33 %
100-12-16602-0000000	Park Maint - Fernland	10,000.00	10,000.00	578.75	874.07	9,125.93	91.26 %
100-12-16603-0000000	Park Maint - Cedar Brake Park	10,000.00	10,000.00	2,108.48	3,287.54	6,712.46	67.12 %
100-12-16604-0000000	Park Maint - Homecoming Park	10,000.00	10,000.00	501.91	1,106.29	8,893.71	88.94 %
100-12-16701-0000000	Insurance - Liability	4,694.00	4,694.00	391.19	3,129.52	1,564.48	33.33 %
100-12-16702-0000000	Insurance - Property	1,427.00	1,427.00	118.94	951.52	475.48	33.32 %
100-12-16803-0000000	Utilities - Electronic Sign-City	1,500.00	1,500.00	69.81	495.29	1,004.71	66.98 %
100-12-16804-0000000	Utilities - Street Lights	13,200.00	13,200.00	1,250.85	8,839.71	4,360.29	33.03 %
100-12-16805-0000000	Utilities - Downtown Utilities	1,320.00	1,320.00	114.75	872.68	447.32	33.89 %
100-12-16806-0000000	Utilities - Cedar Brake Park	2,420.00	2,420.00	161.59	1,249.20	1,170.80	48.38 %
100-12-16807-0000000	Utilities - Homecoming Park	1,650.00	1,650.00	85.95	644.98	1,005.02	60.91 %
100-12-16808-0000000	Utilities - Fernland Park	6,500.00	6,500.00	349.08	3,625.54	2,874.46	44.22 %
100-12-16809-0000000	Utilities - City Hall	14,300.00	14,300.00	955.13	6,953.03	7,346.97	51.38 %
100-12-16811-0000000	Utilities - Community Center Buildi...	6,000.00	6,000.00	352.06	4,221.16	1,778.84	29.65 %
100-12-16812-0000000	Utilities - Memory Park	8,000.00	8,000.00	1,217.85	4,159.17	3,840.83	48.01 %
100-12-16813-0000000	Utilities - 213 Prairie	1,885.00	1,885.00	60.28	1,025.80	859.20	45.58 %
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	0.00	552.00	9,448.00	94.48 %
100-12-16923-0000000	Capital Outlay - General Improvem...	20,000.00	20,000.00	0.00	2,105.36	17,894.64	89.47 %
100-12-16924-0000000	Capital Outlay - Drainage Improvem...	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-12-16926-0000000	Capital Outlay - Park Improvements	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
100-12-17001-0000000	Misc Expenses - Other	1,000.00	1,000.00	0.00	110.92	889.08	88.91 %
100-12-17150-0000000	Contract Labor - Streets	0.00	0.00	0.00	830.00	-830.00	0.00 %
Department: 12 - Public Works Total:		866,915.00	866,915.00	43,372.26	430,377.10	436,537.90	50.36%
Department: 13 - Court							
100-13-16002-0000000	Health Insurance	34,433.00	34,433.00	2,605.62	20,332.30	14,100.70	40.95 %
100-13-16003-0000000	Unemployment Insurance	27.00	27.00	0.00	687.65	-660.65	-2,446.85 %
100-13-16004-0000000	Workers Comp	452.00	452.00	41.28	502.79	-50.79	-11.24 %
100-13-16007-0000000	Crime Insurance	500.00	500.00	40.71	325.68	174.32	34.86 %
100-13-16008-0000000	Payroll Taxes	12,890.00	12,890.00	1,076.79	8,005.39	4,884.61	37.89 %
100-13-16009-0000000	Wages	166,096.00	166,096.00	14,814.27	107,840.04	58,255.96	35.07 %
100-13-16010-0000000	Overtime	2,400.00	2,400.00	114.94	1,273.88	1,126.12	46.92 %
100-13-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	0.00	500.00	100.00 %
100-13-16012-0000000	Retirement Expense	17,355.00	17,355.00	1,528.75	11,193.84	6,161.16	35.50 %
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	75.00	680.00	11,320.00	94.33 %
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	7,650.00	2,350.00	23.50 %
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	1,000.00	8,000.00	4,000.00	33.33 %
100-13-16239-0000000	Printing & Office supplies	1,400.00	1,400.00	268.23	772.60	627.40	44.81 %
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	0.00	2,655.00	-55.00	-2.12 %
100-13-16243-0000000	Telephone	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
100-13-16249-0000000	Computer/Technology	15,000.00	15,000.00	5,833.93	15,542.41	-542.41	-3.62 %
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	1,074.68	6,955.14	1,044.86	13.06 %
100-13-16405-0000000	Operating Supplies	2,500.00	2,500.00	0.00	570.34	1,929.66	77.19 %
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	0.00	250.00	1,750.00	87.50 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 05/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-13-16701-0000000	Insurance - Liability	1,855.00	1,855.00	154.59	1,236.72	618.28	33.33 %
100-13-16702-0000000	Insurance - Property	2,579.00	2,579.00	214.89	1,719.12	859.88	33.34 %
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	30,193.68	198,428.90	119,258.10	37.54%
Expense Total:		5,921,740.00	5,921,740.00	474,307.45	2,965,080.56	2,956,659.44	49.93%
Fund: 100 - General Fund Surplus (Deficit):		0.00	0.00	54,181.37	2,204,267.46	2,204,267.46	0.00%
Fund: 150 - Montgomery PID							
Revenue							
Department: 00 - Revenue							
150-00-15000-0000000	Montgomery PID - Tax Revenue	40,000.00	40,000.00	28,435.75	46,594.35	6,594.35	116.49 %
Department: 00 - Revenue Total:		40,000.00	40,000.00	28,435.75	46,594.35	6,594.35	16.49%
Revenue Total:		40,000.00	40,000.00	28,435.75	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	0.00	40,000.00	100.00 %
Department: 15 - Montgomery PID Total:		40,000.00	40,000.00	0.00	0.00	40,000.00	100.00%
Expense Total:		40,000.00	40,000.00	0.00	0.00	40,000.00	100.00%
Fund: 150 - Montgomery PID Surplus (Deficit):		0.00	0.00	28,435.75	46,594.35	46,594.35	0.00%
Fund: 200 - Capital Projects							
Revenue							
Department: 00 - Revenue							
200-00-24003-0000000	Transfer from MEDC - Other	0.00	0.00	16,666.67	133,333.36	133,333.36	0.00 %
200-00-24203-0000000	Impact Fees Transfer	0.00	0.00	320,232.00	612,549.00	612,549.00	0.00 %
200-00-24500-0000000	Interest Earned on Investments	0.00	0.00	21,258.35	92,021.44	92,021.44	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	0.00	493,536.15	493,536.15	0.00 %
Department: 00 - Revenue Total:		0.00	0.00	358,157.02	1,331,896.00	1,331,896.00	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	358,157.02	4,831,896.00	4,831,896.00	0.00%
Expense							
Department: 20 - Capital Projects							
200-20-16217-0000400	Eng - Old Plantersville Waterline Ext	0.00	0.00	0.00	9,000.00	-9,000.00	0.00 %
200-20-16217-0000500	Eng - Old Plantersville Force Main E...	0.00	0.00	0.00	8,896.37	-8,896.37	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	4,363.25	-4,363.25	0.00 %
200-20-16217-0001100	Eng - Sanitary Sewer & Manhole Re...	0.00	0.00	0.00	36,268.75	-36,268.75	0.00 %
200-20-16217-0001200	Eng - LS 10 Expansion	0.00	0.00	0.00	16,606.23	-16,606.23	0.00 %
200-20-16217-0001400	Eng - Buffalo Springs Dr. Road Impr.	0.00	0.00	52,372.40	84,222.40	-84,222.40	0.00 %
200-20-16217-0001500	Eng - Buffalo Springs Dr & SH-105 T...	0.00	0.00	6,250.00	10,000.00	-10,000.00	0.00 %
200-20-16217-0001600	Eng - WP #2 Improvements	0.00	0.00	0.00	38,150.00	-38,150.00	0.00 %
200-20-26300-0001100	Cons - Sanitary Sewer & Manhole R...	0.00	0.00	0.00	630,940.86	-630,940.86	0.00 %
200-20-26500-0001000	Cons - Flagship Storm Sewer	0.00	0.00	0.00	104,812.06	-104,812.06	0.00 %
Department: 20 - Capital Projects Total:		0.00	0.00	58,622.40	950,509.92	-950,509.92	0.00%
Expense Total:		0.00	0.00	58,622.40	950,509.92	-950,509.92	0.00%
Fund: 200 - Capital Projects Surplus (Deficit):		0.00	0.00	299,534.62	3,881,386.08	3,881,386.08	0.00%
Fund: 300 - Water & Sewer							
Revenue							
Department: 00 - Revenue							
300-00-34110-0000000	Water Revenue	881,000.00	881,000.00	67,088.30	560,492.25	-320,507.75	36.38 %
300-00-34130-0000000	Lone Star Ground Water Revenue	9,000.00	9,000.00	745.29	6,269.55	-2,730.45	30.34 %
300-00-34140-0000000	Application Fee	6,000.00	6,000.00	752.50	3,470.00	-2,530.00	42.17 %
300-00-34150-0000000	Disconnect Reconnect	5,000.00	5,000.00	1,450.00	9,175.00	4,175.00	183.50 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 05/31/2024

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
300-00-34160-0000000	Sewer Revenue	853,000.00	853,000.00	65,742.05	543,230.65	-309,769.35	36.32 %
300-00-34170-0000000	Tap Fees/Inspections	450,000.00	450,000.00	28,929.78	436,186.46	-13,813.54	3.07 %
300-00-34180-0000000	Grease Trap Inspections	25,000.00	25,000.00	4,079.68	22,583.41	-2,416.59	9.67 %
300-00-34190-0000000	Late Charges	18,200.00	18,200.00	1,148.62	12,283.06	-5,916.94	32.51 %
300-00-34200-0000000	Returned Check Fee	1,000.00	1,000.00	0.00	1,118.46	118.46	111.85 %
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	22,857.25	179,877.91	-49,622.09	21.62 %
300-00-34320-0000000	Groundwater Reduction Revenue	205,000.00	205,000.00	17,567.55	147,782.25	-57,217.75	27.91 %
300-00-34420-0000000	Impact Fees - Capital Cost	1,500,000.00	1,500,000.00	320,232.00	612,549.00	-887,451.00	59.16 %
300-00-34430-0000000	Interest Income	850.00	850.00	225.13	1,844.49	994.49	217.00 %
300-00-34440-0000000	Interest earned on Investments	70,000.00	70,000.00	8,526.40	66,374.82	-3,625.18	5.18 %
300-00-34450-0000000	Meter Box Replacement	1,500.00	1,500.00	0.00	450.00	-1,050.00	70.00 %
300-00-34460-0000000	EndPoint Charge	500.00	500.00	0.00	185.00	-315.00	63.00 %
300-00-34470-0000000	Miscellaneous Revenue & ETS Reve...	8,000.00	8,000.00	1,765.50	8,624.69	624.69	107.81 %
300-00-34530-0000000	Utility Contracts	2,000.00	2,000.00	1,361.19	-1,956.76	-3,956.76	197.84 %
Department: 00 - Revenue Total:		4,281,550.00	4,281,550.00	542,471.24	2,610,540.24	-1,671,009.76	39.03%
Revenue Total:		4,281,550.00	4,281,550.00	542,471.24	2,610,540.24	-1,671,009.76	39.03%

Expense

Department: 30 - Water & Sewer

300-30-16002-0000000	Health Insurance	82,908.00	82,908.00	8,325.64	47,178.68	35,729.32	43.10 %
300-30-16003-0000000	Unemployment Insurance	61.00	61.00	8.42	452.96	-391.96	-642.56 %
300-30-16004-0000000	Workers Comp	7,961.00	7,961.00	536.67	7,206.55	754.45	9.48 %
300-30-16008-0000000	Payroll Taxes	32,121.00	32,121.00	3,323.76	18,481.24	13,639.76	42.46 %
300-30-16009-0000000	Wages	414,388.00	414,388.00	45,549.46	257,140.01	157,247.99	37.95 %
300-30-16010-0000000	Overtime	5,500.00	5,500.00	391.43	2,590.24	2,909.76	52.90 %
300-30-16012-0000000	Retirement Expense	43,248.00	43,248.00	4,685.30	26,407.97	16,840.03	38.94 %
300-30-36107-0000000	Crime Insurance	500.00	500.00	40.71	325.68	174.32	34.86 %
300-30-36204-0000000	Engineering	133,000.00	133,000.00	0.00	94,345.93	38,654.07	29.06 %
300-30-36208-0000000	Operator	126,500.00	126,500.00	8,550.00	33,145.00	93,355.00	73.80 %
300-30-36209-0000000	Billing & Collections	35,000.00	35,000.00	2,670.06	19,166.25	15,833.75	45.24 %
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	7,398.80	16,747.20	-1,747.20	-11.65 %
300-30-36214-0000000	Sludge Hauling	100,000.00	100,000.00	0.00	32,065.56	67,934.44	67.93 %
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	0.00	373.48	1,626.52	81.33 %
300-30-36217-0000000	Telephone	10,500.00	10,500.00	1,079.00	7,561.81	2,938.19	27.98 %
300-30-36218-0000000	Tap Fees & Inspections	75,000.00	75,000.00	26,311.70	150,802.16	-75,802.16	-101.07 %
300-30-36221-0000000	Garbage Pickup	225,000.00	225,000.00	29,853.12	210,596.38	14,403.62	6.40 %
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	23,844.70	1,155.30	4.62 %
300-30-36307-0000000	Dues & Subscriptions	2,000.00	2,000.00	0.00	147.37	1,852.63	92.63 %
300-30-36400-0000000	Supplies & Equipment	1,500.00	1,500.00	0.00	127.46	1,372.54	91.50 %
300-30-36401-0000000	Chemicals	45,000.00	45,000.00	9,038.78	31,547.18	13,452.82	29.90 %
300-30-36402-0000000	Copier / Fax Machine	3,000.00	3,000.00	195.86	1,287.28	1,712.72	57.09 %
300-30-36403-0000000	Operating Supplies	80,000.00	80,000.00	365.78	32,700.28	47,299.72	59.12 %
300-30-36404-0000000	Uniforms	4,700.00	4,700.00	93.47	1,269.84	3,430.16	72.98 %
300-30-36406-0000000	Computer Technology	24,000.00	24,000.00	6,011.25	16,091.67	7,908.33	32.95 %
300-30-36502-0000000	Travel & Training	5,500.00	5,500.00	10.06	2,259.07	3,240.93	58.93 %
300-30-36503-0000000	Employee Relations	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
300-30-36601-0000000	Repairs & Maintenance	300,000.00	300,000.00	25,393.14	242,396.59	57,603.41	19.20 %
300-30-36602-0000000	Vehicle Repair and Maint.	3,500.00	3,500.00	51.96	1,484.04	2,015.96	57.60 %
300-30-36604-0000000	Water & Sewer Items	9,708.00	9,708.00	0.00	552.00	9,156.00	94.31 %
300-30-36605-0000000	Gas & Oil	14,000.00	14,000.00	894.49	6,083.06	7,916.94	56.55 %
300-30-36701-0000000	Liability Insurance	4,694.00	4,694.00	391.19	8,129.52	-3,435.52	-73.19 %
300-30-36702-0000000	Property Insurance	45,677.00	45,677.00	3,806.43	30,451.51	15,225.49	33.33 %
300-30-36801-0000000	Gas For Generators	1,320.00	1,320.00	69.52	473.53	846.47	64.13 %
300-30-36802-0000000	Water Plants	110,000.00	110,000.00	7,398.44	52,709.29	57,290.71	52.08 %
300-30-36803-0000000	WWTP	73,000.00	73,000.00	6,389.77	42,754.06	30,245.94	41.43 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 05/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
300-30-36804-0000000	Lift Stations	24,200.00	24,200.00	1,591.39	11,864.73	12,335.27	50.97 %
300-30-37000-0000000	Utility Projects - Prev Maint	150,000.00	150,000.00	13,415.95	34,212.59	115,787.41	77.19 %
300-30-37003-0000000	Utility Projects - Impact Fees Transf...	1,500,000.00	1,500,000.00	320,232.00	612,549.00	887,451.00	59.16 %
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	2,493.49	21,389.48	13,610.52	38.89 %
300-30-37202-0000000	Other Expense - Transfer to Debt Se...	425,500.00	425,500.00	35,416.67	283,333.36	142,166.64	33.41 %
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	571,983.71	2,382,383.04	1,899,066.96	44.36%
Expense Total:		4,281,450.00	4,281,450.00	571,983.71	2,382,383.04	1,899,066.96	44.36%
Fund: 300 - Water & Sewer Surplus (Deficit):		100.00	100.00	-29,512.47	228,157.20	228,057.20	28,057.20%
Fund: 400 - MEDC							
Revenue							
Department: 00 - Revenue							
400-00-44110-0000000	Sales Tax Revenue	1,100,000.00	1,100,000.00	142,356.82	942,845.59	-157,154.41	14.29 %
400-00-44230-0000000	Interest Income	60,000.00	60,000.00	9,173.24	70,965.59	10,965.59	118.28 %
400-00-44300-0000000	Events Revenue	7,000.00	7,000.00	350.00	7,126.34	126.34	101.80 %
Department: 00 - Revenue Total:		1,167,000.00	1,167,000.00	151,880.06	1,020,937.52	-146,062.48	12.52%
Revenue Total:		1,167,000.00	1,167,000.00	151,880.06	1,020,937.52	-146,062.48	12.52%
Expense							
Department: 40 - MEDC							
400-40-46103-0000000	Downtown Dev. Imp.	90,000.00	90,000.00	22,822.50	22,822.50	67,177.50	74.64 %
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	16,666.67	133,333.36	66,666.64	33.33 %
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	0.00	20,000.00	100.00 %
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	1,188.53	43,296.23	69,903.77	61.75 %
400-40-46505-0000000	Brochures / Printed Lit	4,000.00	4,000.00	0.00	177.50	3,822.50	95.56 %
400-40-46511-0000000	Website	6,500.00	6,500.00	0.00	1,055.84	5,444.16	83.76 %
400-40-46514-0000000	Social Media Advertising	3,000.00	3,000.00	0.00	291.25	2,708.75	90.29 %
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	22,916.67	183,333.36	91,666.64	33.33 %
400-40-46603-0000000	Miscellaneous Expenses	500.00	500.00	0.00	580.00	-80.00	-16.00 %
400-40-46604-0000000	Consulting/Professional Serv	51,800.00	51,800.00	0.00	9,800.00	42,000.00	81.08 %
400-40-46607-0000000	Travel & Trainings Expenses	8,000.00	8,000.00	0.00	319.67	7,680.33	96.00 %
Department: 40 - MEDC Total:		1,167,000.00	1,167,000.00	63,594.37	395,009.71	771,990.29	66.15%
Expense Total:		1,167,000.00	1,167,000.00	63,594.37	395,009.71	771,990.29	66.15%
Fund: 400 - MEDC Surplus (Deficit):		0.00	0.00	88,285.69	625,927.81	625,927.81	0.00%
Fund: 500 - Debt Service							
Revenue							
Department: 00 - Revenue							
500-00-54110-0000000	Ad Valorem Taxes - Current	471,847.00	471,847.00	2,144.16	457,739.75	-14,107.25	2.99 %
500-00-54115-0000000	Ad Valorem Taxes - Delinquent	0.00	0.00	0.00	4,111.97	4,111.97	0.00 %
500-00-54120-0000000	Penalty & Interest - Current	3,000.00	3,000.00	214.00	1,901.16	-1,098.84	36.63 %
500-00-54125-0000000	Penalty & Interest - Delinquent	0.00	0.00	0.00	1,297.01	1,297.01	0.00 %
500-00-54220-0000000	Transfers - Water & Sewer Funds	425,000.00	425,000.00	35,416.67	283,333.36	-141,666.64	33.33 %
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	50.77	3,915.04	3,915.04	0.00 %
500-00-54420-0000000	Other Revenues - Interest on Inves...	0.00	0.00	2.48	19.52	19.52	0.00 %
Department: 00 - Revenue Total:		899,847.00	899,847.00	37,828.08	4,255,956.41	3,356,109.41	372.96%
Revenue Total:		899,847.00	899,847.00	37,828.08	4,255,956.41	3,356,109.41	372.96%

Budget Report

For Fiscal: 2023-2024 Period Ending: 05/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
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	139,746.25	88,810.75	38.86 %
500-50-56230-0000000	Debt Service Payments - Paying Age...	2,000.00	2,000.00	0.00	800.00	1,200.00	60.00 %
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	4,305,546.25	-3,409,989.25	-380.77%
Expense Total:		895,557.00	895,557.00	0.00	4,305,546.25	-3,409,989.25	-380.77%
Fund: 500 - Debt Service Surplus (Deficit):		4,290.00	4,290.00	37,828.08	-49,589.84	-53,879.84	1,255.94%
Fund: 600 - Grant Acct							
Revenue							
Department: 00 - Revenue							
600-00-64220-0000000	Interest Income	0.00	0.00	0.02	0.04	0.04	0.00 %
Department: 00 - Revenue Total:		0.00	0.00	0.02	0.04	0.04	0.00%
Revenue Total:		0.00	0.00	0.02	0.04	0.04	0.00%
Fund: 600 - Grant Acct Total:		0.00	0.00	0.02	0.04	0.04	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	21.00	147.82	-1,352.18	90.15 %
700-00-74210-0000000	Other Revenues - Interest Income	0.00	0.00	0.46	3.36	3.36	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	21.46	151.18	-1,348.82	89.92%
Revenue Total:		0.00	1,500.00	21.46	151.18	-1,348.82	89.92%
Expense							
Department: 70 - Court Security							
700-70-76120-0000000	Contracted Services - Security Servi...	0.00	0.00	75.00	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	75.00	300.00	1,200.00	80.00%
Expense Total:		0.00	1,500.00	75.00	300.00	1,200.00	80.00%
Fund: 700 - Court Security Surplus (Deficit):		0.00	0.00	-53.54	-148.82	-148.82	0.00%
Fund: 750 - Court Technology							
Revenue							
Department: 00 - Revenue							
750-00-74120-0000000	Court Technology Fees	650.00	650.00	28.00	197.10	-452.90	69.68 %
750-00-74210-0000000	Interest Income	40.00	40.00	4.80	35.64	-4.36	10.90 %
Department: 00 - Revenue Total:		690.00	690.00	32.80	232.74	-457.26	66.27%
Revenue Total:		690.00	690.00	32.80	232.74	-457.26	66.27%
Expense							
Department: 75 - Court Technology							
750-75-76320-0000000	Supplies & Equipment - Computer T...	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	32.80	-719.26	-1,409.26	204.24%
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	2,304.86	2,304.86	0.00 %
800-00-84210-0000000	Other Revenues - Interest on Check...	30.00	30.00	4.42	33.09	3.09	110.30 %
Department: 00 - Revenue Total:		5,030.00	5,030.00	4.42	2,337.95	-2,692.05	53.52%
Revenue Total:		5,030.00	5,030.00	4.42	2,337.95	-2,692.05	53.52%

Budget Report

For Fiscal: 2023-2024 Period Ending: 05/31/2024

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
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 %
Department: 80 - Hotel Occupancy Total:	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00%
Expense Total:	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00%
Fund: 800 - Hotel Occupancy Surplus (Deficit):	30.00	30.00	4.42	2,337.95	2,307.95	-7,693.17%
Fund: 850 - Police Asset						
Revenue						
Department: 00 - Revenue						
850-00-84130-0000000 Police Asset Forfeitures - Interest	0.00	0.00	1.80	13.35	13.35	0.00 %
Department: 00 - Revenue Total:	0.00	0.00	1.80	13.35	13.35	0.00%
Revenue Total:	0.00	0.00	1.80	13.35	13.35	0.00%
Fund: 850 - Police Asset Total:	0.00	0.00	1.80	13.35	13.35	0.00%
Report Surplus (Deficit):	5,110.00	5,110.00	478,738.54	6,938,226.32	6,933,116.32	35,677.42%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	0.00	0.00	54,181.37	2,204,267.46	2,204,267.46
150 - Montgomery PID	0.00	0.00	28,435.75	46,594.35	46,594.35
200 - Capital Projects	0.00	0.00	299,534.62	3,881,386.08	3,881,386.08
300 - Water & Sewer	100.00	100.00	-29,512.47	228,157.20	228,057.20
400 - MEDC	0.00	0.00	88,285.69	625,927.81	625,927.81
500 - Debt Service	4,290.00	4,290.00	37,828.08	-49,589.84	-53,879.84
600 - Grant Acct	0.00	0.00	0.02	0.04	0.04
700 - Court Security	0.00	0.00	-53.54	-148.82	-148.82
750 - Court Technology	690.00	690.00	32.80	-719.26	-1,409.26
800 - Hotel Occupancy	30.00	30.00	4.42	2,337.95	2,307.95
850 - Police Asset	0.00	0.00	1.80	13.35	13.35
Report Surplus (Deficit):	5,110.00	5,110.00	478,738.54	6,938,226.32	6,933,116.32

UTILITY/GENERAL FUND REPORT – May 2024

TOTAL REVENUE	
Utilities	\$219,185.72
Permits	\$24,654.00
Vendor/Beverage/ Photography	\$200.00
Sign Fees	\$550.00
Plats/ Zoning	\$500.00
Culverts	\$0.00
Community Building Rental	\$1,175.00
Community Building Deposit	\$900.00
Lease- PD	\$0.00
Unanticipated Income: Donation Fernland, Arrest Fees, Accident Reports	\$78.54
Shop w/a cop	\$0.00
Franchise Fees	\$0.00
Sales Tax Payable	\$6.46
Escrow	\$321,997.50
ROW Fees	\$1,818.77
Misc Revenue: Credit Card Fees, Grant Revenue, Payroll Liabilities	\$114.90
Developer Contributions	\$0.00
Events	\$374.46
Online Payment Fees	\$844.60
Monthly Total:	\$353,214.23

ARREARS			
	60 Days	90 Days	120+ Days
Amount	\$189.56	\$295.86	\$3,597.56
GRAND TOTAL:			\$4,082.98

PERMITS	
Type	Permit Total
Building-Residential Addition, Generators	\$ 16,314.00
Plumbing	\$ 1,700.00
Irrigation	\$ 375.00
Building-Commercial Remodel	\$ 2,240.00
Solar	\$ -
Pool	\$ 650.00
Sign	\$ 550.00
Mechanical	\$ 1,150.00
Electrical	\$ 2,225.00
TOTAL	\$ 25,204.00

UTILITIES	
New Water Accts.	24
Disconnected Water Accts.	10
Total Number of Active Accts.	1077

SALES TAX SNAPSHOT

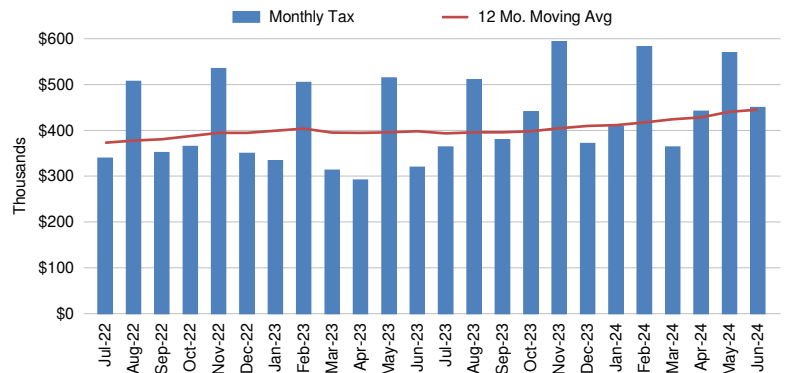
Montgomery

Jun-24

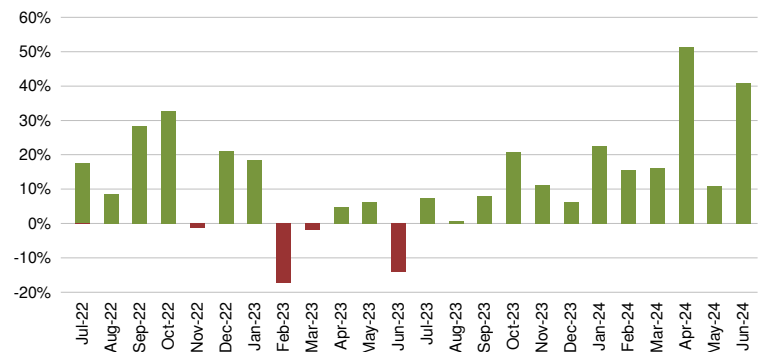
Sales Tax Net Payments

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		
Aug	\$ 510,407		
Sep	\$ 379,179		
FYTD	\$ 3,525,926	\$ 4,221,359	19.7%
FY Total	\$ 4,779,193		

Sales Tax Net Payments Trend



Sales Tax Net Payments Change - YoY



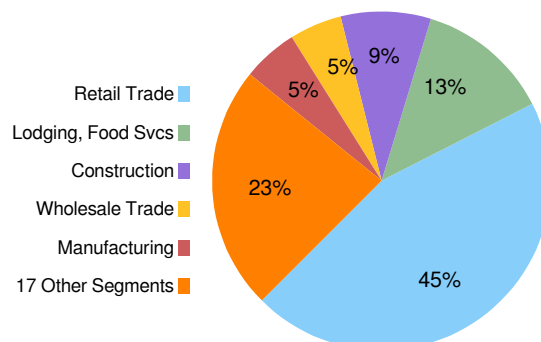
Top 10 Taxpayers

Rank	Company	FYTD Collections	% Total
1	MCCOY CORPORATION		
2	KROGER TEXAS L.P.		
3	THE OTHER SIDE INC.		
4	RISE COLLECTIVE LLC		
5	ENTERGY TEXAS INC.		
6	GOOGLE LLC		
7	AZZIP ENTERPRISES INC.		
8	BROOKSHIRE BROTHERS INC.		
9	AMAZON.COM SERVICES INC (MARKETPLACE)		
10	JIM'S HARDWARE INC.		
Top 10 Companies		\$ 1,314,875	30.5%
6669 Other Large Companies		\$ 2,934,764	68.1%
Small Companies/Other		\$ 15,706	0.4%
Single Local Tax Rate (SLT)		\$ 43,616	1.0%
Total		\$ 4,308,959	100.0%

Industry Segment Collections Trend - YoY % Chg

SEGMENT	Jan	Feb	Mar	Apr	May	Jun
Retail Trade	20.6%	9.1%	9.7%	23.8%	6.0%	3.1%
Lodging, Food Svcs	16.4%	17.0%	3.6%	18.6%	10.0%	5.0%
Construction	188.2%	-29.3%	81.1%	505.4%	64.4%	413.9%
Manufacturing	-3.5%	11.6%	14.8%	98.3%	24.5%	386.5%
Wholesale Trade	-21.3%	69.6%	-5.4%	11.7%	-26.7%	-15.3%
All Others	6.6%	35.9%	19.0%	25.3%	19.7%	19.3%
Total Collections	22.9%	15.7%	16.5%	52.4%	11.4%	41.7%

Sales Tax Collections by Industry Segment



Montgomery
SALES TAX PAYMENT DETAIL

Jun-24

Fiscal Year: Oct-Sep

COLLECTIONS	Jun-23	Jun-24	Chg. \$ Chg. %	Prior FYTD	Current FYTD	Chg. \$ Chg. %
Current Period	317,183	457,556	140,373 44.3%	3,446,170	4,094,802	648,633 18.8%
Prior Period	7,014	(1,633)	(8,646) -123.3%	51,970	84,230	32,259 62.1%
Future Period	514	3,272	2,758 536.2%	15,465	40,734	25,269 163.4%
Audit	(6,149)	(7,607)	(1,458) 23.7%	43,052	43,902	850 2.0%
Unidentified	216	325	108 50.1%	1,802	1,676	(126) -7.0%
Single Local Tax Rate	3,247	4,706	1,459 45.0%	38,756	43,616	4,860 12.5%
TOTAL	322,025	456,619	134,594 41.8%	3,597,215	4,308,959	711,744 19.8%
Service Fee	(6,441)	(9,132)	(2,692) 41.8%	(71,944)	(86,179)	(14,235) 19.8%
Current Retained	(6,312)	(8,950)	(2,638) 41.8%	(70,505)	(84,456)	(13,950) 19.8%
Prior Retained	10,376	11,440	1,064 10.3%	71,160	83,035	11,875 16.7%
NET PAYMENT	319,648	449,977	130,329 40.8%	3,525,926	4,221,359	695,433 19.7%

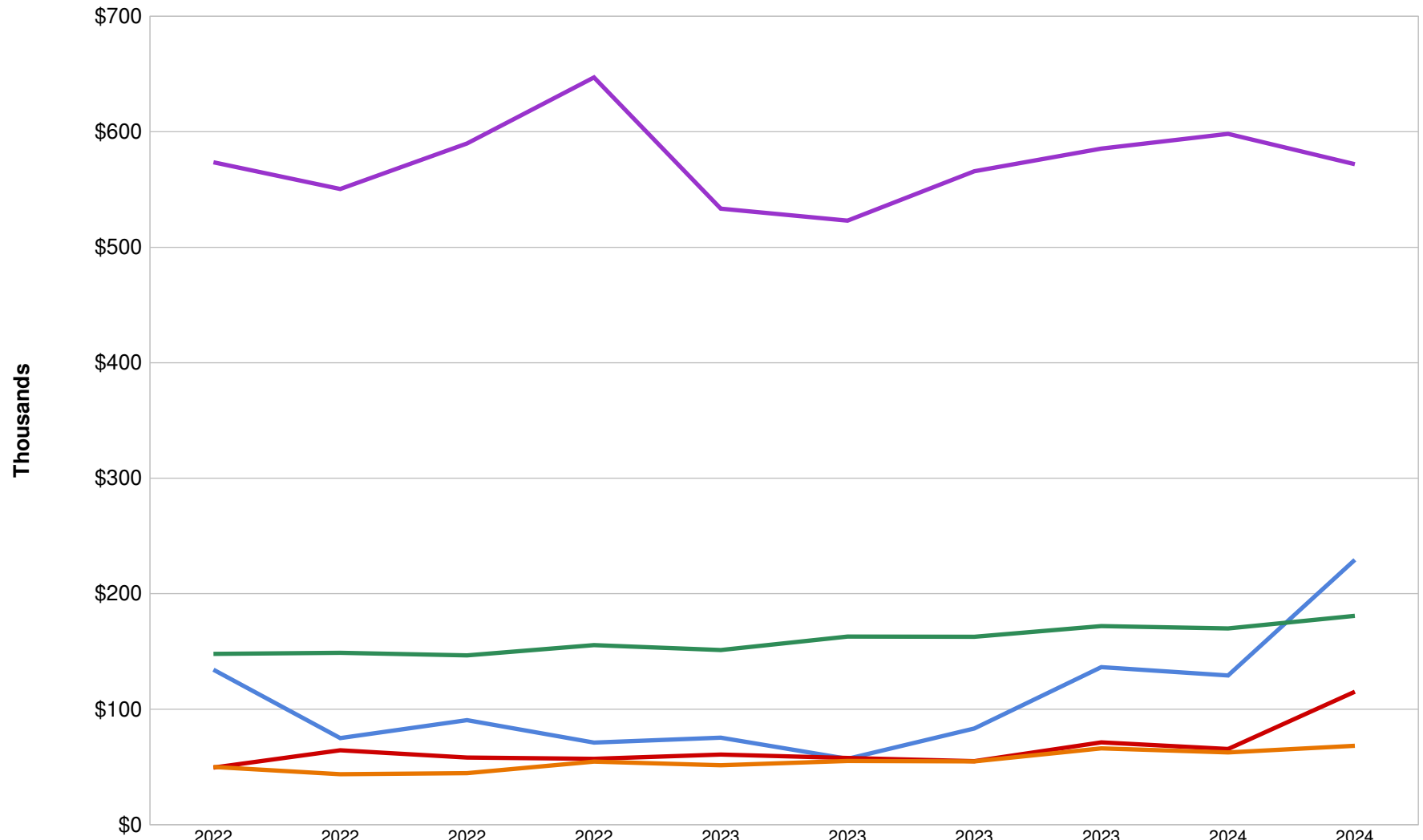
Montgomery
TOP 30 COMPANIES RANK and CHANGE SUMMARY
Jun-24

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	RISE COLLECTIVE LLC	4					
5	ENTERGY TEXAS INC.	3					
6	GOOGLE LLC	11					
7	AZZIP ENTERPRISES INC.	22					
8	BROOKSHIRE BROTHERS INC.	9					
9	AMAZON.COM SERVICES INC (MARKETPLACE)	9					
10	JIM'S HARDWARE INC.	9					
TOP 10 LARGE** COMPANIES			1,239,395	1,314,875	75,480	6.1%	30.5%
11	PATTERSON-UTI DRILLING COMPANY LLC	2					
12	MCKINNEY RESTAURANT 21141 LLC	22					
13	SCHULTZ PET SUPPLY LLC	9					
14	CHEWY INC.	9					
15	O'REILLY AUTO ENTERPRISES LLC	9					
16	HOME DEPOT U.S.A. INC.	9					
17	K. HOVNANIAN OF HOUSTON II L.L.C.	4					
18	STARBUCKS CORPORATION	22					
19	BFI WASTE SERVICES OF TEXAS LP	18					
20	NEW CINGULAR WIRELESS PCS LLC	12					
21	JEETHO BUSINESS INC.	9					
22	AMAZON.COM SERVICES LLC	9					
23	SPAN CONSTRUCTION & ENGINEERING INC.	4					
24	SKIPPER BEVERAGE COMPANY LLC	9					
25	FUBO TV MEDIA INC	12					
26	NAT AND CO	5					
27	WHALECO INC	9					
28	PANDA EXPRESS INC.	22					
29	CHIPOTLE MEXICAN GRILL OF COLORADO LLC	22					
30	JKG LEIGH LLC	23					
TOP 30 LARGE COMPANIES			1,719,687	2,145,616	425,929	24.8%	49.8%
TOP 100 LARGE COMPANIES			2,417,502	3,053,881	636,379	26.3%	70.9%
6,578 OTHER LARGE COMPANIES			1,115,913	1,195,757	79,844	7.2%	27.8%
SMALL COMPANIES & OTHER			25,044	15,706	(9,339)	-37.3%	0.4%
SINGLE LOCAL TAX RATE COLLECTIONS (SLT)			38,756	43,616	4,860	12.5%	1.0%
TOTAL COLLECTIONS			3,597,215	4,308,959	711,744	19.8%	100.0%
STATE COMPTROLLER FEES			71,290	87,600	16,310	22.9%	2.0%
NET PAYMENTS			3,525,926	4,221,359	695,433	19.7%	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**

Retail Trade
 Construction
 Lodging, Food Svcs
 Manufacturing
 Information excl. Telecom

2022 Q1	2022 Q2	2022 Q3	2022 Q4	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2024 Q1	2024 Q2
573,626	550,377	589,816	646,997	533,344	522,982	565,869	585,362	598,266	571,930
134,245	75,013	90,506	71,077	75,311	57,076	83,316	136,365	129,161	229,378
147,903	148,876	146,606	155,490	151,234	162,950	162,731	171,969	169,983	180,844
49,444	64,367	58,209	56,931	60,763	57,826	55,049	71,258	65,438	115,160
50,052	43,725	44,539	54,617	51,450	55,176	54,736	66,109	62,641	68,215

Data Source:
Texas Comptroller of Public Accounts

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HdL Companies

Montgomery INDUSTRY SEGMENT RANK & CHANGE

Jun-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	41.3%	1,703,322	1,755,558	52,236	3.1%
Lodging, Food Svcs	12.3%	469,674	522,796	53,121	11.3%
Construction	11.6%	203,464	494,904	291,439	143.2%
Manufacturing	5.9%	175,521	251,856	76,336	43.5%
Wholesale Trade	4.3%	177,384	184,429	7,046	4.0%
Top 5	75.5%	2,729,366	3,209,544	480,178	17.6%
Information excl. Telecom	4.6%	161,243	196,964	35,721	22.2%
Telecom	2.7%	114,360	113,774	(586)	-0.5%
Admin, Support, Waste Mgmt	2.8%	107,888	120,027	12,139	11.3%
Utilities	2.4%	120,589	102,039	(18,551)	-15.4%
Prof, Scientific, Tech Svcs	2.3%	78,875	96,545	17,670	22.4%
Other Services	2.0%	74,657	85,215	10,558	14.1%
Mining, Oil/Gas Extr	2.9%	7,571	121,723	114,152	1507.8%
Real Estate, Rental, Leasing	1.2%	51,713	52,746	1,033	2.0%
Unidentified	1.3%	11,496	54,818	43,321	376.8%
Financial, Insurance	0.9%	18,027	36,787	18,760	104.1%
Ag, Forestry, Fishing, Hunting	0.5%	23,982	20,585	(3,397)	-14.2%
Recreation, Arts, Entmt	0.4%	15,171	17,279	2,108	13.9%
Transportation, Warehousing	0.2%	9,771	9,437	(334)	-3.4%
Public Admin	0.1%	3,249	4,020	771	23.7%
Health Care, Social Assistance	0.1%	3,072	3,763	691	22.5%
Education Services	0.1%	2,087	3,890	1,803	86.4%
Company, Enterprise Mgmt	0.0%	297	483	185	62.4%
All Other	24.5%	804,050	1,040,095	236,045	29.4%
TOTAL COLLECTIONS	100.0%	3,533,415	4,249,638	716,223	20.3%

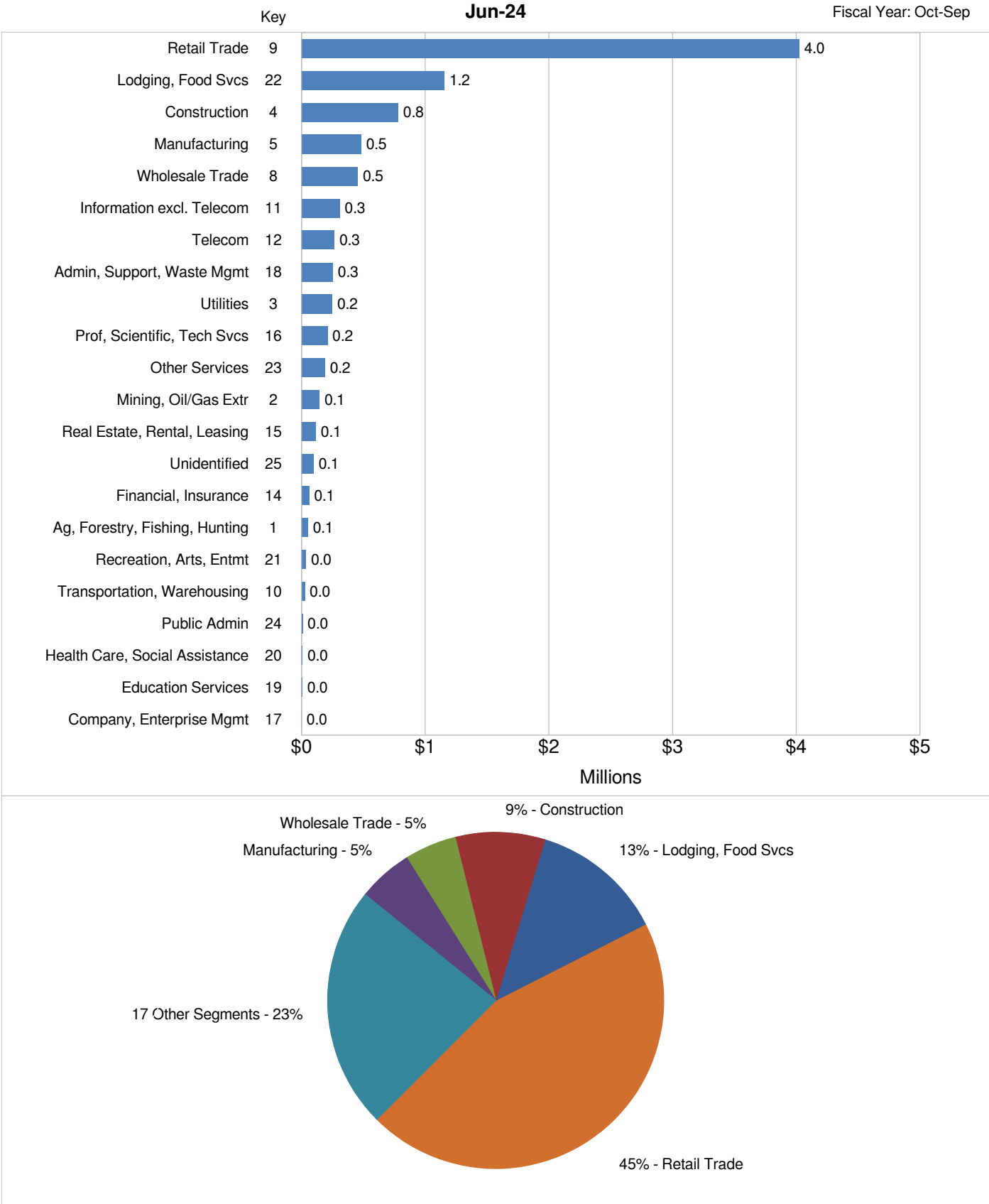
INDUSTRY SEGMENT	% Change from same month Prior Year					
	Jan	Feb	Mar	Apr	May	Jun
Retail Trade	20.6%	9.1%	9.7%	23.8%	6.0%	3.1%
Lodging, Food Svcs	16.4%	17.0%	3.6%	18.6%	10.0%	5.0%
Construction	188.2%	-29.3%	81.1%	505.4%	64.4%	413.9%
Manufacturing	-3.5%	11.6%	14.8%	98.3%	24.5%	386.5%
Wholesale Trade	-21.3%	69.6%	-5.4%	11.7%	-26.7%	-15.3%
All Others	6.6%	35.9%	19.0%	25.3%	19.7%	19.3%
TOTAL COLLECTIONS	22.9%	15.7%	16.5%	52.4%	11.4%	41.7%

* Ranked by Current + Prior YTD Collections

Montgomery

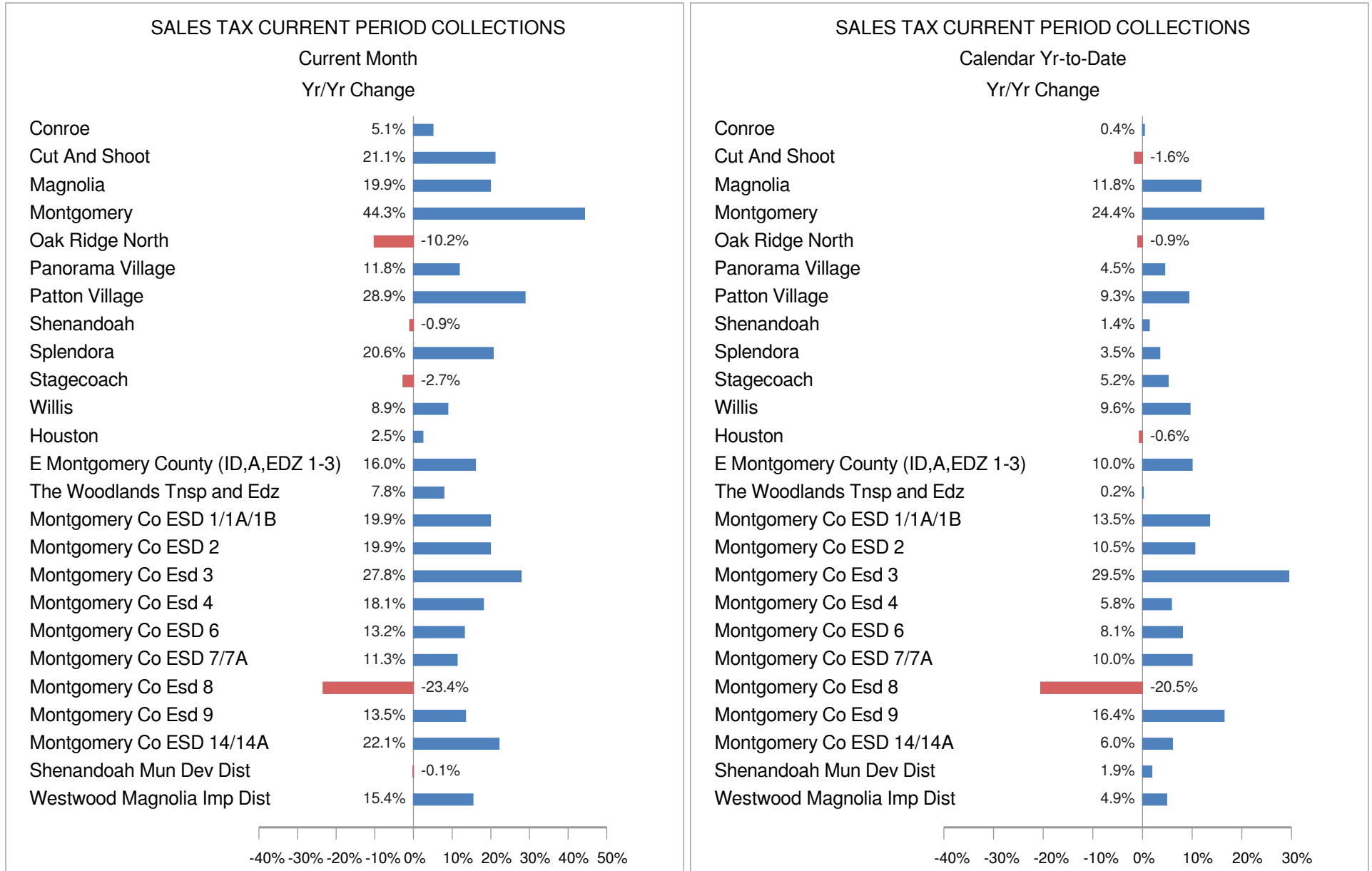
INDUSTRY SEGMENT SALES TAX RANK & DISTRIBUTION

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



Data Source:
Texas Comptroller of Public Accounts

SALES TAX TREND MONTGOMERY COUNTY Jun-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



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

Public Works Department

Monthly Report for May 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 17 work orders for activate/deactivate service.
- Completed 4 work orders for endpoint maintenance issues.
- Completed 3 work orders for water leaks.
- Completed 5 work orders for miscellaneous water issues.
- Completed 7 work orders for water taps.
- Performed 1 occupancy verification. Confirmed residence is vacant.
- Assisted resident with water shut off valve on Little Dog.
- Repaired leak in front yard of residence on Stewart.
- Assisted resident with water leak responsibility determination on MLK.
- Installed clamp on 2" pipe in front of business on Eva.
- Assisted landlord with meter location and service for resident on N Waterstone Dr.

Wastewater

- Completed 7 work orders for sewer taps.
- Tightened fan belt in chlorine room.
- Painted the outside doors of the control rooms.
- Used the bobcat mini excavator to straighten out driveway at Stewart Creek WWTP.
- Replaced manhole cover in front of Lift Station #4.

Streets/Drainage/ROW

- Completed 2 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.
- Placed and removed barricades for street flooding on 5/2, 5/17, 5/29 and 5/31.
- Painted red striping for Consolidated Communications parking on Pond at Caroline.
- Cut up and haul off fallen trees in the ditch on Prairie.
- Repaired stop sign at Buffalo Springs and CB Stewart.
- Reset northwest stop sign at Town Creek Crossing and Dina Lane.
- Removed debris from ditches on Baja, McGinnis, and MLK immediately following storm.
- Added dirt to low spots at site of recent drainage repair on Berkley to prepare for grass to grow.

PUBLIC WORKS

FIRST RESPONDER

- Remove 4 bags of concrete from west bound lane of Eva.
- Checked all streets located within the city limits for storm damage and/or high water.
- Repaired pothole in southbound lane south of bridge just north of Lift Station #10.
- Repaired sinkhole with asphalt on College Street.
- Repaired pothole next to stop sign on Liberty @ Pond.
- Added asphalt to low spot from previous leak on Caroline at FM 149.
- Picked up bags of asphalt from Waller County Asphalt for repairs.
- Picked up 400 ft of 2-inch poly for bypass line at Waterstone to Terra Vista.

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 16 work orders for general-City Hall maintenance.
- Cleaned up debris following storms at Community Center, Cedar Brake Park, Fernland Historical Park, Homecoming Park, City Hall and throughout city limits.
- Performed inspection of AED's at City Hall and in all crew trucks.
- Checked and replaced as needed all bulbs at City Hall, Community Center, Cedar Brake Park, Homecoming Park, and Fernland Historical Park.
- Relocated shelf in Finance office.
- Repositioned light fixture outside server room for Police Department.
- Relocated supplies from Water Well #2 shed to old office at PW yard.
- Completed all items on weed patrol list.
- Treat for wasps at Fernland at Fernland Historical Park's Arnold Simonton House.
- Trim low hanging branches over front walk at Fernland Historical Park's Arnold Simonton House.

Parks/Recreation

- Posted all park reservation notices.
- Completed 36 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 611 visitors and provided 54 tours for the month.
- Checked all stations and sprinkler heads on irrigation system at City Hall, Fernland Historical Park, Cedar Brake Park, Memory Park, Stage, Community Center, Welcome Sign, and Welcome Flags.
- Displayed, lowered, and removed flags for Memorial Day.
- Replaced GFI and timer for water fountain at Cedar Brake Park.
- Repaired light #42 at Cedar Brake Park.
- Relocated the spinning wheel and washing machine in Fernland Historical Park's Crane Cabin.
- Delivered, remove, and empty trailer from Memory Park for Lake Conroe Rotary Club.
- Replaced chandelier light bulbs and removed cobwebs at Fernland Historical Park's Hulon House.

PUBLIC WORKS

FIRST RESPONDER

General

Item 14.

- Attended weekly Leadership Team meetings.
- Completed 14 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Delivered barricades for Sip N Stroll.
- Assisted with bags of ice for coolers used at the Employee Public Service Recognition Picnic.
- Delivered, attended and removed barricades for Lonestar Street Dance.

PUBLIC WORKS

FIRST RESPONDER



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

CITY OF MONTGOMERY

MONTHLY OPERATIONS REPORT

DATE
 06/19/24

<u>METER COUNT</u>	
<i>Total</i>	1,234

<u>CONSUMPTION</u>		
04/30/24	to	05/31/24
Billed Consumption		10,858,834
Estimated Flushing		560,000
Total		11,418,834

Plant Pumpage 12,076,600

Accountability **94.55%**

	<u>Well #2</u>	<u>Well #3</u>	<u>Well #4</u>
Well Pumpage	N/A	3,134,600	8,942,000
Calculated Well GPM	N/A	520	1261
Avg Well Run Hours	N/A	3.2	3.9

CITY OF MONTGOMERY

DATE
06/19/24

MONTHLY OPERATIONS SUMMARY

WASTEWATER TREATMENT PLANT
May 2024

TPDES Permit # WQ0014737001

Expires: 06/01/2027

NPDES Permit # TX0128031

	Effluent Quality Data: Reported for		May-24	Excursion
	Reported	Permitted	Annual Average	
BOD 5 Average	2.74 mg/l	10.00 mg/l	3.10 mg/l	NO
TSS Average	4.52 mg/l	15.00 mg/l	6.73 mg/l	NO
NH3	0.06 mg/l	2.00 mg/l	1.65 mg/l	NO
CL2 Res Min	1.00 mg/l	1.00 mg/l	1.10 mg/l	NO
CL2 Res Max	3.89 mg/l	4.00 mg/l	3.85 mg/l	NO
Oxygen	7.65 mg/l	4.00 mg/l	7.35 mg/l	NO
Flow Average	0.274 mgd	0.400 mgd	0.231 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
May 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		
Jul-24		
Aug-24		
Sep-24		
Oct-24		
Nov-24		
Dec-24		
Total Pumpage	14,543,300	42,632,000
	15.65%	47.37%
<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

City of Montgomery Municipal Court Report May 2024

Kimberly Duckett
Court Administrator



Comparison Chart

Citations and Revenue January 2022 - 2024

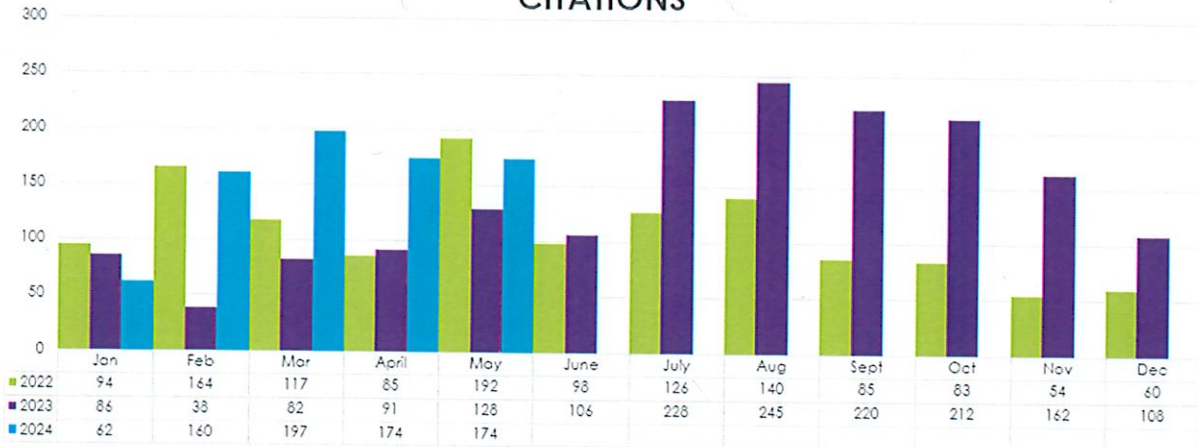
	2022	2023	2024
Jan	94	86	62
Feb	164	38	160
Mar	117	82	197
April	85	91	174
May	192	128	174
June	98	106	
July	126	228	
Aug	140	245	
Sept	85	220	
Oct	83	212	
Nov	54	162	
Dec	60	108	

Totals 1298 1706 767

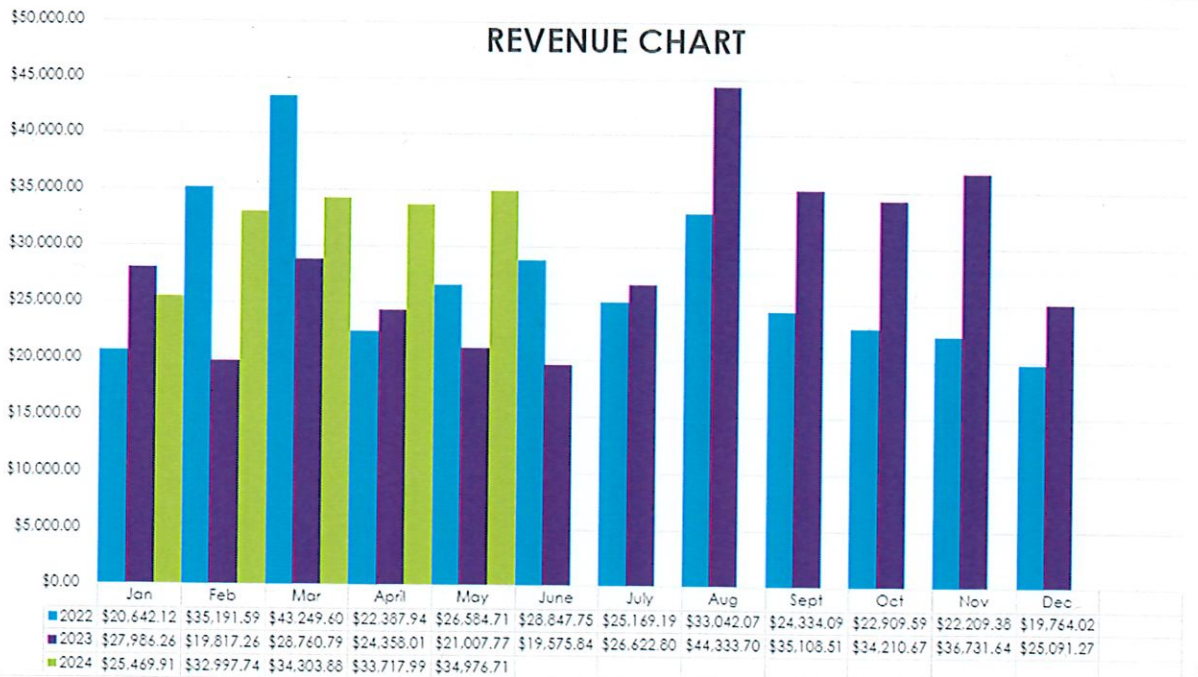
	2022	2023	2024
Jan	\$20,642.12	\$27,986.26	\$25,469.91
Feb	\$35,191.59	\$19,817.26	\$32,997.74
Mar	\$43,249.60	\$28,760.79	\$34,303.88
April	\$22,387.94	\$24,358.01	\$33,717.99
May	\$26,584.71	\$21,007.77	\$34,976.71
June	\$28,847.75	\$19,575.84	
July	\$25,169.19	\$26,622.80	
Aug	\$33,042.07	\$44,333.70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

Totals \$324,332.05 \$343,604.52 \$161,466.23

CITATIONS



REVENUE CHART





Montgomery Police Department

Chief Anthony Solomon

Activity Report

May 1, 2024 – May 31, 2024

Patrol Division

• Calls for Service	-	114
• Total Reports	-	48
• Citations Issued	-	176
• Warnings Issued	-	348
• Arrests	-	30
• Accidents	-	10

Breakdown by Offense Category

• DWI/DUI	-	7
• Drug Arrests/Citations	-	11
• Burglary	-	1
• Assault	-	3
• Warrant Arrests	-	7
• Driving While DL Invalid	-	5
• Fraud	-	1
• Theft	-	3
• Terroristic Threat/Retaliation	-	1

Investigation Division

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

Personnel/Training

- Sgt. McRae attended background investigations for police applicants training.
- Sgt. Bauer attended Managing Administrative Operations training.
- Sgt. Voytko attended Pepper ball Instructor/Armorer training.

Major Incidents

- No major incidents occurred in May.

Upcoming Events

- July 6th – Freedom Fest Parade

Traffic and Safety Initiatives

- Officers participated in TxDOT's Click It or Ticket Memorial Day campaign from May 20th through June 2nd. During this time, officers worked extra hours on patrol which resulted in 12 arrests, 90 citations and 174 warnings.



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



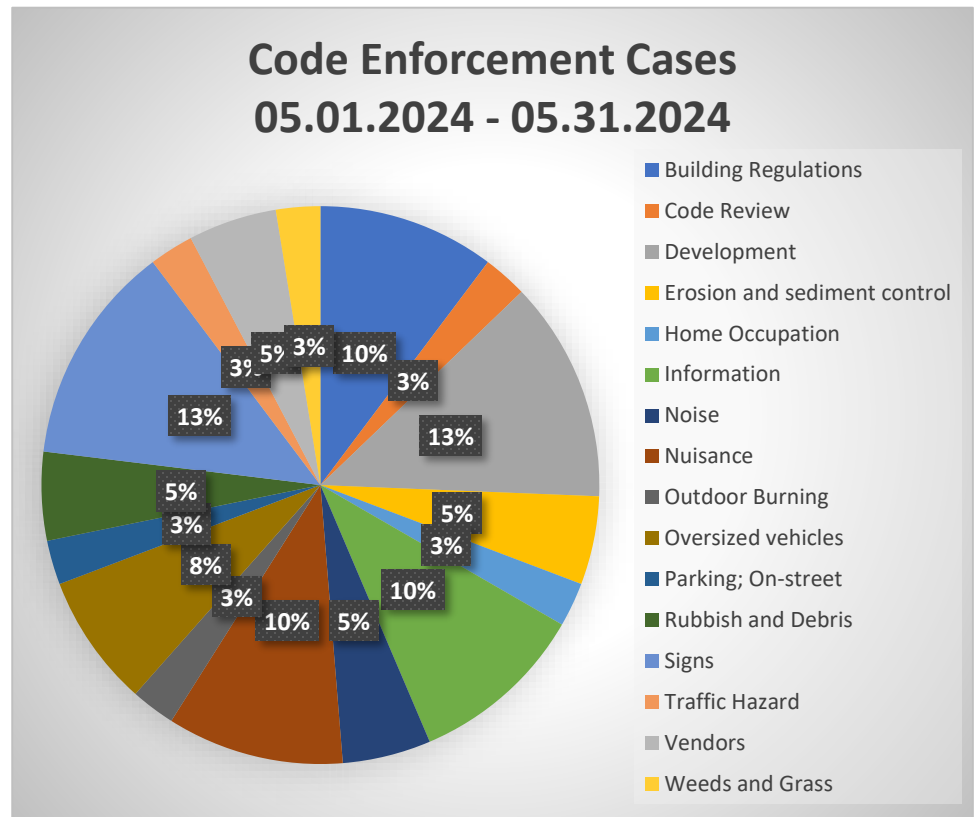
May 2024
 Code Enforcement Officer
 Monthly Report

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
Building Regulations	4
Code Review	1
Development	5
Erosion and sediment control	2
Home Occupation	1
Information	4
Noise	2
Nuisance	4
Outdoor Burning	1
Oversized vehicles	3
Parking; On-street	1
Rubbish and Debris	2
Signs	5
Traffic Hazard	1
Vendors	2
Weeds and Grass	1

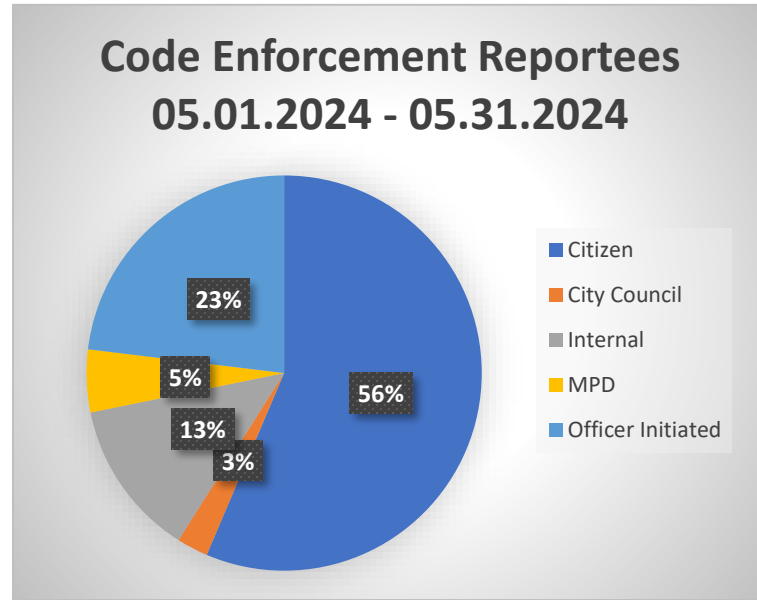
Total Records: 39



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

Citizen	22
City Council	1
Internal	5
MPD	2
Officer Initiated	9

Total Records: 39



Training: 3 hours – live webinar – Municipal Noise Regulations (CHE)
1 hour – AACE quarterly zoom check-in



June 20, 2024

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

Re: Monthly Engineering Report
City Council Meeting June 25, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the May 28, 2024, Council Meeting:

Capital Projects:

1. **Water Plant No. 2 Improvements** – As a reminder, we opened bids for the project on May 16th and recommend awarding the project to Schier Construction, LLC in the amount of \$2,990,950.00. After discussions with the Contractor, a change order is being prepared to modify the scope of the project to reduce the total cost.
2. **Lone Star Groundwater Conservation District (LSGCD) Permit Amendment** – We received permit approval on June 11, 2024 from the LSGCD. As a reminder these application amendments include the increase in pumping allocation for both the Catahoula and Jasper aquifers and the drilling of a new well located at Water Plant No. 2.
3. **Water Plant No. 3 Improvements** – We held the warranty inspection of the interior of the tanks on February 15th and will issue a punchlist based on the results of the rover inspection of GST No. 1. We have not been able to obtain the inspection video from the original rover inspector, but were provided with a PDF of the inspection report. We will work with R&B to identify a schedule in addressing the remaining punchlist items.
4. **FM 1097 Sanitary Sewer Rehabilitation** – As Council may be aware, following the rain event on May 16th, the sanitary sewer line adjacent to FM 1097 has failed. We are continuing with design and expect to be complete by the end of the month subject to obtaining the required easements. We will be foregoing the public bidding process due to the emergency situation and therefore speeding up the construction process.
5. **2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate this month. It is our understanding that the contractor has been further delayed by equipment issues, but is wrapping up the remainder of the pipe bursting and manhole rehabilitation. Per the contractor's schedule, they should be complete at the end of this month.

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 City of Montgomery
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6. **2023 Sanitary Sewer Rehabilitation Phase II** – We issued the notice to proceed on May 21st and expect the contractor to mobilize in early July. As a reminder at the April 9, 2024, Council meeting the contract was awarded to Bull-G Construction, LLC in the amount of \$119,871.00 and 35 calendar days.
7. **Lift Station No. 10 Improvements** – We have received Pay Estimate No. 2 in the amount of \$68,289.30, the project is 39% complete by time and 87% complete by value. We held a final walkthrough for the Lift Station No. 10 on June 18, 2024 and the punchlist was issued at that time. We are working with the contractor to identify a timeline for when they plan to address the outstanding items. As a reminder, this project is being funded by Pulte Homes.



May 23, 2024

Lift Station Discharge Header Piping

8. **Old Plantersville Force Main Extension** – We received Pay Estimate No. 2 in the amount of \$190,304.37, the project is 30% complete by time and 76% complete by value. The contractor is continuing construction of the sanitary sewer force main to serve the future Redbird Meadows Subdivision, and is expecting to complete the bore under the BNSF railroad on July 8th. As a reminder, this project is being funded by Redbird Meadows.



May 28, 2024

Trench Backfill

9. **Old Plantersville Waterline Extension** – We have completed the design of the 12" waterline extension and received approval from Montgomery County and TxDOT. We are coordinating with MISD to obtain the necessary easements for the waterline extension, and plan to bid the project once the easements have been acquired from MISD. As a reminder, this project is being funded by Redbird Meadows.
10. **McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.
11. **Downtown Drainage Master Plan** – The report is complete, and we provided a copy to staff for review.
12. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for permit amendment was submitted to the TCEQ in September 2023. We expect to receive the final permit in July 2024.
13. **Buffalo Springs Dr. Road Reconstruction** – We received and recommend approval of Pay Estimate No. 1 in the amount of \$35,790.07, the project is 5% complete by time and 6% complete by value. Additionally, we have prepared Change Order No. 1 for a decrease in contract amount of (\$12,685.50), which includes an adjustment to stabilization and striping quantities due to field conditions, and can be approved by the City Administrator. It is our understanding that the contractor is continuing with construction which is expected to be completed by August 2024. As a reminder, the project is being funded by The Home Depot.



May 21, 2024
Existing Asphalt Removal

- 14. Buffalo Springs Dr. & SH-105 Traffic Signal** – As a reminder, we held a pre-construction meeting with Traf-Tex on March 14th. The contractor has ordered the required equipment and expects it to be delivered in late July 2024. The contractor expects to begin work in next month and construction to be complete in early to mid-September 2024.

Developments:

1. Plan Reviews

- a. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We revised plans on May 9th and plan to issued approval on May 29th.
- b. **MISD Fuel Station** - We received plans on April 8th and provided comments on April 23rd. We have not received a revised plan set. It is our understanding that MISD is working to obtain a variance to the tree ordinance for this project.

2. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **Redbird Meadows Phase 1A Final Plats** – We received revised final plats for Section 1, 2, and 3 on May 16th and offer no further comments. It is our understanding that the Developer would prefer the plats to be approved at the July Planning & Zoning Commission meeting.
- c. **MISD CTE/Ag Complex Minor Plat** – We did not receive a revised plat this month.

3. Ongoing Construction

- a. **MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – It is our understanding that the lift station does not have power. Once power is established, we will re-inspect the public infrastructure.
- b. **Montgomery Bend Section 1 Water, Sanitary, Paving, and Drainage** – We held an inspection of the public sanitary sewer lines, storm and paving on April 15th and are preparing a punchlist for the contractor to complete prior to acceptance of infrastructure. We will perform a re-inspection of the facilities once the lift station is online.
- c. **Montgomery Bend Section 2 Water, Sanitary, Paving, and Drainage** – It is our understanding that the contractor is complete with the construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision. Once power is established at the lift station, we will hold a substantial completion inspection of the section.

- d. **Redbird Meadows Phase 1A Water, Sanitary, Paving, and Drainage** – We attended the preconstruction meeting for the project on June 5th. It is our understanding that the contractor has mobilized and will begin construction next week.

4. **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** – It is our understanding that TxDOT will be acquiring all needed right-of-way for the project. We have recently been in correspondence with TxDOT and it is our understanding that TxDOT will mobilize a contractor by the end of the month to perform preliminary drainage repairs in the area.
- b. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We met with TxDOT on June 18th and are currently reviewing their 90% drawings to finalize all potential utility conflicts. It is our understanding that the first phase of the project is scheduled to begin in Summer 2026. Construction in Montgomery is included in Phase III of this project.
- c. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal is in design. TxDOT does not currently have a construction schedule, but they do not expect construction to begin for a few years. There was no further update on the project from TxDOT at the June 18th bi-annual coordination meeting.

- 2. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and City's operator, Hays Utility North Corporation.

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Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR:KMV/zlgt:akg

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Attachments – Active Developments Map

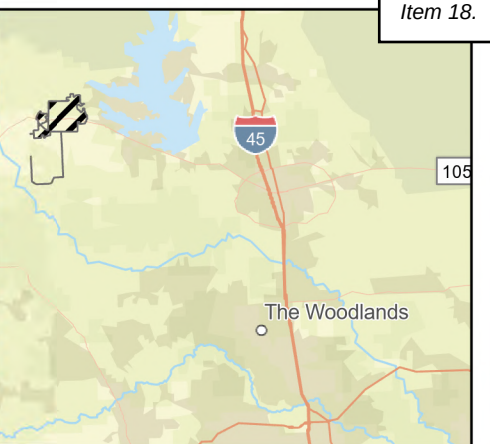
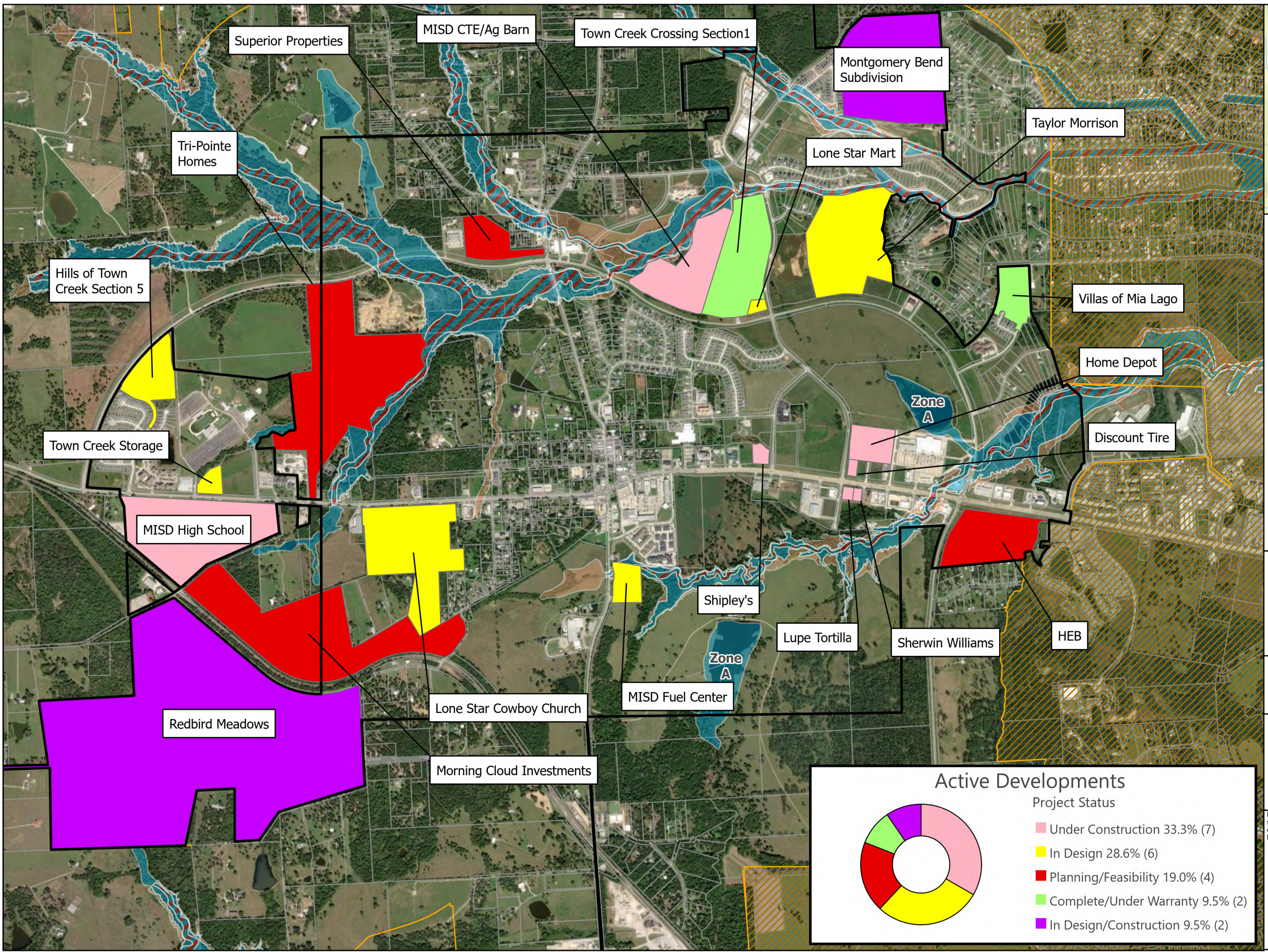
Cc (via email): The Planning and Zoning Commission – City of Montgomery

Mr. Gary Palmer – City of Montgomery, City Administrator

Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development

Mr. James Greene – City of Montgomery, City Secretary

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

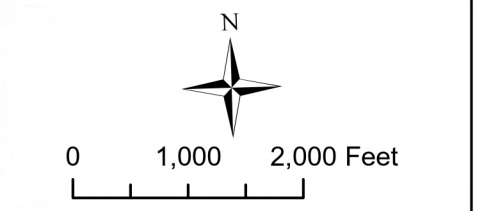


Legend

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

Development Status

- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- 100-year
- 500-year



Active Developments Map
June 2024



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