



## NOTICE OF PUBLIC MEETING OF THE MAGNOLIA CITY COUNCIL

### AGENDA

**PUBLIC HEARING & REGULAR CITY COUNCIL MEETING**  
**TUESDAY, SEPTEMBER 13, 2022 – 7:00 P.M.**  
Sewall Smith Council Chambers  
18111 Buddy Riley Boulevard, Magnolia, Texas 77354

#### 1. CALL MEETING TO ORDER

- a. INVOCATION
- b. PLEDGE OF ALLEGIANCE
- c. ROLL CALL AND CERTIFICATION OF A QUORUM

#### 2. PROCLAMATIONS AND SPECIAL RECOGNITIONS (Mayor Todd Kana)

October, 2022 as National Chiropractic Health Month in Magnolia

#### 3. CITIZENS COMMENTS, REQUESTS OR PETITIONS FROM THE PUBLIC

*(This agenda item provides an opportunity for citizens to address the City Council on any matter not on the agenda).*

*Comments shall be limited to three (3) minutes per person. Comments by the governing body shall be limited to:*

- a. *Statements of specific factual information given in response to an inquiry;*
- b. *A recitation of existing policy in response to an inquiry;*
- c. *A proposal to place the subject on a future agenda.*

#### 4. OPEN PUBLIC HEARING

##### NOTICE OF PUBLIC HEARINGS REGARDING PROPOSED STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF MAGNOLIA, TEXAS AND MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174

The City Council of Magnolia, Texas (the "City") will hold two public hearings regarding the adoption of a Strategic Partnership Agreement (the "Agreement") between the City and Montgomery County Municipal Utility District No. 174 ("District") and for the limited purpose annexation of territory in the District. Members of the public who wish to present testimony or evidence regarding the proposed Agreement shall be given an opportunity to do so. The hearings will be held on the following dates and locations:

September 13, 2022, 7:00 p.m., at 18111 Buddy Riley Boulevard, Magnolia, Texas 77354; and

October 11, 2022, 7:00 p.m., at 18111 Buddy Riley Boulevard, Magnolia, Texas 77354.

In addition to other terms, the proposed Agreement will provide for the conditions under which the City may annex the District for full purposes, as well as for limited purposes for the collection of sales and use taxes. A copy of the proposed Agreement and the metes and bounds of the territory may be obtained prior to the hearings in the office of the City Secretary at 18111 Buddy Riley Boulevard, Magnolia, Texas 77354.

**5. CLOSE PUBLIC HEARING**

**6. ADJOURN PUBLIC HEARING AND CONVENE OPEN REGULAR MEETING**

**7. CONSENT AGENDA**

*(This portion of the agenda consists of items considered routine and will be enacted by one motion unless separate discussion is requested by a member of the City Council or a citizen. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.)*

**a. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the Joint Public Hearing with City Council and Planning & Zoning Commission and Regular City Council Meeting held July 12, 2022.

**b. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the Regular City Council Meeting held August 9, 2022.

**c. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the Special City Council Meeting held August 23, 2022.

**d. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the Special City Council Meeting held August 24, 2022.

**e. CONSIDERATION – APPROVE REQUEST TO SERVE ALCOHOL FOR “STROLL THRU THE RENAISSANCE” EVENT SATURDAY, OCT. 1, 2022 FROM 3:00 – 7:00 PM**

**f. CONSIDERATION – APPROVE REQUEST FOR STREET CLOSURES DEAN, R.L. BUTLER, UNITY PARK DR., GAYLE, AND CLEPPER FOR “STROLL THRU THE RENAISSANCE” EVENT SATURDAY, OCT. 1, 2022 FROM 3:00 – 7:00 PM**



**8. CONSIDERATION AND POSSIBLE ACTION FOR COUNCIL TO RECONSIDER AND/OR RESCIND ITS PRIOR MOTION MADE ON AUGUST 23, 2022 (AGENDA ITEM 10) REGARDING APPROVAL OF A LEASE AGREEMENT FOR TEMPORARY EQUIPMENT AT WATER PLANT NO. 3 TO PROVIDE ADDITIONAL PRESSURE TO COMMERCIAL DEVELOPMENTS IN THE EAST OF THE CITY UNTIL PERMANENT FACILITIES ARE INSTALLED** (Mayor Todd Kana)

**9. CONSIDERATION – APPROVE ORDINANCE NO. O-2022-025 FOR 2021-2022 BUDGET AMENDMENTS** (Mayor Todd Kana)

Consideration and possible action to adopt:

ORDINANCE NO. O-2022-025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, AMENDING THE FISCAL YEAR 2021–2022 ANNUAL BUDGET, ORDINANCE NO. O-2021-18, TO AMEND ADOPTED EXPENDITURES AND REVENUES OF THE BUDGET; AND DECLARING AN EFFECTIVE DATE.

**10. CONSIDERATION – APPROVE ORDINANCE NO. O-2022-026** (Mayor Todd Kana)

Consideration and possible action to adopt:

ORDINANCE NO. O-2022-026

AN ORDINANCE REPEALING ORDINANCE NO. 2018-008 APPOINTING LILES PARKER PLLC. AS CITY ATTORNEY FOR THE CITY OF MAGNOLIA, TEXAS, (CITY)

**11. RECEIVE PRESENTATION FROM THE HOUSTON GALVESTON AREA COUNCIL ON THE PRECINCT 2 MOBILITY STUDY AND PROPOSED PLANS WITHIN THE CITY OF MAGNOLIA** (Mayor Todd Kana)

**12. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE GLEN OAKS, SECTION 5, FINAL PLAT, +/- 35.20 ACRES** (Mayor Todd Kana)

**13. CONSIDERATION AND POSSIBLE ACTION TO WATER PLANT #3, PRELIMINARY PLAT, 2.281 ACRES** (Mayor Todd Kana)

**14. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MAJOR MODIFICATION OF PLAT FOR MELTON STREET LOTS 1, 2 AND 3** (Mayor Todd Kana)

**15. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MILL CREEK ESTATES, SECTION 7, FINAL PLAT, +/-47.307 ACRES** (Mayor Todd Kana)

**16. CONSIDERATION – APPROVE RESOLUTION NO. R-2022-029 SETTING DATE, TIME AND PLACE FOR TWO PUBLIC HEARINGS ON PROPOSED STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF MAGNOLIA AND MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 165** (Mayor Todd Kana)

Consideration and possible action to adopt:

**RESOLUTION NO. R-2022-029**

A RESOLUTION OF THE CITY OF MAGNOLIA, TEXAS, SETTING A DATE, TIME AND PLACE FOR PUBLIC HEARINGS ON ADOPTION OF STRATEGIC PARTNERSHIP AGREEMENTS WITH MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 165; AND AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING DATES.

**17. CONSIDERATION AND POSSIBLE ACTION TO APPROVE PETITIONS BY MUD 131, THE MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4 AND THE AUDUBON MANAGEMENT DISTRICT TO ANNEX 2.5769 ACRES IN THE CITY OF MAGNOLIA ETJ BY ADOPTION OF RESOLUTION NO. R-2022-030** (Mayor Todd Kana)

Consideration and possible action to adopt:

**RESOLUTION NO. R-2022-030**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, APPROVING THE ADDITION OF 2.5769 ACRES INTO THE MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 131; MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4; AND THE AUDUBON MANAGEMENT DISTRICT WITHIN AREA OF EXTRATERRITORIAL JURISDICTION.

**18. CONSIDERATION , DISCUSSION, AND POSSIBLE ACTION ON ORDINANCE NO. O-2022-27 AMENDING THE CITY OF MAGNOLIA CODE OF ORDINANCES, CHAPTER 2, ARTICLE 2, CITY COUNCIL** (Mayor Todd Kana)

Consideration and possible action to adopt:

**ORDINANCE NO. O-2022-027**

AN ORDINANCE OF THE CITY OF MAGNOLIA, TEXAS, AMENDING CHAPTER 2 “ADMINISTRATION” OF THE CODE OF ORDINANCES OF THE CITY OF MAGNOLIA, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND MAKING OTHER PROVISION RELATED THERETO

**19. CONSIDERATION – APPROVAL OF THE MAGNOLIA 4A ECONOMIC DEVELOPMENT CORPORATION FY 2022-23 ANNUAL BUDGET** (Mayor Todd Kana)

**20. CONSIDERATION – APPROVAL OF THE MAGNOLIA 4B COMMUNITY DEVELOPMENT CORPORATION FY 2022-23 ANNUAL BUDGET** (Mayor Todd Kana)

- 21. CONSIDERATION – APPROVAL OF THE FY 2022-23 MAGNOLIA 4A ECONOMIC DEVELOPMENT CORPORATION SHARED SERVICES AGREEMENT WITH THE CITY OF MAGNOLIA (Mayor Todd Kana)**
- 22. CONSIDERATION – APPROVAL OF THE FY 2022-23 MAGNOLIA 4B COMMUNITY DEVELOPMENT CORPORATION SHARED SERVICES AGREEMENT WITH THE CITY OF MAGNOLIA (Mayor Todd Kana)**
- 23. CONSIDERATION – APPROVE AND ACCEPT THE GRANTING OF AN APPROXIMATE 4.43 ACRE ACCESS EASEMENT WITHIN THE JOHN B. RICHARDS SURVEY, A-449 MONTGOMERY COUNTY, TEXAS FROM THE MAGNOLIA 4A ECONOMIC DEVELOPMENT CORPORATION (Mayor Todd Kana)**
- 24. RECEIVE PRESENTATION ON THE 2022 WATER INFRASTRUCTURE FINANCE AND INNOVATION ACT (WIFIA) GRANT FUNDING AND FINANCING ANTICIPATED FOR CONSIDERATION BY THE EPA IN SEPTEMBER OF 2022 (Mayor Todd Kana)**
- 25. CONSIDERATION AND POSSIBLE ACTION OF THE LETTER OF SUPPORT FOR THE 2022 WIFIA GRANT FUNDING AND FINANCING PROJECT (Mayor Todd Kana)**
- 26. CONSIDERATION AND POSSIBLE ACTION TO APPROVE D.L. GLOVER, INC. CHANGE ORDER NO. 2 FOR MODIFICATIONS TO CONTRACT DOCUMENTS OF FM 1488 FORCE MAIN CONSTRUCTION AND WATERLINE RELOCATION PROJECT NOT TO EXCEED \$199,445.23 (Mayor Todd Kana)**
- 27. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AEI ENGINEERING WORK ORDER NO. 22-011 FOR FIELD DESIGN SERVICES FOR THE CHEMICAL DISINFECTION SYSTEMS AS PART OF THE WASTEWATER PLANT EXPANSION PROJECT NOT TO EXCEED \$13,500 (Mayor Todd Kana)**
- 28. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AEI ENGINEER'S REVIEW OF BIDS FOR AWARD OF CONTRACT FOR CITY OF MAGNOLIA WATER PLANT NO. 3 PHASE I AND AWARD CONTRACT TO R&B GROUP, INC. IN THE AMOUNT OF \$3,281,100 (Mayor Todd Kana)**
- 29. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AEI ENGINEERING WORK ORDER NO 22-012 FOR GST ADDITION AT WATER PLANT NO. 2 NOT TO EXCEED \$65,000 (Mayor Todd Kana)**

- 30. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AEI ENGINEERING WORK ORDER NO. 22-010 FOR CONSTRUCTION MANAGEMENT SERVICES FOR WATER PLANT NO. 3 PHASE I NOT TO EXCEED \$114,100 (Mayor Todd Kana)**
- 31. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AEI ENGINEERING WORK ORDER NO. 22-009 FOR DESIGN AND CONSTRUCTION PHASE SERVICES FOR THE CDBG DOGWOOD PATCHES SANITARY SEWER REHABILITATION FOR \$55,000 (Mayor Todd Kana)**
- 32. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ALLCO, LLC CHANGE ORDER NO. 2 FOR MODIFICATIONS TO CONTRACT DOCUMENTS OF WASTEWATER PLANT EXPANSION PROJECT NOT TO EXCEED \$19,405 (Mayor Todd Kana)**
- 33. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. R-2022-031 THE UPDATED RESOLUTION DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE 2021 TEXAS CDBG PROGRAM, GRANT AGREEMENT NUMBER CDV21-0209. THE UPDATED RESOLUTION WILL REPLACE RESOLUTION R-2022-023 FROM JUNE 14, 2022 AND ADD CITY ADMINISTRATOR DON DOERING AS AN ALTERNATIVE TO MAYOR TODD KANA IN SIGNING CONTRACTUAL DOCUMENTS, INCLUDING ENVIRONMENTAL REVIEW DOCUMENTS (Mayor Todd Kana)**  
Consideration and possible action to adopt:
- RESOLUTION NO. R-2022-031  
A RESOLUTION BY THE CITY COUNCIL OF CITY OF MAGNOLIA DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (TXCDBG) GRANT AGREEMENT NUMBER CDV21-0209.
- 34. CONSIDERATION, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LETTER OF INTENT WITH AMERICAN NATIONAL LEASING, FOR A LEASE/PURCHASE AGREEMENT ON FIVE PATROL VEHICLES (Mayor Todd Kana)**
- 35. DISCUSSION OF PROPOSED AMENDMENTS TO THE GFL WASTE SERVICES AGREEMENT WITH THE CITY OF MAGNOLIA (Mayor Todd Kana)**
- 36. CONSIDERATION – TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL ELECTION OF PLACES 6 – 9 OF THE BOARD OF TRUSTEES (Mayor Todd Kana)**
- 37. CONSIDERATION – CASTING VOTE FOR CANDIDATE FOR APPOINTMENT TO 9-1-1 MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT BOARD OF MANAGERS TO SERVE THE TWO-YEAR TERM CURRENTLY HELD BY RICHARD TRAMM FOR OCTOBER 1, 2021 - SEPTEMBER 30, 2023 (Mayor Todd Kana)**

### 38. CLOSED EXECUTIVE SESSION

*The City Council of the City of Magnolia, Texas, reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below as authorized by Title 5, Chapter 551, of the Texas Government Code. §551.071(Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.086 (Deliberations about competitive matters), and §551.087 (Deliberation about Economic Development Matters.)*

**The City Council may enter into executive session under Texas Government Code Section 551.071 to consult and receive legal advice from its attorneys regarding Water Rates Classification and the Magnolia Independent School District demand.**

**39. RECONVENE** into regular session and consider action, if any, on item(s) discussed in executive session.

### 40. ADMINISTRATION - DEPARTMENT REPORTS

#### **ACTIVITIES/ UPDATES/ ANNOUNCEMENTS AND ITEMS OF COMMUNITY INTEREST**

- a. POLICE DEPARTMENT (Chief of Police, Kyle Montgomery)
- b. PUBLIC WORKS DEPARTMENT (Don Doering)
- c. ADMINISTRATION DEPARTMENT (City Administrator, Don Doering)

### 41. ADJOURN

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 – consultation with counsel on legal matters; Section 551.072 – deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 – deliberation regarding a prospective gift; Section 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 – implementation of security personnel or devices; Section 551.086 – deliberation regarding competitive matters of a public power utility ; Section 551.087 – deliberation regarding economic development negotiation; and/or other matters as authorized under Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office at (281-305-0550), two working days prior to the meeting for appropriate arrangements.

### **CERTIFICATE**

I certify that a copy of the *Notice of Meeting* was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.cityofmagnolia.com](http://www.cityofmagnolia.com), in compliance with Chapter 551, Texas Government Code.

DATE \_\_\_\_\_

TIME \_\_\_\_\_

TAKEN DOWN \_\_\_\_\_

\_\_\_\_\_  
Kandice Garrett, City Secretary





## PROCLAMATION OF NATIONAL CHIROPRACTIC HEALTH MONTH

**WHEREAS**, The opioid crisis continues to take a toll on the health and lives of millions of Americans, and has worsened in some communities during the COVID-19 pandemic;

**WHEREAS**, According to the Centers for Disease Control and Prevention (CDC), as many as one in four patients who receive prescription opioids long term for non-cancer pain struggles with addiction, and from 1999-2020 more than 260,000 people died in the U.S. from overdoses involving prescription opioids;

**WHEREAS**, The interest in and need for greater access to safe and effective non-drug, noninvasive approaches to pain management has increased;

**WHEREAS**, The American College of Physicians (ACP) released updated low-back pain treatment guidelines in 2017 that promote the use of noninvasive, non-drug approaches such as spinal manipulation as a first line of defense against back pain, before the use of pain medications and surgery;

**WHEREAS**, The CDC in its draft 2022 prescribing guidelines also promotes diverse approaches and varied pain management solutions and specifically encourages use of non-drug therapies as a first line of treatment for subacute and chronic pain and even some types of acute pain;

**WHEREAS**, Doctors of chiropractic, who focus on the whole person with their non-drug, noninvasive treatments for pain management – most notably spinal manipulation – can play an important role in helping patients lessen their reliance on pain medications;

**WHEREAS**, There is a growing body of research supporting the early use of chiropractic spinal manipulation in helping patients with chronic low back pain to reduce or eliminate their need later for prescription opioid pain medications and surgery;

**WHEREAS**, With the theme “Chiropractic: On the Frontline for Pain,” National Chiropractic Health Month 2022 serves as a reminder to citizens of that non-drug treatments for low-back pain such as spinal manipulation provided by doctors of chiropractic can help to lessen or eliminate the need for riskier, potentially addictive treatments and should be utilized where appropriate before starting prescription opioid pain medications.

**THEREFORE, BE IT RESOLVED** that the City of Magnolia officially joins with the American Chiropractic Association (ACA) in proclaiming the month of October 2022 as National Chiropractic Health Month.



**CITY OF MAGNOLIA, TEXAS**

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Todd Kana, Mayor

**ATTEST:**

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Kandice Garrett, City Secretary

## Hearst Newspapers, LLC Order Confirmation

**Ad Order Number**

0034218697

**Sales Rep.**

0630-HOU

**Order Taker**

jvega

**Order Source**

Rep

**Customer**

CITY OF MAGNOLIA

**Customer Account**

20017370

**Customer Address**18111 BUDDY RILEY BLVD  
MAGNOLIA TX 773545864 USA**Customer Phone**

2813562266

**Payor Customer**

CITY OF MAGNOLIA

**Payor Account**

20017370

**Payor Address**18111 BUDDY RILEY BLVD  
MAGNOLIA TX 773545864 USA**Payor Phone**

2813562266

**PO Number****Ordered By**

Kandice Garrett

**Customer Fax****Customer Email****Special Pricing****Tear Sheets**

1

**Proofs**

0

**Affidavits**

1

**Blind Box****Promo Type****Materials****Invoice Text**

NOPHPARTNERSHIP AGREEMENT WITH MCMUD 174

**Ad Order Notes****Gross Amount**

1,183.52

**Net Amount**

\$1,183.52

**Tax Amount**

\$0.00

**Total Amount**

\$1,183.52

**Payment Method**

Credit Card Pymt

**Payment Amount**

\$0.00

**Amount Due**

\$1,183.52

**Ad Number**

0034218697-01

**Ad Type**

Legal Display

**Production Method**

New Build

**Production Notes****External Ad Number****Ad Attributes****Ad Released**

No

**Pick Up****Ad Size**

3 X 10.25"

**Color****Product**HCN Cypress Creek Champions  
HCN Cypress Creek Cypress  
HCN Tomball Potpourri**Placement**Legals  
Legals  
Legals**Position**Legal Notices  
Legal Notices  
Legal Notices**First Run Date**Wednesday, August 24, 2022  
Wednesday, August 24, 2022  
Wednesday, August 24, 2022**Last Run Date**Wednesday, September 21, 2022  
Wednesday, September 21, 2022  
Wednesday, September 21, 2022



Mayor Todd Kana  
Daniel Miller, Position 1  
Matthew Dantzer, Position 2  
Richard Carby, Mayor Pro Tem / Position 3  
Brenda Hoppe, Position 4  
Jack L Huitt Jr., Position 5



Don Doering, City Administrator  
Kandice Garrett, City Secretary  
Leonard Schneider, City Attorney  
Kyle Montgomery, Police Chief  
Beverly Standley, Finance/HR Administrator  
Mike Kurzy, AEI Engineering

## **MINUTES OF THE BUDGET WORKSHOP & REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA JULY 12, 2022**

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A meeting of the City Council was held on this date, July 12, 2022, beginning at 5:30 p.m. in the Sewall Smith Council Chambers, 18111 Buddy Riley Boulevard, Magnolia, Texas 77354.

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### **WORKSHOP SESSION**

**1. CALL WORKSHOP SESSION TO ORDER**

Mayor Todd Kana convened the meeting at 5:30 p.m.

**2. ROLL CALL AND CERTIFICATION OF QUORUM**

Mayor Kana called roll, certified that a quorum was present with the following Council members in attendance: Todd Kana, Rick Carby, Matthew “Doc” Dantzer, Brenda Hoppe, and Jack L Huitt Jr.

Absent: None

Officials/staff present: City Administrator Don Doering, City Secretary Kandice Garrett, Finance/HR Administrator Beverly Standley, Public Works Director Burt Smith, Police Chief Kyle Montgomery, and Municipal Court Administrator Frances Suarez

**3. BUDGET WORKSHOP SESSION**

- a. Discuss the Budget for Fiscal Year 2022-2023 and provide any modifications.
- b. Discuss 2022 Tax Rate.

The City Council discussed the FY 2022-2023 Budget and 2022 Tax Rate.

**4. ADJOURN WORKSHOP SESSION**

Mayor Kana adjourned the Workshop Session at 6:18 p.m.

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## REGULAR MEETING

### 5. CALL MEETING TO ORDER

Mayor Todd Kana convened the meeting at 7:05 p.m.

#### a. INVOCATION

Councilmember Dantzer delivered the invocation.

#### b. PLEDGE OF ALLEGIANCE

Mayor Todd Kana led the Pledge of Allegiance to the U.S.A. and Texas flags.

#### c. ROLL CALL AND CERTIFICATION OF QUORUM

Mayor Todd Kana called the roll, certified that a quorum was present with the following Council members in attendance: Todd Kana, Rick Carby, Matthew "Doc" Dantzer, Brenda Hoppe, and Jack L Huitt Jr.

Absent: None

Staff present: City Administrator Don Doering, City Secretary Kandice Garrett, City Attorney Leonard Schneider, Police Chief Kyle Montgomery, Finance/HR Administrator Beverly Standley, and Planning Coordinator Christian Gable.

### 6. CITIZENS COMMENTS, REQUESTS OR PETITIONS FROM THE PUBLIC

*(This agenda item provides an opportunity for citizens to address the City Council on any matter not on the agenda). Comments shall be limited to three (3) minutes per person. Comments by the governing body shall be limited to:*

- a. Statements of specific factual information given in response to an inquiry;*
- b. A recitation of existing policy in response to an inquiry;*
- c. A proposal to place the subject on a future agenda.*

Bridgit Spencer, 40442 Red Poppy Lane, Magnolia, TX 77354 spoke in regard to issues with high water bills at her residence.

Carolyn Johnson, 14840 Prickly Pear Cove, Magnolia, TX 77354 spoke in regard to water billing issue.

### 7. OPEN PUBLIC HEARING

Mayor Todd Kana opened the Public Hearing at 7:20 p.m.

#### NOTICE OF PUBLIC HEARING

On July 12, 2022 at 7 pm., City of Magnolia City Council will hold a public hearing in the Council Chambers of Magnolia City Hall, 18111 Buddy Riley, Blvd., Magnolia, Texas 77354, giving all interested persons the right to appear and be heard to discuss a rezoning to the City of Magnolia Official Zoning Map for 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of Magnolia Business Center, Gamble Dawson Survey, Abstract Number 177, of

MONTGOMERY County, Texas, from Neighborhood Conservation 2 to Suburban Village.

Mayor Kana read aloud the Notice of Public Hearing.

Frank Parker, 31602 Hanks Rd., Magnolia, Texas 77355, spoke in opposition to having a liquor store at the corner of Nichols Sawmill Rd. and Hanks Rd.

James Elmore, 212 W. 33<sup>rd</sup> St., Houston, TX 77018, with Cisneros Design Group and representative for the property owner spoke in favor of this item.

**8. CLOSE PUBLIC HEARING**

Mayor Kana closed the Public Hearing at 7:30 p.m.

**9. ADJOURN PUBLIC HEARING AND CONVENE OPEN REGULAR MEETING**

Mayor Todd Kana closed the Public Hearing and convened the Regular Meeting at 7:30 p.m.

**10. CONSENT AGENDA**

*(This portion of the agenda consists of items considered routine and will be enacted by one motion unless separate discussion is requested by a member of the City Council or a citizen. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.)*

**a. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the Joint Public Hearing with City Council and Planning & Zoning Commission and Regular City Council Meeting held June 14, 2022.

**MOTION:** Upon a motion to approve Consent Agenda made by Councilmember Carby and seconded by Councilmember Hoppe, the Councilmembers voted, and the motion carried unanimously, 5-0.

**11. CONSIDERATION – REZONING TO THE CITY OF MAGNOLIA OFFICIAL ZONING MAP FOR SM DADA ENTERPRISES, LLC (Mayor Todd Kana)**

Consideration and possible action to review and approve rezoning to the City of Magnolia Official Zoning Map for 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of Magnolia Business Center, Gamble Dawson Survey, Abstract Number 177, of MONTGOMERY County, Texas, from Neighborhood Conservation 2 (NC 2) to Suburban Village (SV).

**MOTION:** Upon a motion to approve rezoning to the City of Magnolia Official Zoning Map for SM Dada Enterprises, LLC for 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of Magnolia Business Center, Gamble Dawson Survey, Abstract Number 177, of Montgomery County, Texas, from Neighborhood Conservation 2 (NC 2) to Suburban Village (SV) made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.

**12. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MILL CREEK ESTATES, SECTION 6A, FINAL PLAT, +/-30.239 ACRES (Mayor Todd Kana)**

City Administrator Don Doering noted this was approved by the Planning & Zoning Commission and the City Engineer issued a letter of no objection.

**MOTION: Upon a motion to approve Mill Creek Estates, Section 6A, Final Plat, +/-30.239 acres made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.**

**13. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MILL CREEK ESTATES SECTION 6B, FINAL PLAT +/- 8.706 ACRES (Mayor Todd Kana)**

City Administrator Don Doering noted this was approved by the Planning & Zoning Commission and the City Engineer issued a letter of no objection.

**MOTION: Upon a motion to approve Mill Creek Estates Section 6B, Final Plat +/-8.706 acres made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.**

**14. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MILL CREEK ESTATES, SECTION 6C, FINAL PLAT, +/-13.110 ACRES (Mayor Todd Kana)**

City Administrator Don Doering noted this was approved by the Planning & Zoning Commission and the City Engineer issued a letter of no objection.

**MOTION: Upon a motion to approve Mill Creek Estates Section 6C, Final Plat +/-13.110 acres made by Councilmember Carby and seconded by Councilmember Miller, the Councilmembers voted, and the motion carried unanimously, 5-0.**

**15. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MAGNOLIA PLACE SECTION 1, PARTIAL REPLAT OF RESERVE A NO. 1, +/-1.184 ACRES (Mayor Todd Kana)**

City Administrator Don Doering noted this was approved by the Planning & Zoning Commission and the City Engineer issued a letter of no objection.

**MOTION: Upon a motion to approve Magnolia Place Section 1, Partial Replat of Reserve A No. 1, +/-1.184 acres made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.**

**16. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE CHAPTER 82 VARIANCE REQUEST TO ALLOW 45-FOOT LOT WIDTHS FOR RESIDENTIAL DEVELOPMENT IN MAGNOLIA EAST (PLACE) (Mayor Todd Kana)**

David Rivera and Katy Harris with LJA Engineering presented this item and reviewed the design. City Administrator Don Doering reported the agreement for Magnolia East (Place) was approved prior to the adoption of UDC and City Attorney Leonard Schneider confirmed and also stated he had no legal objections to the variance.

**MOTION: Upon a motion to approve Ordinance Chapter 82 variance request to allow 45-Foot lot widths for residential development in Magnolia East (Place) made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 5-0.**

**17. CONSIDERATION AND POSSIBLE ACTION TO APPROVE CHANGE ORDER NO. 2 FOR BALLAST POINT FOR THE MAGNOLIA CDBG - DR NO. 19-076-015-B364 (Mayor Todd Kana)**

Fred Haggard with Ballast Point presented this item and explained the purpose of the change order was in part to making changes to plans designed by Strand that needed to be altered to fit the project: allowance for additional stabilized sand beyond the one foot and putting in a new line with actual connections to the homeowners and tenants along the project. The other reason is to get Commerce Street paved. City Engineer Mike Kurzey agreed.

**MOTION: Upon a motion to approve Change Order No. 2 for Ballast Point for the Magnolia CDBG – DR No. 19-076-015-B364 contingent upon GLO and Engineer approval made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.**

**18. CONSIDERATION AND POSSIBLE ACTION TO APPROVE CITY OF MAGNOLIA FINANCIAL POLICIES AND PROCEDURES (CDBG) (Mayor Todd Kana)**

Finance Administrator Beverly Standley noted this is an administrative policy to fulfill CDBG requirements.

**MOTION: Upon a motion to approve City of Magnolia Financial Policies and Procedures (CDBG) made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.**

**19. CONSIDERATION AND POSSIBLE ACTION TO APPROVE CITY OF MAGNOLIA PROCUREMENT POLICIES AND PROCEDURES (CDBG) (Mayor Todd Kana)**

Finance Administrator Beverly Standley noted this is an administrative policy to fulfill CDBG requirements.

**MOTION:** Upon a motion to approve City of Magnolia Procurement Policies and Procedures (CDBG) made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.

**20. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. R-2022-025 ALLOCATING LOCAL FUNDS TOWARDS THE NICHOLS SAWMILL PHASE NO. 2 SEWER IMPROVEMENTS PROJECT (Mayor Todd Kana)**

Consideration and possible action to adopt:

**RESOLUTION NO. R-2022-025**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA COMMITTING LOCAL FUNDS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY (CDBG-DR) PROJECT WITH THE GENERAL LAND OFFICE (GLO), STATE CONTRACT NO. 19-076-015-B364

City Administrator Don Doering informed Council this project is partially funded by the Grant and the City is responsible for the balance.

**MOTION:** Upon a motion to approve Resolution No. R-2022-025 made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.

**21. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AEI ENGINEERING CHANGE ORDER NO. 1 FOR WATER PLANT NO. 3 CLEARING AND GRUBBING (Mayor Todd Kana)**

City Engineer Mike Kurzy explained this is for 265 linear feet of filter fabric fence to protect the sensitive area.

**MOTION:** Upon a motion to approve AEI Engineering Change Order No. 1 for Water Plant No. 3 Clearing and Grubbing made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.

**22. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AEI ENGINEERING WORK ORDER NO. 22-007 FOR CREATING AN UPDATED BOUNDARY MAP OF THE CITY LIMITS AND ETJ TO INCLUDE ZONING INFORMATION (Mayor Todd Kana)**

City Engineer Mike Kurzy informed Council the map has not been updated since 2018.

**MOTION:** Upon a motion to approve AEI Engineering Work Order No. 22-007 for creating an updated boundary map of the City Limits and ETJ to include zoning information not to exceed \$45,700 made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.

23. **CONSIDERATION AND TAKE ACTION TO FILL THE REMAINING TERM OF POSITION 7 FOR THE MAGNOLIA 4B COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS** (Mayor Todd Kana)

**MOTION:** Upon a motion to nominate Brett Sims for Position 7 for the Magnolia 4B Community Development Corporation Board of Directors made by Councilmember Hoppe and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.

24. **CONSIDERATION – APPROVE RESOLUTION NO. R-2022-026 MONTGOMERY COUNTY EMERGENCY COMMUNICATIONS DISTRICT BUDGET FOR FISCAL YEAR 2023** (Mayor Todd Kana)

Consideration and possible action to adopt:

RESOLUTION NO. R-2022-026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, APPROVING THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT BUDGET FOR FISCAL YEAR 2023

Mayor Kana announced this item is postponed to the August meeting as they were not able to be present at this meeting.

25. **CONSIDERATION – MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT NOMINATION** (Mayor Todd Kana)

Consideration and possible action to make nomination to the 9-1-1 Board of Managers to serve the two-year term currently held by Richard Tramm from October 1, 2022 to September 30, 2024.

City Administrator Don Doering recommended to Council the nomination of Kathie Reyer, City Administrator for the City of Shenandoah.

**MOTION:** Upon a motion to nominate Kathie Reyer for Montgomery County Emergency Communication District 9-1-1 Board of Managers to serve a two-year term currently held by Richard Tramm from October 1, 2022 to September 30, 2024 made by Councilmember Carby and seconded by Councilmember Hoppe, the Councilmembers voted, and the motion carried unanimously, 5-0.

26. **CLOSED EXECUTIVE SESSION**

*The City Council of the City of Magnolia, Texas, reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below as authorized by Title 5, Chapter 551, of the Texas Government Code. §551.071(Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.086 (Deliberations about competitive matters), and §551.087 (Deliberation about Economic Development Matters.)*

**a. §551.071 - (Legal Advice) - Consultation with Attorney to receive legal advice on pending litigation, Case No. D-1-GN-18-006882; Ex Parte City of Magnolia.**



Mayor Todd Kana convened into Closed Executive Session at 7:50 p.m.

27. **RECONVENE** into regular session and consider action, if any, on item(s) discussed in executive session.

Mayor Todd Kana adjourned the closed Executive Session and reconvened the Open Meeting at 8:10 p.m.

No action taken.

28. **ADMINISTRATION - DEPARTMENT REPORTS  
ACTIVITIES/UPDATES/ANNOUNCEMENTS AND ITEMS OF COMMUNITY INTEREST**

a. **POLICE DEPARTMENT** (Chief of Police, Kyle Montgomery)

Police Chief Kyle Montgomery reported the stats were where they should be and crime was low. He informed Council that the jail is now open and they have been using it. Last month there were 31 arrests: of that 16 for drug possession and 10 DWI's and additionally, 21 arrests for warrants.

b. **ADMINISTRATION DEPARTMENT** (City Administrator, Don Doering)

Mr. Doering briefly went over a summary of the financial report stating revenues are over budget, expenses are under budget and sales tax has slowed some but still over one million over budget for sales tax. He also noted that building permits are 300 percent over budget.

29. **ADJOURN**

**MOTION:** Upon a motion to adjourn made by Councilmember Carby and seconded by Councilmember Hoppe, the Councilmembers voted, and the motion carried unanimously, 5-0 and the meeting was adjourned at 8:20 p.m.



\_\_\_\_\_  
Todd Kana, Mayor

**CERTIFICATION**

I certify that this is a true and correct copy of the minutes of the meeting of the City Council meeting held on July 12, 2022.

ATTEST:

\_\_\_\_\_  
Kandice Garrett, City Secretary

**ORDINANCE NO. O-2022-025**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
MAGNOLIA, TEXAS, AMENDING THE FISCAL YEAR 2021–2022  
ANNUAL BUDGET, ORDINANCE NO. O-2021-018, TO AMEND  
ADOPTED EXPENDITURES AND REVENUES OF THE BUDGET; AND  
DECLARING AN EFFECTIVE DATE.**

\* \* \* \* \*

**WHEREAS**, the 2021-2022 Annual Budget was adopted by Ordinance O-2021-018 on September 14, 2021;

**WHEREAS**, various unforeseen circumstances affecting the City have presented themselves during the course of the fiscal year;

**WHEREAS**, the City Council considered the circumstances independently, deliberating appropriately on the associated revenues and expenditures and the overall impact on the general financial status of the City;

**WHEREAS**, pursuant to the laws of the State of Texas, the City Council has determined that it will be beneficial and advantageous to the citizens of the City of Magnolia to amend the 2021–2022 budget as set forth herein; and

**WHEREAS**, this ordinance combines the independent Council actions into one budget amendment document;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, that:**

**Section 1.** The findings set forth above are incorporated into the body of this ordinance.

**Section 2.** The annual budget for fiscal year 2021–2022 is hereby amended to transfer funds to bring the budgeted amounts in line with the projected amounts through the end of the fiscal year in the General Fund, Enterprise Fund, Hotel Motel Fund, and HB445 Fund, and is described in Exhibit “A” attached hereto and made a part of this ordinance as if set out verbatim herein.

**Section 3.** All ordinances of the City in conflict with the provisions of this ordinance are hereby repealed, and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 4.** Should any section, portion, sentence, clause, or phrase of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the force or effect of any other section or portion of this ordinance.

**Section 5.** The necessity for amending the budget for the fiscal year, as required by the laws of the State of Texas, requires that this ordinance shall take effect immediately from and after its passage, as the law in such cases provides.

**Section 6.** This ordinance shall take effect immediately after its passage.

**Section 7.** The City Secretary is hereby directed to attach a copy of this Ordinance to the City Budget for Fiscal Year 2021-2022, which is on file in her office.

**Section 8.** The City Secretary is hereby directed to file a copy of this Ordinance with the County Clerk of Montgomery County.

PASSED AND APPROVED on this the 13<sup>th</sup> day of September 2022.



THE CITY OF MAGNOLIA, TEXAS

\_\_\_\_\_  
Todd Kana, Mayor

ATTEST:

\_\_\_\_\_  
Kandice Garrett, City Secretary

# Exhibit A

## 2021-2022 BUDGET AMENDMENTS AND ADJUSTMENTS

### GENERAL FUND

#### INCOME

40102.06 Community Events	\$ 22,000.00
40105 Ad Valorem	\$ 25,000.00
40107 Mixed Beverage	\$ 5,850.00
40116 Sales Tax Revenue	\$ 676,245.00
40116.01 Contra Sales Tax	\$ (565,000.00)
40117 Misc Income	\$ 53,000.00
40118 License & Permits	\$ 2,600,000.00
40125 vehicle /Equipment sales	\$ 43,345.56
40133 Plat Fee Revenue	\$ 16,775.00
Total Income	<u>\$ 2,877,215.56</u>

#### EXPENSES

Admin	501629 Inspection Services	\$ 350,000.00
	501632.01 ST9 Agreement	\$ (300,000.00)
	501643 Engineering	\$ 265,000.00
	Dept. Total	<u>\$ 315,000.00</u>
Police	502503 Overtime	\$ 10,500.00
	502625 Vehicle Maintenance	\$ 25,000.00
	502630 Outside Services	\$ 11,000.00
	502760 Fuel	\$ 10,000.00
	502762 Uniforms and Badges	\$ 7,000.00
	Dept. Total	<u>\$ 63,500.00</u>
Public Works	503501 Salaries	\$ 70,000.00
	503503 Overtime	\$ 10,000.00
	503625 Vehicle Maintenance	\$ 25,000.00
	503744 Minor Tools & Equipment	\$ 15,000.00
	503940 Mowers & Edgers	\$ 8,000.00
	503945 Other Equipment(tractor)	\$ 25,930.00
	Dept. Total	<u>\$ 83,930.00</u>
Court	504501 Salaries	\$ 25,000.00
Finance	505526 Insurance	\$ 5,000.00
	Dept. Total	<u>\$ 5,000.00</u>
Facilities	509633 Bldg/Grounds Maintenance	\$ 18,000.00
Council	510526 Insurance	\$ 2,600.00
	510543 Educ, Travel, Cert.	\$ (2,000.00)
	Dept. Total	<u>\$ 600.00</u>
Parks	511650 Mowing	\$ (23,224.72)
	511960 Capital	\$ 14,065.00
	Dept. Total	<u>\$ (9,159.72)</u>
	Total Expenses	<u>\$ 458,870.28</u>
	INCOME OVER EXPENSES	\$ 2,418,345.28

## Exhibit A

### ENTERPRISE 2021-2022 BUDET AMENDMENTS

#### WATER/SEWER/IMPACT

##### INCOME

40004 Water Tap Fees	\$	300,000.00
40004.03 Sewer Tap Fees	\$	400,000.00
Total Income	\$	700,000.00

##### EXPENSE

500960 Captial outlay-Water(meters)	\$	550,000.00
590000 Bond Issuance Expense	\$	313,575.01
590002 Bond Issuance Discount	\$	341,944.22
Total Expense	\$	1,205,519.23

EXPENSE OVER INCOME	\$	(505,519.23)
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#### OTHER FUNDS

##### HB445

##### INCOME

40009 Sales Tax Revenue	\$	235,850.00
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##### HOTEL/MOTEL

##### INCOME

40110 HMOT Occupancy Tax	\$	15,000.00
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**ORDINANCE NO. O-2022-026**

**AN ORDINANCE REPEALING ORDINANCE NO. 2018-008  
APPOINTING LILES PARKER PLLC. AS CITY ATTORNEY  
FOR THE CITY OF MAGNOLIA, TEXAS, (CITY)**

**WHEREAS**, the City Council of the City of Magnolia, Texas, enacted Ordinance No. 2018-008 on Magnolia, Texas; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL  
OF THE CITY OF MAGNOLIA , TEXAS:**

**SECTION 1. FINDINGS**

The foregoing recitals are hereby found to be true and correct and are hereby adopted as findings of fact and conclusions of law by the City Council and made a part hereof for all purposes.

**SECTION 2.** That Ordinance No. 2018-008 appointing LILES PARKER PLLC as City Attorney for the City of Magnolia, Texas, is hereby repealed in its entirety and this ordinance takes effect September 1, 2022.

**SECTION 3.** The City Council finds that notice was posted and the ordinance was passed in accordance with the Open Meetings Act.

**PASSED AND APPROVED THIS 13<sup>TH</sup> DAY OF SEPTEMBER, 2022.**



THE CITY OF MAGNOLIA, TEXAS

\_\_\_\_\_  
Todd Kana, Mayor

ATTEST:

\_\_\_\_\_  
Kandice Garrett, City Secretary

## City Council Agenda Item Administration Department

**From:** City Planning – Christian Gable, Coordinator

**Date requested for City Council consideration:** August 13, 2022

**Subject:** Glen Oaks, Section 5, Final Plat, +/- 35.20 Acres

**Proceeding:**

Degree of importance: ☐ Critical ☒ Significant ☐ Elective

### FINANCIAL APPROVAL

Expenditure Required: N/A

Amount Budgeted: \$0.00

Appropriation Required: \$0.00

Source of Funds: N/A

### SUMMARY/ORIGINATING CAUSE

Final Plat application was received 8/4. Final Plat received Letter of No Objection from City Engineer on 8/17.

### IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Increased housing for growing population.

### RECOMMENDATIONS

Approve Glen Oaks, Section 5, Final Plat, +/- 35.20 Acres.

### ATTACHMENTS

Final Plat





December 20, 2021

Mr. Don Doering  
City Administrator  
City of Magnolia  
18111 Buddy Riley Boulevard  
Magnolia, Texas 77354

**Reference:    *Glen Oaks Section 5 – Letter of No Objection*  
                  *City of Magnolia*  
                  *AEI Job No. 211734.80-001***

Dear Mr. Doering:

We received the revised construction plans for the proposed Glen Oaks Section 5 on November 11, 2021, and supporting documents on December 15, 2021. This subdivision is located in Grand Oaks Municipal Utility District, within the extra-territorial jurisdiction of the City of Magnolia. On behalf of City of Magnolia (the "City"), we have reviewed the submitted documents and offer no objection to approval of this project, subject to the following comments:

1. Obtain all applicable utility company and governmental agency signatures.
2. Construction shall not commence until final agency approvals are secured.
3. In the event that any portion of this development may change at a future date, the City reserves the right to review and approve the proposed changes prior to initiating the change.

Should you have any questions or require additional information, please contact the undersigned or Michael A. Kurzy, P.E. at (281) 350-7027.

Sincerely,

A handwritten signature in blue ink that reads 'Robel E. Giackero'.

Robel E. Giackero, P.E.  
Project Engineer

AEI Engineering, a Baxter & Woodman Company  
TBPELS Registration No. F-21783

XC:    Ms. Tana Ross – City of Magnolia - Planning and Zoning Commission  
         Mr. Burt Smith – City of Magnolia - Director of Public Works  
         Mr. Michael A. Kurzy, P.E. – AEI Engineering, a Baxter & Woodman Company  
         Mr. Nathan A. Adams, P.E. – Jones | Carter  
         Ms. Grace Menard – Jones | Carter



## Final Plat Application Form

This form shall be submitted with each application for a final plat.

### CONTACT INFORMATION

#### Applicant

MIKALLA HODGES

Name

1575 SAWDUST RD, STE 400

Street Address

THE WOODLANDS, TX 77380

City, State Zip

281 363 4039

Phone

Fax

MHODGES@QUIDDITY.COM

E-mail

#### Architect (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

#### Property Owner (if different)

MAGNOLIA I, LTD.

Name

5001 WOODWAY DR., UNIT 704

Street Address

HOUSTON, TX 77084

City, State Zip

713 703 7150

Phone

Fax

BILL@CARROLL-CPA.COM

E-mail

#### Engineer/Land Surveyor (if different)

WILLIAM AWALT

Name

1575 SAWDUST RD, STE 400

Street Address

THE WOODLANDS, TX 77380

City, State Zip

281 363 4039

Phone

Fax

WAWALT@QUIDDITY.COM

E-mail

**PROPERTY PROFILE**

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Property ID # R 56523Legal Description CYRUS T. WARD SURVEY A-612, TRACT 6-D  
(Subdivision) (Lot) (Block)Current Zoning N/A.

Present Use of Property

VACANT

Proposed Use of the Property

SINGLE FAMILY RESIDENTIALTotal Area of Site 35.20 ac

1. Description of existing property. If the property has been previously subdivided, provide the lot(s), block(s), and subdivision name. If the property has been subdivided, provide the metes and bounds description:

35.20 ac - TRACT 6-D, CYRUS T. WARD SURVEY, A-612

2. Description of proposed property change, including lot numbers, name, etc.

PROPOSED GLEN OAKS SEC 5 WILL CREATE 145 LOTS FOR SINGLE FAMILY RESIDENTIAL UNITS AND 5 RESERVES FOR OPEN SPACE / LANDSCAPE AND INCIDENTAL UTILITY USE.

#### Required Information

- ☒ Three (3) copies of the final plat; minimum 20 in. x 24 in. size Mylar originals sealed by a state of Texas registered surveyor
- ☒ Twelve (12) copies in black or blue line copies of the original Mylar final plat
- ☒ Twelve (12) copies of a "letter of explanation" explaining the details of the final plat
- ☒ One (1) copy in blue or black line of all originals in 11 in. x 17 in. size
- ☒ All fees
- ☒ One (1) Adobe Acrobat PDF of each page presented to the City for review
- ☐ Owner affidavit of no conveyance of any interest and that no additional liens exist on the land within the plat since the date of the original title opinion (title search)
- ☒ Tax certificates; City, County, and School
- ☒ Final plans and specifications for all required improvements
- ☒ Vicinity map
- ☒ North arrow
- ☐ Revision date
- ☒ Legal description
- ☒ Scale
- ☒ Contour lines (at one-foot intervals)
- ☒ Tabulations that include:
  - ☒ The number of lots in the subdivision
  - ☒ The size of the parcel
  - ☒ The number of dwelling units proposed (provided on a separated attached description)
  - ☒ The number of square feet of nonresidential floor area proposed, by generalized use (provided on a separate attached description)
- ☒ Water available for fire protection
- ☒ Use and ownership of abutting parcels or lots
- ☒ Location and dimensions (including all curve data, the lengths of all arcs, radii, internal angles, points of curvature, lengths and bearings of tangents) of:
  - ☒ Right-of-way, streets, alleys, railroads, lots, open space, parks, protected natural resources, and buffers
  - ☒ Utility and access easements
  - ☒ Private access easements



- ☒ The outer boundary lines of the parcel proposed for subdivision, with accurate distances, angles, and true bearings if available, and the exact location width of all recorded streets and ways intersecting the boundaries of the parcel being platted
- ☒ Distances and angles, or true bearings if available, to the established street lines or official monuments, which shall be accurately described on the plat
- ☒ Proposed names of streets
- ☒ Linear footage of proposed new right-of-way
- ☒ All block indications, if any; lot numbers; all individual areas designated by number or letter, and lots in new subdivision, numbered consecutively
- ☒ The accurate location, material, type and description of all permanent control monuments. Where no established bench mark exists, show permanent bench marks that have been established on the property based on mean sea level datum and shown on the plat
- ☐ Delineation and area of special use areas, including the location and size of proposed parks, playgrounds, protected resources and open spaces, sites for places of public assembly (including schools) or other special uses of land to be considered for dedication to public use, and of all property that may be granted by deed and covenants for the common use of the property owners in the subdivision, along with statements for responsibility for maintenance. Actual use descriptions must be provided on a separate attached description
- ☒ Proposed generalized use of lots (e.g., mixed-use, single-family attached, multi-family, industrial, commercial or office, or institutional), provided on a separate attached description
- ☒ Proposed location, size, and linear footage of proposed potable water lines, provided on a separate utility sheet
- ☒ Proposed location, size, and linear footage of natural gas lines, provided on a separate utility sheet
- ☒ Proposed location, size, and linear footage of sanitary sewer lines and sewerage facilities, except individual treatment systems provided on utility and street construction plans
- ☒ Proposed location of fire hydrants, provided on utility and street construction plans
- N/A ☐ If the proposed subdivision is to be constructed in several phases, a staging plan that shows how the subdivision improvements will be phased. Anticipated time lines for construction of the improvements shall be provided on a separate attached description
- N/A ☐ If the proposed subdivision is one of several phases, conceptual plans for the other phases
- N/A ☐ Traffic study (if necessary)
- ☒ All required notes, certifications, and signatures

I, Mikalla Hodges (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

Mikalla Hodges

Signature of Applicant

8/4/2022

Date

THE STATE OF TEXAS       §  
COUNTY OF MONTGOMERY §

We, MAGNOLIA I, L.P., a Texas limited partnership, acting by and through William Carroll, President (hereinafter referred to as "Owners") of the property subdivided in the above and foregoing map of Glen Oaks Section 5, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Glen Oaks Section 5, located in the Cyrus T. Ward, A-612, Montgomery County, Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated

This is to certify that MAGNOLIA I, L.P., a Texas limited partnership, Owners of the property subdivided in the above and foregoing map of Glen Oaks Section 5, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas

FURTHER, Owners certifies that all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert).

IN TESTIMONY WHEREOF, MAGNOLIA I, L.P., a Texas limited partnership, has caused these presents to be signed by William Carroll, President thereunto authorized, this \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

MAGNOLIA I, L.P.,  
a Texas limited partnership

By: \_\_\_\_\_  
William Carroll, President

STATE OF TEXAS       §  
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 considerations therein expressed and in the capacity therein and herein state, and as the act and deed of said limited partnership.

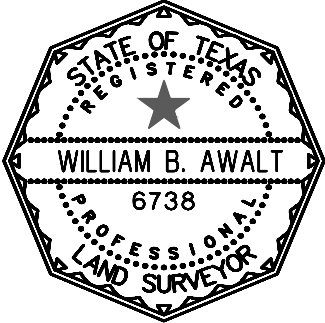
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
My Commission Expires:

I, William B. Awalt, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent metal) pipe or rods have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.



\_\_\_\_\_  
William B. Awalt  
Registered Professional Land Surveyor  
Texas Registration No. 6738

This is to certify that the City Council of the City of Magnolia, Texas has approved this plat and the subdivision of Glen Oaks Section 5 as shown thereon.

IN TESTIMONY WHEREOF, witness the official signature of the Mayor and the Secretary of the City Council of the City of Magnolia, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Todd Kana  
Mayor

\_\_\_\_\_  
Kandice Garrett  
City Secretary

I, Jeff Johnson, P.E., county engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Montgomery County Commissioners Court.

I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners Court; however, no certification is hereby given as to the effect of drainage from this subdivision on intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

\_\_\_\_\_  
Jeff Johnson, P.E.  
County Engineer

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., and duly recorded on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., in Cabinet \_\_\_\_\_Sheet \_\_\_\_\_, of record of Montgomery County for said county.

Witness my hand and seal of office, at Conroe, Montgomery County, Texas, the day and date last above written.

\_\_\_\_\_  
Mark Turnbull, Clerk, County Court,  
Montgomery County, Texas

by: \_\_\_\_\_  
Deputy

Approved by the Commissioners Court of Montgomery County, Texas, this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

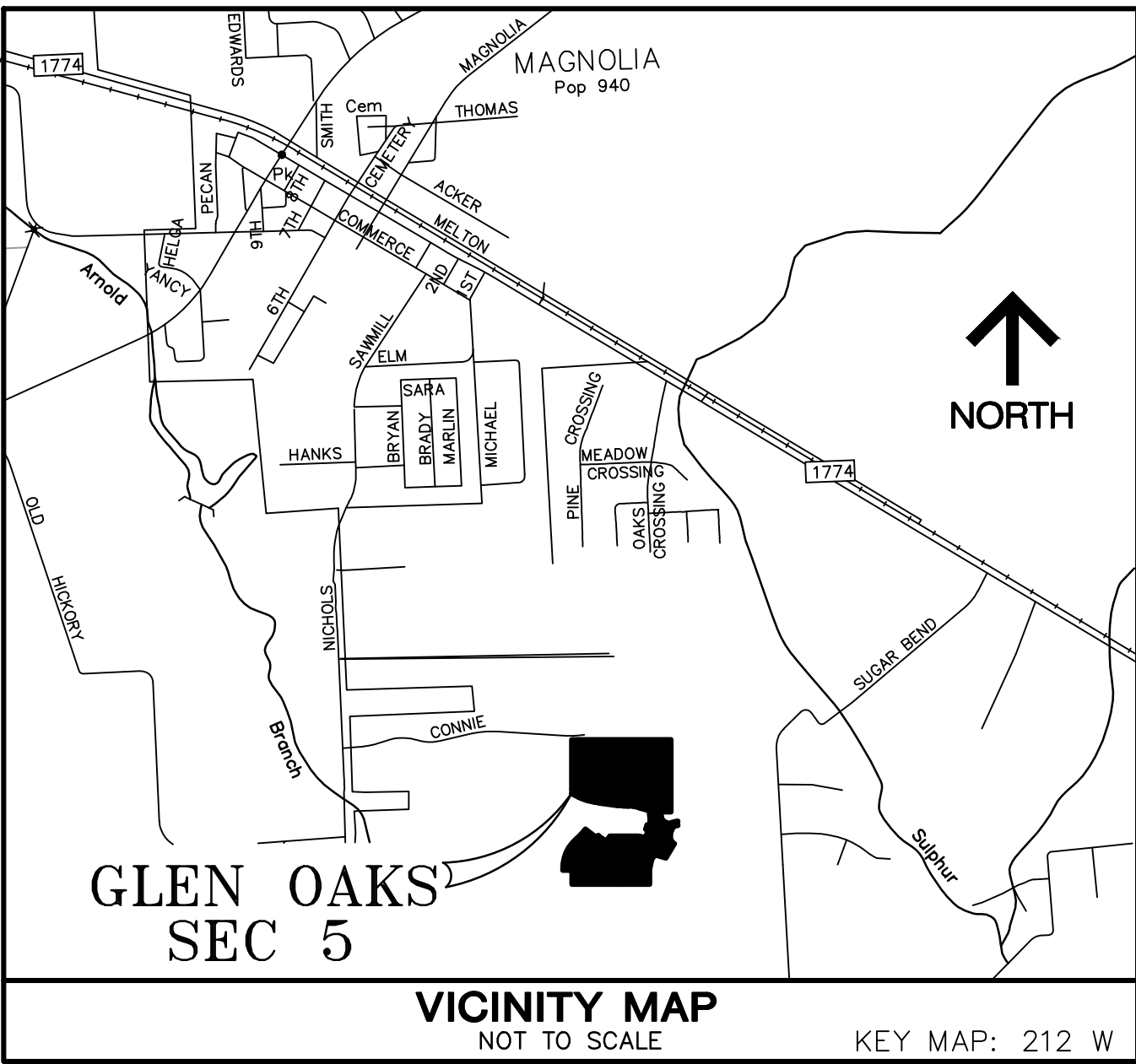
\_\_\_\_\_  
Robert C. Walker  
Commissioner, Precinct 1

\_\_\_\_\_  
Charlie Riley  
Commissioner, Precinct 2

\_\_\_\_\_  
Mark Keough  
County Judge

\_\_\_\_\_  
James L. Noack  
Commissioner, Precinct 3

\_\_\_\_\_  
James Metts  
Commissioner, Precinct 4



# GLEN OAKS

## SEC 5

A SUBDIVISION OF 35.20 ACRES OF LAND  
OUT OF THE  
CYRUS T. WARD SURVEY, A-612,  
MONTGOMERY COUNTY, TEXAS

145 LOTS                      5 RESERVES                      10 BLOCKS  
JULY 2022

DEVELOPER/OWNER:  
MAGNOLIA I, LTD.  
5001 Woodway Dr., Unit 704  
Houston, Texas 77082

SURVEYOR:





30

29

28

ARNOLD ESTATES SECTION 1  
CAB. D SHT. 110-B MCMR

CALLED 57.47 ACRES  
MINERO HOLDINGS, LLC  
CF NO. 2020074957  
MCOPRRP

GRAND OAKS  
SECTION THREE  
CABINET U, SHTS 195,  
MCMR

GRAND OAKS BOULEVARD  
(50' R.O.W.)  
CABINET U, SHEET 190-192, MCMR

GRAND OAKS  
SECTION THREE  
CABINET U, SHEET 195,  
MCMR

GRAND OAKS  
SECTION FOUR  
REPLAT No. 2  
CAB Z, SHT 4203  
MCMR

REMAINDER OF A CALLED  
58.074 ACRES  
MAGNOLIA I, LTD.  
M.C.C.F. No. 98102745  
MCOPRRP

**A RESTRICTED RESERVE "A"**  
Restricted to Landscape/ Open Space/  
Incidental Utility Purposes Only  
0.02 AC  
1,008 Sq. Feet

**B RESTRICTED RESERVE "B"**  
Restricted to Landscape/ Open Space/  
Incidental Utility Purposes Only  
0.38 AC  
16,863 Sq. Feet

**C RESTRICTED RESERVE "C"**  
Restricted to Landscape/ Open Space/  
Incidental Utility Purposes Only  
0.84 AC  
36,564 Sq. Feet

**D RESTRICTED RESERVE "D"**  
Restricted to Landscape/ Open Space/  
Incidental Utility Purposes Only  
0.19 AC  
8,119 Sq. Feet

**E RESTRICTED RESERVE "E"**  
Restricted to Landscape/ Open Space/  
Incidental Utility Purposes Only  
0.31 AC  
13,577 Sq. Feet

ASH COVE  
DRIVE  
(50' R.O.W.)

MAPLE FIELDS DRIVE  
(50' R.O.W.)

REMAINDER OF A CALLED  
50.000 ACRES  
MAGNOLIA I, LTD.  
M.C.C.F. No. 98102745

ARNOLD BRANCH DRIVE  
(50' R.O.W.)

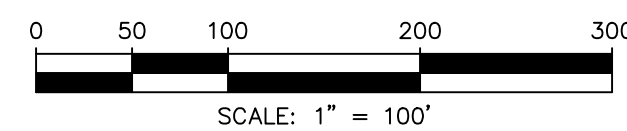
REMAINDER OF 0.20 ACRE  
(DIRECTOR LOT 5)  
JEFF INABIT  
CF NO. 2022078652 MCOPRRP

CALLED 8.000 ACRES  
MITCHELL W. BETTIN AND WIFE,  
TIFFANY A. BETTIN  
CF NO. 2000-045141  
MCOPRRP

CALLED 18.421 ACRES  
DANIEL T. MINTER & VICKIE L. SANCHEZ  
CF NO. 932490 MCOPRRP

CALLED 4.35464 ACRES (TRACT 1)  
TROY STUCKEY AND SPOUSE LINDA STUCKEY  
CF NO. 9725710 MCOPRRP

CALLED 4.32543 ACRES (TRACT 2)  
TROY STUCKEY AND SPOUSE LINDA STUCKEY  
CF NO. 9725710 MCOPRRP






Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1°46'31"	910.00'	28.20'	14.10'	N36°08'06"E	28.19'
C2	2°46'42"	395.00'	19.15'	9.58'	N22°18'55"E	19.15'
C3	94°36'07"	25.00'	41.28'	27.09'	N26°22'29"W	36.75'
C4	100°57'17"	25.00'	44.05'	30.30'	N55°50'48"E	38.57'
C5	21°12'56"	395.00'	146.26'	73.98'	N5°14'18"W	145.43'
C6	15°16'27"	465.00'	123.96'	62.35'	N81°18'47"W	123.60'
C7	6°36'40"	415.00'	47.89'	23.97'	N85°38'40"W	47.86'
C8	4°52'21"	415.00'	35.29'	17.66'	N79°54'10"W	35.28'
C9	15°17'07"	415.00'	110.71'	55.69'	N69°49'26"W	110.38'
C10	5°03'47"	435.00'	38.44'	19.23'	N2°32'18"E	38.43'
C11	6°03'30"	175.00'	21.05'	10.54'	S11°09'17"E	21.04'
C12	57°25'16"	75.00'	75.16'	41.08'	S36°25'10"E	72.06'
C13	3°44'42"	120.00'	7.84'	3.92'	S63°15'27"E	7.84'
C14	55°54'01"	75.00'	73.17'	39.79'	S89°20'06"E	70.31'
C15	26°33'10"	150.00'	69.52'	35.39'	N75°59'29"E	68.89'
C16	2°52'21"	100.00'	5.01'	2.51'	S87°49'54"W	5.01'
C17	85°16'08"	75.00'	111.62'	69.05'	S43°45'39"W	101.60'
C18	19°01'40"	120.00'	39.85'	20.11'	S10°38'25"W	39.67'
C19	59°08'53"	75.00'	77.42'	42.56'	S09°25'12"E	74.03'
C20	19°53'51"	100.00'	34.73'	17.54'	S48°56'34"E	34.55'
C21	31°52'45"	125.00'	69.55'	35.70'	N15°55'17"E	68.66'
C22	28°23'56"	300.00'	148.70'	75.91'	S72°19'53"E	147.18'
C23	24°59'38"	305.00'	133.05'	67.60'	S70°38'10"E	132.00'
C24	6°53'04"	550.00'	66.08'	33.08'	N03°25'26"E	66.04'
C25	90°00'00"	50.00'	78.54'	50.00'	N44°58'54"E	70.71'
C26	90°00'00"	50.00'	78.54'	50.00'	S45°01'06"E	70.71'
C27	39°07'46"	125.00'	85.37'	44.42'	S19°32'47"W	83.72'
C28	3°22'28"	2000.00'	117.79'	58.91'	N01°40'08"E	117.77'
C29	3°30'40"	605.00'	37.07'	18.54'	S84°53'18"E	37.07'

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C30	78°56'06"	145.00'	199.76'	119.39'	S47°10'35"E	184.34'
C31	29°56'05"	125.00'	65.31'	33.42'	N74°18'02"E	64.57'
C32	19°53'51"	125.00'	43.41'	21.93'	S48°56'34"E	43.19'
C33	21°42'28"	300.00'	113.66'	57.52'	S35°15'44"W	112.98'
C34	65°37'15"	300.00'	343.59'	193.41'	S57°13'07"W	325.12'
C35	2°16'04"	600.00'	23.75'	11.88'	S88°53'43"W	23.75'
C36	2°09'50"	600.00'	22.66'	11.33'	S88°50'36"W	22.66'
C37	28°11'17"	125.00'	61.50'	31.38'	S76°00'03"E	60.88'
C38	47°23'22"	50.00'	41.35'	21.94'	N66°12'38"E	40.19'
C39	42°29'12"	125.00'	92.69'	48.59'	N21°16'21"E	90.58'
C40	43°06'37"	175.00'	131.67'	69.13'	N21°27'37"E	128.59'
C41	5°59'34"	885.00'	92.57'	46.33'	N40°01'08"E	92.53'
C42	49°49'46"	125.00'	108.71'	58.06'	S65°09'40"E	105.32'
C43	83°01'47"	25.00'	36.22'	22.12'	S41°30'29"E	33.13'
C44	89°17'03"	25.00'	38.96'	24.69'	N67°35'59"E	35.13'
C45	33°33'26"	25.00'	14.64'	7.54'	N16°47'49"W	14.43'
C46	273°33'26"	50.00'	238.72'	46.99'	S76°47'49"E	68.48'
C47	60°00'00"	25.00'	26.18'	14.43'	S29°58'54"W	25.00'
C48	84°33'26"	25.00'	36.90'	22.73'	S15°51'38"E	33.64'
C49	90°11'27"	25.00'	39.35'	25.08'	N51°46'18"E	35.41'
C50	24°44'20"	25.00'	10.79'	5.48'	N12°23'16"W	10.71'
C51	149°40'30"	50.00'	130.62'	184.51'	N50°04'50"E	96.52'
C52	34°56'11"	25.00'	15.24'	7.87'	S72°33'01"E	15.01'
C53	32°45'37"	25.00'	14.29'	7.35'	N73°36'06"E	14.10'
C54	150°38'40"	50.00'	131.46'	190.89'	S47°27'22"E	96.74'
C55	27°53'04"	25.00'	12.17'	6.21'	S13°55'26"W	12.05'
C56	90°00'00"	25.00'	39.27'	25.00'	S45°01'06"E	35.36'
C57	90°00'00"	25.00'	39.27'	25.00'	S44°58'54"W	35.36'
C58	75°28'05"	25.00'	32.93'	19.35'	S01°19'22"W	30.60'

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C59	89°50'28"	25.00'	39.20'	24.93'	S38°12'45"E	35.31'
C60	90°00'00"	25.00'	39.27'	25.00'	S44°58'54"W	35.36'
C61	90°00'00"	25.00'	39.27'	25.00'	N45°01'06"W	35.36'
C62	90°11'51"	25.00'	39.36'	25.09'	N48°15'26"E	35.42'
C63	89°48'44"	25.00'	39.19'	24.92'	S41°44'16"E	35.30'
C64	90°00'00"	25.00'	39.27'	25.00'	S44°58'54"W	35.36'
C65	90°00'00"	25.00'	39.27'	25.00'	S45°01'06"E	35.36'
C66	75°38'58"	25.00'	33.01'	19.41'	N76°48'32"E	30.66'
C67	59°08'53"	75.00'	77.42'	42.56'	S68°34'05"E	74.03'
C68	23°24'23"	120.00'	49.02'	24.86'	S86°26'20"E	48.68'
C69	59°08'53"	75.00'	77.42'	42.56'	N75°41'25"E	74.03'
C70	80°14'21"	25.00'	35.01'	21.07'	N0°25'02"W	32.22'
C71	82°26'53"	25.00'	35.97'	21.90'	S82°38'40"E	32.95'
C72	90°01'12"	25.00'	39.28'	25.01'	N44°54'55"E	35.36'
C73	92°08'38"	25.00'	40.21'	25.95'	N46°10'00"W	36.01'
C74	89°07'06"	25.00'	38.89'	24.62'	S45°28'12"W	35.08'
C75	29°06'33"	25.00'	12.70'	6.49'	S27°57'41"W	12.57'
C76	106°44'55"	50.00'	93.16'	67.26'	S66°46'52"W	80.26'
C77	30°15'00"	25.00'	13.20'	6.76'	N74°58'11"W	13.05'
C78	79°36'02"	25.00'	34.73'	20.83'	S76°05'07"W	32.01'
C79	119°47'31"	73.00'	152.63'	125.91'	S13°46'47"E	126.31'
C80	58°21'52"	75.00'	76.40'	41.89'	S77°08'31"W	73.14'
C81	1°45'09"	120.00'	3.67'	1.84'	S48°50'09"W	3.67'
C82	57°25'16"	75.00'	75.16'	41.08'	S21°00'06"W	72.06'
C83	94°46'38"	25.00'	41.35'	27.18'	N52°20'22"E	36.80'
C84	92°16'41"	25.00'	40.26'	26.01'	S21°43'51"E	36.05'
C85	92°03'27"	25.00'	40.17'	25.91'	N43°56'32"W	35.98'
C86	47°23'22"	25.00'	20.68'	10.97'	N66°12'38"E	20.09'

Line Table			Line Table			Line Table		
Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance
L1	N0°05'41"W	114.06	L26	N62°10'52"W	103.48	L51	N89°54'19"E	175.11
L2	N89°55'31"E	13.28	L27	S89°58'54"W	120.77	L52	S22°24'16"E	11.94
L3	N0°04'29"W	50.00	L28	S7°42'32"E	37.56	L53	N42°30'57"E	179.26
L4	S89°55'31"W	104.10	L29	S0°43'56"E	50.00	L54	N0°01'45"E	47.31
L5	N1°42'26"E	73.81	L30	S38°59'38"E	9.41	L55	N0°05'41"W	107.77
L6	N10°44'07"E	68.15	L31	S31°06'31"W	190.59	L56	N43°00'55"E	164.11
L7	N19°00'40"E	68.21	L32	N73°36'48"W	108.55	L57	S21°48'18"E	25.38
L8	S27°56'04"W	68.26	L33	S76°27'03"W	40.62	L58	S21°46'07"W	25.38
L9	N36°56'33"E	68.55	L34	S24°19'17"W	55.17	L59	N45°00'32"W	14.36
L10	N45°33'17"E	65.82	L35	S10°54'54"W	104.96	L60	S17°08'07"E	33.20
L11	N46°49'32"E	49.36	L36	S0°04'33"E	172.00	L61	N1°34'26"W	38.67
L12	N43°02'51"E	49.31	L37	N31°51'39"E	38.52	L62	N42°30'57"E	55.00
L13	N39°05'15"E	53.68	L38	N89°58'54"E	12.50	L63	N51°21'08"E	44.25
L14	S52°58'39"E	164.87	L39	S58°08'21"E	69.01	L64	N77°53'26"E	39.74
L15	S54°45'13"E	115.01	L40	N06°51'58"E	53.35	L65	N89°54'19"E	55.00
L16	N33°06'02"E	66.35	L41	S39°06'40"W	48.48	L66	S47°08'00"E	40.25
L17	N28°58'30"E	7.50	L42	N03°21'22"E	48.28	L67	S38°59'38"E	9.41
L18	S78°22'42"E	84.12	L43	N59°19'59"E	58.37	L68	N34°36'10"E	65.56
L19	N23°42'16"E	46.83	L44	S38°59'38"E	80.82	L69	S89°58'54"W	140.00
L20	N73°40'33"W	5.55	L45	N73°40'33"W	78.82	L70	N89°57'07"W	31.72
L21	N16°19'27"E	50.00	L46	S24°24'30"W	58.95			
L22	N73°40'33"W	117.14	L47	N89°55'31"E	71.69			
L23	N88°57'00"W	69.62	L48	S40°14'47"E	44.45			
L24	N82°20'20"W	230.13	L49	N89°55'27"E	57.18			
L25	N77°27'59"W	85.39	L50	S61°54'24"E	39.69			

- General Notes
- BL . . . . . "Building Line"
  - BRS . . . . . "Bearings"
  - CF . . . . . "Clerk's File"
  - Esmt . . . . . "Easement"
  - "F". . . . . "Found 3/4–inch Iron With Cap Stamped "Quiddity" Property Corner"
  - FC . . . . . "Film Code"
  - FND. . . . . "Found"
  - IP . . . . . "Iron Pipe"
  - IR . . . . . "Iron Rod"
  - MCCF. . . . . "Montgomery County Clerks File"
  - MCMR . . . . . "Montgomery County Map Record"
  - MCOPRRP. . . . . "Montgomery County Official Public Records of Real Property"
  - No. . . . . "Number"
  - ROW . . . . . "Right-of-Way"
  - SSE . . . . . "Sanitary Sewer Easement"
  - Sq Ft . . . . . "Square Feet"
  - Stm SE . . . . . "Storm Sewer Easement"
  - UE . . . . . "Utility Easement"
  - WLE . . . . . "Waterline Easement"
  - ① . . . . . "Block Number"
  -  . . . . . "Street Name Break"

- 1) One–foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of–way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- 2) All block corner and cul–de–sac return to tangent radii are twenty–five feet (25').
- 3) All cul–de–sac radii are fifty feet (50'), unless otherwise indicated
- 4) All easements are centered on lot lines unless shown otherwise
- 5) All building lines along street rights–of–way as shown on the plat.
- 6) All utility easements are fourteen feet (14') wide unless otherwise shown.
- 7) This site is subject to restrictions recorded under Clerk's File No. 2004–047546, 2006–058443 and 2010013633 of the Real Property Records of Montgomery County, Texas.
- 8) This site is subject to a blanket utility easement as granted to CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, Southwestern Bell Telephone Company, d/b/a AT&T Texas, and Comcast of Houston, LLC, as set forth in instrument recorded under Clerk's File No. 2022076530 of the Real Property Records of Montgomery County, Texas.

GLEN OAKS

SEC 5

A SUBDIVISION OF 35.20 ACRES OF LAND

OUT OF THE

CYRUS T. WARD SURVEY, A-612,

MONTGOMERY COUNTY, TEXAS

145 LOTS

5 RESERVES

10 BLOCKS

JULY 2022

DEVELOPER/OWNER:  
**MAGNOLIA I, LTD.**  
5001 Woodway Dr., Unit 704  
Houston, Texas 77082

SURVEYOR:  
 **JONES | CARTER**  
Texas Board of Professional Land Surveying Registration No. 10045106  
1575 Sawdust Road, Suite 400 • The Woodlands, TX 77380 • 281.363.4039

## City Council Agenda Item Administration Department

**From:** City Planning – Christian Gable, Coordinator

**Date requested for City Council consideration:** August 13, 2022

**Subject:** Water Plant #3, Preliminary Plat, +/- 2.281 Acres

**Proceeding:**

Degree of importance: ☐ Critical ☒ Significant ☐ Elective

### FINANCIAL APPROVAL

Expenditure Required: N/A

Amount Budgeted: \$0.00

Appropriation Required: \$0.00

Source of Funds: N/A

### SUMMARY/ORIGINATING CAUSE

Preliminary Plat application was received 8/8. Review letter from the City Engineer was sent to the applicant on 8/15. This project has not received a Letter of No Objection as of today, 9/09.

### IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Increased capacity and opportunity for potential development.

### RECOMMENDATIONS

Deny approval of the application for Water Plant #3, Preliminary Plat, +/- 2.281 Acres considering there are existing comments on the City Engineer's review letter that need addressed and could potentially impact the layout of the site.

### ATTACHMENTS

Preliminary Plat



## Preliminary Plat Application Form

This form shall be submitted with each application for a preliminary plat.

### CONTACT INFORMATION

#### Applicant

AMBER WHITING

Name

11111 RICHMOND AVE., SUITE 150

Street Address

HOUSTON, TEXAS 77082

City, State Zip

346-998-4044

Phone

N/A

Fax

amber.whiting@windroseservices.com

E-mail

#### Architect (if different)

N/A

Name

N/A

Street Address

N/A

City, State Zip

N/A

Phone

N/A

Fax

N/A

E-mail

#### Property Owner (if different)

MAGNOLIA 4A ECONOMIC DEVELOPMENT CORPORATION

Name

18111 BUDDY RILEY BLVD

Street Address

MAGNOLIA, TEXAS 77354

City, State Zip

281-356-2266

Phone

N/A

Fax

N/A

E-mail

#### Engineer/Land Surveyor (if different)

AEI ENGINEERING

Name

11450 COMPAQ CENTER DRIVE, SUITE 660

Street Address

HOUSTON, TEXAS 77070

City, State Zip

281-350-7027

Phone

N/A

Fax

JNoeldner@baxterwoodman.com

E-mail

**PROPERTY PROFILE**

---

Property ID # R51127

Legal Description	<u>J.B. RICHARDS SURVEY</u>	<u>1</u>	<u>1</u>
	(Subdivision)	(Lot)	(Block)

Current Zoning RURUAL RESIDENTIAL (RU)**Present Use of Property**PROPERTY IS CURRENTLY NOT DEVELOPED - IT IS A WOODED AREA  

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**Proposed Use of the Property**2.281 ACRES, FOR THE INTENDED USE OF A WATER PLANT  

---

Total Area of Site 2.281

1. Description of existing property. If the property has been previously subdivided, provided the lot(s), block(s), and subdivision name. If the property has been subdivided, provide the metes and bounds description:  
ABSTRACT NO. 449, J.B. RICHARDS SURVEY, TRACT 9, 22.33 ACRES  


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2. Description of proposed property change, including lot numbers, name, etc.  
ABSTRACT NO. 449, J.B. RICHARDS SURVEY, 2.281 ACRES, 1 BLOCK, 1 RESTICTED RESERVE  


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### Required Information

- ☒ Three (3) copies of the preliminary plat; minimum 20 in. x 24 in. size in blue or black line
- ☒ All fees
- ☒ One (1) Adobe Acrobat PDF of each page presented to the City for review
- ☒ Title opinion (title search) from a title guaranty company not more than 30 days old
- ☒ Three (3) original copies of a letter of transmittal
- ☒ Vicinity map
- ☒ North arrow
- ☒ Revision date
- ☒ Legal description of the parcel proposed for subdivision
- ☒ Scale
- ☒ Contour lines (at one-foot intervals)
- ☒ Tabulations that include:
  - ☐ The number of lots in the subdivision
  - ☐ The size of the parcel
  - ☐ Water available for fire protection
- ☒ Use and ownership of abutting parcels or lots
- ☒ Location and dimensions of right-of-ways, lots, utility easements, open spaces, and buffers
- ☐ Required justifications for cul-de-sacs, if cul-de-sacs are proposed
- ☒ Three (3) copies of blue or black line prints of the preliminary plans for the furnishings of water, sanitary sewer facilities, and provisions for storm sewers and general drainage facilities
- ☒ Proposed generalized use of lots (*e.g.*, mixed-use, single-family attached, multi-family, industrial, commercial or office, or institutional), provided on a separate attached description
- ☐ Location and size of proposed parks, playgrounds, civic (including church) or school sites or other special uses of land to be considered for dedication to public use, provided on a separate attached description
- ☐ If the proposed subdivision is to be constructed in several phases, a staging plan that shows how the subdivision improvements will be phased. Anticipated time lines for construction of the improvements shall be provided on a separate attached description
- ☒ Statement of proposed plans for drainage and sewage disposal/outfall, including location of proposed culverts and bridge, provided on a separate utility sheet
- ☐ If the proposed subdivision is one of several phases, conceptual plans for the other phases
- ☐ Traffic study (if necessary)

I, AMBER WHITING (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.



Signature of Applicant

8/3/2022

Date

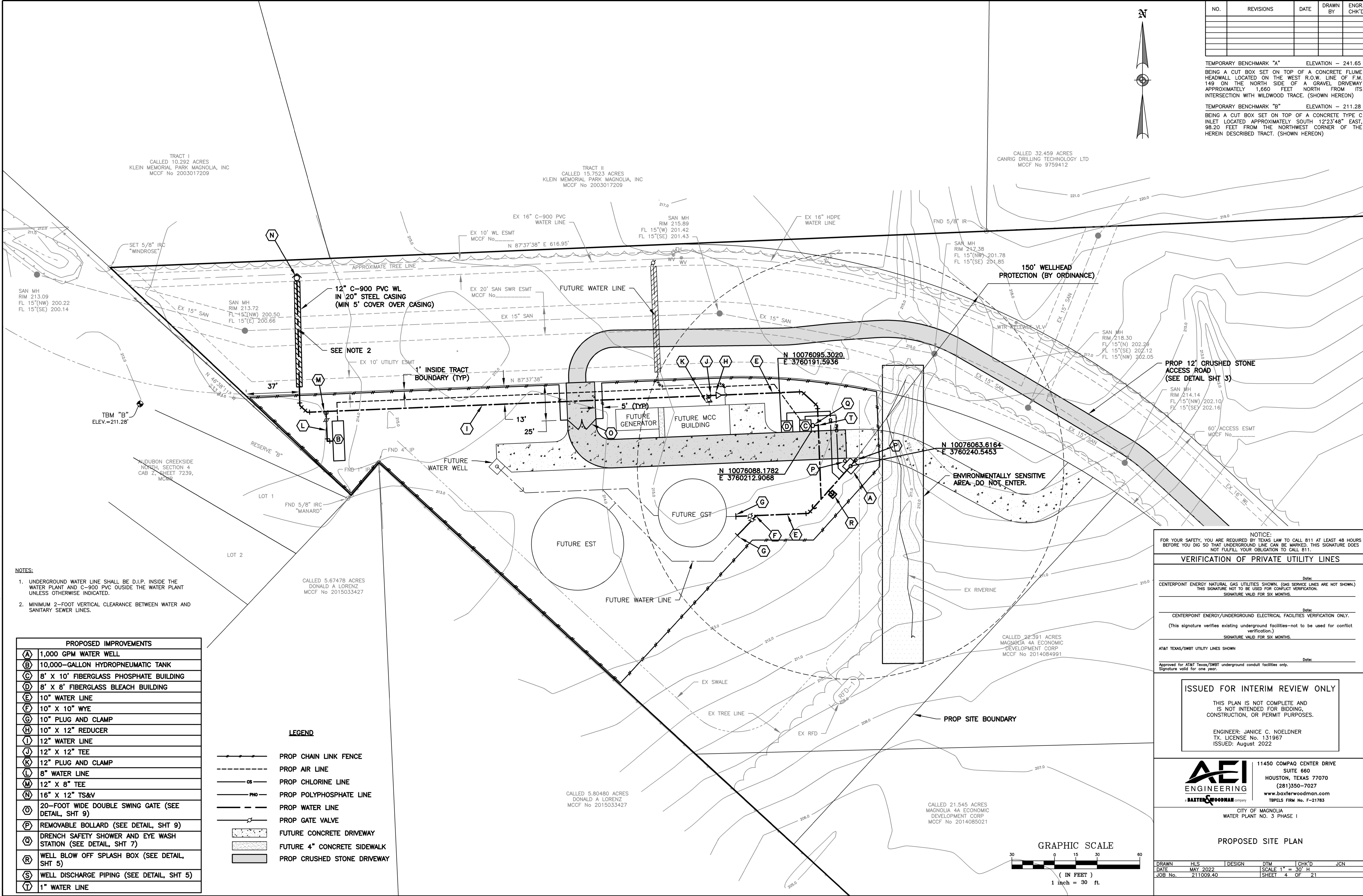


P:\MAGNOLIA\211009-Water Plant No. 3\40-Design\CAD\WP3-Phase 1\01\_Plans\01\_Sheets\04\_PROPOSED SITE PLAN.dwg, 8/4/2022 10:18:05 AM, Haley Miller

- NOTES:
- UNDERGROUND WATER LINE SHALL BE D.I.P. INSIDE THE WATER PLANT AND C-900 PVC OUTSIDE THE WATER PLANT UNLESS OTHERWISE INDICATED.
  - MINIMUM 2-FOOT VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER LINES.

PROPOSED IMPROVEMENTS	
(A)	1,000 GPM WATER WELL
(B)	10,000-GALLON HYDROPNEUMATIC TANK
(C)	8' X 10' FIBERGLASS PHOSPHATE BUILDING
(D)	8' X 8' FIBERGLASS BLEACH BUILDING
(E)	10" WATER LINE
(F)	10" X 10" WYE
(G)	10" PLUG AND CLAMP
(H)	10" X 12" REDUCER
(I)	12" WATER LINE
(J)	12" X 12" TEE
(K)	12" PLUG AND CLAMP
(L)	8" WATER LINE
(M)	12" X 8" TEE
(N)	16" X 12" TS&V
(O)	20-FOOT WIDE DOUBLE SWING GATE (SEE DETAIL, SHT 9)
(P)	REMOVABLE BOLLARD (SEE DETAIL, SHT 9)
(Q)	DRENCH SAFETY SHOWER AND EYE WASH STATION (SEE DETAIL, SHT 7)
(R)	WELL BLOW OFF SPLASH BOX (SEE DETAIL, SHT 5)
(S)	WELL DISCHARGE PIPING (SEE DETAIL, SHT 5)
(T)	1" WATER LINE

LEGEND	
	PROP CHAIN LINK FENCE
	PROP AIR LINE
	PROP CHLORINE LINE
	PROP POLYPHOSPHATE LINE
	PROP WATER LINE
	PROP GATE VALVE
	FUTURE CONCRETE DRIVEWAY
	FUTURE 4" CONCRETE SIDEWALK
	PROP CRUSHED STONE DRIVEWAY



FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINE CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811.

NOTICE:

VERIFICATION OF PRIVATE UTILITY LINES

CENTERPOINT ENERGY NATURAL GAS UTILITIES SHOWN. (GAS SERVICE LINES ARE NOT SHOWN.) THIS SIGNATURE NOT TO BE USED FOR CONFLICT VERIFICATION. SIGNATURE VALID FOR SIX MONTHS.

CENTERPOINT ENERGY/UNDERGROUND ELECTRICAL FACILITIES VERIFICATION ONLY. (This signature verifies existing underground facilities—not to be used for conflict verification.) SIGNATURE VALID FOR SIX MONTHS.

AT&T TEXAS/SWBT UTILITY LINES SHOWN

Approved for AT&T Texas/SWBT underground conduit facilities only. Signature valid for one year.

ISSUED FOR INTERIM REVIEW ONLY

THIS PLAN IS NOT COMPLETE AND IS NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.

ENGINEER: JANICE C. NOELDNER  
TX. LICENSE No. 131967  
ISSUED: August 2022

**AEI ENGINEERING**  
11450 COMPAQ CENTER DRIVE  
SUITE 600  
HOUSTON, TEXAS 77070  
(281)350-7027  
www.baxterwoodman.com  
TBEELS FIRM No. F-21783

CITY OF MAGNOLIA  
WATER PLANT NO. 3 PHASE I

PROPOSED SITE PLAN

DRAWN	HLS	DESIGN	DTM	CHK'D	JCN
DATE	MAY 2022			SCALE 1" = 30' H	
JOB No.	211009.40			SHEET 4 OF 21	

Z:\57296-CITY OF MAGNOLIA-WATER PLANT SITE\PLAT\20220808-PLAT-CITY OF MAGNOLIA WATER PLANT NO. 3-57296-P116773.DWG - AWHTING - 08

STATE OF TEXAS  
COUNTY OF MONTGOMERY

We, Magnolia 4A Economic Development Corporation, acting by and through Robert Franklin, President, and Jake Kelly, Vice President, being officers of Magnolia 4A Economic Development Corporation, hereinafter referred to as the owner of the property subdivided in the above and foregoing map of WATER PLANT NO. 3, do hereby make subdivision of said property for and on behalf of said Magnolia 4A Economic Development Corporation, according to the lines, streets, alleys, parks, building lines, and easements therein shown, and designate said subdivision as WATER PLANT NO. 3, in the J.B. RICHARDS SURVEY, ABSTRACT NO. 448, CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, and on behalf of said Magnolia 4A Economic Development Corporation, dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that WE, Magnolia 4A Economic Development Corporation, acting by and through Robert Franklin, President, and Jake Kelly, Vice President, being officers of Magnolia 4A Economic Development Corporation, owners of the property subdivided in the above and foregoing map of WATER PLANT NO. 3 have complied with or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County, Texas.

FURTHER, WE, Magnolia 4A Economic Development Corporation, acting by and through Robert Franklin, President, and Jake Kelly, Vice President, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert).

IN TESTIMONY WHEREOF, WE, Magnolia 4A Economic Development Corporation, have caused these presents to be signed by Robert Franklin, President, and Jake Kelly, Vice President, thereunto authorized, and its common seal hereunto affixed

this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: MAGNOLIA 4A ECONOMIC DEVELOPMENT CORPORATION

By: \_\_\_\_\_  
Robert Franklin  
President

By: \_\_\_\_\_  
Jake Kelly  
Vice President

STATE OF TEXAS  
COUNTY OF MONTGOMERY

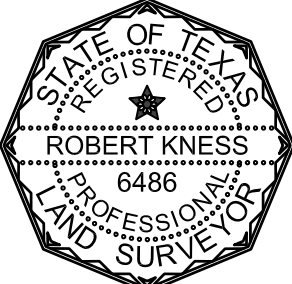
BEFORE ME, the undersigned authority, on this day personally appeared Robert Franklin, President, and Jake Kelly, Vice President of Magnolia 4A Economic Development Corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the  
State of Texas

My Commission Expires:

I, ROBERT KNESS, a Registered Professional Land Surveyor, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plot was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent metal) pipe or rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plot boundary corners have been tied to the nearest survey corner.



ROBERT KNESS  
Registered Professional Land Surveyor  
Texas Registration No. 6486

This is to certify that the Planning and Zoning Commission of the City of Magnolia, Texas, has approved this plot and subdivision of WATER PLANT NO. 3 as shown herein.

IN TESTIMONY WHEREOF, in witness of the official signatures of the Planning and Zoning Chairperson, and the City Secretary of the City of Magnolia, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, do approve this plot to be recorded in the official record at the Montgomery County Clerk's Office.

\_\_\_\_\_  
Scott A. Shelburne  
Planning and Zoning Chairperson

\_\_\_\_\_  
Kandice Garrett  
City Secretary

This is to certify that the City Council of the City of Magnolia, Texas, has approved this plot and subdivision of WATER PLANT NO. 3 as shown herein.

IN TESTIMONY WHEREOF, in witness of the official signatures of the Mayor, and the City Secretary of the City of Magnolia, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, do approve this plot to be recorded in the official record at the Montgomery County Clerk's Office.

\_\_\_\_\_  
Todd Kana  
Mayor

\_\_\_\_\_  
Kandice Garrett  
City Secretary

I, Mark Turnbull, Clerk of the County Court of Montgomery County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 20\_\_, at o'clock, \_\_M., and duly recorded on \_\_\_\_\_, 20\_\_, at o'clock, \_\_M., in Cabinet \_\_\_\_\_, Sheet \_\_\_\_\_, of record of \_\_\_\_\_ for said County.

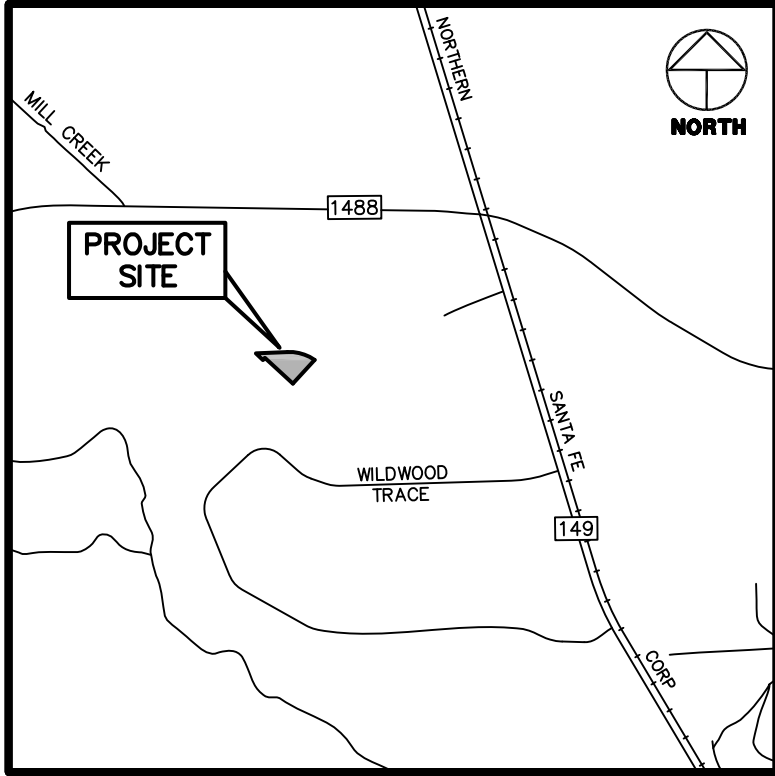
WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

\_\_\_\_\_  
Mark Turnbull, Clerk, County Clerk  
Montgomery County, Texas

By: \_\_\_\_\_  
Deputy

#### GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
2. ALL COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999966245.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NO. 48029C0240G REVISED/DATED SEPTEMBER 28, 2010, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. SUBDIVISION BENCHMARK IS A 3" BRASS DISK IN 6" CONCRETE COLUMN STAMPED "XXXXX XXXXX" SET ON THE NORTHWEST SIDE OF FM 1488, APPROXIMATELY 400' NORTH OF SMITH STREET. ELEVATION IS BASED ON STATIC OBSERVATIONS PERFORMED ON THE SITE AT THE TIME OF SURVEY THAT WAS POST PROCESSED THROUGH NGS OFUS. ELEVATION = XXXXX (NAVD 1988/91 ADJUSTED/GEI0099).
5. THE CITY OF MAGNOLIA HAS ADOPTED ZONING. THIS PROPERTY FALLS UNDER A RESIDENTIAL ZONING DISTRICT: RURAL RESIDENTIAL (RU). THIS DISTRICT IS FOR THE PURPOSE OF PRESERVING THE AGRICULTURAL USE OF LAND IN THE PERIPHERAL AREAS OF THE CITY. GENERALLY, IT IS NOT INTENDED FOR URBAN DEVELOPMENT YET IT MAY ACCOMMODATE INDIVIDUAL HOMESTEADS.
6. PROPERTY IS SUBJECT TO THE ORDINANCES IF ANNEXATION EXECUTED BY THE CITY OF MAGNOLIA RECORDED UNDER COUNTY CLERK'S FILE NUMBERS 2014065510 AND 2014065511.



CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS

**VICINITY MAP**  
**SCALE: 1" = 2,000'**

#### ABBREVIATIONS

FND - FOUND  
M.C.C.F. - MONTGOMERY COUNTY CLERK FILE  
M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS  
M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS  
IP - IRON PIPE  
IR - IRON ROD  
NO. - NUMBER  
PG. - PAGE  
R.O.W. - RIGHT-OF-WAY  
SQ. FT. - SQUARE FEET  
VOL. - VOLUME  
B.L. - BUILDING LINE  
W.L.E. - WATER LINE EASEMENT  
S.S.E. - SANITARY SEWER EASEMENT  
U.E. - UTILITY EASEMENT

## PRELIMINARY PLAT OF WATER PLANT NO. 3

A SUBDIVISION OF  
2.281 AC. / 99,358 SQ. FT.  
SITUATED IN THE J.B. RICHARDS SURVEY,  
ABSTRACT NO. 449, CITY OF MAGNOLIA,  
MONTGOMERY COUNTY, TEXAS

1 BLOCK 1 RESERVE

AUGUST 2022

Owner

Magnolia 4A Economic  
Development Corporation

18111 Buddy Riley Blvd  
Magnolia, TX 77354

Surveyor

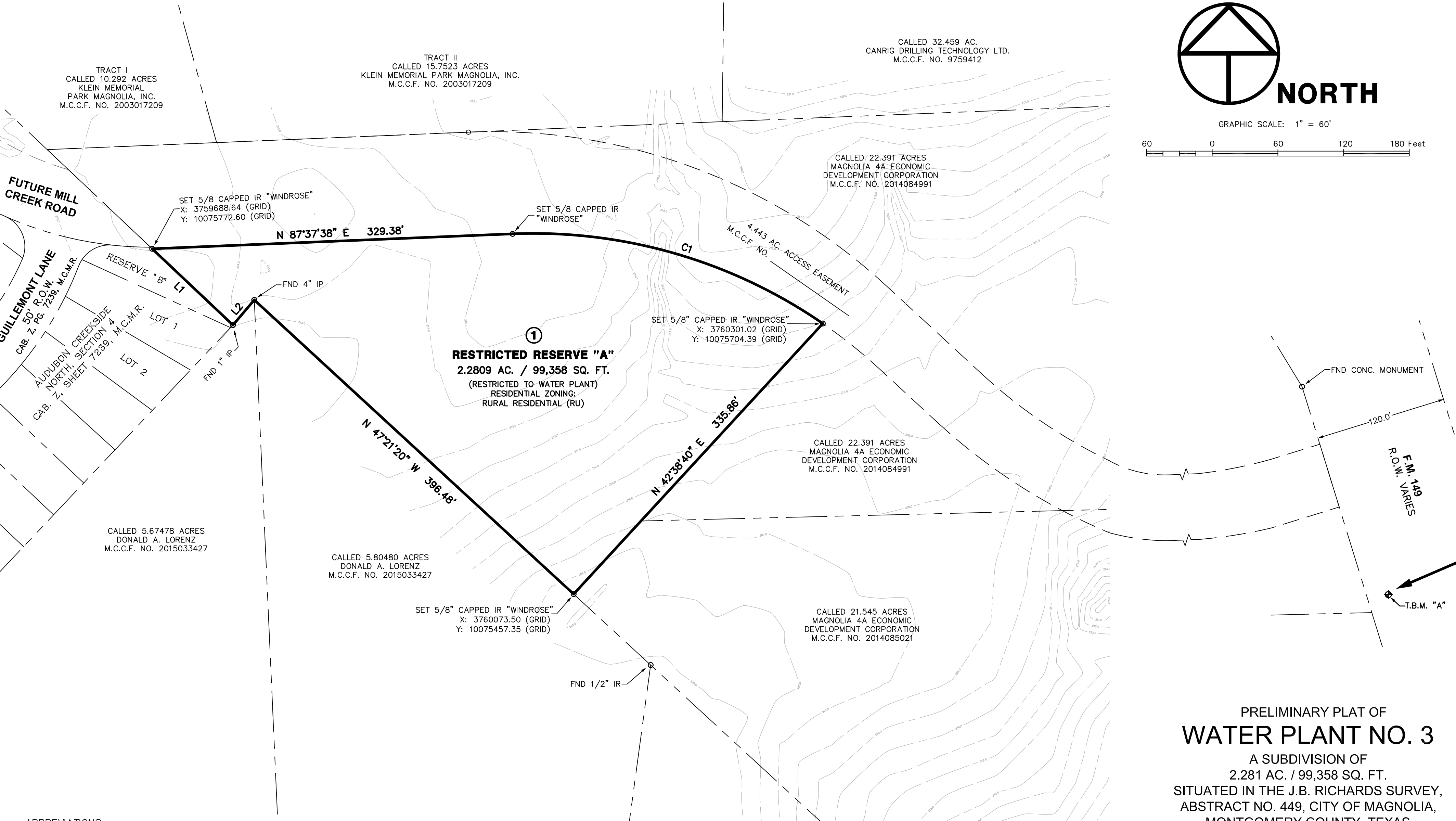


**WINDROSE**  
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108892 | WINDROSESERVICES.COM

Sheet 1 of 2

Z:\57296-CITY OF MAGNOLIA-WATER PLANT SITE\PLAT\20220808-PLAT-CITY OF MAGNOLIA WATER PLANT NO. 3-57296-P116773.DWG - AWHTING - 08



#### ABBREVIATIONS

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S.S.E. - SANITARY SEWER EASEMENT  
U.E. - UTILITY EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	36°58'24"	465.00'	300.07'	S 73°53'10" E	294.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°38'11" W	101.40'
L2	S 40°21'23" W	30.13'

## PRELIMINARY PLAT OF WATER PLANT NO. 3

A SUBDIVISION OF  
2.281 AC. / 99,358 SQ. FT.  
SITUATED IN THE J.B. RICHARDS SURVEY,  
ABSTRACT NO. 449, CITY OF MAGNOLIA,  
MONTGOMERY COUNTY, TEXAS

1 BLOCK 1 RESERVE

AUGUST 2022

Owner

Magnolia 4A Economic  
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18111 Buddy Riley Blvd  
Magnolia, TX 77354

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108892 | WINDROSESERVICES.COM

Sheet 2 of 2





August 15, 2022

Mr. Don Doering  
City Administrator  
City of Magnolia  
18111 Buddy Riley Boulevard  
Magnolia, Texas 77354

**Reference:     *Water Plant No. 3 - Preliminary Plat Review Letter***  
***City of Magnolia***  
***AEI Job No. 221697.80-001***

Dear Mr. Doering:

We received the preliminary plat for the proposed Water Plant No. 3 development received August 8, 2022. On behalf of the City of Magnolia (the "City"), we have reviewed the submitted documents and are providing the following comments for your consideration:

1. Update the elevation on Note 4 of Sheet 1.
2. Revise FEMA Map panel number and associated revision date on Sheet 1.
3. Label the point of beginning on the face of the plat.
4. Provide the City Planning Letter not older than 30 days of the plat submittal.
5. Provide setbacks and open space ratio (for informational purposes only) as indicated in the Unified Development Code.
6. Provide any proposed easements for the property.
7. Record the access easement for future Mill Creek Road before the final plat review.
8. Provide a Comment Response Letter indicating the changes made in the following review.

Should you have any questions or require additional information, please contact the undersigned or Michael A. Kurzy, P.E. at (281) 350-7027.

Sincerely,

Cristin Emshoff, MUP, ENV SP  
Urban Planner

AEI Engineering, a Baxter & Woodman Company  
TBPELS Registration No. F-21783

XC:     Ms. Christian Gable – City of Magnolia - Planning Coordinator  
          Mr. Burt Smith – City of Magnolia – Director of Public Works  
          Mr. Michael A. Kurzy, P.E. – AEI Engineering, a Baxter & Woodman Company  
          Mr. Robel E. Giackero, PE. – AEI Engineering, a Baxter & Woodman Company  
          Ms. Amber Whiting, Windrose Services, Inc.

## City Council Agenda Item Administration Department

**From:** City Planning – Christian Gable, Coordinator

**Date requested for City Council consideration:** August 13, 2022

**Subject:** Major Modification of Plat, Melton Street Lots 1, 2, and 3.

**Proceeding:**

Degree of importance: ☐ Critical ☒ Significant ☐ Elective

### FINANCIAL APPROVAL

Expenditure Required: N/A

Amount Budgeted: \$0.00

Appropriation Required: \$0.00

Source of Funds: N/A

### SUMMARY/ORIGINATING CAUSE

Application was received 8/8 and submitted for review on 8/9. Review letter from the City Engineer was sent to the applicant on 8/11. Applicant resubmitted application on 8/25 to address review comments. This project has not received a Letter of No Objection as of today, 8/25.

### IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Allows for individual property sale to serve future growth.

### RECOMMENDATIONS

Deny approval of the application for Major Modification of Plat, Melton Street Lots 1, 2, and 3 considering there are existing comments on the City Engineer's review letter that need addressed and could potentially impact the layout of the site. Resubmitting for next P&Z meeting.

### ATTACHMENTS

Major Modification of Plat Application





## Administrative Plat Application Form

This form shall be submitted with each application for an administrative plat.

### CONTACT INFORMATION

#### Applicant

STEVE CREWS (CRC Surveying, Inc.)

Name

33300 Egypt Lane, Suite F200

Street Address

MAGNOLIA, TEXAS 77354

City, State Zip

281-356-5172

Phone

N/A

Fax

survey@ccsurveying.com

E-mail

#### Architect (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

#### Property Owner (if different)

NANCY R. PURVIS

Name

18806 Squirrel Oaks

Street Address

Magnolia, Texas 77355

City, State Zip

713-569-7320

Phone

N/A

Fax

mitamculty@shcglobal.net

E-mail

#### Engineer/Land Surveyor (if different)

Same as applicant

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Project Name: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Reviewer: \_\_\_\_\_



COUNTY OF MONTGOMERY

I, **Nancy R. Purvis**, owner of the property subdivided in the above foregoing map of **Partial Replat of Lee Addition**, do hereby make subdivision of said property according to the lines, terms, areas, and bearings shown and contained therein, and do designate said subdivision as **Partial Replat of Lee Addition**, to the **Magalia Precinct Survey**, **Volume Number 172**, of Montgomery County, Texas, and do declare to public use, to wit, the streets, alleys, parks, and easements shown, forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys indicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades, and do hereby bind my heirs, assigns, and assigns forever the title to the land so dedicated.

**FURTHER**, I, **Nancy R. Purvis**, do hereby dedicate forever to the public a city of land a minimum of **15'** that will be on each side of the center line of any and all streets, avenues, drives, alleys, or other named drainage systems located on said subdivision, as necessary for drainage purposes, giving Montgomery County and/or other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structures.

**FURTHER**, all of the property subdivided in the above foregoing map shall be restricted to its use, which restrictions shall run with the title of the property, and shall be enforceable, at the first option of Montgomery County, by Montgomery County or any persons thereof, by injunction, as follows:

1. The drainage of water shall be to the street, alley, or other public ditch, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveway shall have a net drainage opening area of sufficient size to permit the free flow of water without backflow, and shall be a minimum of one and three quarters (1 3/4) square feet (18" diameter pipe culvert).

**FURTHER**, we do hereby declare that all parcels of land designated as reserves on this plat are originally intended for the construction of commercial uses (business and retail) to maintain lot sizes under the terms and conditions of such restrictions that require, unless otherwise noted.

WITNESS MY HAND BY \_\_\_\_\_, Montgomery County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Nancy R. Purvis

STATE OF TEXAS

COUNTY OF MONTGOMERY

Before me, the undersigned authority, on this day personally appeared **Nancy R. Purvis**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Nancy Purvis is and for the State of Texas

My Commission expires \_\_\_\_\_

I, Jeff Johnson, P.E., County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by Montgomery County Commissioners Court.

I, further certify that the plat of this subdivision complies with the requirements for limited subdivision drainage as adopted by Commissioners Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intersecting drainage ways or point stream or on any other area of subdivision within the watershed.

Jeff Johnson, P.E.

County Engineer

APPROVED by the Commissioners Court of Montgomery County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Robert C. Walker, Clerk of the Board

Commissioner, Precinct 1

Mark Knapp  
County Judge

Jason Neak, Clerk of the Board

Commissioner, Precinct 3

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

I, Mark Tordahl, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration to my office on \_\_\_\_\_ of \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_ of \_\_\_\_\_ of \_\_\_\_\_, 2022, for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at the City of Corpus Christi, this day and then later shown written.

Mark Tordahl, Clerk, County Court,

Montgomery County, Texas

By \_\_\_\_\_

Deputy

Approved this day of \_\_\_\_\_, 2022, by the City Council of the City of Magalia, Texas.

Attest: \_\_\_\_\_

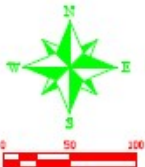
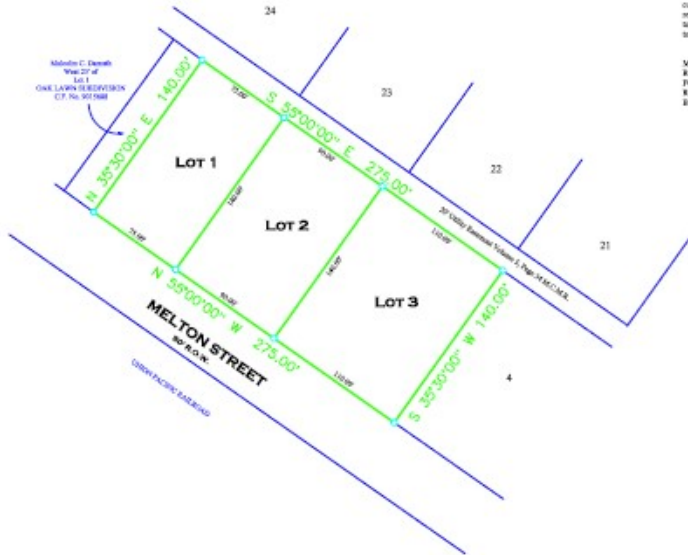
By: \_\_\_\_\_

I, Steven L. Davis, registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the division boundaries reflected on the face of the plat was established as required by legislation; that all corners and single points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent marked) pins or rods having a diameter of not less than five-eighths of an inch (5/8"), and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the concrete survey corner.

Steven L. Davis

Texas Registration No. 4141

Minister C. Daniels  
Map 27 of  
ONE LARSEN SUBDIVISION  
CT. No. 901988



Notes:

1. Basis of Bearings: Recorded Plat.
2. This property lies within Zone 10 as SCALED from FEMA Map Panel Number 40303047N, dated December 18, 1996.
3. Subject to a 3 foot building line restriction on all side property lines unless stated otherwise.
4. Easements and building lines are per the recorded Plat of Deer Crossing.
5. The purpose of this Replat is to subdivide two dedicated streets and out-dwelling, namely "Ableton" and "Larson", to combine 18 lots into 3 reserves, and to change the use of Reserve "2" from single family residential to commercial reserve for commercial purposes. Reserve "2" will be changed to commercial reserve for residential purposes.

M.R.M.C.T. Map Records Montgomery County Texas  
P.R.M.C.T. Map Records Montgomery County Texas  
P.C. Map Records Montgomery County Texas  
R.O. Map Records Montgomery County Texas  
R.L. & G.L. Map Records Montgomery County Texas

Partial Replat

LEE ADDITION

NANCY R. PURVIS

18066 Aqueduct Oaks Drive,  
Magalia, Texas 77555

C & C SURVEYING INC.

Firm Number 10029400  
33000 Egypt Lane, Suite 7100  
Magalia, Texas 77555  
Office: 281-356-5172  
survey@surveying.com



August 12, 2022

Mr. Don Doering  
City Administrator  
City of Magnolia  
18111 Buddy Riley Boulevard  
Magnolia, Texas 77354

**Reference:    *Melton St Replat of Lots 1, 2, and 3- Plat Review***  
***City of Magnolia***  
***AEI Job No. 221719.80-001***

Dear Mr. Doering:

We received the plat and application for the proposed Melton St Replat of Lots 1, 2, and 3 development on August 5, 2022 without the necessary documentation needed to complete the plat review. This plat is administratively incomplete. We are providing the following comments for the next round of review:

1. Note #4 in the plat says "Replat of Deer Crossing, and "Lee Crossing" is greyed out in the title block. Update the title block for the project with the plat name.
2. Provide the recorded plat for the street dedications indicated in the plat.
3. Provide the appropriate legal description of the property with the survey name, abstract number, and acreage.
4. Resend the plat with black ink.
5. Provide the City Planning Letter within 30 days of the plat submittal.
6. Provide the metes and bounds.
7. Update the plat with contours.
8. Add easements to the plat.
9. Add building setbacks as identified in the City's Unified Development Code.
10. Provide confirmation of what the building line indicated in Note 3 is based on.
11. Revise FEMA Map Panel number and date of map.
12. Add signature blocks for Planning and Zoning and City Council.
13. Add curve data, lengths of all arcs, radii, internal angled, points of curvature, and lengths and bearings of tangents for all lots.
14. Provide a Comment Response Letter indicating the changes made in the next review.

Please make all the revisions as requested and the applicable paperwork for this office for final approval. If you have any questions or require additional information, please contact the undersigned or Michael A. Kurzy, P.E. at (281) 350-7027.

Sincerely,

  
Cristin Emshoff, MUP, ENV SP



Urban Planner

AEI Engineering, a Baxter & Woodman Company

TBPELS Registration No. F-21783

XC: Ms. Christian Gable – City of Magnolia - Planning Coordinator  
Mr. Burt Smith – City of Magnolia – Director of Public Works  
Mr. Michael A. Kurzy, P.E. – AEI Engineering, a Baxter & Woodman Company  
Mr. Robel E. Giackero, PE. – AEI Engineering, a Baxter & Woodman Company  
Mr. Steve Crews – CC Surveying, Inc.

## City Council Agenda Item Administration Department

**From:** City Planning – Christian Gable, Coordinator

**Date requested for City Council consideration:** August 13, 2022

**Subject:** Mill Creek Estates, Section 7, Final Plat, +/- 47.307 Acres.

**Proceeding:**

Degree of importance: ☐ Critical ☒ Significant ☐ Elective

### FINANCIAL APPROVAL

Expenditure Required: N/A

Amount Budgeted: \$0.00

Appropriation Required: \$0.00

Source of Funds: N/A

### SUMMARY/ORIGINATING CAUSE

Application was received 8/8. Review letter from the City Engineer was sent to the applicant on 8/18. This project has not received a Letter of No Objection as of today, 9/09.

### IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Increased housing for growing population.

### RECOMMENDATIONS

Deny the application for Mill Creek Estates, Section 7, Final Plat, +/- 47.307 Acres considering there are existing comments on the review letter from the City Engineer that need addressed and could potentially impact the layout of the project.

### ATTACHMENTS

Final Plat



## Final Plat Application Form

This form shall be submitted with each application for a final plat.

### CONTACT INFORMATION

#### Applicant

LJA Engineering, Inc.- Zach Zarse

Name

3600 W Sam Houston Parkway S Suite 600

Street Address

Houston, TX 77042

City, State Zip

713-580-4100

Phone

Fax

zzarse@lja.com

E-mail

#### Architect (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

#### Property Owner (if different)

Forestar (USA) Real Estate Group, Inc.

Name

3355 West Alabama Street, Suite 600

Street Address

Houston, TX 77098

City, State Zip

Phone

Fax

thomassikora@forestar.com

E-mail

#### Engineer/Land Surveyor (if different)

LJA Surveying, Inc.- Cameron S. Lowe

Name

3600 W Sam Houston Parkway S, Suite 175

Street Address

Houston, TX 77042

City, State Zip

713-953-5212

Phone

Fax

clowe@ljasurvey.com

E-mail

Project Name: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Reviewer: \_\_\_\_\_



**PROPERTY PROFILE**

---

Legal Description Mill Creek Estates Section 7 176 7  
(Subdivision) (Lot) (Block)

Current Zoning PD

Present Use of Property  
Agricultural/ Vacant

Proposed Use of the Property  
Single Family Residential

Total Area of Site 47.307

Project Name: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Reviewer: \_\_\_\_\_

1. Description of existing property. If the property has been previously subdivided, provided the lot(s), block(s), and subdivision name. If the property has been subdivided, provide the metes and bounds description:

N/A

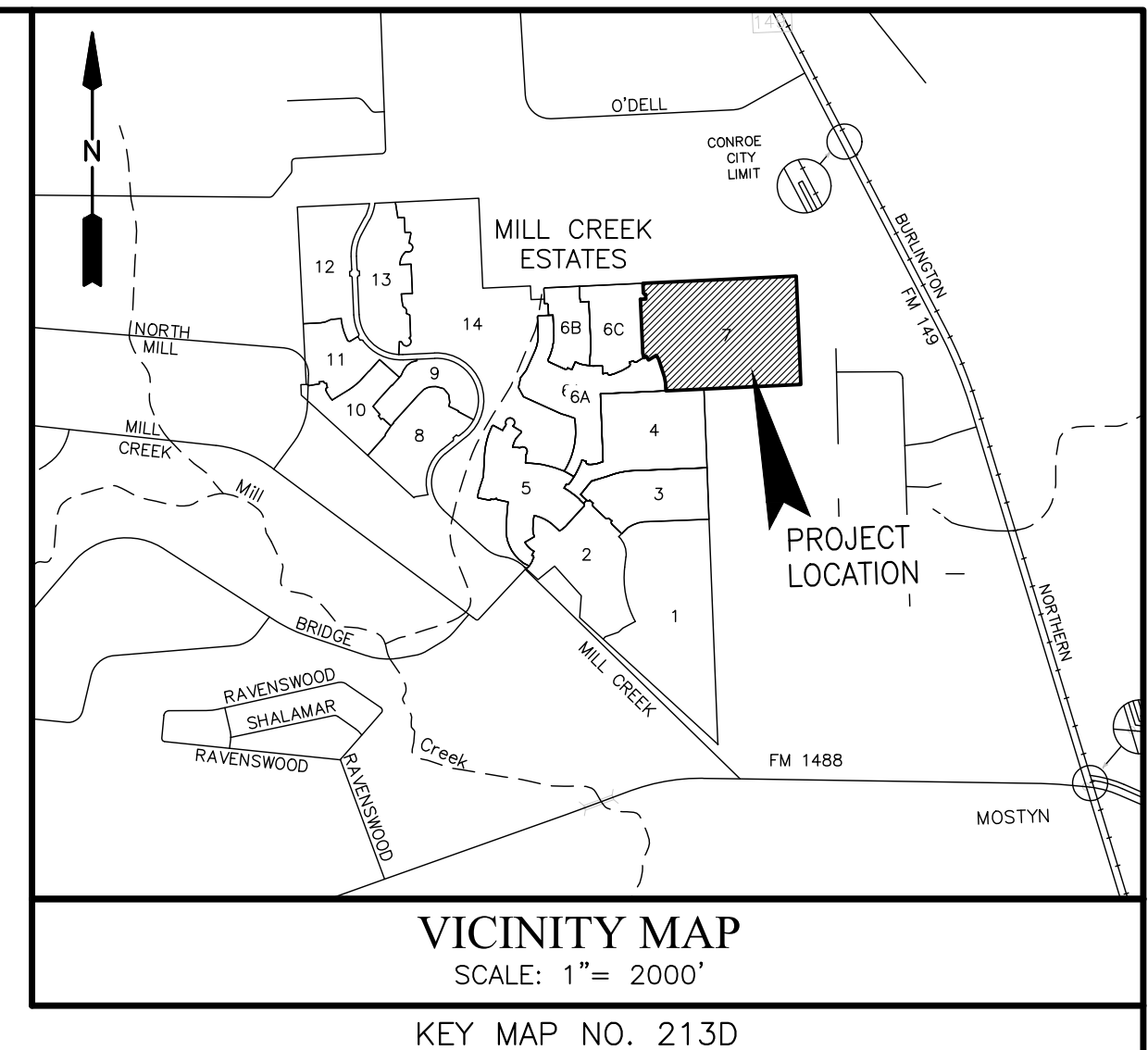
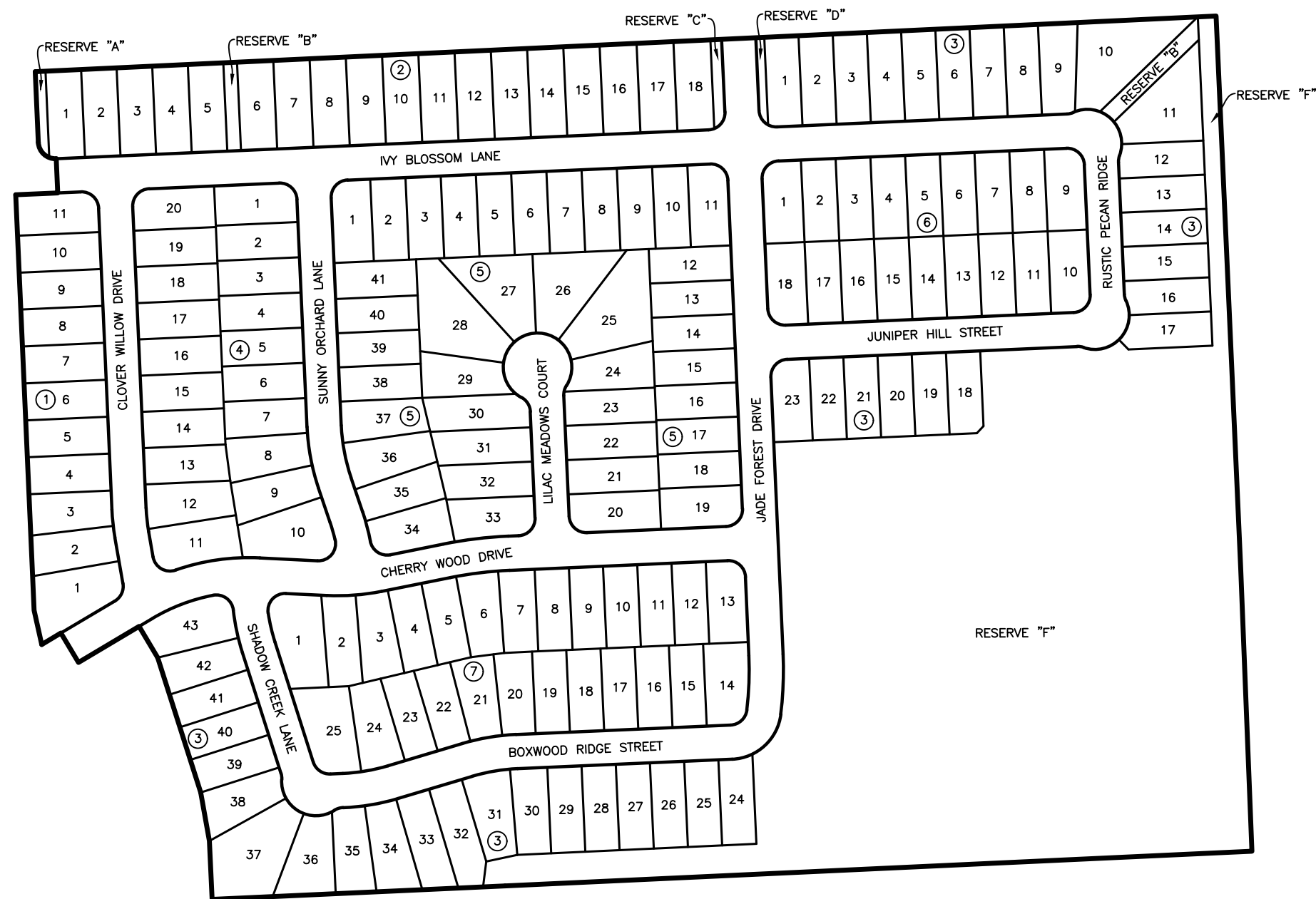
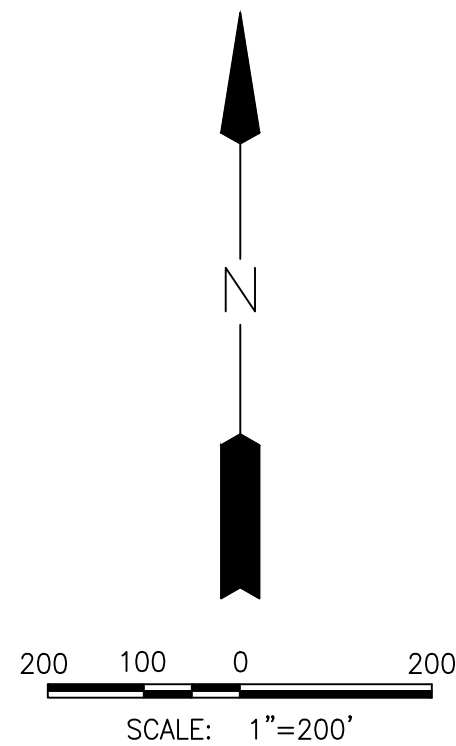
2. Description of proposed property change, including lot numbers, name, etc.

Mill Creek Sec 7, 176 Lots, 7 Blocks, 6 Reserves (11.907 acres)

### Required Information

- ☐ Three (3) copies of the final plat; minimum 20 in. x 24 in. size Mylar originals sealed by a state of Texas registered surveyor
- ☐ Twelve (12) copies in black or blue line copies of the original Mylar final plat
- ☐ Twelve (12) copies of a "letter of explanation" explaining the details of the final plat
- ☐ One (1) copy in blue or black line of all originals in 11 in. x 17 in. size
- ☐ All fees
- ☐ One (1) Adobe Acrobat PDF of each page presented to the City for review
- ☐ Owner affidavit of no conveyance of any interest and that no additional liens exist on the land within the plat since the date of the original title opinion (title search)
- ☐ Tax certificates; City, County, and School
- ☐ Final plans and specifications for all required improvements
- ☐ Vicinity map
- ☐ North arrow
- ☐ Revision date
- ☐ Legal description
- ☐ Scale
- ☐ Contour lines (at one-foot intervals)
- ☐ Tabulations that include:
  - ☐ The number of lots in the subdivision
  - ☐ The size of the parcel
  - ☐ The number of dwelling units proposed (provided on a separated attached description)
  - ☐ The number of square feet of nonresidential floor area proposed, by generalized use (provided on a separate attached description)
  - ☐ Water available for fire protection
- ☐ Use and ownership of abutting parcels or lots
- ☐ Location and dimensions (including all curve data, the lengths of all arcs, radii, internal angles, points of curvature, lengths and bearings of tangents) of:
  - ☐ Right-of-way, streets, alleys, railroads, lots, open space, parks, protected natural resources, and buffers
  - ☐ Utility and access easements
  - ☐ Private access easements

Project Name: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Reviewer: \_\_\_\_\_



# MILL CREEK ESTATES SECTION 7

A SUBDIVISION OF 47.307 ACRES OF LAND SITUATED IN  
THE JOHN B. RICHARDS SURVEY, ABSTRACT 449,  
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS.

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.  
A DELAWARE CORPORATION  
3355 WEST ALABAMA STREET, SUITE 210  
HOUSTON, TEXAS 77098

DATE: AUGUST 3, 2022

176 LOTS  
7 BLOCKS  
6 RESERVES  
11.907 ACRES IN RESERVE

SURVEYOR:

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386

STATE OF TEXAS  
COUNTY OF MONTGOMERY

WE, JUSTINE C. KLINKE AND BRIAN STIDHAM, VICE PRESIDENT AND DEVELOPMENT DIRECTOR, RESPECTIVELY OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MILL CREEK ESTATES SECTION 7, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS MILL CREEK ESTATES SECTION 7, LOCATED IN THE JOHN B. RICHARDS SURVEY, ABSTRACT 449, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, JUSTINE C. KLINKE AND BRIAN STIDHAM, VICE PRESIDENT AND DEVELOPMENT DIRECTOR, RESPECTIVELY OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MILL CREEK ESTATES SECTION 7, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, WE, FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

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

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF MILL CREEK ESTATES SECTION 7 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JUSTINE C. KLINKE, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, BY ITS DEVELOPMENT DIRECTOR, BRIAN STIDHAM, THIS DAY OF \_\_\_\_\_, 2022.

FORESTAR (USA) REAL ESTATE GROUP, INC.  
A DELAWARE CORPORATION

BY: \_\_\_\_\_  
JUSTINE C. KLINKE, VICE PRESIDENT

ATTEST: \_\_\_\_\_  
BRIAN STIDHAM, DEVELOPMENT DIRECTOR

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTINE C. KLINKE, VICE PRESIDENT OF OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN STIDHAM, DEVELOPMENT DIRECTOR OF OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, CAMERON S. LOWE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

\_\_\_\_\_  
CAMERON S. LOWE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6713

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MILL CREEK ESTATES SECTION 7 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS ACCEPTED THIS PLAT AND SUBDIVISION OF MILL CREEK ESTATES SECTION 7 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
TODD KANA  
MAYOR

\_\_\_\_\_  
CITY SECRETARY

I, MARK J. MOONEY, P.E., COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT.

I FURTHER CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

\_\_\_\_\_  
MARK J. MOONEY, P.E.  
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
ROBERT C. WALKER  
COMMISSIONER, PRECINCT 1

\_\_\_\_\_  
CHARLIE RILEY  
COMMISSIONER, PRECINCT 2

\_\_\_\_\_  
MARK KEOUGH  
COUNTY JUDGE

\_\_\_\_\_  
JAMES L. NOACK  
COMMISSIONER, PRECINCT 3

\_\_\_\_\_  
JAMES METTS  
COMMISSIONER, PRECINCT 4

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF \_\_\_\_\_ MAP FOR SAID COUNTY.

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

\_\_\_\_\_  
MARK TURNBULL, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.  
A DELAWARE CORPORATION  
3355 WEST ALABAMA STREET, SUITE 210  
HOUSTON, TEXAS 77098

MILL CREEK ESTATES  
SECTION 7

SHEET 2 OF 4



CALLED 75.690 ACRES  
 MIKE H. GARNER  
 DOC. NO. 2005072134  
 M.C.O.P.R.

CALLED 15.000 ACRES  
 MARK W. MCQUIGGIN AND  
 ANGELA B. MCQUIGGIN  
 DOC. NO. 202026327  
 M.C.O.P.R.

CALLED 15.578 ACRES  
 JUAN RUEDA AND CATHERINE RUEDA  
 DOC. NO. 98101517  
 M.C.O.P.R.P.

CALLED 97.783 ACRES  
 CV, LLC.  
 DOC. NO. 2005072134, M.C.O.P.R.  
 DESCRIBED IN  
 F.N. 9453616, M.C.O.P.R.P.

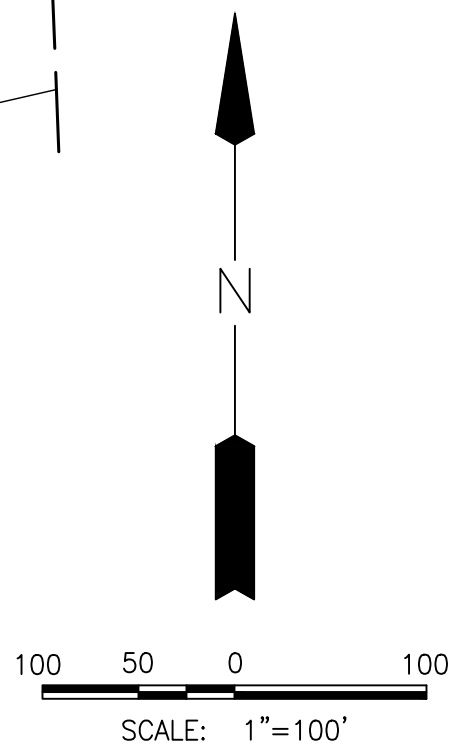
P.O.B.  
 NAD83 GRID COORDINATES  
 X = 3,759,008.00  
 Y = 10,082,112.31

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.  
 A DELAWARE CORPORATION  
 3355 WEST ALABAMA STREET, SUITE 210  
 HOUSTON, TEXAS 77098

MILL CREEK ESTATES  
 SECTION 7  
 SHEET 3 OF 4

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.041	1,799	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.059	2,585	RESTRICTED TO OPEN SPACE/DRAINAGE
C	0.046	2,024	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.035	1,505	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.106	4,622	RESTRICTED TO OPEN SPACE/DRAINAGE
F	11.620	506,188	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
TOTAL	11.907	518,723	

- LEGEND**  
 B.L. INDICATES BUILDING LINE  
 U.E. INDICATES UTILITY EASEMENT  
 W.L.E. INDICATES WATER LINE EASEMENT  
 S.S.E. INDICATES SANITARY SEWER EASEMENT  
 STM.S.E. INDICATES STORM SEWER EASEMENT  
 D.E. INDICATES DRAINAGE EASEMENT  
 DOC. NO. INDICATES DOCUMENT NUMBER  
 F.N. INDICATES FILE NUMBER  
 CAB. INDICATES CABINET  
 SHTS. INDICATES SHEETS  
 M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS  
 M.C.O.P.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
 M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS  
 R.O.W. INDICATES RIGHT-OF-WAY  
 INDICATES STREET NAME CHANGE  
 P.O.B. INDICATES POINT OF BEGINNING  
 (F) INDICATES FOUND 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"  
 (S) INDICATES SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°38'23" W	85.40'
L2	N 10°09'58" W	72.02'
L3	N 30°45'24" W	53.19'
L4	S 59°14'36" W	103.03'
L5	N 30°45'24" W	50.00'
L6	S 59°14'36" W	32.72'
L7	N 12°32'41" W	51.09'
L8	N 02°32'29" W	49.86'
L9	N 87°27'58" E	61.48'
L10	N 02°32'02" W	50.00'
L11	N 02°32'02" W	103.43'
L12	S 42°54'10" W	6.69'
L13	N 47°47'19" W	6.77'
L14	S 09°50'44" E	102.15'
L15	S 18°39'38" E	52.98'
L16	S 05°34'04" E	21.64'
L17	S 73°21'40" W	113.16'
L18	S 87°21'37" W	18.18'
L19	N 29°04'40" E	8.83'
L20	N 00°01'54" E	14.67'
L21	S 78°37'06" W	102.59'
L22	N 87°10'06" W	100.20'
L23	S 59°14'36" W	125.86'
L24	N 87°27'58" E	11.50'
L25	S 02°32'02" E	106.49'
L26	S 73°21'40" W	113.16'
L27	N 59°14'36" E	91.44'
L28	N 09°50'44" W	67.73'
L29	S 87°27'58" W	33.52'
L30	N 02°32'02" W	106.35'
L31	S 18°39'38" E	52.98'
L32	N 87°10'06" W	84.31'
L33	N 09°50'44" W	37.08'
L34	S 87°27'58" W	15.20'
L35	S 78°37'06" W	79.26'
L36	N 18°39'38" W	52.98'
L37	S 87°10'06" W	59.51'
L38	N 78°37'06" E	102.59'
L39	S 02°32'02" E	115.00'
L40	S 73°21'40" W	113.16'
L41	S 87°21'37" W	18.18'
L42	S 02°32'02" E	126.38'
L43	N 02°32'02" W	129.23'
L44	S 02°32'02" E	129.28'
L45	N 02°32'02" W	129.77'
L46	S 02°32'02" E	128.10'
L47	N 45°53'34" E	199.26'
L48	S 45°53'34" W	172.71'
L49	S 44°29'32" E	20.00'
L50	N 07°11'23" E	37.47'
L51	N 78°02'13" E	46.40'
L52	N 42°27'58" E	14.14'
L53	N 07°26'47" W	53.20'
L54	N 11°16'09" W	62.98'
L55	S 82°36'26" W	48.80'
L56	S 87°14'11" W	49.78'
L57	N 87°21'37" E	86.17'
L58	S 02°32'02" E	15.69'
L60	S 87°27'58" W	45.37'
L61	S 02°32'02" E	139.99'
L62	S 17°15'57" W	149.44'
L63	S 87°08'07" W	21.16'
L64	N 17°13'03" E	153.24'
L65	N 02°31'59" W	152.19'
L66	S 87°27'58" W	11.18'
L67	N 67°56'51" W	147.68'
L68	S 85°19'10" E	8.80'
L69	S 83°31'13" E	125.21'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
C1	25.00'	90°00'00"	39.27'	N 47°32'02" W	35.36'	
C2	50.00'	90°00'00"	78.54'	S 47°32'02" E	70.71'	
C3	50.00'	90°00'00"	78.54'	S 42°27'58" W	70.71'	
C4	300.00'	7°18'42"	38.28'	S 06°11'23" E	38.26'	
C5	300.00'	16°07'36"	84.44'	S 10°35'50" E	84.16'	
C6	300.00'	13°05'35"	68.55'	S 12°06'51" E	68.41'	
C7	500.00'	9°35'39"	83.72'	S 02°15'47" W	83.63'	
C8	50.00'	80°24'21"	70.17'	S 47°15'47" W	64.55'	
C9	300.00'	14°06'18"	73.85'	S 80°24'49" W	73.67'	
C10	300.00'	13°59'57"	73.30'	S 80°21'38" W	73.12'	
C11	50.00'	74°56'44"	65.40'	N 55°10'01" W	60.84'	
C12	300.00'	17°43'33"	92.81'	N 08°49'52" W	92.44'	
C13	590.00'	8°50'51"	91.11'	S 83°02'32" W	91.02'	
C14	300.00'	14°12'47"	74.42'	S 85°43'30" W	74.23'	
C15	300.00'	33°35'18"	175.87'	S 76°02'15" W	173.36'	
C16	25.00'	90°00'00"	39.27'	S 47°32'02" E	35.36'	
C17	25.00'	21°51'36"	9.54'	N 76°32'10" E	9.48'	
C18	50.00'	134°39'31"	117.51'	S 47°03'53" E	92.27'	
C19	25.00'	22°47'55"	9.95'	S 08°51'55" W	9.88'	
C20	25.00'	22°29'16"	9.81'	S 13°46'40" E	9.75'	
C21	50.00'	134°25'36"	117.31'	S 42°11'30" W	92.20'	
C22	25.00'	21°56'20"	9.57'	N 81°33'52" W	9.51'	
C23	25.00'	90°00'00"	39.27'	S 42°27'58" W	35.36'	
C24	525.00'	9°35'39"	87.91'	S 02°15'47" W	87.81'	
C25	75.00'	80°24'21"	105.25'	S 47°15'47" W	96.82'	
C26	275.00'	14°06'18"	67.70'	S 80°24'49" W	67.53'	
C27	325.00'	14°23'02"	81.59'	S 80°33'11" W	81.38'	
C28	25.00'	30°21'36"	13.25'	S 72°33'54" W	13.09'	
C29	50.00'	125°57'37"	109.92'	N 59°38'05" W	89.08'	
C30	25.00'	21°02'22"	9.18'	N 07°10'28" W	9.13'	
C31	325.00'	11°10'31"	63.39'	N 12°06'23" W	63.29'	
C32	25.00'	94°27'10"	41.21'	N 53°44'42" W	36.70'	
C33	275.00'	19°47'07"	94.96'	S 69°08'09" W	94.49'	
C34	25.00'	69°05'20"	30.15'	N 24°41'56" E	28.35'	
C35	325.00'	7°18'42"	41.47'	N 06°11'23" W	41.45'	
C36	25.00'	90°00'00"	39.27'	N 47°32'02" W	35.36'	
C37	25.00'	90°00'00"	39.27'	N 42°27'58" E	35.36'	
C38	25.00'	90°00'00"	39.27'	N 42°27'58" E	35.36'	
C39	25.00'	90°00'00"	39.27'	S 47°32'02" E	35.36'	
C40	325.00'	16°07'36"	91.48'	S 10°35'50" E	91.17'	
C41	275.00'	5°25'26"	26.03'	S 15°56'55" E	26.02'	
C42	25.00'	106°04'06"	46.28'	S 39°47'51" W	39.95'	
C43	325.00'	22°03'45"	125.15'	S 81°48'01" W	124.37'	
C44	25.00'	99°23'07"	43.36'	N 59°32'18" W	38.13'	
C45	275.00'	7°18'42"	35.09'	N 06°11'23" W	35.07'	
C46	25.00'	90°00'00"	39.27'	N 42°27'58" E	35.36'	
C47	25.00'	90°00'00"	39.27'	S 47°32'02" E	35.36'	
C48	25.00'	90°00'00"	39.27'	S 42°27'58" W	35.36'	
C49	25.00'	90°00'00"	39.27'	N 47°32'02" W	35.36'	
C50	25.00'	34°54'55"	15.23'	N 14°55'25" E	15.00'	
C51	50.00'	274°01'45"	239.14'	S 75°22'00" W	68.18'	
C52	25.00'	59°06'50"	25.79'	S 32°05'27" E	24.66'	
C53	25.00'	90°00'00"	39.27'	S 42°27'58" W	35.36'	
C54	615.00'	8°50'51"	94.97'	S 83°02'32" W	94.87'	
C55	25.00'	90°33'59"	39.52'	N 56°05'54" W	35.53'	
C56	325.00'	7°50'44"	44.50'	N 14°44'16" W	44.47'	
C57	275.00'	16°07'36"	77.40'	N 10°35'50" W	77.15'	
C58	25.00'	90°00'00"	39.27'	N 42°27'58" E	35.36'	
C59	25.00'	90°00'00"	39.27'	S 47°32'02" E	35.36'	
C60	25.00'	90°00'00"	39.27'	S 42°27'58" W	35.36'	
C61	25.00'	90°00'00"	39.27'	N 47°32'02" W	35.36'	
C62	25.00'	101°27'14"	44.27'	N 42°06'17" E	38.71'	
C63	325.00'	14°12'47"	80.62'	N 85°43'30" E	80.42'	
C64	565.00'	8°50'51"	87.25'	N 83°02'32" E	87.16'	
C65	25.00'	90°00'00"	39.27'	S 47°32'02" E	35.36'	
C66	475.00'	9°35'39"	79.54'	S 02°15'47" W	79.44'	
C67	25.00'	80°24'21"	35.08'	S 47°15'47" W	32.27'	
C68	325.00'	14°06'18"	80.01'	S 80°24'49" W	79.81'	
C69	275.00'	13°59'57"	67.19'	S 80°21'38" W	67.02'	
C70	25.00'	74°56'44"	32.70'	N 55°10'01" W	30.42'	
C71	275.00'	9°04'18"	43.54'	N 13°09'30" W	43.50'	
C72	525.00'	1°10'43"	10.80'	N 06°28'15" E	10.80'	

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00, STATE PLANE GRID COORDINATES (NAD83) MAY BE BROUGHT TO SURFACE BY DIVIDING THE GRID COORDINATE BY 0.9999647066.
2. THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.

2.a. PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.

2.b. PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
3. MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 165 WILL MAINTAIN ALL STORM SEWERS SERVICING THIS PROJECT.
4. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION, UNLESS OTHERWISE NOTED.
5. BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0480G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

ELEVATION = 143.57 FEET (NAVD88 2001 ADJ.)  
SURFACE COORDINATES N 10057959.086 E 3810217.487
7. SITE TBM-A – TBM-A: A CHISELED BOX IN CONCRETE ON TOP OF A STORM SEWER CURB INLET WITHIN AN UNDEVELOPED SECTION OF MIL CREEK. THE POINT IS LOCATED +/- 1100 FEET NORTHEAST OF MILL CREEK ROAD AND +/- 2020 FEET NORTH OF FM 1488.

ELEVATION = 216.12 FEET (NAVD88 2001 ADJ.)  
SURFACE COORDINATES N 10079696.593 E 3757838.329
8. MINIMUM SLAB ELEVATIONS ARE ESTABLISHED AS THE HIGHEST OF THE FOLLOWING:

8.a. 18 INCHES ABOVE NATURAL GROUND AT THE HIGHEST POINT ON THE PERIMETER OF THE SLAB; OR

8.b. 18 INCHES ABOVE THE HIGHEST ELEVATION OF THE TOP OF CURB ADJACENT TO THE LOT.
9. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.  
A DELAWARE CORPORATION  
3355 WEST ALABAMA STREET, SUITE 210  
HOUSTON, TEXAS 77098



August 15, 2022

Mr. Don Doering  
City Administrator  
City of Magnolia  
18111 Buddy Riley Boulevard  
Magnolia, Texas 77354

**Reference:     *Mill Creek Estates Section 7 – Final Plat Review Letter***  
***City of Magnolia***  
***AEI Job No. 221696.80-001***

Dear Mr. Doering:

We received the final plat for the proposed Mill Creek Estates Section 7 development on August 8, 2022. On behalf of the City of Magnolia (the “City”), we have reviewed the submitted documents and are providing the following comments for your consideration:

1. Update the Montgomery County Engineer to Jeff Johnson for Sheet Two.
2. Update the notary signature blocks on Sheet Two for Montgomery County. They are currently shown as Harris County.
3. Provide radii at all cul-de-sacs and knuckles.
4. Label distances between the centerline and the right of way line where streets end of the plat boundary.
5. Update two recordation records for the abutting parcels on the west side of the plat near Cherry Creek Drive. Currently says, “Mill Creek Estates Section 6A Shts ---- MCMR”.
6. Provide a table with the square footage calculations for each lot in the subdivision.
7. Provide open space calculation for each lot below 5,400 square feet as the development agreement provides.
8. Provide interior lot, side, and rear street setbacks as provided in the development agreement.
9. Provide parkland dedication or fee in lieu as outlined in the development agreement at the time of final plat recordation.
10. Provide a draft copy of covenants, conditions, and restrictions as outlined in the development agreement at the time of final plat recordation.
11. Provide evidence that Mill Creek Estates Section 7 Preliminary Plat was approved.
12. Provide copies of the tax certificates.
13. Provide signed and sealed metes and bounds.
14. Approve proposed street names from Montgomery County Emergency Communication District.
15. Provide TCEQ approval for Mill Creek Section 7 water, sanitary, drainage, and pavement (WSDP) plans.
16. Provide evidence that the drainage plan, improvement plans, and Montgomery County maintenance bond have been approved per requirements in the development agreement.



17. Provide a Comment Response Letter indicating the changes made in the following review.
18. Final plat shall be signed and sealed by a Professional Surveyor licensed in Texas.
19. Obtain all applicable utility company and governmental agency signatures.
20. Construction shall not commence until final agency approvals are secured.

Should you have any questions or require additional information, please contact the undersigned or Michael A. Kurzy, P.E. at (281) 350-7027.

Sincerely,

A handwritten signature in blue ink that reads 'Cristin Emshoff'.

Cristin Emshoff, MUP, ENV SP  
Urban Planner

AEI Engineering, a Baxter & Woodman Company  
TBPELS Registration No. F-21783

XC: Ms. Christian Gable – City of Magnolia - Planning Coordinator  
Mr. Burt Smith – City of Magnolia – Director of Public Works  
Mr. Michael A. Kurzy, P.E. – AEI Engineering, a Baxter & Woodman Company  
Mr. Robel E. Giackero, PE. – AEI Engineering, a Baxter & Woodman Company  
Ms. Marie Escue – LJA Engineering, Inc.



**RESOLUTION NO. R-2022-029**

**A RESOLUTION OF THE CITY OF MAGNOLIA, TEXAS, SETTING A DATE, TIME AND PLACE FOR PUBLIC HEARINGS ON ADOPTION OF STRATEGIC PARTNERSHIP AGREEMENTS WITH MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 165; AND AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING DATES.**

\* \* \* \* \*

**WHEREAS**, the Texas Local Government Code requires public hearings whenever there is consideration by a city to enter into a strategic partnership agreement ("SPA") with a municipal utility district ("MUD");

**WHEREAS**, the City wishes to adopt a SPA with MUD No. 165.

**NOW, THEREFORE, BE IT RESOLVED:**

**Section 1.** That public hearings on the proposed adoption of a SPA with MUD 165, are scheduled on October 11<sup>th</sup>, 2022 and November 8, 2022, each hearing starting at 7 pm.

**Section 2.** The City Secretary of the City of Magnolia is hereby authorized and directed to cause notice of such public hearings to be published once in a newspaper having general circulation in the city as required by Chapter 43 of the Local Government Code.

PASSED AND ADOPTED this 13<sup>th</sup> day of September, 2022.



THE CITY OF MAGNOLIA

\_\_\_\_\_  
Todd Kana, Mayor

ATTEST:

\_\_\_\_\_  
Kandice Garrett, City Secretary

## RESOLUTION NO. R-2022-030

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, APPROVING THE ADDITION OF 2.5769 ACRES INTO MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 131; MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4; AND AUDUBON MANAGEMENT DISTRICT WITHIN AREA OF EXTRATERRITORIAL JURISDICTION.

\* \* \* \* \*

**WHEREAS**, attached to this Resolution as Exhibit 1 and made a part hereof is the petition of Montgomery County Municipal Utility District No. 131 (MUD 131), requesting the City's consent to the addition of approximately 2.5769 acres into MUD 131 encompassing the land described in Exhibit "A" to said petition, subject to the terms and conditions set forth in Exhibit "B" attached to and made a part of said petition; and

**WHEREAS**, attached to this Resolution as Exhibit 2 and made a part hereof is the petition of Montgomery County Water Control and Improvement District No. 4 (WCID No. 4), requesting the City's consent to the addition of approximately 2.5769 acres into WCID No. 4 encompassing the land described in Exhibit "A" to said petition, subject to the terms and conditions set forth in Exhibit "B" attached to and made a part of said petition; and

**WHEREAS**, attached to this Resolution as Exhibit 3 and made a part hereof is the petition of Audubon Management District (AMD), requesting the City's consent to the addition of approximately 2.5769 acres into AMD encompassing the land described in Exhibit "A" to said petition, subject to the terms and conditions set forth in Exhibit "B" attached to and made a part of said petition; and

**WHEREAS**, the City Council desires to consent to the requested addition of same land to MUD 131, WCID No. 4 and AMD:

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, THAT:**

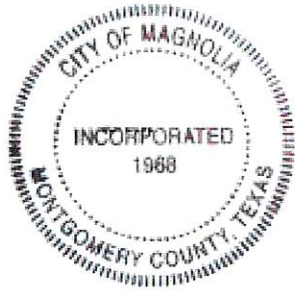
**Section 1.** All of the matters and facts set out in the preamble hereof are true and correct.

**Section 2.** The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Texas Government Code, Chapter 551, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**Section 3.** The City Council of the City hereby specifically gives its written consent, to the addition of approximately 2.5769 acres into MUD 131, WCID No. 4 and AMD encompassing the land described in Exhibit "A" to said petitions in Exhibits 1 thru 3, subject to the terms and conditions set forth in Exhibit "B" attached to and made a part of each of the petitions labeled Exhibits 1 thru 3.

**Section 4.** The City Secretary is hereby directed to attach this Resolution and attachments to appropriate Resolutions that consent to the creation of each of MUD 131, WCID No. 4 and AMD.

PASSED AND ADOPTED this 13<sup>th</sup> day of September, 2022.



THE CITY OF MAGNOLIA

\_\_\_\_\_  
Todd Kana, Mayor

ATTEST:

\_\_\_\_\_  
Kandice Garrett, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Leonard Schneider, City Attorney

Exhibit 1

PETITION FOR CONSENT TO INCLUDE ADDITIONAL LAND IN  
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 131

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

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

Woodforest National Bank, a national banking organization, being the holder of title to all of, and therefore, a majority in value of the land hereinafter described, as such values are indicated by the tax rolls of the central appraisal district of Montgomery County, Texas (the "Landowner"), and Montgomery County Municipal Utility District No. 131 (the "District") (the Landowner and the District are hereinafter called, collectively, the "Petitioner"), acting pursuant to the provisions of Section 54.016, Texas Water Code, as amended, respectfully petition for consent to include additional land in a municipal utility district. In support of this petition, the Petitioner shows as follows:

I.

The District, to which the land hereinafter described is sought to be annexed, exists under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, as amended, and was created by order of the Texas Commission on Environmental Quality dated June 19, 2013. The Landowner is the sole owner and holder of fee simple title to the land sought to be annexed to the District, as indicated by the tax rolls of the central appraisal district of Montgomery County, Texas. The Landowner represents and warrants that there are no holders of liens against the land sought to be annexed.

II.

The land sought to be added to the District contains approximately 2.5769 acres of land, more or less, and lies wholly within Montgomery County, Texas. No part of said area is within the limits of any incorporated city or town. Under the provisions of Texas Local Government Code, Section 42.001 et seq., as amended, said area is (or will be by action of the City Council) within the extraterritorial jurisdiction of the City of Magnolia, Texas, and is not within such jurisdiction of any other city. All of the territory to be annexed may properly be annexed to the District.



### III.

The land sought to be added to the area of the District is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

### IV.

The general nature of the work proposed to be done in the area sought to be annexed shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:

- (1) provide for water distribution for municipal, domestic and commercial purposes;
- (2) collect, transport, process, dispose of and control all domestic, industrial or communal wastes whether in fluid, solid or composite state;
- (3) gather, conduct, divert and control local storm water or other harmful excesses of water in the area; and
- (4) establish, finance, provide, operate and maintain a fire department and/or fire-fighting services ("firefighting-facilities") within the District subject to approval of the Texas Commission on Environmental Quality pursuant to its rules and Chapter 49 of the Texas Water Code, as amended, as and if required;
- (5) finance, develop and maintain recreational facilities for the people of the District if and as allowed by applicable law;
- (6) design, acquire, construct, finance and issue bonds for roads, under the authority of Article III, Section 52 of the Texas Constitution and Chapter 54 of the Texas Water Code, as amended ("Road Powers"), as, if, and when required; and
- (7) to provide such other facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is created and permitted under state law.

### V.

The area of the District is urban in nature, is within the growing environs of the City of Magnolia, Texas, and is in close proximity to populous and developed sections of Montgomery County, Texas. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Therefore, there is a necessity for the improvements described above for the following reasons:

- (1) The land sought to be added to the District is not supplied with adequate water and sanitary sewer facilities and services, or with adequate drainage facilities nor is it presently

economically feasible for such facilities to be added to said land. The health and welfare of the present and future inhabitants of the District, the land sought to be added to the District, and of territories adjacent thereto require the installation and acquisition of adequate water, sanitary sewer, and drainage facilities for and within the land sought to be added to the District.

(2) The present and future inhabitants of the District, the land sought to be added to the District, and of territories adjacent thereto require recreational facilities, as same are necessary and desirable for the health and well-being of such inhabitants. The land sought to be added to the District does not currently include adequate recreational facilities.

(3) The present and future inhabitants of the District, the land sought to be added to the District and of territories adjacent thereto may require fire-fighting facilities in order to supplement or supplant fire-fighting services otherwise provided by governmental entities other than the District, as fire-fighting services are necessary and desirable for the health and welfare of such inhabitants.

(4) The present and future inhabitants of the District, the land sought to be added to the District and of territories adjacent thereto require adequate road facilities, as same are necessary and desirable for the health and welfare of such inhabitants, and for the orderly growth of residential and commercial development within the area and territories adjacent thereto. Road Powers are of necessity to the land within the District and the land sought to be added to the District as such powers will allow the District to construct, acquire, improve, and provide financing for road facilities that may not otherwise be constructed in a manner that will proactively address safety, capacity, durability, economic feasibility, and regional mobility issues.

A public necessity exists for the addition of said lands to the District to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community, by and through the purchase, construction, extension, improvement, maintenance and operation of a water supply and sanitary sewer system, drainage facilities, recreational facilities (if allowed by applicable law), and, subject to the laws of the State of Texas and the rules of the Texas Commission on Environmental Quality, fire-fighting facilities and road facilities.

## VI.

The Petitioner agrees and hereby covenants that if the requested consent to the annexation of the land to the District is given, the Petitioner will adopt and abide by the conditions set forth in Exhibit "B" attached hereto and incorporated herein for all purposes.



VII.

It is now estimated by the Petitioner from such information as is available at this time, that the amount of bonds necessary to be issued to finance development costs contemplated within the area proposed to be annexed will be approximately \$212,460.17.

WHEREFORE, the Petitioner respectfully prays that this petition be granted in all respects and that the City of Magnolia, Texas, give its consent to the annexation of the aforesaid land into the District.

[Remainder of this page intentionally blank]

Dated this the 26 day of July, 2022.

WOODFOREST NATIONAL BANK, a national  
banking association

By: James D. Dreibelbis  
James D. Dreibelbis  
President and Chief Executive Officer

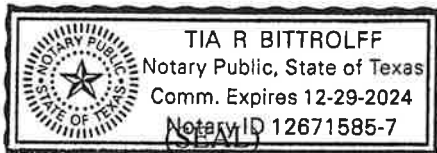
Petitioner

THE STATE OF TEXAS

COUNTY OF Montgomery

§  
§  
§

This instrument was acknowledged before me on this 26 day of July, 2022, by  
James D. Dreibelbis, President and Chief Executive Officer of Woodforest National Bank, a  
national banking association, on behalf of said association.



Tia R Bittrolff  
Notary Public, in and for  
the State of Texas

MONTGOMERY COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 131

By:   
Kristen McDade  
President, Board of Directors

By:   
Kermit Smith  
Secretary, Board of Directors

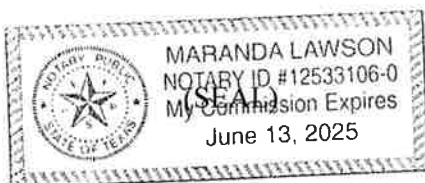



THE STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this 8<sup>th</sup> day of June, 2022, by Kristen McDade, the President of Montgomery County Municipal Utility District No. 131, on behalf of said district.



  
Notary Public, in and for  
the State of Texas

**Exhibit "A"**

***The Land***

PROPERTY DESCRIPTION:

BEING A 2.5769 ACRE TRACT OUT OF 24.7104 ACRES OF LAND SITUATED IN THE JOHN DORSEY SURVEY, ABSTRACT No. 172 AND THE J. SCOTT SURVEY, ABSTRACT No. 511, MONTGOMERY COUNTY, TEXAS, SAID 24.7104 ACRE TRACT BEING A PART OF THAT CERTAIN 40.0 ACRE TRACT RECORDED IN VOLUME 188, PAGE 348 M.C.D.R. SAID 24.7104 ACRE TRACT ALSO BEING THAT SAME CALLED 24.6627 ACRE TRACT RECORDED UNDER C.F. No. 8315313 O.P.R.M.C.T.; SAID 2.5769 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83)

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 40.0 ACRE TRACT AND THE 24.7104 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 755.103 ACRE TRACT (C.F. No. 9047315 O.P.R.M.C.T.), SAID IRON ROD BEING IN THE SOUTH LINE OF THE JOHN DORSEY SURVEY, A-172 AND THE NORTH LINE OF THE EDWARD TAYLOR SURVEY, A-554;

THENCE, N 01°07'20" W, ALONG THE EAST LINE OF SAID 24.7104 ACRE TRACT, A DISTANCE OF 616.56 FEET TO A POINT;

THENCE, S 79°39'23" W, A DISTANCE OF 201.48 FEET TO A POINT FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S 79°39'23" W, A DISTANCE OF 240.00 FEET TO A POINT IN THE ARC OF A CURVE TO THE RIGHT IN THE EASTERLY LINE OF A 100-FOOT WIDE ROAD RIGHT-OF-WAY AND EASEMENT AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE No. 8701700 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 100-FOOT WIDE ROAD AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2236.00 FEET, AN ARC LENGTH OF 383.15 FEET, A CHORD BEARING AND DISTANCE OF N 11°24'21" W, 382.68 FEET TO THE POINT OF TANGENCY;

THENCE, N 06°29'46" W, A DISTANCE OF 31.47 FEET (CALLED 30.43 FEET) TO A POINT IN THE ARC OF A CURVE TO THE LEFT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF F. M. 1488 (120' WIDE) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A EASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF F. M. 1488 AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2915.00 FEET, AN ARC LENGTH OF 293.13 FEET, A CHORD BEARING AND DISTANCE OF N 79°36'56" E, 293.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEARS S 74°31'27" W, A DISTANCE OF 224.87 FEET FROM A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE AFORESAID 24.7104 ACRE TRACT;

THENCE, S 03°43'52" E, A DISTANCE OF 417.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.5769 ACRES (112,250.94 SQ. FT.) OF LAND.



*Jerry W. Cope* 8-24-05  
JERRY W. COPE RPLS. No. 5370



$R=2915.00'$   
 $T=397.22'$   
 $\Delta=1531'11''$

$L=293.13'$   
 $R=2915.00'$   
 $N79^{\circ}36'56''E$   
 $293.00'$

$N06^{\circ}29'46''W$   
 $31.47'$

(100.00')

2.5769 ACRES  
 (112,250.94')

$L=383.15'$   
 $R=2236.00'$   
 $N11^{\circ}24'21''W$   
 $382.62'$

$S03^{\circ}43'52''E$   
 $417.00'$

2.0507 A.C.

ZONE "X"  
 ZONE "AE"  
 $S79^{\circ}39'23''W$

201.48'

$S79^{\circ}39'23''W$   
 $240.00'$

P.O.B.

CREEK

APPROX. CENTERLINE  
 (\$ FLOODWAY)

166.5'

(L=407.71')

TOM BAKER  
 & DELUXE SKETCH.

1056.59'

33.4'

END. 1/2"

(L=224.93')

**Exhibit "B"**

*Conditions*

### CITY CONSENT CONDITIONS

(a) To the extent authorized by law, the District will issue bonds only for the purpose of purchasing and constructing, or purchasing, or constructing, or otherwise acquiring water supply or distribution systems; wastewater collection, transportation, treatment or disposal systems; stormwater control or detention, drainage or flood protection systems; recreational facilities, parks and open space; fire protection or prevention facilities; emergency medical services or medical transport services facilities; law enforcement facilities; improvements related to economic development; roads or transportation; or other essential community, governmental or quasi-governmental improvements, services, facilities or functions which may be authorized to be provided by the District, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and any other services related to the above within or without the boundaries of the District. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15) anniversary of the date of issuance or subsequent to any earlier date specified by the District, without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate borne by such bonds will not exceed two percent (2%) above the highest average interest reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given. The resolution authorizing the issuance of the District's bonds will contain a provision that any pledge of the revenues from the operation of the District's systems to the payment of the District's bonds will terminate when and if the City of Magnolia, Texas, annexes the District, takes over the assets of the District and assumes all of the obligations of the District. No land located within the extraterritorial jurisdiction of the City of Magnolia will be added or annexed to the District until the City of Magnolia has given its written consent by resolution or ordinance of the City Council to such addition or annexation which consent will include these conditions.

(b) (1) The construction of the District's facilities and systems will be in accordance with the Applicable Regulatory Requirements as specified in that certain Land Use Planning and Cooperation Agreement between the City of Magnolia and Magnolia 1138, Ltd., dated November 8, 2011.

(2) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the Applicable Regulatory Requirements (as described above).

(c) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time and will provide to the City of Magnolia a copy of each monthly discharge monitoring report filed with the TCEQ with respect to the plant.

(d) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(e) Prior to the sale of any lot or subdivided parcel of land, the owner or the developer of the land included within the limits of the District will comply with the Applicable Regulatory Requirements which govern platting of land.

Exhibit 2

PETITION FOR CONSENT TO INCLUDE ADDITIONAL LAND IN  
MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY    §

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

Woodforest National Bank, a national banking association, being the holder of title to all of, and therefore, a majority in value of the land hereinafter described, as such values are indicated by the tax rolls of the central appraisal district of Montgomery County, Texas (the "Landowner"), and Montgomery County Water Control and Improvement District No. 4 (the "District") (the Landowner and the District hereinafter called, collectively, the "Petitioner"), acting pursuant to the provisions of Section 51.714, Texas Water Code, as amended, respectfully petition for consent to include additional land in a water control and improvement district. In support of this petition, the Petitioner shows as follows:

I.

The District, to which the land hereinafter described is sought to be annexed, exists under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 51, Texas Water Code, as amended and was created by order of the Texas Commission on Environmental Quality dated June 19, 2013. The Landowner is the sole owner and holder of fee simple title to the land sought to be annexed to the District, as indicated by the tax rolls of the central appraisal district of Montgomery County, Texas. The Landowner represents and warrants that there are no holders of liens against the land sought to be annexed.

II.

The land sought to be added to the District contains approximately 2.5769 acres of land, more or less, and lies wholly within Montgomery County, Texas. No part of said area is within the limits of any incorporated city or town. Under the provisions of Texas Local Government Code, Section 42.001 et seq., as amended, said area is (or will be by action of the City Council) within the extraterritorial jurisdiction of the City of Magnolia, Texas, and is not within such jurisdiction of any other city. All of the territory to be annexed may properly be annexed to the District.



### III.

The land sought to be added to the area of the District is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

### IV.

The general nature of the work proposed to be done in the area sought to be annexed shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:

(1) gather, conduct, divert and control local storm water or other harmful excesses of water in the area; and

(2) finance, develop and maintain recreational facilities for the people of the District if and as allowed by applicable law; and

(3) to provide such other facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is created and permitted under state law.

### V.

The area of the District is urban in nature, is within the growing environs of the City of Magnolia, Texas, and is in close proximity to populous and developed sections of Montgomery County, Texas. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Therefore, there is a necessity for the improvements described above for the following reasons:

(1) The land sought to be added to the District is not supplied with adequate drainage facilities nor is it presently economically feasible for such facilities to be added to said land. The health and welfare of the present and future inhabitants of the District, the land sought to be added to the District, and of territories adjacent thereto require the installation and acquisition of adequate drainage facilities for and within the land sought to be added to the District.

(2) The present and future inhabitants of the District, the land sought to be added to the District, and of territories adjacent thereto require recreational facilities, as same are necessary and desirable for the health and well-being of such inhabitants. The land sought to be added to the District does not currently include adequate recreational facilities.

A public necessity exists for the addition of said lands to the District to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community, by and through the purchase, construction, extension, improvement, maintenance and operation of drainage facilities and recreational facilities.

VI.

The Petitioner agrees and hereby covenants that if the requested consent to the annexation of the land to the District is given, the Petitioner will adopt and abide by the conditions set forth in Exhibit "B" attached hereto and incorporated herein for all purposes.

VII.

It is now estimated by the Petitioner from such information as is available at this time, that the amount of bonds necessary to be issued to finance development costs contemplated within the area proposed to be annexed will be approximately \$212,460.17.

WHEREFORE, the Petitioner respectfully prays that this petition be granted in all respects and that the City of Magnolia, Texas, give its consent to the annexation of the aforesaid land into the District.

[Remainder of this page intentionally blank]

IN WITNESS WHEREFORE, Petitioner has executed this Petition on this the 26 day of July, 2022.

WOODFOREST NATIONAL BANK,  
a national banking association

By: James D. Dreibelbis

James D. Dreibelbis  
President and Chief Executive Officer

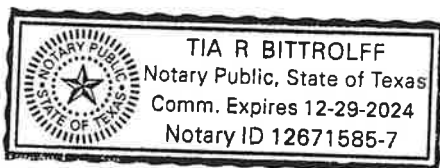
Petitioner

THE STATE OF TEXAS

COUNTY OF Montgomery

§  
§  
§

This instrument was acknowledged before me on this 26 day of July, 2022, by James D. Dreibelbis, President and Chief Executive Officer of Woodforest National Bank, a national banking association, on behalf of said association.



(SEAL)

Tia R. Bittrolff

Notary Public, in and for  
the State of Texas

MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 4

By: Janet Rhodes  
Janet Rhodes  
President, Board of Directors

By: Cyrus Fozounmayeh  
Cyrus Fozounmayeh  
Secretary, Board of Directors



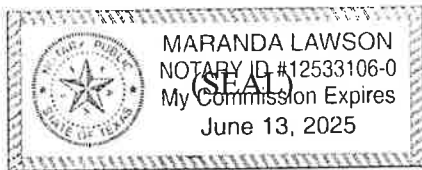
THE STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this 9<sup>th</sup> day of June, 2022, by Janet Rhodes, the President of MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4, on behalf of said district.

Maranda Lawson  
Notary Public, in and for  
the State of Texas



**Exhibit "A"**

*The Land*



PROPERTY DESCRIPTION:

BEING A 2.5769 ACRE TRACT OUT OF 24.7104 ACRES OF LAND SITUATED IN THE JOHN DORSEY SURVEY, ABSTRACT No. 172 AND THE J. SCOTT SURVEY, ABSTRACT No. 511, MONTGOMERY COUNTY, TEXAS, SAID 24.7104 ACRE TRACT BEING A PART OF THAT CERTAIN 40.0 ACRE TRACT RECORDED IN VOLUME 188, PAGE 348 N.C.O.R. SAID 24.7104 ACRE TRACT ALSO BEING THAT SAME CALLED 24.6627 ACRE TRACT RECORDED UNDER C.F. No. 8315313 O.P.R.M.C.T. SAID 2.5769 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83)

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 40.0 ACRE TRACT AND THE 24.7104 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 755.103 ACRE TRACT (C.F. No. 9047315 O.P.R.M.C.T.), SAID IRON ROD BEING IN THE SOUTH LINE OF THE JOHN DORSEY SURVEY, A-172 AND THE NORTH LINE OF THE EDWARD TAYLOR SURVEY, A-55;

THENCE, N 01°07'20" W, ALONG THE EAST LINE OF SAID 24.7104 ACRE TRACT, A DISTANCE OF 818.58 FEET TO A POINT;

THENCE, S 78°39'23" W, A DISTANCE OF 201.48 FEET TO A POINT FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S 79°38'23" W, A DISTANCE OF 240.00 FEET TO A POINT IN THE ARC OF A CURVE TO THE RIGHT IN THE EASTERLY LINE OF A 100-FOOT WIDE ROAD RIGHT-OF-WAY AND EASEMENT AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE No. 8701700 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 100-FOOT WIDE ROAD AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2238.00 FEET, AN ARC LENGTH OF 383.15 FEET, A CHORD BEARING AND DISTANCE OF N 11°24'21" W, 382.68 FEET TO THE POINT OF TANGENCY;

THENCE, N 08°29'46" W, A DISTANCE OF 31.47 FEET (CALLED 30.43 FEET) TO A POINT IN THE ARC OF A CURVE TO THE LEFT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF F. M. 1488 (120' WIDE) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A EASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF F. M. 1488 AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2915.00 FEET, AN ARC LENGTH OF 293.13 FEET, A CHORD BEARING AND DISTANCE OF N 79°38'58" E, 293.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEARS S 74°31'27" W, A DISTANCE OF 224.87 FEET FROM A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE AFORESAID 24.7104 ACRE TRACT;

THENCE, S 03°43'52" E, A DISTANCE OF 417.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.5769 ACRES (112,250.94 SQ. FT.) OF LAND.



J.O. No. 05-1052

*Jerry W. Cope*  
JERRY W. COPE / RPLS. No. 5370

R=2915.00'  
T=397.22'  
 $\Delta=15^{\circ}31'11''$

L=293.13'  
R=2915.00'  
N79°36'56"E  
293.00'

N08°29'46"W  
31.47'

S03°43'52"E  
417.00'

2.5769 ACRES  
(112,250.94')

L=383.15'  
R=2236.00'  
N11°24'21"W  
382.62'

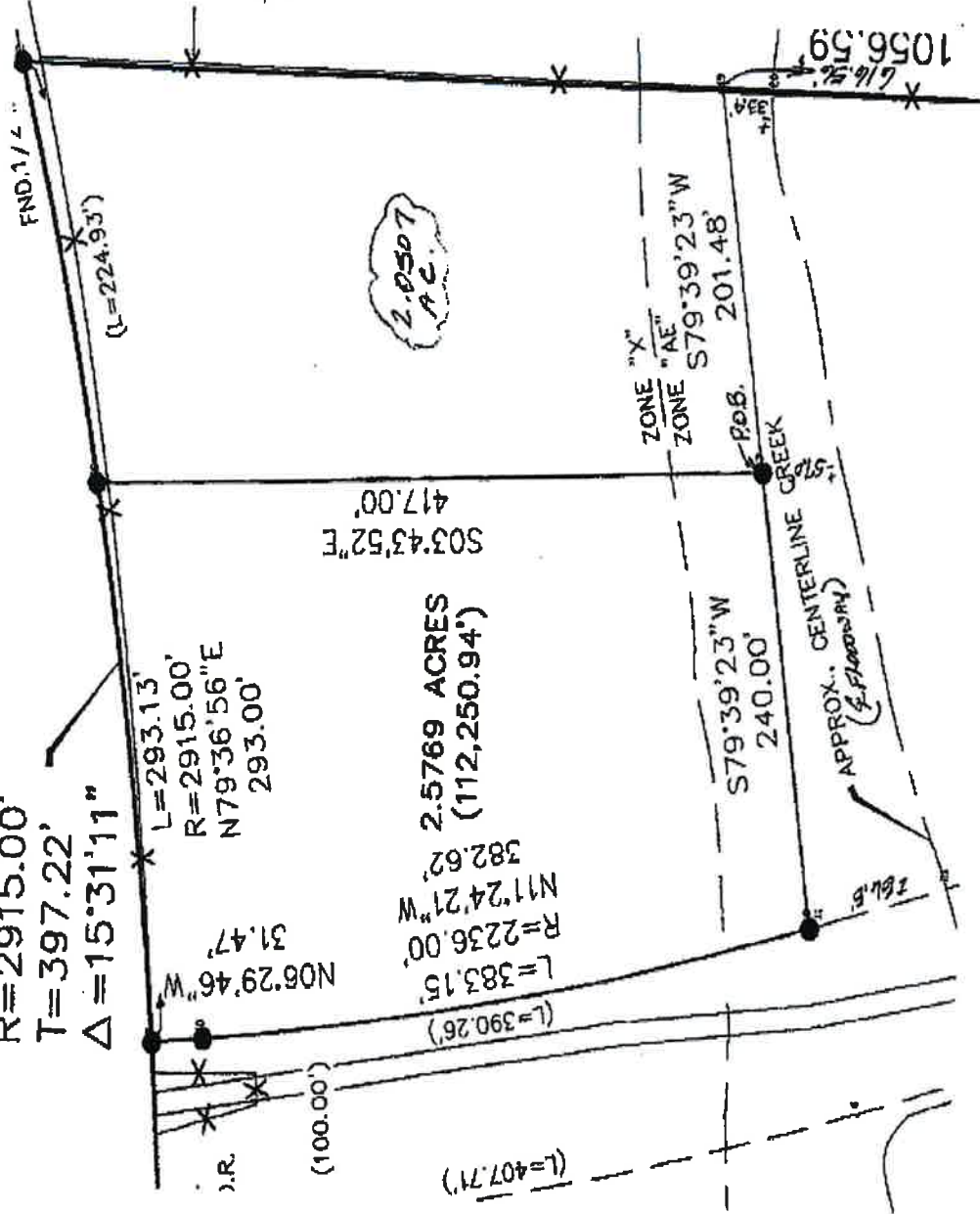
ZONE "X"  
ZONE "AE"  
S79°39'23"W  
201.48'

S79°39'23"W  
240.00'

APPROX. CENTERLINE CREEK  
( $\pm 174000.34'$ )

1056.59'

Tom Bunker  
in Colville Sketch.



**Exhibit "B"**

**Conditions**

### CITY CONSENT CONDITIONS

(a) To the extent authorized by law, the District will issue bonds only for the purpose of purchasing and constructing, or purchasing, or constructing, or otherwise acquiring water supply or distribution systems; wastewater collection, transportation, treatment or disposal systems; stormwater control or detention, drainage or flood protection systems; recreational facilities, parks and open space; fire protection or prevention facilities; emergency medical services or medical transport services facilities; law enforcement facilities; improvements related to economic development; roads or transportation; or other essential community, governmental or quasi-governmental improvements, services, facilities or functions which may be authorized to be provided by the District, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and any other services related to the above within or without the boundaries of the District. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15) anniversary of the date of issuance or subsequent to any earlier date specified by the District, without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate borne by such bonds will not exceed two percent (2%) above the highest average interest reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given. The resolution authorizing the issuance of the District's bonds will contain a provision that any pledge of the revenues from the operation of the District's systems to the payment of the District's bonds will terminate when and if the City of Magnolia, Texas, annexes the District, takes over the assets of the District and assumes all of the obligations of the District. No land located within the extraterritorial jurisdiction of the City of Magnolia will be added or annexed to the District until the City of Magnolia has given its written consent by resolution or ordinance of the City Council to such addition or annexation which consent will include these conditions.

(b) (1) The construction of the District's facilities and systems will be in accordance with the Applicable Regulatory Requirements as specified in that certain Land Use Planning and Cooperation Agreement between the City of Magnolia and Magnolia 1138, Ltd., dated November 8, 2011.

(2) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the Applicable Regulatory Requirements (as described above).

(c) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time and will provide to the City of Magnolia a copy of each monthly discharge monitoring report filed with the TCEQ with respect to the plant.

(d) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(e) Prior to the sale of any lot or subdivided parcel of land, the owner or the developer of the land included within the limits of the District will comply with the Applicable Regulatory Requirements which govern platting of land.



Exhibit 3

PETITION FOR CONSENT TO INCLUDE ADDITIONAL LAND IN  
AUDUBON MANAGEMENT DISTRICT

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

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

Woodforest National Bank, a national banking association, being the holder of title to all of, and therefore a majority in value of the land hereinafter described, as such values are indicated by the tax rolls of the central appraisal district of Montgomery County, Texas (the "Landowner"), and Audubon Management District (the "District") (the Landowner and the District are hereinafter called, collectively, the "Petitioner"), acting pursuant to the provisions of House Bill 4657, 86<sup>th</sup> Texas Legislature, Regular Session, as codified under Chapter 3979 Texas Special District Local Laws Code (the "Act"), and the applicable provisions of Subchapter J, Chapter 49, Texas Water Code, as amended, respectfully petition for consent to include additional land in the District. In support of this petition, the Petitioner shows as follows:

I.

The District, to which the land hereinafter described is sought to be annexed, was created and operates pursuant to the provisions of the Act, Sections 52 and 52-a of Article III of the Texas Constitution, Section 59 of Article XVI of the Texas Constitution, Chapter 375 of the Texas Local Government Code, as amended, and the applicable provisions of Chapter 49 and 54 of the Texas Water Code, as amended. The Landowner is the holder of fee simple title to the land sought to be annexed to the District, as indicated by the tax rolls of the central appraisal district of Montgomery County, Texas. The Landowner represents and warrants that there are no holders of liens against the land sought to be annexed.

II.

The land sought to be added to the District contains approximately 2.5769 acres of land, more or less, and lies wholly within Montgomery County, Texas. No part of said area is within the limits of any incorporated city or town. Under the provisions of Texas Local Government Code, Section 42.001 et seq., as amended, all of said area, is (or will be by action of the City Council) within the extraterritorial jurisdiction of the City of Magnolia, Texas, and is not within such jurisdiction of any other city. All of the territory to be annexed may properly be annexed to the District.

### III.

The land sought to be added to the area of the District is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

### IV.

The purposes and general nature of the work proposed to be done in the area sought to be annexed shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:

- (1) provide for water distribution for municipal, domestic and commercial purposes;
- (2) collect, transport, process, dispose of and control all domestic, industrial or communal wastes whether in fluid, solid or composite state;
- (3) gather, conduct, divert and control local storm water or other harmful excesses of water in the area;
- (4) finance, develop and maintain recreational facilities for the people of the District if and as allowed by applicable law;
- (5) exercise the road powers and authority ("Road Powers") pursuant to the Act and other applicable law;
- (6) promote, develop, encourage and maintain employment, commerce, economic development, safety and the public welfare in the area within the District;
- (7) secure expanded and improved public transportation and parking and pedestrian facilities and systems to benefit land and property within the District; and
- (8) to provide such other facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is created and permitted pursuant to both the Act and other applicable state law.

### V.

The area of the District is urban in nature, is within the growing environs of the City of Magnolia, Texas, and is in close proximity to populous and developed portions of Montgomery County, Texas. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Therefore, there is a necessity for the improvements described above for the following reasons:

(1) The land sought to be added to the District is not supplied with adequate water and sanitary sewer facilities and services, or with adequate drainage facilities nor is it presently economically feasible for such facilities to be added to said land. The health and welfare of the present and future inhabitants of the District, the land sought to be added to the District, and of territories adjacent thereto require the installation and acquisition of adequate water, sanitary sewer, and drainage facilities for and within the land sought to be added to the District.

(2) The present and future inhabitants of the District, the land sought to be added to the District, and of territories adjacent thereto require recreational facilities, as same are necessary and desirable for the health and welfare of such inhabitants. The land sought to be added to the District does not currently include adequate recreational facilities.

(3) The present and future inhabitants of the District, the land sought to be added to the District, and of territories adjacent thereto require adequate road facilities, as same are necessary and desirable for the health and welfare of such inhabitants, and for the orderly growth of residential and commercial development within the area and territories adjacent thereto. Road Powers are of necessity to the land within the District and the land sought to be added to the District as such powers will allow the District to construct, acquire, improve, and provide financing for road facilities that may not otherwise be constructed in a manner that will proactively address safety, capacity, durability, economic feasibility, and regional mobility issues.

(4) The present and future inhabitants of the District, the land sought to be added to the District and of territories adjacent thereto require such additional facilities as may be authorized by the Act and as may be necessary to promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, recreation, the arts, entertainment, economic development, safety and the public welfare.

A public necessity exists for the addition of said lands to the District to promote, develop, encourage and maintain employment, commerce, economic development and the public welfare in the area sought to be added to the District and to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community, by and through the purchase, construction, extension, improvement, maintenance and operation of a water supply and sanitary sewer system, drainage facilities, recreational facilities, road facilities, parking and transportation facilities, and such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is created and permitted pursuant to both the Act and other applicable state law.

## VI.

The Petitioner agrees and hereby covenants that if the requested consent to the annexation of the land to the District is given, the Petitioner will adopt and abide by the conditions set forth in Exhibit "B" attached hereto and incorporated herein for all purposes.

VII.

It is now estimated by the Petitioner from such information as is available at this time, that the amount of bonds necessary to be issued to finance development costs contemplated within the area proposed to be annexed will be approximately \$212,460.17.

WHEREFORE, the Petitioner respectfully prays that this petition be granted in all respects and that the City of Magnolia, Texas, give its consent to the annexation of the aforesaid land into the District.

[Remainder of this page intentionally blank]

Dated this the 26 day of JULY, 2022.

WOODFOREST NATIONAL BANK, a national  
banking association

By: James D. Dreibelbis  
James D. Dreibelbis  
President and Chief Executive Officer

Petitioner

THE STATE OF TEXAS

COUNTY OF Montgomery

§  
§  
§

This instrument was acknowledged before me on this 26 day of July, 2022, by James D. Dreibelbis, President and Chief Executive Officer of Woodforest National Bank, a national banking association, on behalf of said association.



Tia R. Bittrolff

Notary Public, in and for  
the State of Texas



AUDUBON MANAGEMENT DISTRICT

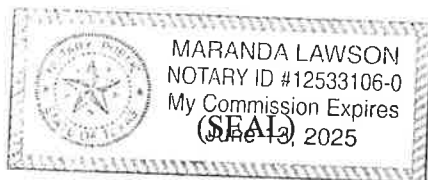
By:   
Raymond Deyoe  
President, Board of Directors

By:   
William Saour  
Secretary, Board of Directors



THE STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS         §

This instrument was acknowledged before me on this 27<sup>th</sup> day of June, 2022, by Raymond Deyoe, the President of Audubon Management District, on behalf of said district.



  
Notary Public, in and for  
the State of Texas

**Exhibit "A"**

*The Land*

PROPERTY DESCRIPTION:

BEING A 2.5769 ACRE TRACT OUT OF 24.7104 ACRES OF LAND SITUATED IN THE JOHN DORSEY SURVEY, ABSTRACT No. 172 AND THE J. SCOTT SURVEY, ABSTRACT No. 511, MONTGOMERY COUNTY, TEXAS, SAID 24.7104 ACRE TRACT BEING A PART OF THAT CERTAIN 40.0 ACRE TRACT RECORDED IN VOLUME 188, PAGE 348 M.C.D.R. SAID 24.7104 ACRE TRACT ALSO BEING THAT SAME CALLED 24.6827 ACRE TRACT RECORDED UNDER C.F. No. 8318313 O.P.R.M.C.T.; SAID 2.5769 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83)

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 40.0 ACRE TRACT AND THE 24.7104 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 755.103 ACRE TRACT (C.F. No. 9047315 O.P.R.M.C.T.), SAID IRON ROD BEING IN THE SOUTH LINE OF THE JOHN DORSEY SURVEY, A-172 AND THE NORTH LINE OF THE EDWARD TAYLOR SURVEY, A-554;

THENCE, N 01°07'20" W, ALONG THE EAST LINE OF SAID 24.7104 ACRE TRACT, A DISTANCE OF 616.56 FEET TO A POINT;

THENCE, S 79°39'23" W, A DISTANCE OF 201.48 FEET TO A POINT FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S 79°39'23" W, A DISTANCE OF 240.00 FEET TO A POINT IN THE ARC OF A CURVE TO THE RIGHT IN THE EASTERLY LINE OF A 100-FOOT WIDE ROAD RIGHT-OF-WAY AND EASEMENT AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE No. 8701700 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 100-FOOT WIDE ROAD AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2238.00 FEET, AN ARC LENGTH OF 383.15 FEET, A CHORD BEARING AND DISTANCE OF N 11°24'21" W, 382.68 FEET TO THE POINT OF TANGENCY;

THENCE, N 08°29'48" W, A DISTANCE OF 31.47 FEET (CALLED 30.43 FEET) TO A POINT IN THE ARC OF A CURVE TO THE LEFT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF F. M. 1488 (120' WIDE) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A EASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF F. M. 1488 AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2915.00 FEET, AN ARC LENGTH OF 293.13 FEET, A CHORD BEARING AND DISTANCE OF N 79°36'56" E, 293.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEARS S 74°31'27" W, A DISTANCE OF 224.87 FEET FROM A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE AFORESAID 24.7104 ACRE TRACT;

THENCE, S 03°43'52" E, A DISTANCE OF 417.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.5769 ACRES (112,250.94 SQ. FT.) OF LAND.



*Jerry W. Cope*  
JERRY W. COPE / RPLS. No. 5370

R=2915.00'  
T=397.22'  
 $\Delta=15^{\circ}31'11''$

L=293.13'  
R=2915.00'  
N79°36'56"E  
293.00'

N06°29'46"W  
31.47'

(100.00')

2.5769 ACRES  
(112,250.94')

L=383.15'  
R=2236.00'  
N11°24'21"W  
382.62'

S03°43'52"E  
417.00'

2.0507  
A.C.

ZONE "X"  
ZONE "AE"  
S79°39'23"W  
201.48'

S79°39'23"W  
240.00'

APPROX. CENTERLINE CREEK  
(E. Flap 3rd)

1056.59  
616.56'

TOM BAKER  
A. DELUXE SKETCH.

**Exhibit "B"**

**Conditions**



### CITY CONSENT CONDITIONS

(a) To the extent authorized by law, the District will issue bonds only for the purpose of purchasing and constructing, or purchasing, or constructing, or otherwise acquiring water supply or distribution systems; wastewater collection, transportation, treatment or disposal systems; stormwater control or detention, drainage or flood protection systems; recreational facilities, parks and open space; fire protection or prevention facilities; emergency medical services or medical transport services facilities; law enforcement facilities; improvements related to economic development; roads or transportation; or other essential community, governmental or quasi-governmental improvements, services, facilities or functions which may be authorized to be provided by the District, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and any other services related to the above within or without the boundaries of the District. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15) anniversary of the date of issuance or subsequent to any earlier date specified by the District, without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate borne by such bonds will not exceed two percent (2%) above the highest average interest reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given. The resolution authorizing the issuance of the District's bonds will contain a provision that any pledge of the revenues from the operation of the District's systems to the payment of the District's bonds will terminate when and if the City of Magnolia, Texas, annexes the District, takes over the assets of the District and assumes all of the obligations of the District. No land located within the extraterritorial jurisdiction of the City of Magnolia will be added or annexed to the District until the City of Magnolia has given its written consent by resolution or ordinance of the City Council to such addition or annexation which consent will include these conditions.

(b) (1) The construction of the District's facilities and systems will be in accordance with the Applicable Regulatory Requirements as specified in that certain Land Use Planning and Cooperation Agreement between the City of Magnolia and Magnolia 1138, Ltd., dated November 8, 2011.

(2) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the Applicable Regulatory Requirements (as described above).

(c) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time and will provide to the City of Magnolia a copy of each monthly discharge monitoring report filed with the TCEQ with respect to the plant.

(d) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(e) Prior to the sale of any lot or subdivided parcel of land, the owner or the developer of the land included within the limits of the District will comply with the Applicable Regulatory Requirements which govern platting of land.

**ORDINANCE NO. O-2022-027**

**AN ORDINANCE OF THE CITY OF MAGNOLIA, TEXAS, AMENDING CHAPTER 2 “ADMINISTRATION” OF THE CODE OF ORDINANCES OF THE CITY OF MAGNOLIA, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND MAKING OTHER PROVISION RELATED THERETO**

\* \* \* \* \*

**WHEREAS**, the City Council of the City of Magnolia, Texas has studied the present provisions of Chapter 2 “Administration” of the Code of Ordinances of the City of Magnolia; and

**WHEREAS** the City Council is continually reviewing the provisions of the Code of Ordinances relating to circumstances which generally impact the health, safety and well-being of residents, citizens, and inhabitants; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS:**

**Section 1.** Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted as findings of fact and conclusions of law by the City Council and made a part hereof for all purposes.

**Section 2.** Amendments. Article II, “City Council,” of Chapter 2 of the City of Magnolia Code of Ordinances is hereby amended as shown in attached Exhibit “A” and incorporated herein for all purposes.

**Section 3.** Repealing Clause. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

**Section 4.** Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences or sections of this ordinance, and the remainder of this Ordinance shall be enforced as written.

**Section 5.** Compliance Clause and Effective Date. The City Council finds, determines, and declares that a sufficient written notice was posted, and this Ordinance was passed in accordance with the Open Meetings Act. The City Secretary is instructed to publish this Ordinance in the Official Newspaper of the City of Magnolia in the manner

provided and for the time required by Section 52.011(a) of the Local Government Code, at which time this Ordinance takes effect.

**PASSED, APPROVED and ADOPTED** by the City Council of the City of Magnolia, Montgomery County, Texas on this the 13<sup>th</sup> day of September, 2022.

CITY OF MAGNOLIA, TEXAS



\_\_\_\_\_  
Todd Kana, Mayor

ATTEST:

\_\_\_\_\_  
Kandice Garrett, City Secretary

**EXHIBIT “A”**  
**CHAPTER 2**  
**ADMINISTRATOIN**

**ARTICLE II. CITY COUNCIL**

Sec. 2-25 Rules of Procedure

(15) Rule 15: Citizen’s right to be heard

a. Any citizen shall have a reasonable opportunity to be heard at any and all regular meetings of the city council in regard to any and all matters **on the agenda** ~~to be considered at any such meeting~~, or such other matters **affecting city government** as citizens may wish to bring to council's attention; provided, however, any matter not posted on the agenda may not be discussed by council, nor shall any action be taken by council, **except to respond as allowed by the Texas Open Meetings Act.** ~~indicate that the matter may be placed on a later agenda.~~ A time shall be set aside during each council meeting for the council to hear from the public **on matters not on the agenda concerning any matter affecting city government.** Citizens attending any regularly scheduled meeting may speak before council by completing a form and presenting it to the city secretary prior to the beginning of such meeting. In addition, citizens may request a councilmember to place an item on the agenda.

b. **For items on the agenda, the speaker will have three (3) minutes to complete his/her comments unless otherwise permitted by the presiding officer. The City Secretary shall maintain the time and advise the speaker when his/her time has expired at which time the speaker shall then complete his/her sentence and take his/her seat. For items not on the agenda during the public comment section, each speaker will have three (3) minutes to complete his/her comments unless otherwise permitted by the presiding officer. The City Secretary shall maintain the time and advise the speaker when his/her time has expired at which time the speaker shall then complete his sentence and take his/her seat**

~~b~~c. No member of the public shall be heard until recognized by the presiding officer. Any member of the public interrupting city council proceedings or failing to abide by these rules of procedure in addressing city council, shall be deemed guilty of disorderly conduct and, at the direction of the presiding officer, shall be removed from council chambers by the sergeant-at-arms or other agent designated by city council. Any citizen shall be entitled to visit city hall, during regular business hours, and inspect all past council meeting minutes, city audits, and the agenda to be considered by the council in advance of the meeting and inform himself or herself

# City of Magnolia

## 4A- Economic Development Corporation - 07

Balance as of 5/31/2022 \$ 2,277,737

	Approved 2020-2021	Actual 2020-2021	Approved 2021-2022	Projected 2021-2022	Approved Budget 2022-2023
<b>Revenue</b>					
40011 4A 1/2 Sales Tax Revenue	600,000	1,032,479	800,000	1,200,000	1,300,000
40022 4A Interest Earned	20,000	2,192	3,000	9,500	2,000
40102 City Park Donations	0	0	0	0	0
40122 Sale of Assets	0	0	0	0	0
40124 Misc Revenue	0	0	0	0	0
40126 Grant Proceeds	0	0	0	0	0
40021 Transfers In	0	0	0	0	0
<b>Total Revenue</b>	<b>620,000</b>	<b>1,034,672</b>	<b>803,000</b>	<b>1,209,500</b>	<b>1,302,000</b>
<b>Expenses</b>					
<b>Personnel Services</b>					
500501 Salary & Benefit Reimbursement	1,500	32,677	44,575	44,975	2,365
500543 Training & Travel	1,500	124	1,500	50	1,500
500547 Drug Test	0	53	0	0	0
500550 Dues & Membership	600	0	500	140	800
<b>Total Personnel Services</b>	<b>3,600</b>	<b>32,853</b>	<b>46,575</b>	<b>45,165</b>	<b>4,665</b>
<b>Contractual Expenses</b>					
500632 Contract/consultant Services	33,150	2,981	300	65,077	75,000
500632.01 Office Rental				1,553	9,000
500640 Legal	5,000	3,080	5,000	10,692	5,000
500643 Engineering					0
500641 Auditing/Accounting Services	2,575	2,575	2,652	2,652	2,750
500673 Computer Software					2,700
500674 Posting/Advertising	1,800	447	1,800	16,352	500
Telephone					505
<b>Total Contractual Expenses</b>	<b>42,525</b>	<b>9,083</b>	<b>9,752</b>	<b>96,326</b>	<b>95,455</b>
<b>Miscellaneous Expenses</b>					
500742 Magazines, Maps & Books	2,500	0	0	5,370	8,500
500743 Copies/Admin.	200	200	200	0	500
500744 Minor Tools & Equipment	0	0	0	2,392	0
500745 Hospitality, Refreshments	75	0	0	0	0
500766 Office Supplies	250	136	250	1,000	1,500
500769 Office Equipment	0	1,212	0	0	0
<b>Total Miscellaneous Expenses</b>	<b>3,025</b>	<b>1,548</b>	<b>450</b>	<b>8,762</b>	<b>10,500</b>
<b>Expenses (continued)</b>					
500824 Error & Omissions Insurance	2,500	1,499	2,500	2,500	2,500
500825 Liability Insurance	1,500	868	1,600	1,600	1,600
500836 Printing	500	0	0	0	0
500838 Promotional Expense	800	0	0	731	60,000
500858 Depreciation Expense	0	N/A	0	0	0
<b>Total Expenses (continued)</b>	<b>5,300</b>	<b>2,367</b>	<b>4,100</b>	<b>4,831</b>	<b>64,100</b>
<b>Capital Expenses/Debt Svc</b>					
231 2012 Rev Bond Principal Pay't	255,000	255,000	265,000	830,000	0
500875 2012 Rev Bond Int Pay't	46,113	46,113	35,275	4,312	0
235 2014 Promissory Note Payable	0	0	0	0	0
500903 2014 Loan Interest	0	0	0	0	0
500908 Transfers to General-FM 1774 Proj				154,701	0
500908.01 FM 1774 Water/Sewer Ext Proj				53,099	1,000,000
<b>Total Capital Expenses/Debt Svc</b>	<b>301,113</b>	<b>301,113</b>	<b>300,275</b>	<b>1,042,112</b>	<b>1,000,000</b>
<b>Total 4A E D C Expenditures/Transfers</b>	<b>355,563</b>	<b>346,964</b>	<b>361,152</b>	<b>1,197,196</b>	<b>1,174,720</b>
<b>Revenue Over(Under) Expenditures</b>	<b>264,437</b>	<b>687,708</b>	<b>441,848</b>	<b>12,304</b>	<b>127,280</b>



# City of Magnolia

4B- Community Development Corporation - 06

Balance as of 5/31/2022 \$ 791,273

	Approved 2020-2021	Actual 2020-2021	Approved 2021-2022	Projected 2021-2022	Approved Budget 2022-2023
<b>Revenue</b>					
40014 4B 1/4 Sales Tax Revenue	300,000	516,240	500,000	661,822	781,621
40022 4B Interest Earned	9,000	871	1,000	2,009	1,200
Total Revenue	309,000	517,110	501,000	663,831	782,821
<b>Misc. Revenue</b>					
40124 Misc. Revenues	500	5,881	0	0	0
40127 Park Rental Fees	3,000	1,898	0	0	0
40133 The Stroll	10,000	1,812	5,000	-11,826	0
Total Misc. Revenue	13,500	9,590	5,000	-11,826	0
<b>Total Revenue</b>	<b>322,500</b>	<b>526,700</b>	<b>506,000</b>	<b>652,005</b>	<b>782,821</b>
<b>Expenses</b>					
<b>Personnel Services</b>					
500501 Salary & Benefit Reimbursement	2,300	35,381	35,149	53,118	8,000
City Secretary		1,222	2,336	2,336	
Park	2,400	1,474	0		0
Park	2,400	0	0		0
Finance Admin	2,400	2,710	2,704	2,704	
500543 Training & Travel	1,500	124	1,500	0	1,500
500547 Drug Tests	0	53	0	0	0
500550 Dues & Membership	300	0	500	720	1,000
Total Personnel Services	11,300	40,964	42,189	58,878	10,500
<b>Contractual Expenses</b>					
500632 Contract/consultant Services	33,164	746	500	2,400	103,800
500632.01 Office Rental				267	12,000
500640 Legal	3,000	940	1,200	4,835	5,000
500641 Auditing/Accounting Services	2,575	2,575	2,652	2,652	2,750
500674 Posting/Advertising	1,500	447	0	5,282	5,000
600673 Computer software				1,925	2,500
Posting/Advertising				265	350
500675 Promotions	0	0	2,000	664	1,000
Total Contractual Expenses	40,239	4,708	6,352	18,289	132,400
<b>Miscellaneous Expenses</b>					
500742 Magazines, Maps & Books	1,500	0	1,500	6,660	8,000
500743 Copies/Admin.	50	0	240	0	5,000
500745 Hospitality Refreshments	200	0	0	0	0
500766 Office Supplies	250	172	200	167	250
500769 Office Equipment	0	1,212	0	0	0
Total Miscellaneous Expenses	2,000	1,384	1,940	6,827	13,250
<b>Expenses (continued)</b>					
500800 Bank Fees	0	0	0	0	0
500824 Error & Omissions Insurance	2,000	1,499	2,200	1,659	2,200
500825 Liability Insurance	1,200	868	1,300	877	1,300
500836 Printing	0	0	0	0	0
500840 Econ Dev. Matching Grant	0	0	45,000	0	55,000
500845 Monuments/Signs	1,000	0	5,000	42,675	0
500848 Park Maintenance	45,000	36,588	0	758	56,200
500850 Other Expenses	0	0	0	0	0
500851 Downtown Revitalization	0	0	0	375,972	85,000
Stroll Expense	12,000	0	8,000	0	0
Total Other Expenses	61,200	38,954	61,500	421,942	199,700
<b>Capital Expenses</b>					
500924 2011 SIB Loan transfer for pmt	165,298	165,298	165,233	165,233	165,167
500925 2017 SIB Loan transfer for pmt	40,000	40,000	40,000	40,000	40,000
2021 SIB Loan transfer for pmt	0	0	61,804	61,804	61,804
500976 Capital Expenses	0	31,378	-	0	160,000
Total Capital Expenses	205,298	236,676	267,037	267,037	426,971
<b>Total 4B Community Dev. Expenditures</b>	<b>320,037</b>	<b>322,687</b>	<b>379,018</b>	<b>772,972</b>	<b>782,821</b>
Revenue Over(Under) Expenditures	2,463	204,014	126,982	(120,967)	0



ARTICLE 4  
PAYMENT PROCEDURES

4A hereby authorizes City to transfer funds on a quarterly basis from 4A's accounts to City's accounts to cover all amounts from the previous quarter owed to City under the Contract.

ARTICLE 5  
TERMINATION

The Contract may be terminated before expiration of the Contract term upon occurrence of any of the following events:

- (1) Both parties agree in writing to terminate the Contract at any time;
- (2) Either party fails to fulfill its obligations as set forth herein, upon which breach the other party may terminate the Contract immediately; or
- (3) Either party gives the other party written notice of termination to take effect not sooner than thirty (30) days after said notice is given.

ARTICLE 6  
INDEMNIFICATION

**To the extent allowed by law 4A agrees, to save and hold harmless City and its agents, officers and employees from all claims and liability due to activities of itself, its agents, officers, or employees, performed under the Contract and which are caused by or result from error, omission, or negligent act of 4A or of 4A's agents, officers, and employees. 4A shall also save harmless City and its agents, officers, and employees from any and all expense, including, but not limited to, attorney fees which may be incurred by City in litigation or otherwise resisting said claim or liabilities which may be imposed on City as a result of such activities by 4A, its agents, officers, or employees. This indemnity shall not include claims based upon or arising out of the willful misconduct of City, its agents, officers, or employees. Further, this indemnity shall not require payment of a claim by City or its agents, officers, or employees as a condition precedent to City's recovery under this provision.**

ARTICLE 7  
SEVERABILITY

In the event any one or more of the provisions contained in this Contract shall for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

ARTICLE 8  
PRIOR CONTRACTS SUPERSEDED

This Contract constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral contracts between the parties respecting the subject matter defined herein.


ARTICLE 9  
NOTICES

All notices to either party by the other required under this Contract shall be personally delivered or mailed to such party at the following respective addresses:


For City: City Administrator City of Magnolia  
18111 Buddy Riley Blvd.  
Magnolia, Texas 77354

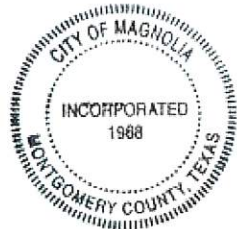
For 4A: MEDC Executive Director  
18111 Buddy Riley Blvd.  
Magnolia, Texas 77354

**4A ECONOMIC DEVELOPMENT CORPORATION**

  
Robert Franklin, President

ATTEST:

  
Kandice Garrett, City Secretary



The City of Magnolia

\_\_\_\_\_  
Mayor Todd Kana

ATTEST:

\_\_\_\_\_  
Kandice Garrett, City Secretary

**Exhibit A**

Scope of Services/Proposed Fees

Service	FY 2022-2023 Monthly	FY 2022-2023 Annual
Finance/Human Resources *	100.00	1,200.00
City Secretary	216.66	2,600.00
	Total:	3,800.00

ANY ADDITIONAL SERVICE NOT ITEMIZED IN EXHIBIT "A" AS BEING INCLUDED IN THE FLAT FEES SHALL BE AT THE DIRECT EXPENSE OF THE 4A.

**Financial** - City will administer 4A's accounts, direct expenditures including the process and payment of monthly invoices, deposits and transfers, investment of funds and accounts, and provide other financial services for 4A, including annual preparation of budget and forecast, reporting to State Comptroller, and issuance and payment of debt. The cost associated with the above financial services will be included in the Flat Fees.

**Human Resources** - City will provide to 4A human resource services that include hiring, development, and retention of employees, coaching and counseling services to Supervisors and employees, and assistance with benefits, performance appraisals, policies and procedures, workers compensation, and other services including the preparation of annual W-9 statements for contract employees. The cost of these services will be included in the Flat Fees.

**Purchasing** - 4A's utilization of City's purchasing staff which will be included in the Flat Fees.

**City Secretary** - The City Secretary will post meeting notices and other public notices for City Council meetings that pertain to 4A, retain records, draft and prepare meeting minutes, track, format and retain official resolutions, process public information requests and review disposition of records. These services will be included in the Flat Fees.

**City Administrator** - The City Administrator will provide review and oversight of City staff utilized by 4A. This service will be included in the Flat Fees.

**Exhibit B**  
**Separate Expenses**

**Staff** - 4A's staff will not be employees of City. The cost of the staff including wages, vacation pay, sick pay, overtime, workers compensation, social security, retirement, all taxes, health and dental benefits, and unemployment insurance will be a separate expense to 4A not included in the Flat Fees.

**Financial**- Advisory services associated with bond sales and other financing vehicles and consulting services for the calculation of any amounts due, as required by the IRS, are a separate expense to 4A not included in the Flat Fees.

**Audit** - 4A's books, records, accounts and financial statements and all other financial activities for the previous fiscal year shall be audited at least once each financial year by an outside, independent, certified public accounting firm selected by the City Council. The expense of the audit will be included in the Flat Fee. The cost of any compliance audits for grant or incentive agreements will be a separate expense to 4A not included in the Flat Fee.

**Insurance** – If needed, City will allow 4A to utilize City's insurance company to provide general liability, automobile coverage, errors and omissions, public employee's dishonesty, property, and windstorm. The cost of the above insurance will be billed to 4A as a separate fee. Insurance for other assets of the 4A (i.e., land or buildings) shall be a direct cost to the 4A and invoiced separately.

**Information Technology** - City will maintain and provide support to 4A's network, hardware, software, wired and wireless networks, as well as the telephone system. New and replacement computers, software and other IT requirements are a separate expense to 4A not included in the Flat Fee.

**Phones** - All cell phone services, including all equipment, utilized by 4A's staff will be a separate expense to 4A not included in the Flat Fee.

**Plan Review and Engineering** - City will make available to 4A project management, development review for capital projects conducted by 4A. The cost associated with City staff for projects funded with current revenues. For projects funded through sale of 4A bonds, cost of City staff time will be a separate expense to 4A not included in the Flat Fee; however, the City and 4A will agree to a percentage Project Management Fee on a case-by-case basis. For 4A initiated projects, the corporations will be asked to secure and maintain their own independent professional services vendors and consultants. Use of outside firms for engineering or construction management/inspection services will be a separate expense to 4A not included in the Flat Fee.



**ADMINISTRATIVE SERVICES CONTRACT  
BETWEEN THE CITY OF MAGNOLIA, TEXAS AND  
THE MAGNOLIA COMMUNITY DEVELOPMENT  
CORPORATION**

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

THIS CONTRACT FOR SERVICES ("Contract") is made by and between the City of Magnolia (hereinafter called "City") and the Magnolia Community Development Corporation ("4B") for the purpose of contracting for administrative services of the staff and employees of City.

**WITNESSETH**

**WHEREAS**, on March 14, 1995, City's voters approved the establishment of the Magnolia Community Development Corporation (commonly known as "4B"), pursuant to Section 4B of the Development Corporation Act of 1979 (the "Act"); and

**WHEREAS**, the Board of Directors of respective 4B and City have previously approved the Articles of Incorporation and the Bylaws of 4B; and

**WHEREAS**, City and 4B desire to contract for administrative services as authorized by the Act.

**AGREEMENT**

NOW, THEREFORE, City and 4B, in consideration of the mutual covenants and agreements herein contained, do hereby mutually agree as follows:

**ARTICLE I  
SCOPE OF SERVICES TO BE PROVIDED BY CITY**

The City will furnish items and perform those Administrative Services for fulfillment of the Contract as identified in the Scope of Services attached hereto as Exhibits "A" and "B".

**ARTICLE 2  
CONTRACT TERM**

The term of the Contract shall be 12 months from the date of execution by the parties, unless sooner terminated as provided herein.

**ARTICLE 3  
CONTRACT PRICE**

4B shall pay City for the Administrative Services contemplated herein as follows:

There will be monthly Flat Fees for all Administrative Services listed in Exhibit "A", for the first year of the Contract. In addition to the Flat Fees, 4B shall pay City for all items that incur a separate expense listed in Exhibit "B".

ARTICLE 4  
PAYMENT PROCEDURES

4B hereby authorizes City to transfer funds on a quarterly basis from 4B's accounts to City's accounts to cover all amounts from the previous quarter owed to City under the Contract.

ARTICLE 5  
TERMINATION

The Contract may be terminated before expiration of the Contract term upon occurrence of any of the following events:

- (1) Both parties agree in writing to terminate the Contract at any time;
- (2) Either party fails to fulfill its obligations as set forth herein, upon which breach the other party may terminate the Contract immediately; or
- (3) Either party gives the other party written notice of termination to take effect not sooner than thirty (30) days after said notice is given.

ARTICLE 6  
INDEMNIFICATION

**To the extent allowed by law 4B agrees, to save and hold harmless City and its agents, officers and employees from all claims and liability due to activities of itself, its agents, officers, or employees, performed under the Contract and which are caused by or result from error, omission, or negligent act of 4B or of 4B's agents, officers, and employees. 4B shall also save harmless City and its agents, officers, and employees from any and all expense, including, but not limited to, attorney fees which may be incurred by City in litigation or otherwise resisting said claim or liabilities which may be imposed on City as a result of such activities by 4B, its agents, officers, or employees. This indemnity shall not include claims based upon or arising out of the willful misconduct of City, its agents, officers, or employees. Further, this indemnity shall not require payment of a claim by City or its agents, officers, or employees as a condition precedent to City's recovery under this provision.**

ARTICLE 7  
SEVERABILITY

In the event any one or more of the provisions contained in this Contract shall for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

ARTICLE 8  
PRIOR CONTRACTS SUPERSEDED

This Contract constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral contracts between the parties respecting the subject matter defined herein.

ARTICLE 9  
NOTICES

All notices to either party by the other required under this Contract shall be personally delivered or mailed to such party at the following respective addresses:

For City:           City Administrator City of Magnolia  
                          18111 Buddy Riley Blvd.  
                          Magnolia, Texas 77354

For 4B:            MCDC Executive Director  
                          18111 Buddy Riley Blvd.  
                          Magnolia, Texas 77354

**4B COMMUNITY DEVELOPMENT CORPORATION**

\_\_\_\_\_  
Joshua Chadwick, Vice President

ATTEST:

\_\_\_\_\_  
Kandice Garrett, City Secretary



The City of Magnolia

\_\_\_\_\_  
Mayor Todd Kana

ATTEST:

\_\_\_\_\_  
Kandice Garrett, City Secretary

**Exhibit A**

Scope of Services/Proposed Fees

<b>Service</b>	<b>FY 2022-2023 Monthly</b>	<b>FY 2022-2023 Annual</b>
Finance/Human Resources *	100.00	1,200.00
City Secretary	216.66	2,600.00
	Total:	<b>3,800.00</b>

**ANY ADDITIONAL SERVICE NOT ITEMIZED IN EXHIBIT "A" AS BEING INCLUDED IN THE FLAT FEE SHALL BE AT THE DIRECT EXPENSE OF THE 4B.**

**Financial** - City will administer 4B's accounts, direct expenditures including the process and payment of monthly invoices, deposits and transfers, investment of funds and accounts, and provide other financial services for 4B, including annual preparation of budget and forecast, reporting to State Comptroller, and issuance and payment of debt. The cost associated with the above financial services will be included in the Flat Fees.

**Human Resources** - City will provide to 4B human resource services that include hiring, development, and retention of employees, coaching and counseling services to Supervisors and employees, and assistance with benefits, performance appraisals, policies and procedures, workers compensation, and other services including the preparation of annual W-9 statements for contract employees. The cost of these services will be included in the Flat Fees.

**Purchasing** – 4B's utilization of City's purchasing staff which will be included in the Flat Fees.

**City Secretary** - The City Secretary will post meeting notices and other public notices for City Council meetings that pertain to 4B, retain records, draft and prepare meeting minutes, track, format and retain official resolutions, process public information requests and review disposition of records. These services will be included in the Flat Fees.

**City Administrator** - The City Administrator will provide review and oversight of City staff utilized by 4B. This service will be included in the Flat Fees.

## **Exhibit B**

### **Separate Expenses**

**Staff** – 4B's staff will not be employees of City. The cost of the staff including wages, vacation pay, sick pay, overtime, workers compensation, social security, retirement, all taxes, health and dental benefits, and unemployment insurance will be a separate expense to 4B not included in the Flat Fees.

**Financial**- Advisory services associated with bond sales and other financing vehicles and consulting services for the calculation of any amounts due, as required by the IRS, are a separate expense to 4B not included in the Flat Fees.

**Audit** – 4B's books, records, accounts and financial statements and all other financial activities for the previous fiscal year shall be audited at least once each financial year by an outside, independent, certified public accounting firm selected by the City Council. The expense of the audit will be included in the Flat Fee. The cost of any compliance audits for grant or incentive agreements will be a separate expense to 4B not included in the Flat Fee.

**Insurance** – If needed, City will allow 4B to utilize City's insurance company to provide general liability, automobile coverage, errors and omissions, public employee's dishonesty, property, and windstorm. The cost of the above insurance will be billed to 4B as a separate fee. Insurance for other assets of the 4B (i.e., land or buildings) shall be a direct cost to the 4B and invoiced separately.

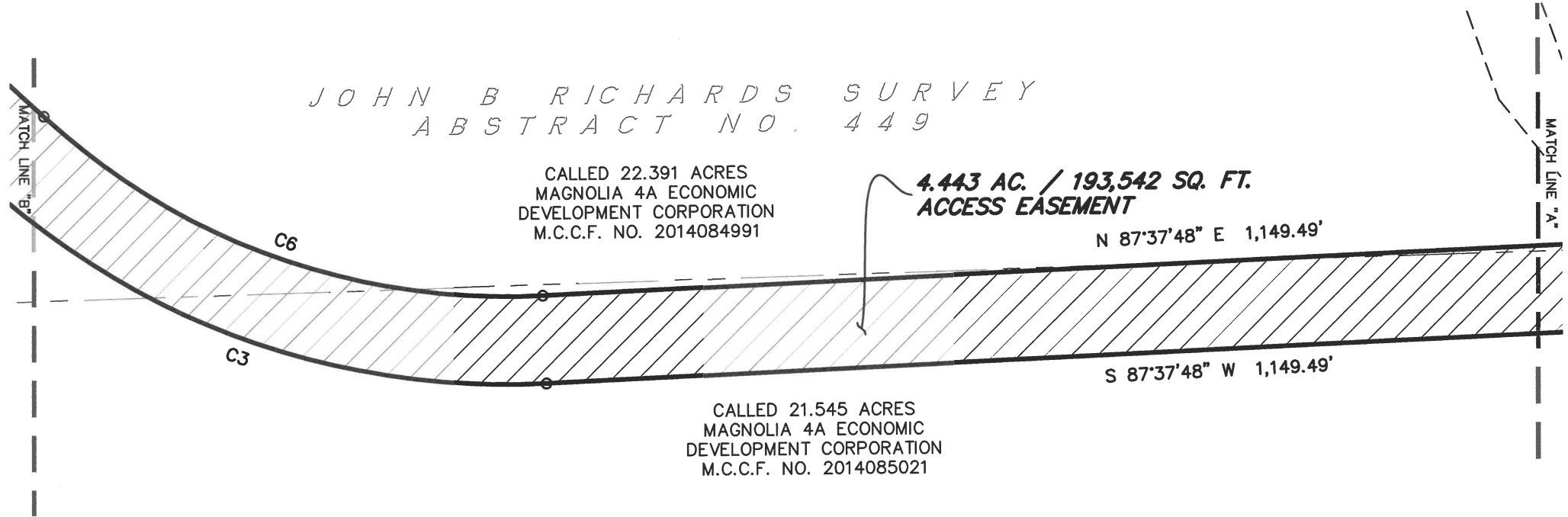
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**Plan Review and Engineering** - City will make available to 4B project management, development review for capital projects conducted by 4B. The cost associated with City staff for projects funded with current revenues. For projects funded through sale of 4B bonds, cost of City staff time will be a separate expense to 4B not included in the Flat Fee; however, the City and 4B will agree to a percentage Project Management Fee on a case-by-case basis. For 4B initiated projects, the corporations will be asked to secure and maintain their own independent professional services contractors and consultants. Use of outside firms for engineering or construction management/inspection services will be a separate expense to 4B not included in the Flat Fee.







GENERAL NOTES

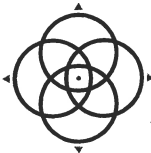
1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

EXHIBIT OF  
ACCESS EASEMENT  
4.443 AC. / 193,542 SQ. FT.  
SITUATED IN THE  
JOHN B RICHARDS SURVEY, A-449  
MONTGOMERY COUNTY, TEXAS

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	470.00'	7°09'54"	58.78'	S 69°15'23" W	58.74'
C2	530.00'	21°57'22"	203.10'	S 76°39'07" W	201.86'
C3	535.00'	45°04'02"	420.82'	N 69°50'11" W	410.05'
C4	465.00'	45°04'12"	365.78'	N 69°50'16" W	356.42'
C5	530.00'	45°04'12"	416.91'	S 69°50'16" E	406.24'
C6	475.00'	45°04'02"	373.62'	S 69°50'11" E	364.06'
C7	470.00'	21°57'22"	180.11'	N 76°39'07" E	179.01'
C8	530.00'	7°09'54"	66.28'	N 69°15'23" E	66.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 17°08'13" E	84.08'
L2	S 31°22'38" E	123.21'
L3	S 17°09'40" E	55.01'
L4	S 17°09'40" E	60.00'
L5	S 72°50'20" W	137.05'
L6	S 65°40'26" W	121.08'
L7	N 47°18'10" W	72.97'
L8	S 87°37'38" W	329.38'
L9	N 46°38'11" W	131.91'
L10	N 87°37'38" E	384.99'
L11	S 47°18'10" E	119.57'
L12	N 65°40'26" E	121.08'
L13	N 72°50'20" E	137.05'

FIELD BY:	-	DATE:	04/04/2022
DRAWN BY:	RO	REV:	
CHECKED BY:	MC	REV:	
JOB NO.	57296-AXS-1	REV:	
SHEET 2 OF 5		REV:	



**WINDROSE**  
LAND SURVEYING | PLATTING

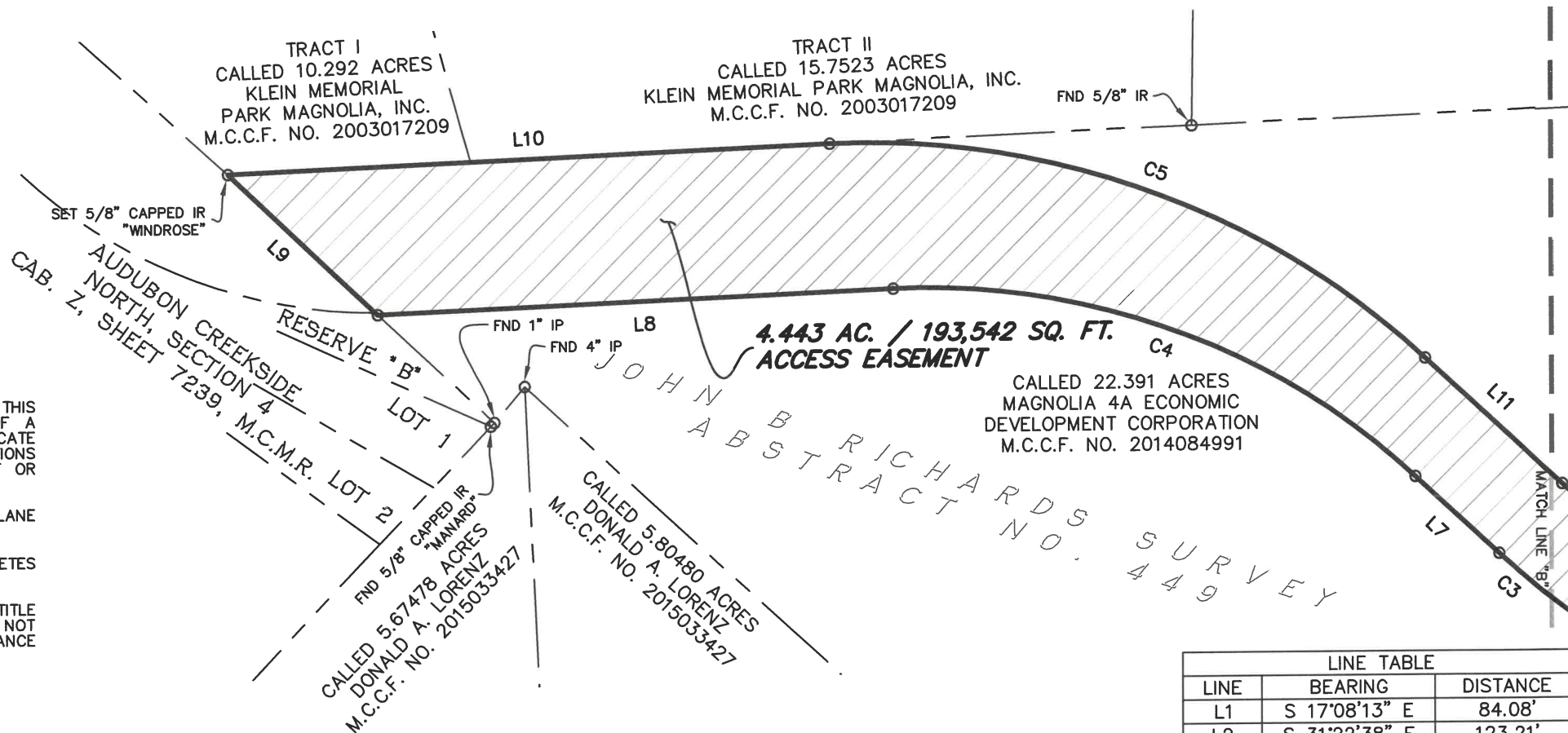
11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
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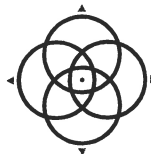
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SITUATED IN THE  
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CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
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JOB NO.	57296-AXS-1	REV:	
SHEET 3 OF 5		REV:	



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## DESCRIPTION OF ACCESS EASEMENT 4.443 ACRES OR 193,542 SQ. FT.

A TRACT OR PARCEL CONTAINING 4.443 ACRES OR 193,542 SQUARE FEET OF LAND BEING OUT OF A CALLED 22.391 ACRE TRACT CONVEYED TO MAGNOLIA 4A ECONOMIC DEVELOPMENT CORPORATION, AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE (M.C.C.F.) NO. 2014084991, SAME BEING OUT OF A CALLED 21.545 ACRE TRACT CONVEYED TO MAGNOLIA 4A ECONOMIC DEVELOPMENT, AS RECORDED UNDER M.C.C.F. NO. 2014085021, SITUATED IN THE J.B. RICHARDS SURVEY, ABSTRACT NO. 449, MONTGOMERY COUNTY, TEXAS, WITH SAID 4.443 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83):

**COMMENCING** AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 149 (WIDTH VARIES) FOR THE SOUTHEAST CORNER OF A CALLED 3.22 ACRE TRACT CONVEYED TO HERBERT C. BUNDAGE, FREDDIE C. BUNDAGE, BILLIE G. BUNDAGE, ANNIE M. ROSE AND STELLA M. RICHARDSON, AS RECORDED UNDER M.C.C.F. NO. 8952513, AND THE NORTHEAST CORNER OF SAID 22.391 ACRE TRACT;

**THENCE**, WITH THE WEST R.O.W. LINE OF SAID F.M. 149, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 17 DEG. 08 MIN. 13 SEC. EAST, A DISTANCE OF 84.08 FEET TO A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT;
2. SOUTH 31 DEG. 22 MIN. 38 SEC. EAST, A DISTANCE OF 123.21 FEET TO A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT;
3. SOUTH 17 DEG. 09 MIN. 40 SEC. EAST, A DISTANCE OF 55.01 FEET TO THE NORTHEAST CONER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;
4. SOUTH 17 DEG. 09 MIN. 40 SEC. EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

**THENCE**, OVER AND ACROSS SAID 21.545 ACRE TRACT AND SAID 22.391 ACRE TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. SOUTH 72 DEG. 50 MIN. 20 SEC. WEST, A DISTANCE OF 137.05 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 07 DEG. 09 MIN. 54 SEC., AN ARC LENGTH OF 58.78 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69 DEG. 15 MIN. 23 SEC. WEST – 58.74 FEET TO A POINT OF TANGENCY;
3. SOUTH 65 DEG. 40 MIN. 26 SEC. WEST, A DISTANCE OF 121.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 21 DEG. 57 MIN. 22 SEC., AN ARC LENGTH OF 203.10 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 76 DEG. 39 MIN. 07 SEC. WEST – 201.86 FEET TO A POINT OF TANGENCY;
5. SOUTH 87 DEG. 37 MIN. 48 SEC. WEST, A DISTANCE OF 1,149.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 45 DEG. 04 MIN. 02 SEC., AN ARC LENGTH OF 420.82 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69 DEG. 50 MIN. 11 SEC. WEST – 410.05 FEET TO A POINT OF TANGENCY;
7. NORTH 47 DEG. 18 MIN. 10 SEC. WEST, A DISTANCE OF 72.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 45 DEG. 04 MIN. 12 SEC., AN ARC LENGTH OF 365.78 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69 DEG. 50 MIN. 16 SEC. WEST – 356.42 FEET TO A POINT OF TANGENCY;
9. SOUTH 87 DEG. 37 MIN. 38 SEC. WEST, A DISTANCE OF 329.38 FEET TO A POINT ON THE NORTHEAST LINE OF RESERVE "B", AUDUBON CREEKSIDE NORTH, SECTION 4, MAP OR PLAT THEREOF RECORDED UNDER CABINET Z, SHEET 7239, MONTGOMERY COUNTY MAP RECORDS (M.C.M.R.) AND THE SOUTHWEST LINE OF SAID 22.391 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

**THENCE**, NORTH 46 DEG. 38 MIN. 11 SEC. WEST, WITH THE SOUTHWEST LINE OF SAID 22.391 ACRE TRACT, A DISTANCE OF 131.91 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF A CALLED 10.292 ACRE TRACT (TRACT I), AS RECORDED UNDER M.C.C.F. NO. 2003017209, SAME BEING THE NORTHWEST CORNER OF SAID 22.391 ACRE TRACT AND OF THE HEREIN DESCRIBED EASEMENT;

**THENCE**, NORTH 87 DEG. 37 MIN. 38 SEC. EAST, ALONG THE SOUTH LINE OF SAID 10.292 ACRE TRACT, A DISTANCE OF 384.99 FEET TO A POINT ON THE SOUTH LINE OF A CALLED 15.7523 ACRE TRACT CONVEYED TO KLEIN MEMORIAL PARK MAGNOLIA, INC., AS RECORDED UNDER M.C.C.F. NO. 2003017209, FOR THE BEGINNING OF A CURVE TO THE RIGHT;

**THENCE**, OVER AND ACROSS SAID 21.545 ACRE TRACT AND SAID 22.391 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 45 DEG. 04 MIN. 12 SEC., AN ARC LENGTH OF 416.91 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69 DEG. 50 MIN. 16 SEC. EAST – 406.24 FEET TO A POINT OF TANGENCY;
- 2. SOUTH 47 DEG. 18 MIN. 10 SEC. EAST, A DISTANCE OF 119.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
- 3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 45 DEG. 04 MIN. 02 SEC., AN ARC LENGTH OF 373.62 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69 DEG. 50 MIN. 11 SEC. EAST – 364.06 FEET TO A POINT OF TANGENCY;
- 4. NORTH 87 DEG. 37 MIN. 48 SEC. EAST, A DISTANCE OF 1,149.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
- 5. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 21 DEG. 57 MIN. 22 SEC., AN ARC LENGTH OF 180.11 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 76 DEG. 39 MIN. 07 SEC. EAST – 179.01 FEET TO A POINT OF TANGENCY;
- 6. NORTH 65 DEG. 40 MIN. 26 SEC. EAST, A DISTANCE OF 121.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 7. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 07 DEG. 09 MIN. 54 SEC., AN ARC LENGTH OF 66.28 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69 DEG. 15 MIN. 23 SEC. EAST – 66.24 FEET TO A POINT OF TANGENCY;
- 8. NORTH 72 DEG. 50 MIN. 20 SEC. EAST, A DISTANCE OF 137.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4.443 ACRES OR 193,542 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 57296-AXS-1, PREPARED BY WINDROSE LAND SERVICES.



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



04/04/2022  
DATE:  
04/12/2022



# **Water Infrastructure Finance and Innovation Act (WIFIA) Funding Requirements**

Tuesday, September 13, 2022 - City Council Meeting

# Purpose of Today

- WIFIA Program
- Application Process
- Funding
- Project
- Selection Criteria
- **Letter of Support**



# WIFIA Program

- Created from the Water Resources Reform and Development Act (WRRDA) of 2014
- **Accelerate national and regional water and wastewater infrastructure thru long-term, low-cost supplemental loans for credit assistance**
- Administered by EPA, follow federal requirements
- Local, state, tribal, and federal government entities
- 2022 - WIFIA lent approx. \$5.5B

# 2022 WIFIA Program Updates

- Federal Rules Still Apply
- **Two Parameters Added in 2022 from Infrastructure Investment and Jobs Act (IIJA)**
  - Requirement for Build America, Buy America Act (BABAA) to create manufacturing jobs and grow the USA supply chain.
  - September 6 letter of intent accepted until funds are exhausted

# Application Process

## Project Selection

Notice of Funding Availability  
(NOFA) - Announced June 2022

**Sept 6 - Letter of Interest  
Submission Opens**

Available Until Funds Run Out

Letter of Interest Evaluation

Invitation to Apply

## Project Review, Negotiation and Closing

Application Submission

Application Evaluation

Due Diligence

Term Sheet Negotiation

Loan Agreement Negotiation

Closing

# Eligible Projects

## Wastewater Projects

### Clean Water State Revolving Fund (SRF)

- Municipal wastewater facilities (CWA Section 212)
- Control nonpoint sources of pollution (CWA Section 319)
- **Decentralized wastewater treatment systems**
- **Water conservation, efficiency and reuse**
- Security measures at publicly owned treatment works

# Eligible Projects

## Water Projects

### Drinking Water State Revolving Fund (SRF)

- Treatment
- **Transmission and Distribution**
- Source
- Storage
- Consolidation
- **Creation of New Systems**

**Not Eligible – projects solely for growth or fire protection**

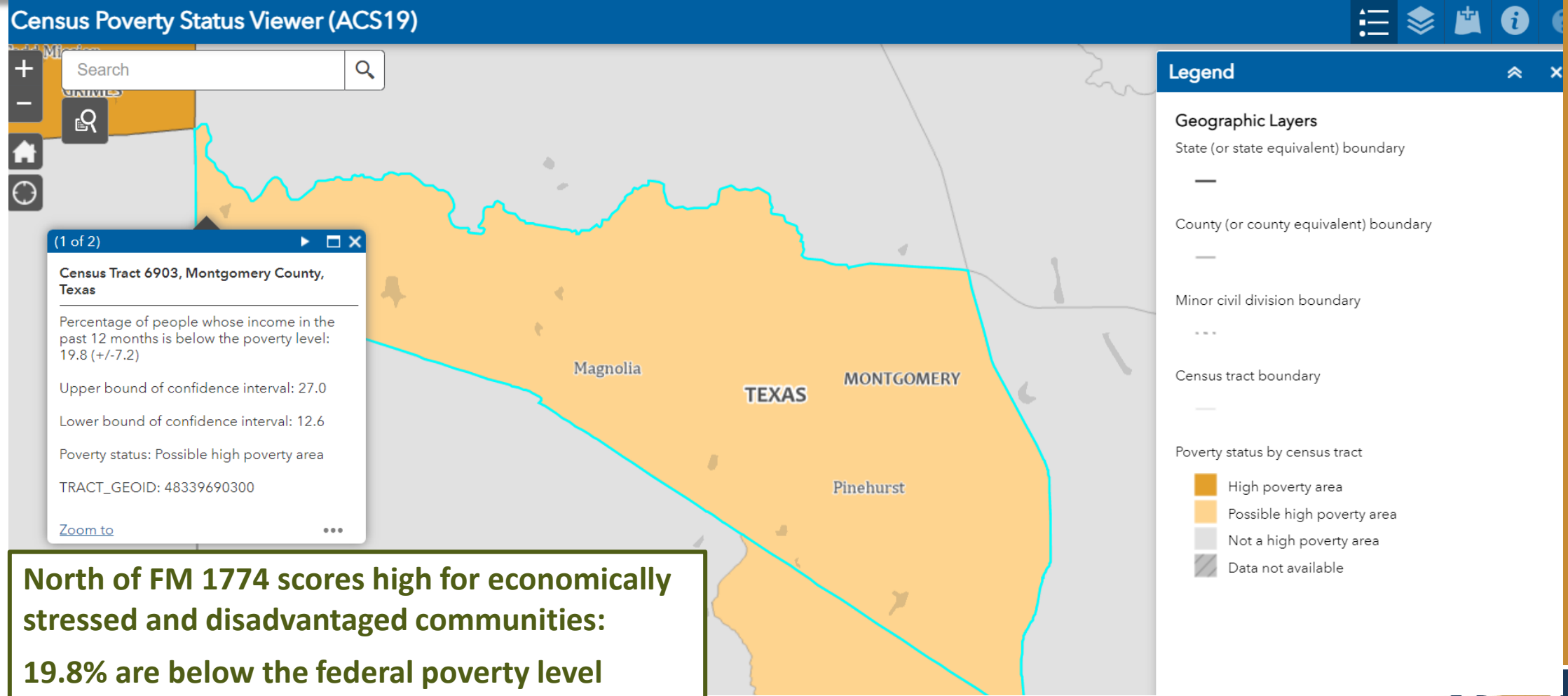
# 2022 WIFIA Priorities

Application is Strong for 4 out of 5:

- 1. Economically Stressed and Disadvantaged Communities**
2. Lead in Drinking Water and Wastewater Systems
- 3. PFAS and Emerging Contaminants**
- 4. New or Innovative Approaches**
- 5. Impacts of Climate Change and Resiliency**



# Census Tract 6903



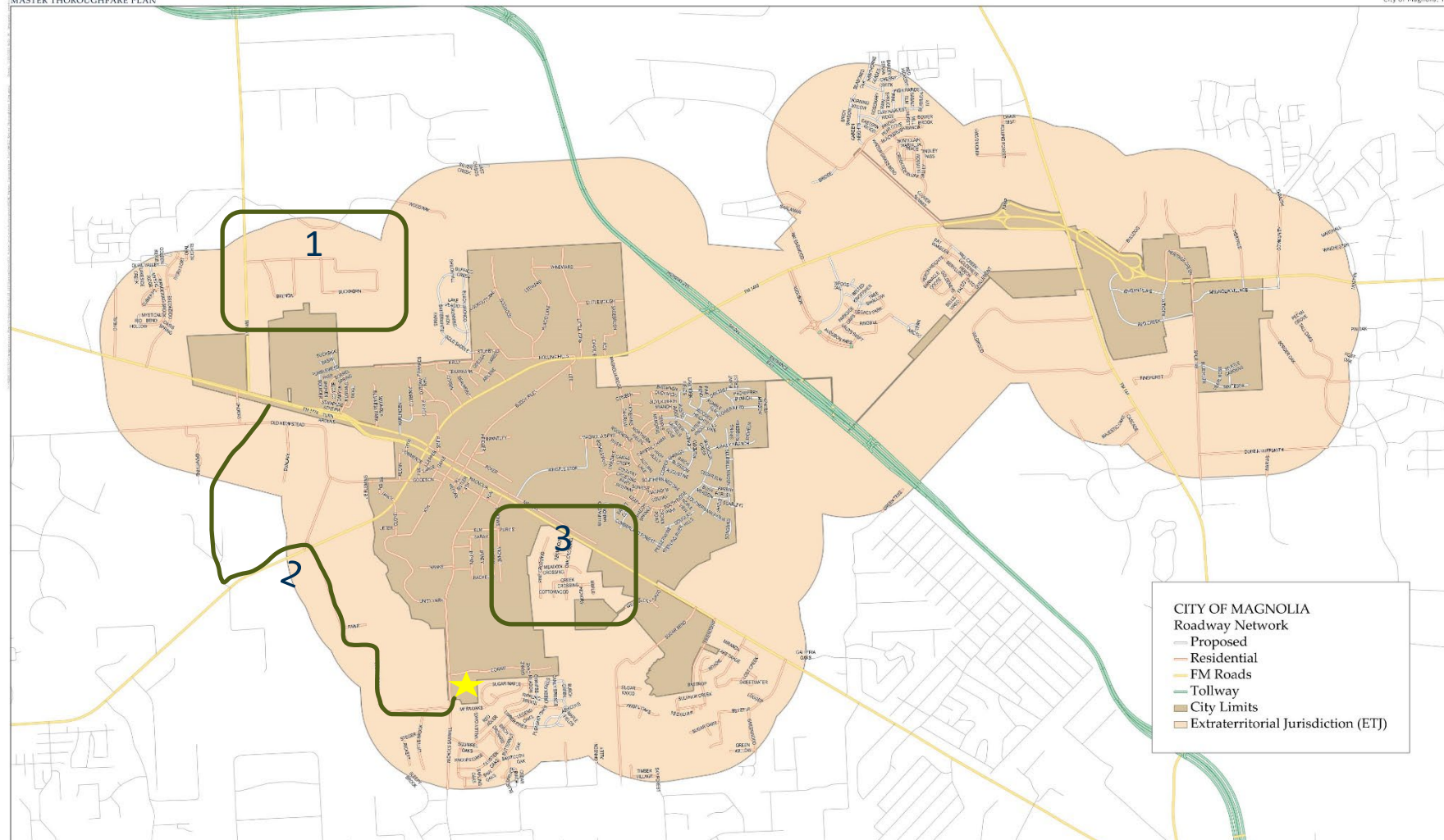
**North of FM 1774 scores high for economically stressed and disadvantaged communities:**

- 19.8% are below the federal poverty level**
- 36% are without health insurance**
- 32% are at or below the area median income**

# Potential Projects

CITY OF MAGNOLIA  
MASTER THOROUGHFARE PLAN

Exhibit 1: Roadway Network  
City of Magnolia, Texas



# Potential Projects

- Ordinance O-2013-020 to reduce # of private septic tanks in mobile home park subdivisions
- Ordinance O-2014-17 to remove junked vehicles, reduce fire hazard concerns, and protect the general health and safety of the public.
- City of Magnolia Intention: Address Sanitation Issues in Non-Development or Redevelopment Areas:
  - **Provide sanitary sewer lines**
  - **Remove septic tanks as the properties are redeveloped or developed**
  - **Upgrade waterlines at the end of their useful life**
  - **Remove junked cars, dilapidated homes, and overgrown vegetation (not included in project)**
- Est of 53 septic tanks in Brenda's area
- Estimate of 61 septic tanks in Magnolia Crossing

# Potential Projects and Cost Estimate

- Project 1: Water and Sanitary to Serve “Brenda’s” \$5.5M
  - Provide sanitary sewer,
  - Upgrade to an 8” waterline for fire hydrants and connect to FM 1488,
  - Removed junked vehicles, dilapidated homes, and overgrown vegetation (not in this project)
- Project 2: 30-inch Sanitary Gravity Line \$7.9M
  - Install 30” gravity sanitary sewer line is needed for capacity.
  - Connection to Nichols Sawmill Wastewater Treatment Plant
- Project 3: Water and Sanitary to Serve Magnolia Crossing \$3.3M
  - Provide sanitary sewer,
  - Upgrade 2” waterline for fire hydrants

# Funding

- For small communities with less than a 25,000 population
  - **WIFIA can finance up to 49% of anticipated project costs AND 80% of anticipated project costs**
  - **Minimum \$5 Million project size**
  - **Requires \$25,000 payment with the application**
- Repayment is 35 years from substantial completion
- Reimbursement program
- Interest rate is equal to or greater than the US Treasury, Average 1.93%

# Example Reimbursement Costs

- **Most project fees are reimbursable:**
  - WIFIA Application Fees (\$25,000)
  - Federal Gvmt Credit Assistance Review
  - Planning
  - Preliminary Engineering Reports (PER)
  - Environmental
  - Design
  - Construction
  - Administration of Reimbursement
  - Cannot reimburse contingency or loan payment



# Purpose of Today

- WIFIA Program
- Funding
- Project
- **Letter of Support**
- **Questions?**

- This is the end of the presentation. The following pages are supporting information.

# Competitive Process

- EPA invites projects that are
  - Eligible
  - Creditworthy
  - Technically feasible
  - Meet the public policy goals in the WIFIA statute
- Sponsor notified within 30 days of the outcome
- If selected, → EPA will meet with an eligible entity
- If not selected → Request de-brief and re-submit in future

# Project Selection Criteria

Points	Project Impact
25	Extent project serves economically stressed communities
25	Protection from extreme weather events
25	Reduction of lead or emerging contaminants
25	Innovative approaches
5	Serves energy exploration, development, or production
5	Addressing water resource challenges
5	Project need for repair, rehab or replacement
5	National or regional significance

# Project Type Eligibility

## – Construction of a wastewater treatment

### Centralized Wastewater Treatment

Eligible centralized wastewater treatment projects include: primary and secondary treatment, advanced treatment, sewer system, CSO correction, climate resilience<sup>3</sup>, and security. Eligibilities related to energy and water conservation (e.g., cogeneration systems) are addressed in other sections of the paper (see *Energy Conservation* and *Water Conservation*).

Climate Resilience for Treatment Works	Advanced	Sewer System	CSO Correction	Security
<ul style="list-style-type: none"><li>• Sea walls</li><li>• Levies/dykes/berms</li><li>• Relocation/elevation of certain assets or entire facility above current/projected flood stage</li><li>• Installation of flood attenuation, diversion, or retention infrastructure within or beyond the footprint of a treatment works that protects the treatment works including floodwater channels/culverts, green infrastructure, and natural systems capable of mitigating a storm surge (e.g., barrier beach and dune systems, tidal wetlands, and living shorelines)</li><li>• Installation of wind resistant features</li><li>• Saltwater resistant equipment/components</li><li>• Backup generators and fuel transport and storage tanks</li><li>• Portable pumps</li><li>• Floodwater pumping systems</li><li>• Physical hardening of electrical systems/equipment</li><li>• Dry floodproofing of structures</li><li>• Elevated walls/caps for treatment tanks</li><li>• Installation of redundant equipment/components</li><li>• Overflow tanks/tunnels</li><li>• Regionalization/Interconnections</li></ul>	<ul style="list-style-type: none"><li>• Upgrade, repair, replacement, or installation/construction of new:<ul style="list-style-type: none"><li>○ Nutrient removal processes</li><li>○ Filtration systems</li><li>○ Disinfection processes</li></ul></li></ul>	<ul style="list-style-type: none"><li>• Upgrade, repair, replacement, or installation/construction of new:<ul style="list-style-type: none"><li>○ Pipes</li><li>○ Pump stations</li><li>○ Force mains</li></ul></li></ul>	<ul style="list-style-type: none"><li>• Installation of separate sanitary and storm sewers</li><li>• Downspout disconnection</li></ul>	<ul style="list-style-type: none"><li>• Fencing</li><li>• Security cameras</li><li>• Security lighting</li><li>• Motion detectors</li></ul>

# Project Type Eligibility

## – Decentralized wastewater treatment

### **Decentralized Wastewater Treatment**

Decentralized wastewater treatment is an onsite<sup>8</sup> or clustered system<sup>9</sup> used to collect, treat, and disperse or reclaim wastewater from a small community or service area (e.g., septic systems, cluster systems, lagoons). Eligible decentralized wastewater treatment projects include the upgrade (e.g., nutrient removal), repair, or replacement of existing systems; construction/installation of new systems; costs associated with the establishment of a responsible management entity (RME) (e.g., permitting fees, legal fees, etc.); and septage treatment works and pumper trucks to support the proper maintenance of decentralized systems.

### **Section 603(c)(1) Eligibility: Section 212**

POTWs, as defined in Section 212 of the CWA, are eligible for CWSRF assistance. The eligibility criteria for Section 603(c)(1) projects are:

- Projects must be consistent with the definition of “treatment works” as set forth in Section 212.
- Projects must be publicly owned, as required by CWA Section 603(c)(1).
- Only capital projects (e.g., construction activities, equipment purchase) are eligible. The CWSRF cannot fund ongoing operation and maintenance activities; however, planning and design for capital projects, as well as broader water quality planning where there is a reasonable expectation that the planning will result in a capital project, are eligible.



# Project Type Eligibility

## – Water conservation, efficiency, and reuse,

### **Water Conservation**

Eligible water conservation projects are those that reduce the demand for POTW capacity through reduced water consumption (i.e., water efficiency). Water reuse and precipitation harvesting are also eligible. Water audits and water conservation plans that are reasonably expected to result in a capital project are also eligible (see *Planning/Assessments*).

#### Water Efficiency

- Water meters
- Plumbing fixture retrofits or replacement
- Water efficient appliances
- Water efficient irrigation equipment (e.g., moisture and rain sensing equipment)
- Education programs
- Incentive programs (e.g., rebates for installing rain barrels or permeable surfaces)

#### Water Reuse and Precipitation Harvesting

- Collection and treatment systems (e.g., wastewater, stormwater, and subsurface drainage water collection and treatment)
- Distribution lines to support water reuse and the use of harvested precipitation
- Transmission lines, injection wells, and green infrastructure infiltration systems for groundwater recharge
- Equipment to reuse reclaimed water
- Direct potable reuse

# Define CWSRF Program Eligibilities

To be eligible for CWSRF assistance, a project must meet the criteria of one of the eleven CWSRF eligibilities. Section 603(c) of the Clean Water Act (CWA) states that the CWSRF can provide assistance:

- (1) to any municipality, intermunicipal, interstate, or State agency for construction of publicly owned treatment works (as defined in section 212);*
- (2) for the implementation of a management program established under section 319;*
- (3) for the development and implementation of a conservation and management plan under section 320;*
- (4) for the construction, repair, or replacement of decentralized wastewater treatment systems that treat municipal wastewater or domestic sewage;*
- (5) for measures to manage, reduce, treat, or recapture stormwater or subsurface drainage water<sup>1</sup>;*
- (6) to any municipality, intermunicipal, interstate, or State agency for measures to reduce the demand for publicly owned treatment works capacity through water conservation, efficiency, or reuse;*
- (7) for the development and implementation of watershed projects meeting the criteria set forth in section 122;*
- (8) to any municipality, intermunicipal, interstate, or State agency for measures to reduce the energy consumption needs for publicly owned treatment works;*
- (9) for reusing or recycling wastewater, stormwater, or subsurface drainage water;*
- (10) for measures to increase the security of publicly owned treatment works*
- (11) to any qualified nonprofit entity, as determined by the Administrator, to provide assistance to owners and operators of small and medium sized publicly owned treatment works*
  - (A) to plan, develop, and obtain financing for eligible projects under this subsection, including planning, design, and associated preconstruction activities; and*
  - (B) to assist such treatment works in achieving compliance with this Act.*

# Define Drinking Water SRF Program Eligibilities

- Drinking Water State Revolving Fund (SRF) is also eligible for WIFIA
  - Must be a public system (provides water for human consumption thru pipes to at least 15 service connections and serves at least 25 people for 60-80 days a year)
  - Projected intended primarily to address public health and/or regulatory compliance issues for the existing service population may be sized for a reasonable amount of population growth over the useful life of the project

# Define Drinking Water SRF Program Eligibilities

- Non-Eligible Projects
  - Solely for growth
  - Solely for fire protection services

## 3.4.1 Growth-Related Projects

The DWSRF is meant to serve the public health needs of the existing population. Congress specifically directed in the SDWA that the DWSRF program avoid the use of funds to finance the expansion of any public water system in anticipation of future population growth.<sup>9</sup> The EPA specified in the DWSRF Interim Final Rule that a project which is intended primarily to address public health and/or regulatory compliance issues for the existing service population may be sized for a “reasonable” amount of population growth over the useful life of the project.

# Drinking Water State Revolving Fund Eligible Projects

**TABLE 3.1: Category 1 – Treatment**

*Example Projects*

- New facilities or portions of facilities, including:
  - Mixers/Flocculation/Sedimentation
  - Filtration
  - Chemical addition systems and equipment
  - Disinfection
  - Filter backwash recycling
  - Residuals handling
  - On-site generation of disinfectants
  - Corrosion control infrastructure
- Upgrades, rehabilitation or replacement of facilities or portions of facilities
- Potable reuse or reuse that mitigates the need for additional potable supply
- Desalination plants
- Raw water storage that is part of the treatment process and located on the property where the treatment facility is located
- Point of access or point of use treatment devices (i.e. filters) are only eligible if the device is the compliance treatment technology and the devices are owned and maintained by the public water system



# Drinking Water State Revolving Fund Eligible Projects

**TABLE 3.2: Category 2 – Transmission and Distribution**

*Example Projects*

- Installation, replacement or rehabilitation of infrastructure to improve water pressure to safe levels or to prevent contamination caused by non-potable liquids entering the system through leaks or pipe breaks
  - Transmission mains
  - Distribution mains
  - Meters (e.g., flow meters, customer meters, master meters)
  - Appurtenances (e.g., valves, hydrants, pipe restraints)
  - Pump stations
- Service line replacements, regardless of pipe material and ownership of the property on which the service line is located<sup>6</sup> (service line can be replaced up to premise plumbing<sup>7</sup>)
- New water main extensions to serve existing residents not served by a safe supply of potable water (this includes installation of the service line up to premise plumbing)
- Reclaimed wastewater effluent and water reuse infrastructure and distribution systems (aka “purple pipe”) where such infrastructure mitigates the need for additional potable supply

# Drinking Water State Revolving Fund Eligible Projects

**TABLE 3.3: Category 3 – Source**

*Example Projects*

- Development of new sources to replace a contaminated drinking water source or to increase drought resilience
- Raw water intakes, wells or other constructed infrastructure that allows for movement of raw water into the treatment plant or into the distribution system
- Alternative supply in case of emergency or drought, such as:
  - Interconnections
  - Surface water intakes
  - Ground water wells
- Aquifer storage and recovery (ASR) system for water storage (e.g., part of a reclaimed water system), including:
  - Wells
  - Pumps
  - Pipes
  - Wellhead structures
- Riverbank filtration wells
  - Plugging abandoned wells when new replacement wells are drilled



# Drinking Water State Revolving Fund Eligible Projects

**TABLE 3.4: Category 4 – Storage**

*Example Projects*

- New storage or replacement/rehabilitation of existing structures to continue to maintain compliance and protect public health by:
  - Preventing microbiological contaminants from entering a public water system
  - Equalizing water demands
  - Reducing pressure fluctuations in the distribution system
  - Providing reserves when power outages and other emergencies occur
  - Storing water for reclaimed water (aka “purple pipe”) systems
  - Providing drought resiliency

# Drinking Water State Revolving Fund Eligible Projects

**TABLE 3.4: Category 4 – Storage**

*Example Projects*

- New storage or replacement/rehabilitation of existing structures to continue to maintain compliance and protect public health by:
  - Preventing microbiological contaminants from entering a public water system
  - Equalizing water demands
  - Reducing pressure fluctuations in the distribution system
  - Providing reserves when power outages and other emergencies occur
  - Storing water for reclaimed water (aka “purple pipe”) systems
  - Providing drought resiliency

# Drinking Water State Revolving Fund Eligible Projects

**TABLE 3.6: Category 6 – Creation of New Systems**

*Example Projects*

- Projects which upon completion will create a community water system to address existing public health problems with serious risks caused by unsafe drinking water provided by individual wells or surface water sources
  - Projects to address existing public health protection problems associated with individual wells or surface water source must be limited in scope to the specific geographic area affected by contamination
- Projects that create a new regional community water system to eliminate individual systems with technical, managerial and financial difficulties

# Drinking Water State Revolving Fund Eligible Projects

**TABLE 3.7: Examples of Water Security Projects**

- Installation of security measures to protect infrastructure and prevent vandalism or purposeful contamination of the drinking water, such as:
  - Fencing and gates
  - Lighting
  - Cameras
  - Closed circuit television

# Drinking Water State Revolving Fund Eligible Projects

**TABLE 3.8: Examples of Energy Efficiency Projects**

- Energy efficient retrofits, upgrades or new pumping systems and treatment processes
- Pump refurbishment to optimize pump efficiency
- Pipe projects that prevent water loss.
- Projects that result from an energy efficiency related assessment
- Renewable energy projects, which are a part of a public health project, such as wind, solar, geothermal and micro-hydroelectric that provide power to a utility
- Utility energy management planning, including energy assessments, energy audits and optimization studies
- Additional eligible energy efficiency projects are listed in Appendix B “Sustainability: Examples of Resilience and Green Projects”

# Drinking Water State Revolving Fund Eligible Projects

**TABLE 3.9: Examples of Other Capital Projects**

- Purchase of spare parts in conjunction with an initial capital project, as is customary during normal course of business
- Large capital equipment purchases, such as:
  - Supervisory control and data acquisition (SCADA) systems
  - Leak detection devices and equipment
  - Stand-by power generators and associated accessories
  - Database infrastructure or software (e.g., asset management systems, inventory tracking software)
- Vehicles used solely (or funding appropriately proportioned) for the project under which they were funded
- Administration buildings for the water system (which could include billing offices, laboratories, control centers, engineering departments and other water system offices) that the water system uses solely for its own management (or the DWSRF financial contribution can be prorated for the space used by the water system), including the land on which they are situated
- Decommissioning/deconstructing old facilities to make way for new facilities
- Acquisition of existing infrastructure (e.g., purchase a finished water reservoir from another community)
- Purchase of land or other infrastructure required as part of cross-cutter mitigation implementation



August 26, 2022

From: Todd Kana, Mayor  
City of Magnolia, Texas  
18111 Buddy Riley Blvd.,  
Magnolia, Texas 77354

To: Director, WIFIA Program  
US EPA William Jefferson Clinton East Building-room 7334A  
1201 Constitution, Ave,  
NW Washington, DC 20004

Dear Director of the WIFIA Program,

I write this letter of support for the project we submit for the 2022 Water Infrastructure Finance and Innovation Act (WIFIA) Program for water and wastewater funding and financing. As a smaller community with a population estimate of 2,359 reported for the 2020 Census, we are pleased to see funding and grant opportunities available, as a city of our size would unlikely be able to fund a project of this capacity on our own.

Since 2013, City Council has prioritized eliminating private septic tank systems throughout our city limits and extraterritorial jurisdiction through development and redevelopment opportunities. When sanitary systems are identified, waterlines are updated to minimize disruption to our residents when there are numerous breaks within a subdivision per year. With an estimate of 50 private septic tanks identified in subdivisions that are not part of future development, there is a need to provide a better quality of life for our residents with a focus on sanitation issues. For the past two years, waterlines in both subdivisions have been breaking more than they are working and are at the end of their useful life. We propose reducing fire hazards, extending sanitary sewers, updating water service, and installing fire hydrants in the subdivisions.

Two subdivisions are identified for this effort. One subdivision is identified in Texas Census Tract 6903 as economically stressed and disadvantaged at 19.8% below the federal property level, 32% at or below the area median income, and 36% without insurance. This subdivision has private septic tanks, dilapidated homes, overgrown vegetation, and junked cars with undersized waterlines that continuously break throughout the year and need repair. The second subdivision requires sanitary sewer lines and water lines for the same reasons. Our 2019 Wastewater Master Plan identified that a 30-inch gravity sanitary sewer line is needed to bring these subdivisions online due to capacity issues of our wastewater system city-wide.

We anticipate that removing septic tanks will reduce the impacts of potential emerging contaminants in our wastewater systems with innovative approaches that impact climate change and resiliency for the future.

Thank you for considering this matter.

Sincerely,





Todd Mana, City of Magnolia Mayor



RE: Change Order No. 2

DATE: August 10, 2022

NAME OF PROJECT: FM 1488 Force Main Construction and Waterline Relocation

OWNER: City of Magnolia

CONTRACTOR: DL Glover Inc

AEI JOB No.: 220732.60

The amount of this Change Order represents full compensation for all costs and damages, direct or indirect, arising out of or in any way related to the work to be performed hereunder, including but not limited to all costs and damages due to delays, impacts, acceleration, disruption, interference, overheads (field and home office), loss of efficiency, loss of production, overtime or other costs and damages of whatever kind or nature relating to this Change Order and all other changes made to the work of the contract being modified hereby.

The following changes are hereby made to the CONTRACT DOCUMENTS:

1. Delete Bid Item No. 6 – Six (6) connections to 16-inch existing water main at a cost of \$2,250.00 per each for a total cost deduct of (\$13,500.00).
2. Install six (6) 16-inch by 16-inch TS&V's in lieu of proposed wet connections. The proposed change is a unit price of \$19,500.00 and increases the contract total amount by \$117,000.00.
3. Install six (6) line stops at a cost of \$14,200.00 per each for a total cost increase of \$85,200.00.
4. Reimburse D.L. Glover Inc. for re-stocking nine (9) 16-inch gate valves. The proposed change is a lump sum amount and increases the contract total amount by \$10,745.23.
5. Extend the contract completion date by an additional seventy (70) calendar days.

The five (5) items listed above result in a net total contract increase of \$199,445.23.

Justification:

- 1-3. The proposed tie-ins identified to be performed via wet connections will result in taking the existing water main out of service. The existing water main cannot be taken out of service due to water pressure issues within the City. Six (6) TS&V's and six (6) line stops will be installed on the existing water main in order to perform the tie-ins without taking the water main out of service.



4. Nine (9) 16-inch gate valves were deleted from the project as a result of Change Order No. 1. Due to the unforeseen circumstances of the re-stockig fee incurred, AEI recommends reimbursement for re-stocking these gate valves.
5. An additional seventy (70) calendar days are added to complete the work above and for CenterPoint delays associated with the 16-inch force main crossing at FM 249.

Current CONTRACT PRICE: \$ 1,761,225.00

Current CONTRACT PRICE due to this CHANGE ORDER will be increased by:  
\$ 199,445.23

The new CONTRACT PRICE including this CHANGE ORDER will be:  
\$ 1,960,760.23

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by Seventy (70)  
calendar days.

The date for completion of all WORK will be September 28, 2022

Recommended By: \_\_\_\_\_

ENGINEER

AEI Engineering, a Baxter & Woodman Company  
TBPELS Registration No. F-21783

Accepted By: \_\_\_\_\_

CONTRACTOR

Authorized By: \_\_\_\_\_

OWNER

Document 00931

REQUEST FOR INFORMATION

1. PROJECT No.: 1-2021
2. RFI No.: 2021-006 RFI No. 8
3. PROJECT NAME: [FM 1488 Force Main Construction and Water Line Relocation]
4. CONTRACTOR: DL Glover, Inc
5. CONTRACT No.: N/A
6. SPECIFICATION Nos.: \_\_\_\_\_
7. DRAWING No.: N/A
8. RESPONSE CODE: ☐ CRITICAL ☒ ROUTINE 9. DATE RESPONSE REQUIRED: 7/22/2022
10. INFORMATION REQUIRED: N/A

Per approved Change order #1, 9- EA proposed 16" Gate Valves were omitted. Since the 16" GV's are not a over the counter item, these were specifically ordered for this project and once omitted, we were charged a re-stocking fee to return this item. We are requesting reimbursement for re-stocking fees. See attached Techline Credit No. 71507-00.

11. Jose Rangel Project Manager 7/15/2022  
CONTRACTOR (Signature) TITLE DATE

12. RESPONSE:


AEI has reviewed back-up documentation and will recommend reimbursement in the amount of \$10,745.23 for re-stocking nine (9) 16" gate valves. This will be reflected in Change Order No. 2.

13. \_\_\_\_\_ DATE  
PROJECT MANAGER (Signature)

14. If Contractor believes the response given in Item 12 requires an adjustment in Contract Price or Contract Time, Contractor shall submit a timely proposal so as not to delay Contractor's Work in accordance with General Conditions, Article 7 - Changes in the Work.

END OF DOCUMENT

00931-1  
02-01-2004

		Submittal Review
Project Name:	MAGNC FM 1488 Force Main and Water Line Relocation	
Project Number:	220732.60	
Submittal ID:		
Received On:		
Reviewed On:	7/19/2022	
Reviewed By:	Daniel F. Ramos	
Action:	Answered	
<small>Checking is only for general conformance with the design concept of the project and general compliance with the information given in the contract documents. Any action shown is subject to the requirements of the plans and specifications. Contractor is responsible for dimensions which shall be confirmed and correlated at the job site, fabrication process and techniques of construction, coordination of his/her work with that of all other trades, and satisfactory performance of his/her work.</small>		





# INVOICE

9609 Beck Circle Austin, Texas 78758-5401  
Phone: (512) 833-5410 Fax: (512) 833-5407

CUST.#: 1569  
SHIP TO: FM 1488 WATERLINE RELOCATION  
DL GLOVER, INC  
17501-17531 FM-1488  
MAGNOLIA, TX 77354

BILL TO: DL GLOVER, INC  
24460 NEEDHAM ROAD  
PORTER, TX 77365

INVOICE DATE	SHIPPED	ORDER NO.
03/10/22	03/10/22	71507-00
P.O. NO.	PAGE #	TERMS
2021-006	1	NET 30 DAYS
INSTRUCTIONS		
RETURN W/ RESTOCK FEE 71463-00		
SHIP POINT	SHIP VIA	
TECHLINE PIPE - MONTGOMERY		

**Please remit all payments to:**

Techline Pipe, L.P.  
P.O. Box 4328  
Houston, TX 77210-4328

**Please remit overnight payments to:**

Techline Pipe, L.P.  
Attn: Lockbox 4328  
10900 Corp. Centre Dr, Ste 150  
Houston, TX 77041  
(713) 867-1031

\*\*\* DUPLICATE \*\*\*

LINE NO.	QUANTITY ORDERED	QUANTITY B.O.	PRODUCT AND DESCRIPTION	QTY. SHIPPED	QTY. U/M	UNIT PRICE	AMOUNT (NET)
***** RETURN W/ RESTOCK FEE ***** RETURN MATERIAL FROM THE FOLLOWING INVOICE: 71463-00 *****							
1	9-	0	2201600 16" EJTW RW MJ X MJ GATE VALVE OL RESTOCK AMT	9-	EA	5969.57	53726.13
1	Lines Total		Qty Shipped Total	9-		Total Restock Amount Invoice Total	53726.13- 10745.23 42980.90-
CREDIT - DO NOT PAY							

Last Page

Past due invoices will accrue interest at the rate of one and one-half percent (1.5%) per month (18% per year).

**CITY OF MAGNOLIA  
WASTEWATER TREATMENT PLANT EXPANSION  
WORK ORDER AMENDMENT NO. 1**

**Engineer's Project No. 220961.60**

**Project Description:**

Special Service/Additional Service

**Engineering Services:**

AEI Engineering, a Baxter & Woodman Company (AEI) will provide Field Design Services for the Wastewater Treatment Plant Expansion Chemical Disinfection Systems.

A detailed scope of services for this project is listed in Attachment A of this Work Order.

**Compensation:**

Compensation for the services to be provided under this Work Order will be in accordance with the Master Engineering Services Agreement dated September 14, 2021 and Attachment A to this Work Order. The Engineer's fee shall be an additional hourly not to exceed amount of \$13,500 for an amended not to exceed amount of \$40,500.

Submitted by: **AEI Engineering, a Baxter & Woodman Company**

By: \_\_\_\_\_



Title: Vice President

Date: September 8, 2022

Approved by: **City of Magnolia**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Additional Comments and Conditions:** None.

**City of Magnolia  
Wastewater Treatment Plant Expansion  
Construction Management & Inspection Services  
Special Services/Additional Services  
Work Order Amendment No. 1**

**ATTACHMENT A**

**Project Description**

Special Services/Additional Services to Field Design Services for the Wastewater Treatment Plant Expansion Chemical Disinfection Systems.

**Scope of Services**

The following scope of services details the anticipated tasks necessary to successfully complete this Project:

1. Construction Administration/Field Design
  - a. Attend site meetings to obtain As-Built measurements to produce Chemical Tank installation illustrations and schematics.
  - b. Coordinate with Owner and Contractor to determine Chemical Tank sizes.
  - c. Prepare installation illustrations and schematics.
  - d. Prepare isometric drawings for electrical and mechanical piping needed for Chemical Tanks installation.
  - e. Assist Owner with vendors providing Chemical Tanks and incorporating chemical tank monitoring and a chemical inventory management.
  - f. Construction Manager or other office staff visit site as needed.





September 1, 2022

City Council  
City of Magnolia  
18111 Buddy Riley Blvd  
Magnolia, Texas 77354

**Subject:** *Engineer's Review of Bids for Award of Contract  
City of Magnolia Water Plant No. 3 Phase I  
AEI Job No. 211009.40-WA160-001*

Dear Council Members:

This letter represents a summary of the bid results for the referenced project that were received and publicly read at the offices of Magnolia City Hall, 18111 Buddy Riley Rd., Magnolia, Texas 77354, on Wednesday, August 31, 2022, at 2:00 p.m. A copy of the detailed bid tabulation for this project is enclosed for your review and consideration.

### **Bid Results**

Six (6) contractors submitted bids for this project. Their respective base bid amounts (from lowest to highest) are presented below.

<b><u>Contractor</u></b>	<b><u>Base Bid</u></b>
R & B Group, Inc.	\$3,281,100.00
Weisinger, Inc.	\$3,338,100.00
Hassell Construction Group, LLC	\$3,546,805.00
B-5 Construction Co., Inc.	\$3,562,722.00
ALLCO, LLC	\$3,742,428.00
WW Payton Corporation	\$4,300,000.00

### **Base Bid Work**

The base bid for this project includes construction of a 1,000-gpm water well, 10,000-gallon hydropneumatic tank, chemical disinfection system, fiberglass sheds, associated piping, associated electrical work, connection to existing water system, fencing, and site restoration.

### **Award of Contract**

As indicated herein, R & B Group, Inc. is the apparent low bidder for this project. AEI has previously worked with R & B Group, Inc. and believe they are capable of performing the work for this project in accordance with the plans and specifications. AEI offers no objection to awarding the contract to the apparent low bidder, R & B Group, Inc. for the base bid in the amount of \$3,281,100.00.



Should there be any questions, or if additional information is needed, please contact the undersigned at this office.

Sincerely,

A handwritten signature in blue ink that reads 'Janice C. Noeldner'.

Janice C. Noeldner, P.E.  
Project Manager

AEI Engineering, a Baxter & Woodman Company  
TBPELS Registration No. F-21783

**Attachments**

XC: Mr. Leonard Schneider, Liles Parker PLLC – Attorney for the City  
Mr. Burt Smith, City of Magnolia – Director of Public Works  
Mr. Don Doering, City of Magnolia – City Administrator  
Ms. Kandice Garrett, City of Magnolia – City Secretary  
Mr. Michael A. Kurzy, P.E., AEI Engineering – City Engineer

City of Magnolia  
Water Plant No. 3 Phase I  
AEI Job No. 211009.40  
August 31, 2022 2:00 P.M.  
Engineer's Estimate: \$4,045,000.00

				BIDDER #1 R & B Group, Inc.		BIDDER #2 Weisinger Incorporated		BIDDER #3 Hassell Construction Group, LLC		BIDDER #4 B-5 Construction Co., Inc.		BIDDER #5 ALLCO LLC		BIDDER #6 W.W. Payton Corporation	
Item No.	Qty	Unit	Description	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price
1.	1	LS	Move in and set up, including bonds, insurance, permits and demobilization, complete as specified for	\$100,000.00	\$100,000.00	\$167,065.00	\$167,065.00	\$172,000.00	\$172,000.00	\$168,587.00	\$168,587.00	\$182,000.00	\$182,000.00	\$250,000.00	\$250,000.00
2.	1	LS	Provide, install, and maintain SWPPP items throughout duration of construction contract, complete as specified and shown on plans for	\$10,000.00	\$10,000.00	\$17,025.00	\$17,025.00	\$16,000.00	\$16,000.00	\$14,068.00	\$14,068.00	\$20,000.00	\$20,000.00	\$250.00	\$250.00
3.	460	SY	Provide and install crushed stone all-weather access road including subgrade, complete as specified and shown on plans for	\$50.00	\$23,000.00	\$71.00	\$32,660.00	\$51.00	\$23,460.00	\$59.40	\$27,324.00	\$81.00	\$37,260.00	\$50.00	\$23,000.00
4.	500	SY	Provide and install crushed stone driveway including subgrade, complete as specified and as shown on plans, for	\$50.00	\$25,000.00	\$68.00	\$34,000.00	\$50.00	\$25,000.00	\$56.70	\$28,350.00	\$75.00	\$37,500.00	\$50.00	\$25,000.00
5. Water Well															
5.A	1	LS	Drill pilot hole to 1,700 feet with driller's log, collect drill cutting samples, perform sand sieve analysis, perform mechanical drift indicator survey, run geophysical logs, and prepare contractor recommendations, complete as specified for	\$720,000.00	\$720,000.00	\$415,000.00	\$415,000.00	\$443,000.00	\$443,000.00	\$572,000.00	\$572,000.00	\$699,000.00	\$699,000.00	\$600,000.00	\$600,000.00
5.B	2	EA	Complete water sampling operations in pilot hole including development with air lift pumping and submersible pump, water samples and testing, complete as specified for	\$40,000.00	\$80,000.00	\$40,000.00	\$80,000.00	\$57,000.00	\$114,000.00	\$44,000.00	\$88,000.00	\$47,500.00	\$95,000.00	\$45,000.00	\$90,000.00
5.C	1,090	VF	Ream pilot hole to a diameter of 26 inches and to a depth of 1,090 feet, perform Eastman (multi-shot alignment) survey, set 20-inch conductor casing with 26-inch cemented hole to depth of 1,090 feet, perform sizing survey of conductor casing, complete as specified for	\$450.00	\$490,500.00	\$450.00	\$490,500.00	\$385.00	\$419,650.00	\$495.00	\$539,550.00	\$495.00	\$539,550.00	\$450.00	\$490,500.00
5.D	310	VF	Underream pilot hole below the conductor casing to a diameter of 26 inches or more and a depth of 1,400 feet, perform a caliper log of the underreamed hole, complete as specified for	\$350.00	\$108,500.00	\$350.00	\$108,500.00	\$565.00	\$175,150.00	\$385.00	\$119,350.00	\$385.00	\$119,350.00	\$350.00	\$108,500.00
5.E	260	VF	Set 14-inch steel blank production casing, complete in place for	\$250.00	\$65,000.00	\$250.00	\$65,000.00	\$225.00	\$58,500.00	\$275.00	\$71,500.00	\$275.00	\$71,500.00	\$250.00	\$65,000.00
5.F	150	VF	Set 14-inch pipe-based screen liner (estimated screen interval 1,100-1,400 feet), complete in place for	\$430.00	\$64,500.00	\$430.00	\$64,500.00	\$850.00	\$127,500.00	\$473.00	\$70,950.00	\$473.00	\$70,950.00	\$430.00	\$64,500.00
5.G	1	LS	Install gravel pack, disinfect, and develop the well, complete in place for	\$120,000.00	\$120,000.00	\$114,000.00	\$114,000.00	\$225,000.00	\$225,000.00	\$125,400.00	\$125,400.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
5.H	2	EA	Perform well television camera survey, complete as specified for	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00	\$2,800.00	\$5,600.00	\$2,750.00	\$5,500.00	\$3,000.00	\$6,000.00	\$2,500.00	\$5,000.00
5.I	1	LS	Furnish the test pump, motor, and equipment, complete in place for	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$56,000.00	\$56,000.00	\$27,500.00	\$27,500.00	\$30,000.00	\$30,000.00	\$35,000.00	\$35,000.00
5.J	1	LS	Perform step tests and 36-hour test, collect, and analyze water samples, complete in place for	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$100,000.00	\$100,000.00	\$33,000.00	\$33,000.00	\$36,000.00	\$36,000.00	\$40,000.00	\$40,000.00
5.K	1	LS	Provide and install concrete foundation for permanent pump, complete in place for	\$10,000.00	\$10,000.00	\$16,670.00	\$16,670.00	\$20,000.00	\$20,000.00	\$13,768.00	\$13,768.00	\$25,000.00	\$25,000.00	\$8,000.00	\$8,000.00
5.L	1	LS	Install 1,000-gpm permanent line shaft pump and motor set at 600 feet with 250-hp electric motor, discharge header, 10-inch column pipe assembly, electric sounder tubing, chemical insertion tubing, accessory equipment, complete in place for	\$320,000.00	\$320,000.00	\$320,000.00	\$320,000.00	\$390,000.00	\$390,000.00	\$352,000.00	\$352,000.00	\$335,000.00	\$335,000.00	\$600,000.00	\$600,000.00
5.M	1	LS	Discharge piping manifold, including 10-inch piping, valves, air and vacuum release, fittings, and appurtenances, installed and tested, complete in place for	\$50,000.00	\$50,000.00	\$84,455.00	\$84,455.00	\$60,000.00	\$60,000.00	\$71,088.00	\$71,088.00	\$65,000.00	\$65,000.00	\$66,000.00	\$66,000.00
5.N	1	LS	Provide and install an 8-inch electromagnetic flow meter with two 10-inch by 8-inch concentric reducers, complete as specified for	\$9,000.00	\$9,000.00	\$12,310.00	\$12,310.00	\$12,000.00	\$12,000.00	\$10,360.00	\$10,360.00	\$9,900.00	\$9,900.00	\$10,000.00	\$10,000.00
5.O	1	LS	Provide and install concrete splash box for well blowoff, complete in place for	\$5,000.00	\$5,000.00	\$14,475.00	\$14,475.00	\$3,300.00	\$3,300.00	\$12,290.00	\$12,290.00	\$10,000.00	\$10,000.00	\$3,000.00	\$3,000.00
5.P	1	LS	Perform wire-to-water test of pump using G-M Services format and provide written report, complete as specified for	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Offsite Distribution Improvements															
6.	4	EA	16-inch wet connection, complete as specified for	\$6,400.00	\$25,600.00	\$3,685.00	\$14,740.00	\$10,000.00	\$40,000.00	\$3,080.00	\$12,320.00	\$3,084.00	\$12,336.00	\$500.00	\$2,000.00
7.	1	EA	Provide and install 12-inch plug and clamp, complete as specified for	\$750.00	\$750.00	\$1,330.00	\$1,330.00	\$3,400.00	\$3,400.00	\$1,126.00	\$1,126.00	\$725.00	\$725.00	\$1,000.00	\$1,000.00
8.	20	LF	Provide and install 12-inch C-900 DR 18 PVC water line by open cut, including excavation, offsite disposal, bedding, backfill and appurtenances, complete as specified for	\$135.00	\$2,700.00	\$445.00	\$8,900.00	\$133.00	\$2,660.00	\$374.65	\$7,493.00	\$150.00	\$3,000.00	\$180.00	\$3,600.00

**City of Magnolia**  
**Water Plant No. 3 Phase I**  
**AEI Job No. 211009.40**  
**August 31, 2022 2:00 P.M.**  
**Engineer's Estimate: \$4,045,000.00**

				BIDDER #1 R & B Group, Inc.		BIDDER #2 Weisinger Incorporated		BIDDER #3 Hassell Construction Group, LLC		BIDDER #4 B-5 Construction Co., Inc.		BIDDER #5 ALLCO LLC		BIDDER #6 W.W. Payton Corporation	
Item No.	Qty	Unit	Description	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price
9.	80	LF	Provide and install 12-inch C-900 DR 18 PVC water line by open cut, with centralizers inside a 20-inch steel casing, including trench excavation, offsite disposal, bedding, backfill and appurtenances, complete as specified for	\$400.00	\$32,000.00	\$563.00	\$45,040.00	\$380.00	\$30,400.00	\$473.40	\$37,872.00	\$368.00	\$29,440.00	\$400.00	\$32,000.00
10.	2	EA	Provide and install 16-inch gate valve with box, complete as specified for	\$10,000.00	\$20,000.00	\$14,380.00	\$28,760.00	\$14,000.00	\$28,000.00	\$12,104.00	\$24,208.00	\$13,900.00	\$27,800.00	\$16,000.00	\$32,000.00
11.	2	EA	Provide and install 12-inch gate valve with box, complete as specified for	\$6,500.00	\$13,000.00	\$7,950.00	\$15,900.00	\$4,100.00	\$8,200.00	\$6,694.50	\$13,389.00	\$6,000.00	\$12,000.00	\$8,000.00	\$16,000.00
12.	100	LF	Provide and install trench safety system, complete as specified for	\$1.00	\$100.00	\$19.00	\$1,900.00	\$1.00	\$100.00	\$15.00	\$1,500.00	\$2.00	\$200.00	\$1.00	\$100.00
<b>Site Improvements</b>															
13.	1	LS	Provide and install yard piping, including thrust blocking, pipe supports, fittings, valves, appurtenances, coatings, and disinfection, complete as specified for	\$150,000.00	\$150,000.00	\$207,515.00	\$207,515.00	\$142,000.00	\$142,000.00	\$191,510.00	\$191,510.00	\$115,000.00	\$115,000.00	\$200,000.00	\$200,000.00
14.	1	LS	Provide and install trench safety system, complete as specified for	\$100.00	\$100.00	\$1,815.00	\$1,815.00	\$700.00	\$700.00	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$250.00	\$250.00
15.	1	LS	Provide and install 10,000-gallon hydropneumatic tank, including all appurtenances, saddle type concrete foundations and coating (to be shop coated), with tank disinfection and bacteriological testing, complete as specified and shown on plans for	\$90,000.00	\$90,000.00	\$122,935.00	\$122,935.00	\$140,000.00	\$140,000.00	\$107,690.00	\$107,690.00	\$157,000.00	\$157,000.00	\$230,000.00	\$230,000.00
16.	1	LS	Provide and install air compressor with all appurtenances, including motor and 60-gallon tank complete as specified and shown on plans for	\$4,000.00	\$4,000.00	\$14,230.00	\$14,230.00	\$10,000.00	\$10,000.00	\$11,760.00	\$11,760.00	\$12,000.00	\$12,000.00	\$5,000.00	\$5,000.00
17.	1	LS	Provide and install chlorination system, including sodium hypochlorite dual wall tank, supply of chemical, feeders and piping, controls, and all appurtenances for a complete disinfection system, complete as specified and shown on plans for	\$25,000.00	\$25,000.00	\$28,940.00	\$28,940.00	\$22,000.00	\$22,000.00	\$24,360.00	\$24,360.00	\$34,000.00	\$34,000.00	\$25,000.00	\$25,000.00
18.	1	LS	Provide and install phosphate system, including dual wall tank with full supply of chemical, feeders and piping, controls, and all appurtenances for a complete system, complete as specified and shown on plans for	\$22,000.00	\$22,000.00	\$20,025.00	\$20,025.00	\$19,000.00	\$19,000.00	\$16,857.00	\$16,857.00	\$31,000.00	\$31,000.00	\$16,000.00	\$16,000.00
19.	1	EA	Provide and install 8-foot by 8-foot fiberglass building, and appurtenances, complete as specified and shown on plans for	\$50,000.00	\$50,000.00	\$65,855.00	\$65,855.00	\$42,000.00	\$42,000.00	\$55,434.00	\$55,434.00	\$61,000.00	\$61,000.00	\$50,000.00	\$50,000.00
20.	1	EA	Provide and install 10-foot by 8-foot fiberglass building, and appurtenances, complete as specified and shown on plans for	\$60,000.00	\$60,000.00	\$75,225.00	\$75,225.00	\$45,000.00	\$45,000.00	\$63,319.00	\$63,319.00	\$72,000.00	\$72,000.00	\$55,000.00	\$55,000.00
21.	1	LS	Provide and install safety shower and eyewash station, and appurtenances, complete as specified and shown on plans for	\$2,000.00	\$2,000.00	\$4,675.00	\$4,675.00	\$6,000.00	\$6,000.00	\$3,864.00	\$3,864.00	\$5,600.00	\$5,600.00	\$2,000.00	\$2,000.00
22.	1	LS	Provide and conduct disinfection and bacteriological testing of all water line facilities including all piping, connections, valves, and appurtenances, complete at specified for	\$6,000.00	\$6,000.00	\$15,070.00	\$15,070.00	\$6,000.00	\$6,000.00	\$12,684.00	\$12,684.00	\$2,000.00	\$2,000.00	\$225.00	\$225.00
23.	1,145	LF	Provide and install 6-foot-tall chain-link fence with 1-foot of 3-strand barbed wire including 20-foot-wide double gate, and appurtenances, complete as specified and shown on plans for	\$30.00	\$34,350.00	\$40.00	\$45,800.00	\$33.00	\$37,785.00	\$33.20	\$38,014.00	\$33.00	\$37,785.00	\$35.00	\$40,075.00
24.	2	EA	Provide and install removable bollards, complete as specified and shown on plans for	\$500.00	\$1,000.00	\$2,260.00	\$4,520.00	\$600.00	\$1,200.00	\$1,904.00	\$1,904.00	\$1,516.00	\$3,032.00	\$500.00	\$1,000.00
25.	1	LS	Site improvements and restoration, including site grading to provide positive drainage, and hydro-mulching, complete as specified for	\$30,000.00	\$30,000.00	\$50,765.00	\$50,765.00	\$13,000.00	\$13,000.00	\$65,133.00	\$65,133.00	\$15,000.00	\$15,000.00	\$3,000.00	\$3,000.00
26.	1	LS	Electrical System – Provide and install all electrical work including service equipment, variable frequency drives, motor starter, instrumentation, process control panels, lighting panel and transformer, lighting, surge protection, conduit and conductors as shown on plans and described in specifications, complete as specified for	\$400,000.00	\$400,000.00	\$416,000.00	\$416,000.00	\$451,000.00	\$451,000.00	\$468,000.00	\$468,000.00	\$520,000.00	\$520,000.00	\$900,000.00	\$900,000.00
27.	1	LS	Electrical Service Allowance – Allow for electrical service by the local utility provider. Exact amount will be reimbursed to the contractor upon providing an invoice from the service provider	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00

City of Magnolia  
Water Plant No. 3 Phase I  
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Item No.	Qty	Unit	Description	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price
28.	1	LS	Allowance for System Programming per Section 13320 – “Process Control for Water Treatment Plant,” completed by Concentric Integration, for a complete operational system, for	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
BASE BID TOTAL					\$3,281,100.00		\$3,338,100.00		\$3,546,805.00		\$3,562,722.00		\$3,742,428.00		\$4,300,000.00
Supplementary Items															
S1.	Add	LS	Drilling, logging, and sampling, of pilot hole, if required, includes all contractor site mobilization and demobilization, all labor, material and equipment costs, all items in Base Bid Item 4.A., and all site restoration work, complete as specified for	\$600,000.00	\$ -	\$510,000.00	\$ -	\$450,000.00	\$ -	\$586,500.00	\$ -	\$560,000.00		\$630,000.00	\$ -
S2.	Add or Deduct	VF	Pilot hole, as required, more or less than the 1,700-foot Base depth for the water well, complete in place for	\$75.00	\$ -	\$75.00	\$ -	\$115.00	\$ -	\$82.00	\$ -	\$83.00		\$75.00	\$ -
S3.	Add	LS	Perform Spectralog, as directed by Engineer, complete in place for	\$2,000.00	\$ -	\$2,000.00	\$ -	\$3,500.00	\$ -	\$2,530.00	\$ -	\$2,200.00		\$2,000.00	\$ -
S4.	Add or Deduct	EA	20-foot length of complete 10-inch column assembly, electric sounder tubing, and chemical insertion tubing complete in place, as required, more or less than the base length for the pump of 600 feet, complete in place for	\$4,400.00	\$ -	\$4,400.00	\$ -	\$6,000.00	\$ -	\$4,840.00	\$ -	\$4,800.00		\$4,400.00	\$ -
S5.	Add	VF	Substitute 24-inch conductor casing with 30-inch cemented hole for 20-inch conductor casing with 26-inch cemented hole, complete in place for	\$100.00	\$ -	\$75.00	\$ -	\$115.00	\$ -	\$87.00	\$ -	\$82.00		\$75.00	\$ -
S6.	Add	VF	Substitute 18-inch blank production casing for 14-inch blank production casing, complete in place for	\$100.00	\$ -	\$60.00	\$ -	\$66.00	\$ -	\$69.00	\$ -	\$66.00		\$60.00	\$ -
S7.	Deduct	LS	Substitute 200-hp electric motor for the 250-hp electric motor in Base Bid Item 4.L., complete in place for	\$0.00	\$ -	(\$2,000.00)	\$ -	(\$2,140.00)	\$ -	(\$2,000.00)	\$ -	(\$2,000.00)		(\$2,000.00)	\$ -
S8.	Add	LS	Substitute 300-hp electric motor for the 250-hp electric motor in Base Bid Item 4.L., complete in place for	\$8,000.00	\$ -	\$8,000.00	\$ -	\$7,000.00	\$ -	\$38,450.00	\$ -	\$8,800.00		\$10,000.00	\$ -
S9.	Add	EA	Additional complete pilot hole water sampling operation and analyses by Contractor, if another water sampling operation is performed in addition to Base Bid Item 4.B., complete in place for	\$80,000.00	\$ -	\$40,000.00	\$ -	\$60,000.00	\$ -	\$46,000.00	\$ -	\$44,000.00		\$50,000.00	\$ -
S10.	Add	LS	Cement plug for pilot hole, complete in place for	\$12,000.00	\$ -	\$10,000.00	\$ -	\$6,000.00	\$ -	\$11,500.00	\$ -	\$11,000.00		\$10,000.00	\$ -
S11.	Add or Deduct	HR	One hour of well testing time, more or less than the Base Bid amount of 36 hours for step tests and continuous pumping test, complete in place for	\$650.00	\$ -	\$650.00	\$ -	\$350.00	\$ -	\$715.00	\$ -	\$700.00		\$650.00	\$ -
S12.	Add or Deduct	HR	One hour of water-level recovery time, more or less than the Base Bid amount of 36 hours, complete in place for	\$600.00	\$ -	\$600.00	\$ -	\$120.00	\$ -	\$660.00	\$ -	\$650.00		\$600.00	\$ -
S13.	Add	LF	If directed by Engineer, install 24-feet high sound barrier with acoustical blanket with a minimum STC of 25, and remove at the end of drilling operations, complete in place for	\$300.00	\$ -	\$150.00	\$ -	\$300.00	\$ -	\$151.00	\$ -	\$155.00		\$400.00	\$ -
S14.	Add	LF	If directed by Engineer, install 24-feet high plywood sound barrier, and remove at the end of drilling operations, complete in place for	\$500.00	\$ -	\$150.00	\$ -	\$300.00	\$ -	\$151.00	\$ -	\$82.00		\$200.00	\$ -
S15.	Add	LS	Mobilization and demobilization of equipment for strata testing, complete in place for	\$40,000.00	\$ -	\$30,000.00	\$ -	\$70,000.00	\$ -	\$34,500.00	\$ -	\$31,500.00		\$40,000.00	\$ -
S16.	Add	EA	Perform sampling operation in one screen section for strata testing, complete in place for	\$40,000.00	\$ -	\$40,000.00	\$ -	\$70,000.00	\$ -	\$46,000.00	\$ -	\$42,000.00		\$50,000.00	\$ -
S17.	Add	EA	Perform laboratory testing on strata sample, complete in place for	\$12,000.00	\$ -	\$10,000.00	\$ -	\$3,500.00	\$ -	\$11,500.00	\$ -	\$11,000.00		\$15,000.00	\$ -
S18.	Add or Deduct	HR	One hour of well pumping for strata testing, more or less than the 6 hours included for taking samples for strata testing, complete in place for	\$650.00	\$ -	\$650.00	\$ -	\$150.00	\$ -	\$715.00	\$ -	\$655.00		\$650.00	\$ -
Comments: 1. Bidder #4, Base Bid Item No. 5.B: Bidder did not multiply by Qty. in Proposal. Correct amount shown on Bid Tab. 2. Bidder #4, Base Bid Item No. 24: Bidder did not multiply by Qty. in Proposal. Correct amount shown on Bid Tab.															

**CITY OF MAGNOLIA  
GROUND STORAGE TANK ADDITION AT WATER PLANT NO. 2  
WORK ORDER 22-0012**

**Engineer's Project No. 221952.40**

**Project Description:**

The Project consists of design engineering services for Ground Storage Tank Addition at Water Plant No. 2.

**Engineering Services:**

AEI Engineering, a Baxter & Woodman Company (AEI) will perform design engineering services for Ground Storage Tank Addition at Water Plant No. 2.

A detailed scope of services for this Project is listed in Attachment A of this Work Order.

**Compensation:**

Compensation for the services to be provided under this Work Order will be in accordance with the Engineering Services Agreement dated September 14, 2021 and Attachment A to this Work Order. The Engineer's fee shall be not-to-exceed \$65,000.00.

Submitted by: **AEI Engineering, a Baxter & Woodman Company**

By: \_\_\_\_\_

Michael A. Kurzy, PE

Title: Vice President

Date: September 8, 2022

Approved by: **City of Magnolia**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Additional Comments and Conditions:** None.

### **Project Description**

The Project consists of design engineering services for Ground Storage Tank Addition at Water Plant No. 2.

### **Scope of Services**

The following scope of services details the anticipated tasks necessary to successfully complete this Project:

1. Hold Project start-up meeting
2. Provide engineering plans and specifications for the ground storage tank (GST) addition, including:
  - a. Ground storage tank
  - b. Electrical equipment
  - c. Drainage and detention
3. Provide the following additional services:
  - a. Geotechnical investigation
4. Submittal and coordination of plans for approval by TCEQ and Montgomery County.
5. Perform Quality Assurance and Quality Control review.
6. Advertise, bid, and recommend award of contract.

The scope does not include additional environmental services, topographic survey, or construction management services and field project representative services. A separate work order will be provided.



**CITY OF MAGNOLIA  
WATER PLANT No. 3 Phase 1  
WORK ORDER 22-010**

**Engineer's Project No. 211009.61**

**Project Description:**

This project consists of the construction of new 1,000 gpm water well, 10,000-gallon hydropneumatics tank, chemical disinfection system and fiberglass buildings, associated piping, electrical work, fencing, crushed stone driveway and site restoration.

**Engineering Services:**


AEI Engineering, a Baxter & Woodman Company (AEI) will provide Construction Administration and Field Observation for and during the construction of the Water Plant No. 3 Phase 1 to include Well Start-Up.

A detailed scope of services for this project is listed in Attachment A of this Work Order.

**Compensation:**

Compensation for the services to be provided under this Work Order will be in accordance with the Master Engineering Services Agreement dated September 14, 2021 and Attachment A to this Work Order. The Engineer's fee shall be hourly not to exceed \$114,100.00. The detailed fee for this project is provided in Attachment A.

Submitted by: **AEI Engineering, a Baxter & Woodman Company**

By:   
Title: Vice President  
Date: September 8, 2022

Approved by: **City of Magnolia**

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**Additional Comments and Conditions:** None.

**City of Magnolia  
Water Plant No. 3 Phase 1  
Construction Administration & Field Observation Services  
Work Order**

**ATTACHMENT A**

**Project Description**

The project involves providing Construction Administration and Field Observation during construction efforts by the Contractor to obtain Project Completion.

**Scope of Services**

The following scope of services details the anticipated tasks necessary to successfully complete this Project:

1. Act as the OWNER's representative with duties, responsibilities, and limitations of authority as assigned in the construction contract documents.
2. Project Initiation
  - a. Prepare Notice to Proceed.
  - b. Attend and prepare minutes for the preconstruction conference and review the Contractor's proposed construction schedule and list of subcontractors.
3. Construction Administration
  - a. Attend periodic construction progress meetings.
  - b. Shop drawing and submittal review by ENGINEER shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. OWNER agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e. hard copy or electronic transmission) and for compliance with the contract documents. OWNER further agrees that the ENGINEER's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing, or procedures of construction or extend to safety programs or precautions. ENGINEER's consideration of a component does not constitute acceptance of the assembled item.
  - c. Review construction record drawings for completeness prior to submission to CADD.
  - d. Prepare construction contract change orders and work directives when authorized by the OWNER.
  - e. Review the Contractor's requests for payments as construction work progresses and advise the OWNER of amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
  - f. Research and prepare written response by ENGINEER to request for information from the OWNER and Contractor.
  - g. Construction Manager or other office staff visit site as needed.
4. Field Observation – Part Time
  - a. ENGINEER will provide a Field Project Representative (FPR) at the construction site on a periodic part-time basis from the ENGINEER's office of not more than eight (8) hour per regular weekday, not including legal holidays as deemed necessary by the ENGINEER, to assist the Contractor with interpretation of the Drawings and Specifications, to observe in general if the Contractor's work is in conformity with the Final Design Documents and to monitor the Contractor's progress as related to the Construction Contract date of completion.

**City of Magnolia**  
**Water Plant No. 3 Phase 1**  
**Construction Administration & Field Observation Services**  
**Work Order**

- b. Through standard reasonable means, ENGINEER will become generally familiar with observable completed work. If the ENGINEER observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and OWNER to address. ENGINEER shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the ENGINEER have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work. ENGINEER neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work. ENGINEER shall not be responsible for the acts of omissions of any contractor, subcontractor, supplier, manufacturer or any of their agents, employees or any person (except ENGINEER's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification of the contract documents, other than those made by the ENGINEER.
  - c. Part-Time Field Observation provides that the FPR will make intermittent site visits to observe the progress and quality of Contractor's executed Work. Part-Time Field Observation does not guarantee the ENGINEER will observe or comment on work completed by the contractor at times the FPR is not present on site. Such visits and observations by the FPR, if any, are not intended to be exhaustive or to extend to every aspect of Contractor's Work in progress beyond the responsibilities specifically assigned to ENGINEER in this Agreement and the Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on ENGINEER's exercise of professional judgement as assisted by FPR, if any.
  - d. Keep a daily record of the Contractor's work on those days that the ENGINEERS are at the construction site including notations on the nature and cost of any extra work.
5. Performance Testing – Starting of Systems
- a. ENGINEER will attend Contractor's Unit Process Testing and Startup Meeting(s) and Facility Startup Meeting(s) to discuss testing and startup schedules, test methods, required materials and utilities for Contractor installed Products, Unit Processes, and Facilities. Discussions will include Operation Interface, OWNER, and ENGINEER involvement. Manufacturer's representative involved in the installation and its coordination or integration into the Work shall attend the meeting. Contractor's testing and startup schedule shall be approved by the OWNER and ENGINEER prior to commencing any testing procedures.
  - b. ENGINEER will observe Functional (or run) testing for all equipment and systems.
  - c. ENGINEER to review equipment manufacturer written report covering checkout, testing, inspections, and start-up. Any deficiencies noted in the report shall be corrected by the Contractor and verified by the ENGINEER.
  - d. Monitor Operator Training.
  - e. Prior to acceptance of any portion of the Work, start-up and testing of all equipment and materials furnished on the Project by Contractor shall have been conducted in the presence of representatives of Contractor, OWNER, and ENGINEER, and manufacturer if requested by OWNER or ENGINEER.

**City of Magnolia**  
**Water Plant No. 3 Phase 1**  
**Construction Administration & Field Observation Services**  
**Work Order**

6. Substantial Completion of Project - Provide construction inspection services when notified by the Contractor that the Project is substantially complete. Prepare written punch lists during substantial completion inspections.
7. Completion of Project
  - a. Provide construction inspection services when notified by Contractor that the Project is complete. Prepare written punch lists during final completion inspections and monitor any required deficiencies correction.
  - b. Prepare and review Final Payment and project closeout documents.
  - c. Review Contractor's written guarantees and issue a Certificate of Acceptance to contractor and Certificate of Completion to OWNER.
8. Project Closeout - Provide construction-related engineering services including, but not limited to, General Construction Administration and Resident Project Representative Services.
9. 3D GIS
  - a. Collect measurements from known benchmarks in the field to building corners.
  - b. Collect dimensions of buildings including ground elevation and interior floor elevation.
  - c. Collect dimensions of underground pipe, pipe features, and appurtenances from known benchmarks in the field.
  - d. Collect digital photos of every valve, fitting, motor, etc. before it is installed and after installation, include any tags and reference documents, pictures of structures during and after construction, inside and out, and overall site pictures.
  - e. All data collected, processed, and developed as part of this task will be integrated with the OWNER's existing GIS infrastructure.
10. Drone Captured Progress Video Recording
  - a. Provide drone flights over the Project Site on a periodic basis of not more than two (2) hours per month (for up to 20 hours), from Project Initiation through Project Completion, to record the various stages and associated progress of the construction activities. Drone flights will provide high resolution video and imagery.
  - b. Drone will be flown by a licensed Drone Pilot.
  - c. All Federal Aviation Administration (FAA) requirements will be reviewed and met before each flight.

**CITY OF MAGNOLIA  
CDBG 2021 SAGEBRUSH SANITARY SEWER REHABILITATION  
WORK ORDER 22-009**

**Engineer's Project No. 210363.40**

**Project Description:**

The Project consists of 6,000 linear feet of sanitary sewer rehabilitation, rehabilitation of fifteen (15) sanitary sewer manholes, related service reconnections, and installation of five (5) gate valves on existing 6-inch water line in the Sagebrush and Little Twig neighborhood.

**Engineering Services:**

AEI Engineering, a Baxter & Woodman Company (AEI) will perform design engineering services for CDBG 2021 Sagebrush Sanitary Sewer Rehabilitation.

A detailed scope of services for this Project is listed in Attachment A of this Work Order.

**Compensation:**

Compensation for the services to be provided under this Work Order will be in accordance with the Engineering Services Agreement dated September 14, 2021, and Attachment A to this Work Order. The Engineer's fee shall be \$55,000.

Submitted by: **AEI Engineering, a Baxter & Woodman Company**

By:   
Michael A. Kurzy, PE

Title: Vice President

Date: September 8, 2022

Approved by: **City of Magnolia**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Additional Comments and Conditions:** None.

### **Project Description**

The Project consists of design engineering services for CDBG 2021 Sagebrush Sanitary Sewer Rehabilitation.

### **Scope of Services**

The following scope of services details the anticipated tasks necessary to successfully complete this Project:

1. Hold Project start-up meeting.
2. Provide engineering plans and specifications for 2021 CDBG Sagebrush Sanitary Sewer Rehabilitation, including:
  - a. Map of Sanitary Sewer Lines to be lined by the cured-in-place pipe (CIPP) method
  - b. Sanitary Sewer Manhole Interior Coating and Sealing
  - c. Service Reconnections
  - d. Install 6-inch gate valves on existing water line
3. Submittal and coordination of plans for approval by TCEQ and Texas Department of Agriculture (TDA).
4. Perform Quality Assurance and Quality Control review.
5. Advertise, bid, and recommend award of contract.
6. Provide Construction Management and Field Project Representative Services, including:
  - a. Pre-Construction Conference
  - b. Review submittals
  - c. Review pre-rehabilitation televising videos
  - d. Periodic site visits to observe construction activities, approximately two (2) visits per week
  - e. Review post-construction televising videos
  - f. Review Contractor Requests for Information
  - g. Review Change Orders
  - h. Review Contractor's Pay Estimates
  - i. Schedule and Attend Final Inspection of the Project
  - j. Project Close-out
  - k. Record Drawings

The scope does not include environmental assessments, geotechnical investigations, surveying, or warranty review. A separate work order will be provided if these services are necessary. A copy of the Grant Agreement Details are attached as reference.



RE: Change Order No. 2

DATE: August 15, 2022

NAME OF PROJECT: Wastewater Treatment Plant Expansion

OWNER: City of Magnolia

CONTRACTOR: Allco, LLC

AEI JOB No.: 220961.60

The amount of this Change Order represents full compensation for all costs and damages, direct or indirect, arising out of or in any way related to the work to be performed hereunder, including but not limited to all costs and damages due to delays, impacts, acceleration, disruption, interference, overheads (field and home office), loss of efficiency, loss of production, overtime or other costs and damages of whatever kind or nature relating to this Change Order and all other changes made to the work of the contract being modified hereby.

The following changes are hereby made to the CONTRACT DOCUMENTS:

1. Add one (1) vertical pipe support for the 16-inch air header piping adjacent to treatment unit no. 3. The proposed change is a lump sum amount and increases the contract amount by \$14,205.00.
2. Install 2-inch PVC water line on the influent structure with insulation. The proposed change is a lump sum amount and increases the contract amount by \$2,500.00.
3. Install 2-inch PVC water line on the clarifier with insulation. The proposed change is a lump sum amount and increases the contract amount by \$2,700.00.
4. Extend the contract completion date by an additional one hundred (100) calendar days.

The four (4) items listed above result in a total contract increase of \$19,405.00.

Justification:

1. In order to provide sufficient support to the 16-inch air header piping and the bellow-type expansion joint, a vertical pipe support will be added below the air header piping adjacent to the 90 degree bend.
2. Operations requested this 2-inch water line be installed on the influent structure for onsite use.



3. Operations requested this 2-inch water line be installed on the clarifier for onsite use.
4. An additional one hundred (100) calendar days are added due to the delays experienced through project handoff from Strand to AEI Engineering.

Current CONTRACT PRICE: \$ 9,856,894.23

Current CONTRACT PRICE due to this CHANGE ORDER will be increased by:

The new CONTRACT PRICE including this CHANGE ORDER will be:  
\$ 9,876,299.23

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by One Hundred (100) calendar days.

The date for completion of all WORK will be November 1, 2022

Recommended By:

ENGINEER

AEI Engineering, a Baxter & Woodman Company  
TBPELS Registration No. F-21783

Accepted By:

CONTRACTOR

Authorized By:

OWNER

**RESOLUTION NO. R-2022-031**  
**RESOLUTION AUTHORIZING SIGNATORIES**

A RESOLUTION BY THE CITY COUNCIL OF CITY OF MAGNOLIA  
DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL  
DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING  
TO THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
(TXCDBG) GRANT AGREEMENT NUMBER CDV21-0209.

**WHEREAS,** The City of Magnolia has received a 2021 Texas Community Development Block Grant award to provide 03J - Water/Sewer Improvements; and

**WHEREAS,** it is necessary to appoint persons to execute contractual documents, environmental review documents, and documents requesting grant funds from the Texas Department of Agriculture, and;

**WHEREAS,** all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

**NOW, THEREFORE,** The City of Magnolia directs and designates the following to act in all matters in connection with this grant:

- The Mayor and the City Administrator as alternate shall serve as the Chief Executive Officers and Authorized Representatives to execute contractual documents;
- The Mayor and the City Administrator as alternate are authorized to review and execute environmental review documents between the Texas Department of Agriculture and the City of Magnolia; and
- The Mayor, City Secretary, City Administrator, City Finance Administrator are authorized to execute the Request for Payment Form documents and/or other forms required for requesting funds to reimburse project costs.
- This resolution replaces resolution R-2022-023 adopted on June 14, 2022.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS,**  
on September 13<sup>th</sup>, 2022.



THE CITY OF MAGNOLIA

\_\_\_\_\_  
Todd Kana, Mayor

ATTEST:

\_\_\_\_\_  
Kandice Garrett, City Secretary

# AMERICAN NATIONAL LEASING COMPANY®

## ANLC Lease Purchase Quotes City of Magnolia PD September 7,2022

<i>Chevrolet Tahoe PPV 2wd</i>	<i>1yr w/m tcesiaua1</i> Balance	<i>2yr w/m :ill</i> buyout	<i>4yr w/m iil</i> buyout	<i>5yr w/l :n</i> buyout
<i>Chevrolet Tahoe w/equipment upfit..(estimated)</i>	<i>\$74,000</i>	<i>\$74,000</i>	<i>\$74,000</i>	<i>\$74,000</i>
<i>+ ANLC Documentation fee</i>	<i>\$100</i>	<i>\$100</i>	<i>\$100</i>	<i>\$100</i>
<i>- Down Payment</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<b>Vehicle Total</b>	<b>\$74,100</b>	<b>\$74,100</b>	<b>\$74,100</b>	<b>\$74,100</b>
<i>Estimated Start Date 2023</i>				
<i>2024 Payment(#1)</i>	<i>\$23,689</i>	<i>\$26,881</i>	<i>\$20,584</i>	<i>\$16,811</i>
<i>2025 Payment(#2)</i>	<i>\$23,689</i>	<i>\$26,881</i>	<i>\$20,584</i>	<i>\$16,811</i>
<i>2026 Payment(#3)</i>	<i>\$23,689</i>	<i>\$26,881</i>	<i>\$20,584</i>	<i>\$16,811</i>
<i>2027 Payment(#4)</i>			<i>\$20,584</i>	<i>\$16,811</i>
<i>2028 Payment(#5)</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Annual Payment for 5 Tahoes</i>	<i>\$118,445</i>	<i>\$134,405</i>	<i>\$102,920</i>	<i>\$84,053</i>
<i>Residual Purchase(each)</i>	<i>\$10,001</i>	<i>\$1</i>	<i>\$1</i>	<i>\$1</i>

**From:** [Don Doering](#)  
**To:** [Kandice Garrett](#)  
**Subject:** FW: GFL  
**Date:** Thursday, September 8, 2022 3:20:46 PM  
**Attachments:** [City of Magnolia - Updated information 11.15.21.pptx](#)  
[City of Magnolia - Enclosure B.docx](#)

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Good Afternoon Kandice,

Please use this email and attachments as the backup for the discussion of the proposed trash contract amendments. Thank you.

Don

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**From:** Suzanne Haboush <shaboush@gflenv.com>  
**Sent:** Thursday, September 8, 2022 1:40 PM  
**To:** Don Doering <didoering@cityofmagnolia.com>  
**Subject:** GFL

Good Afternoon Don,

Thank you for your time today to discuss the City of Magnolia's waste services and revisit a few items discussed in our last meeting.

#### **BULK/HEAVY WASTE**

Before our meeting in December, residents would call the city to schedule bulk and heavy waste which would require a manual email to our OPS team and routing for a specific Saturday. GFL met with the city and came up with a new plan. Since the change in January 2022, the solid waste bulk/heavy service changed from on call to 1X per week. The city now receives (3) additional pickups per month at no additional charge. GFL has received positive feedback regarding the change, resulting in a significantly lower number of calls to the city.

#### **YARD WASTE**

We also touched on the Yard Waste Guidelines. In the past, a grapple truck would be scheduled for yard waste which generated excessive time to retrieve. By changing the process and picking up yard waste weekly, this has reduced the need for the grapple truck and the drivers can quickly move throughout the city. We do ask, for the safety of our drivers, to please either bundle or neatly stack tree limbs and boards and cut them in 4 ft length. We have supervisors that continually monitor the city, so if there is a one-off that needs guidance, please let us know.

#### **City of Magnolia**

##### **Solid Waste**

Provided 2 X times per week on **Tuesday and Friday**

##### **Recycling**

Provided 1 X time per week on **Friday**

##### **Yard Waste**

Provided 1 X time per week on **Friday**

**Bulky/Heavy Waste**

Provided 1 **X** time per week on **Friday**

We will always strive for excellent customer service and communication. Feel free to reach out if any additional information is needed.

Suzanne

**Suzanne Haboush** | Govt Contracts Mgr

GFL Environmental

8515 Hwy 6 S, Houston, TX 77083

| C (832) 954-8211 | [shaboush@gflenv.com](mailto:shaboush@gflenv.com) | [www.gflenv.com](http://www.gflenv.com)

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City of  
Magnolia



**SOLID WASTE &  
RECYCLING  
SERVICES FOR  
YOUR HOME**

Green Today. Green For Life.

281-368-8397

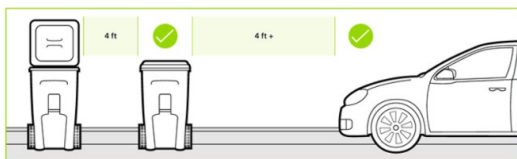
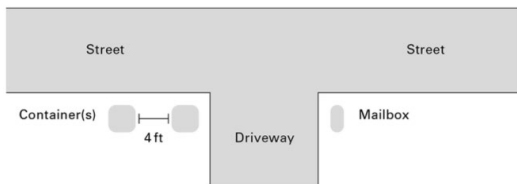
[gflenv.com](http://gflenv.com)





## Cart Placement Guidelines

- Place your cart at the curb with the wheels facing your house and the lid opening toward the street.
- Keep your carts 4 feet apart and at least 4 feet from any obstacles such as mailboxes, cars, or lamp posts
- It's generally best to place your cart out the night before your collection day.
- Keep your cart at the curb until the end of the day. Sometimes the timing of our arrival changes.



## Solid Waste Guidelines

- All items inside of the cart with lid closed
- Cart placed at the curb by 7:00am
- Maintain 4 feet of space around the cart
- Do not overfill cart and no bags on top of lid or on the ground

## Recycling Guidelines

- Only **Acceptable** items inside of cart or bin with lid closed
- Cart or bin placed at the curb by 7:00am
- Maintain 4 feet of space around the cart or bin
- Do not overfill cart or bin and no bags on top of lid or on the ground

## Yard Waste Guidelines

- Grass clippings, leaves, tree trimmings, branches or other general yard waste
- Bags/Bundles weighing less than 40 lbs
- Brush/Limbs/Clean fence boards bundled or neatly stacked in 4 feet lengths
- No large timbers or large fence pickets with nails
- Do not use the provided solid waste or recycling cart

## Bulky/Heavy Waste Guidelines

- Limited to 1 bulky items or 6 cubic yards per collection day
- General household items such as appliances and furniture
- Remove refrigerant/freon and doors from refrigerators/freezers and place tag on item from a professional
- No construction debris, hazardous waste, or dead animals

# City of Magnolia

## YOUR SERVICES

### Solid Waste

Provided 2 X times per week on **Tuesday and Friday**

### Recycling

Provided 1 X time per week on **Friday**

### Yard Waste

Provided 1 X time per week on **Friday**

### Bulky/Heavy Waste

Provided 1 X time per week on **Friday**



Contact Us:

[wcacshouston@gflenv.com](mailto:wcacshouston@gflenv.com)  
281-368-8397

Contact Us:

[wcacshouston@gflenv.com](mailto:wcacshouston@gflenv.com)  
281-368-8397



# City of Magnolia

## Enclosure B

### **Solid Waste Guidelines**

- All items inside of the cart with lid closed
  - Cart placed at the curb by 7:00am
  - Maintain 4 feet of space around the cart
- Do not overfill cart and no bags on top of lid or on the ground

### **Recycling Guidelines**

- Only **Acceptable** items inside of cart or bin with lid closed
  - Cart or bin placed at the curb by 7:00am
  - Maintain 4 feet of space around the cart or bin
- Do not overfill cart or bin and no bags on top of lid or on the ground

### **Yard Waste Guidelines**

- Grass clippings, leaves, tree trimmings, branches or other general yard waste
  - Bags/Bundles weighing less than 40 lbs
- Brush/Limbs/Clean fence boards bundled or neatly stacked in 4 feet lengths
  - No large timbers or large fence pickets with nails
  - Do not use the provided solid waste or recycling cart

### **Bulky/Heavy Waste Guidelines**

- Limited to 1 bulky item or 6 cubic yards per collection day
- General household items such as appliances and furniture
- Remove refrigerant/freon and doors from refrigerators/freezers and place tag on item from a professional
- No construction debris, hazardous waste, or dead animals

**SPECIAL HEAVY TRASH IS INCLUDED EVERY FRIDAY**

### **Items not accepted**

Dirt, tires, batteries, motor oil, cooking oil, waste generated by a private contractor. Hazardous/toxic chemicals or material

# OFFICIAL BALLOT

## Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election

This is the official ballot for the election of Places 6 – 9 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. Each Member of the Pool is entitled to vote for Board of Trustee members. Please record your organization's choices by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate for each place.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates for each Place on the Board of Trustees are listed in alphabetical order on this ballot.

Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2022. Ballots received after September 30, 2022, cannot be counted. **The ballot must be properly signed and all pages of the ballot must be mailed to: Trustee Election, David Reagan, Secretary of the Board, P.O. Box 149194, Austin, Texas 78714-9194. If the ballot is not signed, it will not be counted.**

**PLACE 6**

- ☐ **Allison Heyward.** Councilmember for the City of Schertz (Region 7) since 2018. She also serves as the Mayor Pro Tem. Mrs. Heyward was appointed to represent the Texas Municipal League Board of Directors as an ex-officio non-voting member of the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool. She earned a Bachelor's Degree in Accounting from Texas Southern University in 1990 and is a 2020 graduate of the Chamber Leadership Core Program. She is a TML Leadership Fellow, a Certified Municipal Officer (CMO), as well as a member of the TMRS Advisory Board on Benefit Design.
- ☐ **Kimberly Meismer.** Assistant City Manager for the City of Kerrville (Region 7). Ms. Meismer has over 25 years of public service, which includes serving Kerrville and La Porte. She earned a Master's Degree in Public Administration from the University of Texas at Arlington and a Bachelor's Degree in Human Resource Management from Columbia Southern University. She is a member of TCMA and serves on the Ethics Committee as the Region 8 Representative. She is also serving a second year as the Chair of the Ethics and Integrity Award subcommittee.

**WRITE IN CANDIDATE:**

---

**PLACE 7**

- ☐ **Mary Dennis** (Incumbent). Mayor for the City of Live Oak (Region 7) since 2010. Mayor Dennis has served on the TML Risk Pool Board since 2018. She is currently Vice-Chair of the TML Risk Pool Board, and on October 1, 2022, will begin a two-year term as Chair. Among her numerous civic activities are serving as 2016/2017 President for the Texas Municipal League, 2021-2023 NLC Board Director, Treasurer of the Greater Bexar County Council of Governments, Chair of the Judson ISD Facilities Committee, Chair of the Bexar County Suburban Cities Committee, and President of the Live Oak Economic Development Corporation. She is also a 2019 Inductee of the San Antonio Women's Hall of Fame and the 2019 San Antonio Women's Chamber of Commerce "Comet Award."
- ☐ **James A. Douglas, Ph.D.** City Councilmember for the City of Kenedy (Region 7). Dr. Douglas is a current criminal justice instructor at Kenedy ISD. He is a national Law and Public Safety Education Network (LAPSEN) Honor Teacher who, along with some of his students, recently participated in the Washington, D.C. National Academy of Law and Justice. The LAPSEN Honor Teachers were identified from a national application process to identify educators with a passion for law and justice, excellence in leadership and teaching.
- ☐ **Rebecca (Becky) Haas.** Mayor of Richmond (Region 14). Mayor Haas is a business-owner in the historic downtown district of Richmond. She is a direct descendant of one of Stephen F. Austin's first settlers in Texas who are known as the Old Three Hundred. She is Chaplain for and a charter board member of the Descendants of Austin's Old Three Hundred organization. She is passionate about Texas history, a member of the Fort Bend County Historical Commission, a former member of the Richmond Historical Commission, a member of the Fort Bend County Museum, a board member of the Black Cowboy Museum, member of Historic Richmond Association, and is a Fort Bend Docent.
- ☐ **James Hotopp.** City Manager for Weatherford (Region 8) since 2019. Mr. Hotopp joined the City in 2007 as its Director of Water/Wastewater and Engineering and served the City in several capacities, including Utility Engineer, Director of Planning and Development, and Assistant City Manager. He serves as a voting member of Region C Water Planning Group for Texas, which prepares a regional water plan for a 16-county group in North Texas. Mr. Hotopp is a member of the North Texas City Manager's Association, the North Texas Commission, and a board member of the Texas Public Power Association. Previously, he worked in consulting engineering where he designed water treatment plants, wastewater treatment plants, water pump stations, wastewater lift stations, and distribution/collection lines.

**WRITE IN CANDIDATE:**

---

## PLACE 8

- ☐ **Chris Coffman.** City Manager of Granbury (Region 8). Mr. Coffman has 24 years in public management. He has served as City Manager for Sealy, Borger, the Village of Timbercreek Canyon, and Panhandle. He has also served as the Director of Local Government Services of the Panhandle Regional Planning Commission and served as Interim City Manager for the Cities of Fritch and Stratford. During his time at the Panhandle Regional Planning Commission, he served 26 counties and 62 cities in the Panhandle. He is a past President of the TCMA. Mr. Coffman holds a Bachelor of Science Degree in Public Administration from West Texas A&M University and has a Certified Public Manager designation through Texas Tech University.
- ☐ **Brett Haney.** City Administrator for the City of Cockrell Hill (Region 13) since 2015. Mr. Haney has been with Cockrell Hill since 2006 and was promoted to Assistant City Administrator in 2011. He is originally from Southern California and moved to North Texas in 2000. Mr. Haney earned Bachelor of Applied Arts and Sciences and Master of Public Administration degrees from the University of North Texas. He is a member of TCMA and currently serves on the Public Policy Committee and has served on the TCMA Advocacy Committee in recent years. He is very active as Cubmaster and Den Leader for Cub Scout Pack 717 in Keller, Texas.
- ☐ **Mike Land.** City Manager for the City of Coppell (Region 13) since 2017, and Deputy City Manager from 2012-2017. Previously, he was Town Manager for Prosper, City Manager for Gainesville, and Executive Director for the Southwestern Diabetic Foundation. Mr. Land has served on the International City/County Management (ICMA) Board of Directors, ICMA's Advisory Board on Graduate Education, Texas A&M University's Development Industry Advisory Council, School Board Trustee for Gainesville Independent School District, and President of TCMA. Currently, he serves on the Texas Women's Leadership Institute Advisory Board and the UTA MPA Advisory Board.
- ☐ **Marian Mendoza.** City Administrator for the City of Helotes (Region 7) since 2020. Ms. Mendoza has held positions with the City of Alamo Heights, as Assistant to the City Manager (2005-2020), and with the City of San Antonio as a Management Analyst (2003-2005). Previously she served as a Director overseeing homeless transition housing programs for the Salvation Army. She also serves as the Ex-Officio Board Member of the Helotes Economic Development Corporation. Ms. Mendoza earned a Bachelor's Degree from St. Mary's University and is part of the Certified Public Management program at Texas State University. She is a member of the ICMA, TCMA, and the International Hispanic Network.
- ☐ **Louis R. Rigby.** Mayor of the City of La Porte (Region 14) since 2010. Mayor Rigby previously served as the District 5 Councilperson from 2004 until 2010, before being elected Mayor. He is a member and past Director of the La Porte-Bayshore Chamber of Commerce and has held the offices of Treasurer, Vice-President, and President of the Harris County Mayors and Councils Association. He graduated from San Jacinto College and the University of Houston before earning an MPA from the University of Houston-Clear Lake. Mayor Rigby served in the U.S. Airforce from 1968-1972. He has actively advocated for the La Porte region on issues including heavy haul and solutions for hurricane damage and management.

**WRITE IN CANDIDATE:**

---

## PLACE 9

- ☐ **Barry Beard.** Commissioner for the City of Richmond (Region 14) since 2016. Mr. Beard retired from Moody National Bank where he was the Senior Vice President. He has served on many civic and community boards. He was President of the Board for Oak Bend Hospital, past Chair of the Central Fort Bend Chamber Alliance, past Chair of Arc of Fort Bend, Congressman Olson's Service Academy Interview Committee and Fort Bend Partnership for Youth. He also served on the original Richmond Charter Commission, Richmond Parks Commission, Richmond Development Corporation, Richmond Historical Commission, Richmond Comprehensive Planning Advisory Committee, and the Richmond Rosenberg Local Government Corporation.
- ☐ **Stephanie Fisher.** Councilmember for Johnson City (Region 7). In 2021, she was appointed as the Johnson City representative to the General Assembly of the Capital Area Council of Governments. The Executive Committee of the Capital Area COG appointed her to represent the COG on the Unified Scoring Committee of the Texas Department of Agriculture's Community Block Grant program. She serves on the Board of Directors for the Hill Country 100 Club and the Johnson City Community Education Foundation. She also is the Commissioner for the Johnson City Youth Football program and sits on an advisory committee for the Johnson City Youth Sports Association. She is active in her church, as well as multiple activities within Johnson City ISD, and is a member of the Blanco County Eclipse Task Force.
- ☐ **Carl Joiner.** Mayor for the City of Kemah (Region 14) since 2015. Prior to that, he served as a Kemah City Councilmember for three years. He has served as President of the Kemah Community Development Corporation, Chairman of the Bay Area Houston Transportation Partnership, member of the Convention and Visitors Bureau Board, Chairman of the Clear Creek Education Foundation, board member of the Chris Reed Foundation, Chairman of the Clear Lake Area Chamber, and Treasurer of the League City Regional Chamber of Commerce. He has received awards such as the Chairman's Award in 2020 for the League City Regional Chamber of Commerce and the Sam Walton Award for Integrity in Business.
- ☐ **Opal Mauldin-Jones (Incumbent).** City Manager for the City of Lancaster (Region 13) since 2011, and in various other roles for Lancaster since 2003. Under her leadership, the City has experienced two consecutive bond rating increases without issuing debt. The City has been designated a 2019 All-America City and received the CiCi Award. It is one of less than 25 communities with all five Transparency Stars awarded by the Texas Comptroller. Ms. Mauldin-Jones earned her Bachelor Business Administration and Master Public Administration degrees from the University of Texas at Arlington. She currently serves on the TCMA Board as Director-at-Large and as Vice President-Elect, and on the Board of the TML Intergovernmental Risk Pool.
- ☐ **William Linn.** City Manager of Kenedy (Region 7). Mr. Linn is a member of TCMA and ICMA. He earned a Bachelor of Science Degree in Business from Indiana University's Southeast campus. Thereafter, he was accepted to several law schools where he intended to specialize in business and intellectual property law. However, Mr. Linn opted to enroll in Southern New Hampshire University where he earned a Master of Business Administration and Master of Science in Organizational Leadership concurrently. He is a Certified Fraud Examiner and a Certified Public Manager. He is working to complete the Lean Six Sigma Black Belt and Project Manager Professional Certifications.

**WRITE IN CANDIDATE:**

---

## **Certificate**

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the public entity named below.

Witness my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed Name of Authorized Official

\_\_\_\_\_  
Printed Name of Political Entity





## Montgomery County Emergency Communication District

August 2, 2022

Mayor Todd Kana  
City of Magnolia  
18111 Buddy Riley Boulevard  
Magnolia, TX 77354

Dear Mayor Kana:

As previously notified, Richard Tramm's service on the Board of Manager of the Montgomery County Emergency Communication District expires on September 30, 2022. Mr. Tramm was elected to serve in one of the two positions that represent all the cities in the county. Nominations were requested for any qualified individual willing to serve a two-year term, expiring September 30, 2024.

Nominees are:

Kathy Reyer, City Administrator for the City of Shenandoah  
Sheyi Ipaye, City Manager for the City of Wills  
Tom Libby, Police Chief for the City of Oak Ridge North

Nominations were received from:

Mayor Bond, City of Oak Ridge North (Tom Libby)  
Mayor Reed, City of Willis (Sheyi Ipaye)  
Mayor Kana, City of Magnolia (Kathy Reyer)  
Mayor Czajkoski, City of Conroe (Kathy Reyer)  
Mayor Escoto, City of Shenandoah (Kathy Reyer)  
Mayor Tyson, City of Woodbranch Village (Kathy Reyer)

Enclosed with this letter is a ballot for the election based on the nominations received. Please return it as soon as possible but no later than 11:00 a.m. on September 15, 2022.

Thank you for your participation in selecting a member of the MCECD Board of Managers. If you should have any questions, please call me at (936) 523-5915.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chip VanSteenberg", is written over a light blue horizontal line.

Chip VanSteenberg  
Executive Director

Enclosure

**Cities and Towns of Montgomery County  
9-1-1 Board of Managers Appointment for  
October 1, 2022 - September 30, 2024**

**BALLOT**

**Nominee**

**Place an "X" in the box for your Candidate**

**Kathy Reyer**

☐

**Sheyi Ipaye**

☐

**Tom Libby**

☐

-----

☐

**Signature:** -----

**Printed Name:** -----

**Date:** -----

**City:** -----

***Please complete and fax to (936) 539-9111, or email to [tgill@mc911.org](mailto:tgill@mc911.org) no later than 11:00 a.m. on September 15, 2022.***



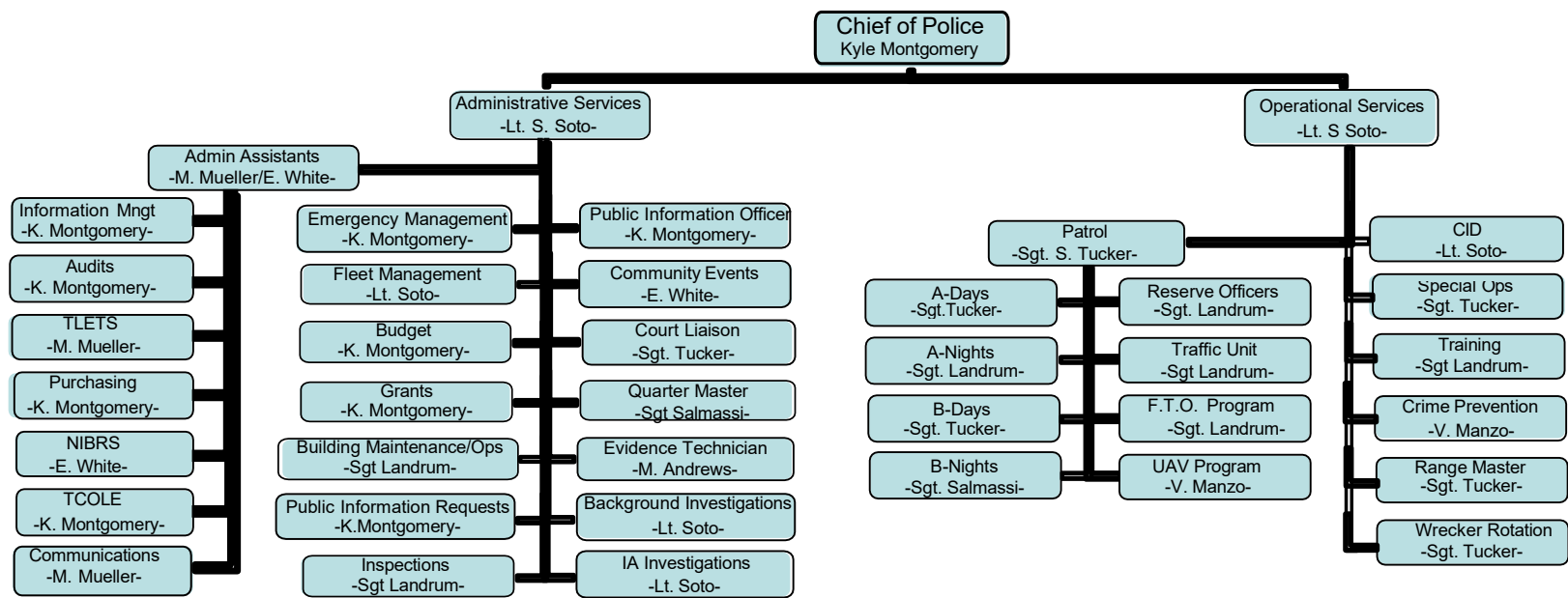
# **DEPARTMENT REPORT**

**August 2022**

Prepared by:  
Kyle Montgomery  
Chief of Police

ADMINISTRATIVE

Organizational Chart



## PATROL

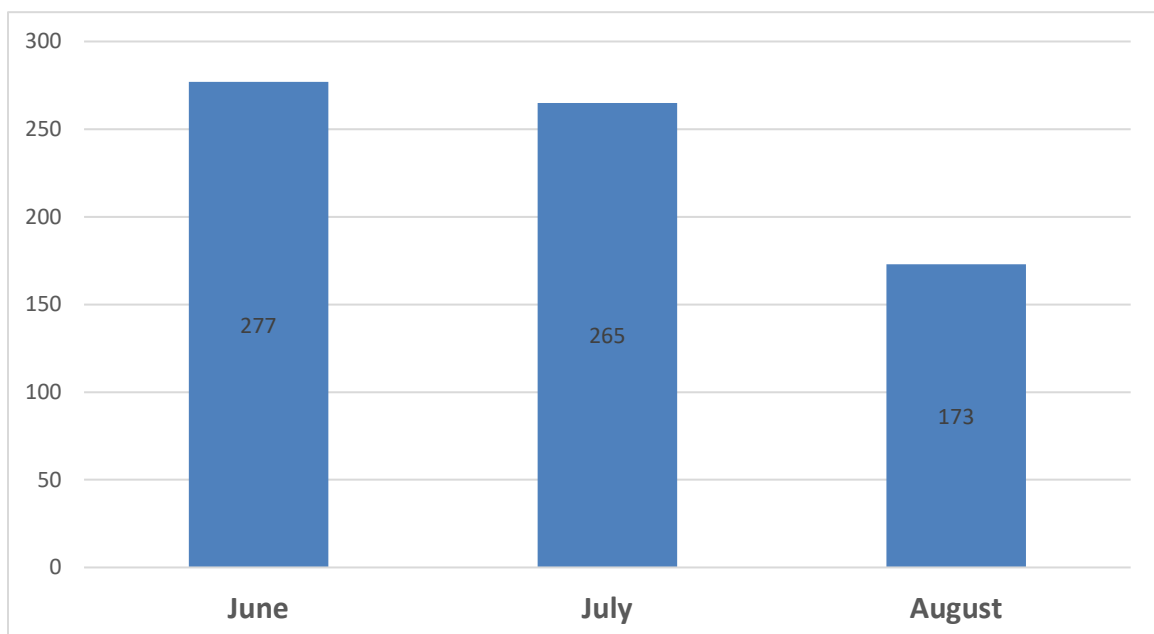
### ALL BREAKDOWN

	July	August	Monthly Change
EMERGENCY	30	19	-11
NON-EMERGENCY	235	154	-81

### CALLS FOR SERVICE

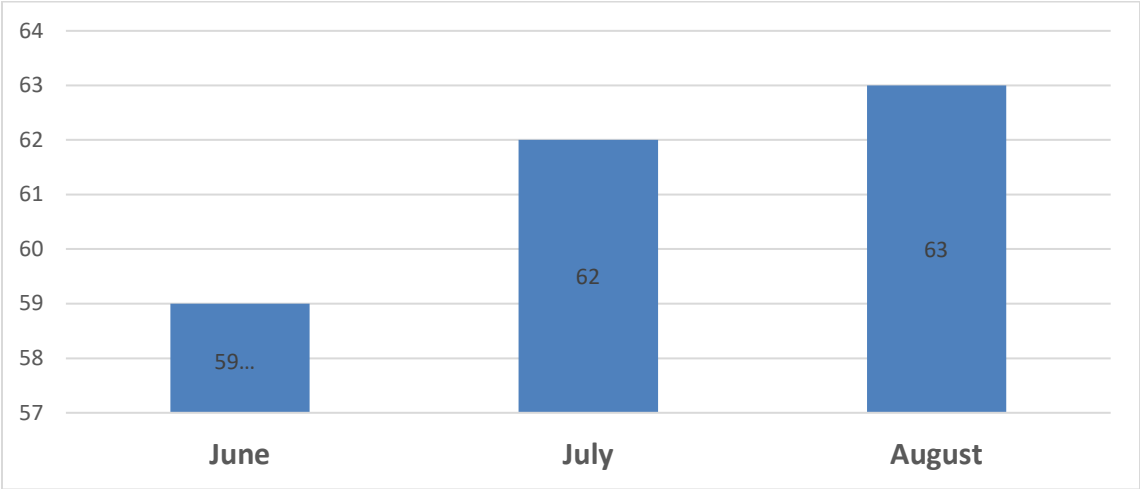
	July	August	Monthly Change	2022
Total Calls for Service	265	173	-92	2,148

\*The total calls for service include all priorities, event entries, and officer-initiated calls.



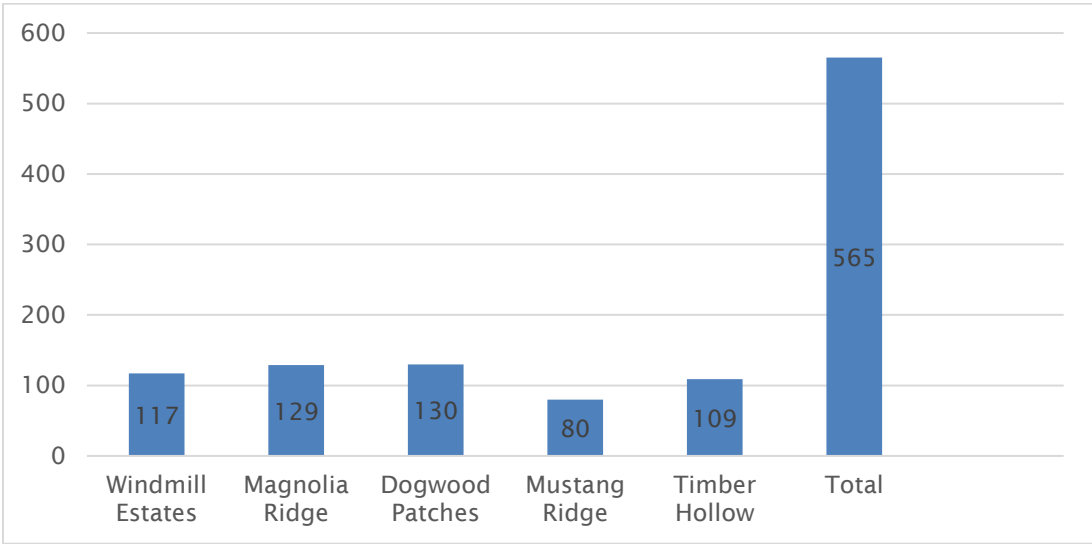
OFFENSE REPORTS

	July	August	Monthly Change
Report Totals	62	63	+1



RESIDENTIAL PATROLS

	Windmill Estates	Magnolia Ridge	Dogwood Patches	Mustang Ridge	Timber Hollow	Total
July	110	123	124	93	21	471
Aug	117	129	130	80	109	565



## CALL TOTALS

OFFENSES	July	Aug	MONTHLY CHANGE
Burglary of a Vehicle	0	0	0
Burglary of a Building	0	1	+1
Burglary of a Habitation	0	1	+1
Theft	4	4	-
Fraud/Forgery	0	0	-
Criminal Mischief	0	1	+1
Robbery	0	0	0
Assault/Family Violence	2	-	-2
Death Investigation	0	1	+1
Sexual Assault	0	0	0
Motor Vehicle Crash	19	15	-4
Alarms	14	24	+10
Medical calls	22	16	-6
Welfare Checks	5	13	+8
Disturbances	5	6	+1
Assist Outside Agency	9	16	+7
Narcotics	10	10	-
DWI	10	10	-
Suspicious Person/Vehicle	6	9	+3



## CRIMINAL ARRESTS

	July	Aug	MONTHLY CHANGE
TOTAL ARRESTS	32	29	-3
NARCOTICS	10	10	-
DWI	10	10	-

## TRAFFIC CONTACTS BY RACE

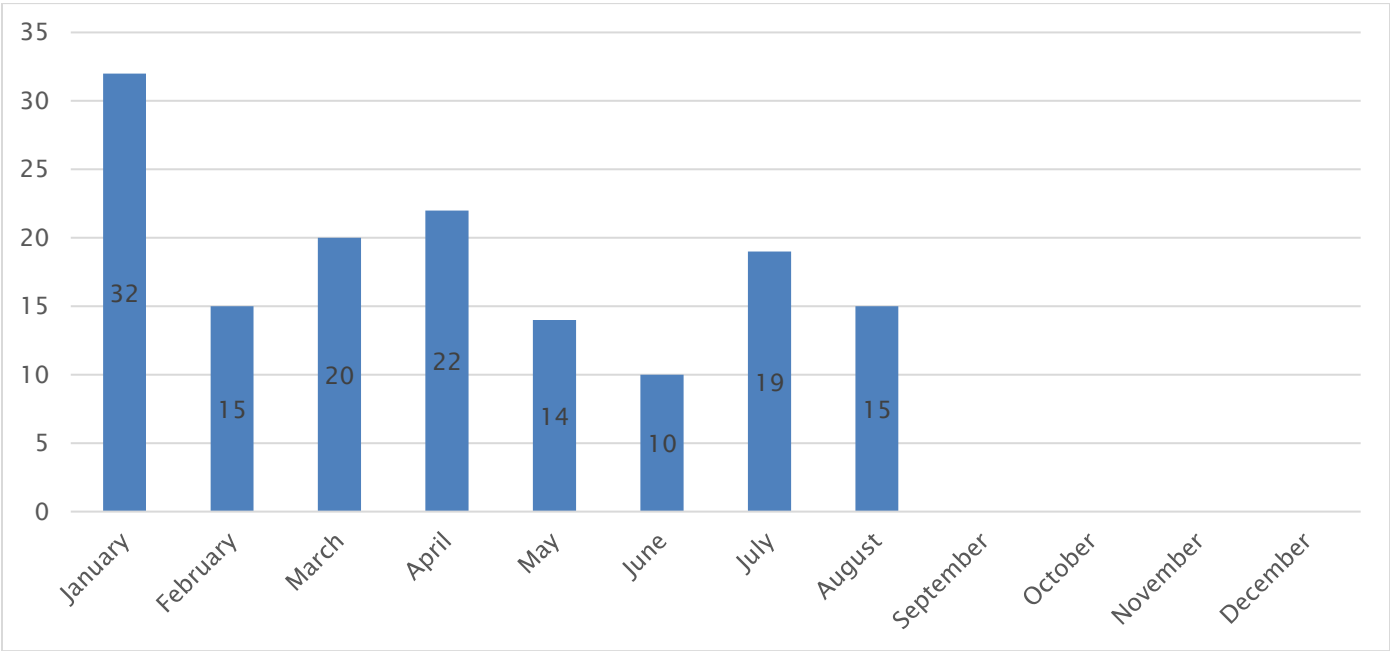
	Asian Pacific	Black	Hispanic	Alaskan Indian	White
July	4	27	116	0	332
Aug	4	35	142	0	352
Change	-	+8	+26	0	+20

# TRAFFIC CRASHES

	July	Aug	MONTHLY CHANGE
Fatal	0	0	0
Injury	2	2	-
Non-Injury	7	13	+6

## TRAFFIC CRASH TREND 2022

Total Collisions (Fatal, Injury, Non-Injury)



## TRAFFIC ENFORCEMENT

	July	Aug	MONTHLY CHANGE
<b>FM 1488</b>	264	298	<b>+34</b>
<b>FM 1774</b>	146	150	<b>+4</b>
<b>Magnolia Blvd</b>	144	166	<b>+22</b>
<b>Buddy Riley</b>	42	42	<b>-</b>
<b>Nichols Sawmill</b>	21	14	<b>-7</b>
<b>Total Violations</b>	612	666	<b>+54</b>

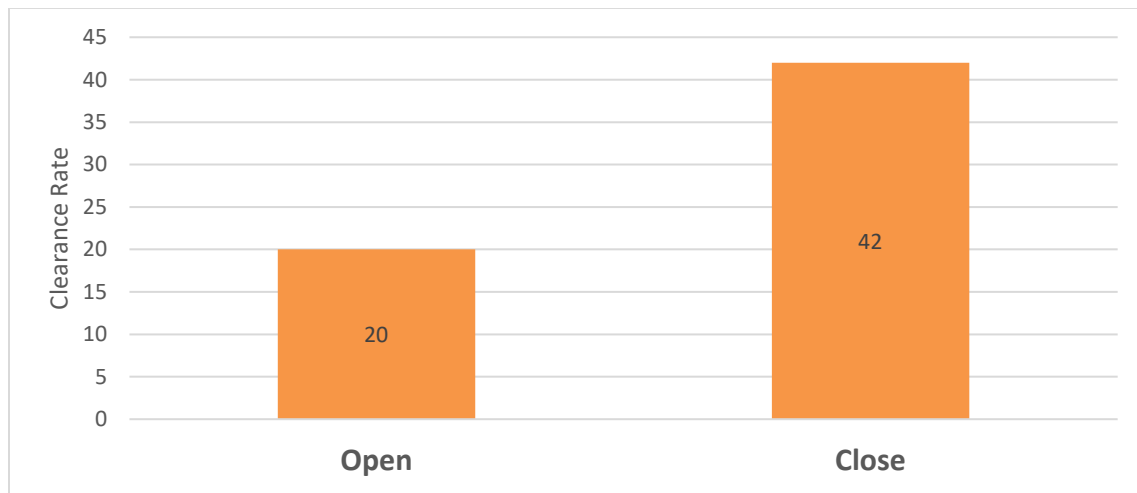
## COMMERCIAL PATROLS

	July	Aug	MONTHLY CHANGE
<b>Business Checks</b>	627	678	<b>+51</b>
<b>Business Contacts</b>	36	30	<b>-6</b>
<b>Totals</b>	663	708	<b>+45</b>

## CRIMINAL INVESTIGATIONS

	July	Aug	MONTHLY CHANGE
<b>Assault</b>	0	0	-
<b>Sexual Assault</b>	0	0	0
<b>Robbery</b>	0	0	0
<b>Death</b>	0	1	+1
<b>Persons Crime Totals</b>	<b>0</b>	<b>1</b>	<b>+1</b>
<b>Burglary-Building</b>	0	1	+1
<b>Burglary-Vehicle</b>	0	0	0
<b>Burglary-Habitation</b>	0	1	+1
<b>Theft</b>	4	3	-1
<b>Hit and Run Crashes</b>	0	0	0
<b>Financial Crime</b>	0	0	-
<b>Criminal Mischief</b>	1	1	-
<b>Property Crime Totals</b>	<b>5</b>	<b>5</b>	<b>-</b>
<b>Arrests/Warrants</b>	3	12	+9

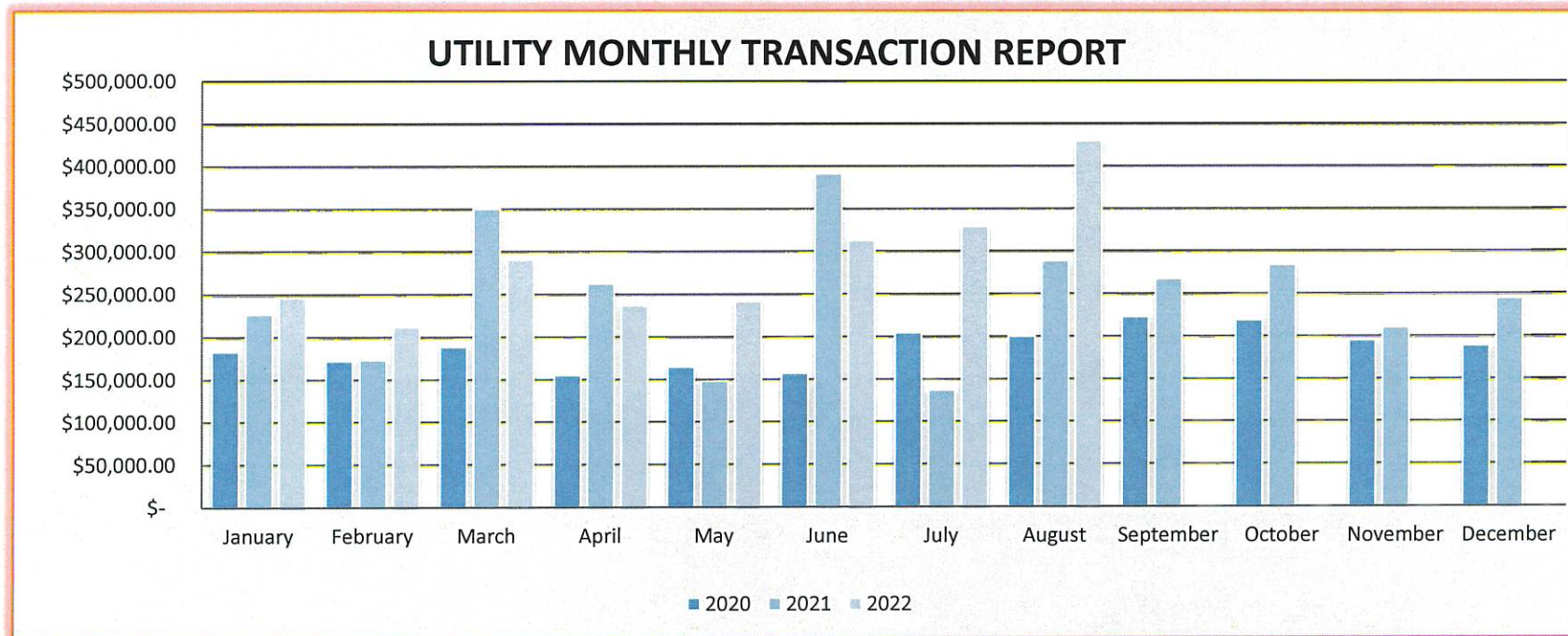
# 2022 Case Clearance Rates



	2022
Total Cases	62
Cleared	42
Clearance Rate	68%

### UTILITY MONTHLY TRANSACTION REPORT (does not include draft pmts)

Month	Payment Count	Amount	Month	Payment Count	Amount	% INCREASE
January-21	1124	\$ 226,510.88	January-22	1433	\$ 246,376.57	8.77%
February-21	1027	\$ 173,414.73	February-22	1434	\$ 211,985.98	22.24%
March-21	1358	\$ 350,005.32	March-22	1722	\$ 290,923.49	-16.88%
April-21	1166	\$ 262,288.95	April-22	1599	\$ 236,466.73	-9.84%
May-21	977	\$ 148,332.19	May-22	1601	\$ 241,277.44	62.66%
June-21	1383	\$ 391,474.13	June-22	1742	\$ 312,687.47	-20.13%
July-21	1261	\$ 136,619.42	July-22	1849	\$ 328,967.56	140.79%
August-21	1282	\$ 288,671.20	August-22	1985	\$ 429,740.87	48.87%
September-21	1317	\$ 267,150.94	September-22			-100.00%
October-21	1394	\$ 283,617.23	October-22			-100.00%
November-21	1291	\$ 210,024.35	November-22			-100.00%
December-21	1335	\$ 243,703.91	December-22			-100.00%
AVG	1243	\$ 248,484.44	AVG	1671	\$ 287,303.26	15.62%



# City Administrator's Report for September 13, 2022

Every day is a new adventure here in Magnolia! Here is a partial list of some of my recent activities since the last City Council Meeting:

08/11 Met with water meter manufacturer representative to check on complaints

08/12 Met at Lone Pint to discuss Stroll Thru the Renaissance

08/15 Met with Grant Writer

08/16 Attended AEI Engineering Teams meeting for weekly projects review

08/16 Met onsite at HEB

08/16 Met with new Municipal Judge

08/18 Interview applicant for open position in City Hall

08/19 Interview applicant for open position in City Hall

08/22 Met with new developer for pre-construction meeting

08/23 Attended AEI Engineering Teams meeting for weekly projects review

08/23 Met with City Engineers

08/24 Attended new water well pre-bid meeting

08/25 Attended Chamber of Commerce meeting

08/25 Met with new local newspaper reporter

08/29 Met with local City Administrators and Managers

08/30 Attended AEI Engineering Teams meeting for weekly projects review

08/31 Attended North Houston Association Annual Flood Meeting

08/31 Attended new water well bid opening

09/06 Attended pre-construction meeting with local developer



09/07 Telephone call with President of Quadvest

09/08 Met with Trash Company Representative

I have attached a 2 - page Financial Summary

Don Doering

**City of Magnolia  
Financial Summary  
August 31, 2022  
92% of Fiscal Year**

	<b>Budgeted</b>	<b>Actual</b>	<b>Percent</b>
<b>General Fund</b>			
Revenue	\$4,457,243	\$6,609,613	148%
Expenses	\$4,429,496	\$4,340,485	98%
<b>Water &amp; Sewer Fund</b>			
Revenue	\$10,195,537	\$8,526,253	84%
Expenses	\$3,788,774	\$3,817,126	101%
<b>Capital Projects Enter.</b>			
Revenue	\$1,936,137	\$379,921	0%
Expenses	\$3,596,622	\$10,828,801	301%
<b>Debt Service</b>			
Revenue	\$786,235	\$786,302	100%
Expenses	\$785,718	\$131,217	17%
<b>4B Community Dev.</b>			
Revenue	\$506,000	\$590,498	117%
Expenses	\$379,018	\$452,131	119%
<b>4A Economic Dev.</b>			
Revenue	\$803,000	\$1,275,441	159%
Expenses	\$96,152	\$270,136	281%
<b>Red Light Camera</b>			
Revenue	\$0	\$50	100%+
Expenses	\$50,000	\$69,582	139%
<b>445 Road Repair</b>			
Revenue	\$412,000	\$607,493	147%
Expenses	\$300,000	\$16,852	6%
<b>Hotel/Motel Occup.</b>			
Revenue	\$40,000	\$51,307	128%
Expenses	\$40,000	\$18,848	47%
<b>MC Security Fund</b>			
Revenue	\$7,000	\$8,113	116%
Expenses	\$5,000	\$6,483	130%

**City of Magnolia  
Financial Summary  
August 31, 2022  
92% of Fiscal Year**

	Budgeted	Actual	
<b>MC Tech. Fund</b>			
Revenue	\$9,000	\$9,047	101%
Expenses	\$8,100	\$8,996	111%
<b>Scofflaw</b>			
Revenue	\$0	\$0	0%
Expenses	\$0	\$0	0%
<b>In-Kind Franchise</b>			
Revenue	\$0	\$7,734	100%+
Expenses	\$0	\$0	0%
<b>Capital Projects</b>			
Revenue	\$0	\$0	0%
Expenses	\$0	\$0	0%
<b>Magnolia Ridge PID</b>			
Revenue	\$124,315	\$123,732	100%
Expenses	\$117,495	\$119,995	102%
<b>Seized Property</b>			
Revenue	\$0	\$12,730	100%+
Expenses	\$0	\$2,923	100%+
<b>Judicial Efficiency</b>			
Revenue	\$200	\$1,004	502%
<u>Expenses</u>	<u>\$0</u>	<u>\$0</u>	<u>0%</u>
<b>Total Revenue</b>	<b>\$19,276,667</b>	<b>\$18,989,238</b>	<b>99%</b>
<b>Total Expenses</b>	<b>\$13,596,375</b>	<b>\$20,083,575</b>	<b>148%</b>
<b>Total Rev - Capital P.</b>	<b>\$17,340,530</b>	<b>\$18,609,317</b>	<b>107%</b>
<b>Total Exp. - Capital P.</b>	<b>\$9,999,753</b>	<b>\$9,254,774</b>	<b>93%</b>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT	
NON-DEPARTMENTAL	GENERAL FUND	MISC. VENDOR	SIGN CITY INC	SIGN CITY INC : REFUND	145.00
		TEXAS MUNICIPAL		TMRS	9,045.83
		INTERNAL REVENUE SERVICE		FEDERAL INCOME TAX W/H	6,211.42
				FEDERAL INCOME TAX W/H	6,427.01
				FICA WITHHOLDING	4,455.32
				FICA WITHHOLDING	4,629.54
				MEDICARE WITHHOLDING	1,041.99
				MEDICARE WITHHOLDING	1,082.72
		TX CHILD SUPPORT DISBURSEMENT UNIT		#201127387-0012459516 - HU	325.38
				#201127387-0012459516 - HU	325.38
				001227164411DCV19205-SMITH	219.23
				001227164411DCV19205-SMITH	219.23
		GLOBE LIFE/LIBERTY NATIONAL		AUGUST PREMIUMS	802.56
				GLOBE LIFE/LIBERTY NATIONA	1,203.84
		CALIFORNIA STATE DISBURSEMENT UNIT		CASE ID200000002223575-FON	372.92
				CASE ID200000002223575-FON	205.60
		ST9 GAS & OIL		AUGUST 2022	8,963.30
		AT&T MOBILITY		RACHEL	9.23
		AFLAC		JULY PREMIUM PAYMENT	507.66
				AUGUST PREMIUMS	338.44
				TOTAL:	46,531.60
ADMINISTRATION	GENERAL FUND	TEXAS MUNICIPAL		TMRS	630.13
		INTERNAL REVENUE SERVICE		FICA WITHHOLDING	369.52
				FICA WITHHOLDING	365.30
				MEDICARE WITHHOLDING	86.42
				MEDICARE WITHHOLDING	85.43
		FEDEX		FED EX- R KEVIN RHYNE	163.21
		AMERICAN EXPRESS		COUCIL MEETING	202.08
				SOFTWARE	16.08
				COUNCIL MEETING	3.29
				SOFTWARE	16.08
				LUNCHEON	20.00
				BOOK	139.00
				POSTAGE	4.83
				BOOK	129.00
				WATER	29.95
		HEARST NEWSPAPERS,LLC		HEARST NEWSPAPERS,LLC	75.40
		BUREAU VERITAS NORTH AMERICA, INC.		202201396	3,885.34
				202200065	100.00
				22046148	903.30
				202200209	126.92
				202200483	258.99
				202200443	1,175.95
				202200444	803.20
				202200479	1,245.95
				202200416	9,513.12
				202201334	9,419.52
				202201335	9,513.12
				202200399	9,419.52
				202201337	9,419.52
				202200401	9,419.52
				20220019	9,513.12
				202201338	9,513.12
				202200425	304.18
				202200448	126.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			202200423	276.46
			202200426	290.32
			202200424	276.46
			202200445	126.92
			202201341	9,419.52
			202201346	9,419.52
			202201343	9,419.52
			202200429	276.46
			202200446	126.92
			202200449	126.92
			202200451	126.92
			202200549	1,249.45
			202200404	9,419.52
			202200447	126.92
			202201344	5,206.04
			202200428	276.46
			202200450	126.92
			202200427	276.46
			202200482	76.92
			202201445	1,409.40
			202200655	1,746.80
			20220000	2,659.94
			202200732	126.92
			202200735	1,120.30
			202201161	292.04
			202201105	373.94
			202201103	50.00
			202201104	81.61
			202200893	706.64
			202201389	1,461.90
			202201379	1,212.35
			202200896	1,396.80
			202200898	1,432.85
			202201312	1,064.65
			202200989	1,212.35
			202200967	1,186.10
			202200971	1,120.65
			202200972	972.25
			202200970	1,009.35
			202201366	1,120.30
			202200987	1,201.85
			202201377	972.25
			202201107	126.92
			202201110	126.92
			202201108	126.92
			202201109	126.92
			202201106	126.92
			202201029	1,396.80
			202201044	930.95
			202201052	1,000.60
			202201075	864.10
			202201053	1,104.55
			202201061	50.00
			202201078	785.00
			202201200	924.30
			202201099	864.10

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			202201316	938.30
			202201198	1,027.55
			202201302	1,062.90
			202201373	785.00
			202201178	1,022.65
			202201176	883.70
			202201222	100.00
			202201057	1,982.84
			202201384	977.50
			202201215	1,241.40
			202201221	899.80
			202201232	977.50
			202201398	1,081.10
			202201233	930.95
			202201234	899.80
			202201383	1,054.85
			202201218	930.95
			202201228	1,045.05
			202201227	1,140.60
			202201229	899.80
			202201417	1,045.05
			202201230	1,081.10
			202201261	829.45
			202201259	785.00
			202201260	785.00
			202201258	1,196.95
			202201257	918.00
			202201276	1,266.95
			202201251	1,044.00
			202201448	785.00
			202200922	150.75
			202200921	76.92
			202201293	920.80
			202201292	785.00
			202201294	871.10
			202201288	76.92
			202201321	883.70
			22201320	829.45
			202201319	785.00
			202201385	1,000.60
			22046260	1,103.15
			202201318	160.00
			202201347	76.92
			202201375	76.92
			202201300	76.92
			202201387	76.92
			202201388	76.92
			202200974	1,149.00
			202201423	76.92
			202201442	160.00
			20220144	76.92
			202201443	76.92
			202201451	76.92
			202201453	76.92
			202201452	76.92
			202201450	76.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			202201455	76.92
			202201454	76.92
			518 BROKEN BOULDER	160.00
			522 BROKEN BOULDER	160.00
			202201494	160.00
			202201516	76.92
			202201515	76.92
		STRAND ASSOCIATES, INC	STRAND ASSOCIATES, INV 018	1,476.25
		CINTAS CORPORATION NO 2	RESTOCK	133.40
		GREATAMERICAN FINANCIAL SRVCS	GREATAMERICAN FIN SVCS-ADM	226.67
		HUNT, CLYDE M	CODE COMPLIANCE 7/13-8/09	2,000.00
		VERIZON CONNECT NWF, INC	AUGUST BILLING	129.52
		GO TO COMMUNICATIONS, INC.	MONTHLY FEE	191.44
		OPTIMUM COMPUTER SOLUTIONS, INC	LENOVO THINKSTATION	1,058.00
			OPTIMUM COMPUTER SOLUTIONS	1,650.00
			CRYSTAL	62.50
		THE CHAPMAN FIRM PLLC	TIMBERBROOK DRAINAGE PROJE	578.00
		OPTIQUEST INTERNET SERVICES, INC.	MONTHLY SPAM FILTERING	365.00
		ODP BUSINESS SOLUTIONS, LLC	ODP BUSINESS SOLUTIONS, LL	6.52
		AT&T MOBILITY	ADMIN	39.33
			CODE EN	39.33
		PITNEY BOWES PURCHASE POWER	AUG 6 REFILL	145.00
			REFILL AUGUST 2022	145.00
			TOTAL:	214,655.71
POLICE	GENERAL FUND	TEXAS MUNICIPAL	TMRS	3,636.13
		INTERNAL REVENUE SERVICE	FICA WITHHOLDING	2,215.06
			FICA WITHHOLDING	2,408.20
			MEDICARE WITHHOLDING	518.05
			MEDICARE WITHHOLDING	563.22
		O'REILLY AUTOMOTIVE, INC	REPAIR KIT	8.09
			FIX A FLAT	17.99
			BATTERY FEE	154.95
			NEW COMPRESS	383.16
			AC HOSE	81.01
			BATTERY FEE	176.95
			BATTERY FEE	223.56
		AMERICAN EXPRESS	MEMBERSHIPS	14.99
			OFFICE SUPPLIES	1,154.15
			COMP SOFT	104.81
			TRAINING	311.42
			UNIFORMS	600.00
			UNIFORMS	359.82-
		NAPA AUTO PARTS - MAGNOLIA	STRETCH BELT	79.51
			AIR CONDITION. BELT	392.00
		SYMBOL ARTS	SYMBOL ARTS	130.00
		DR. VERDI LETHERMON, PH.D.	PSYCH EVAL 8/5 LT. SOTO	250.00
		JOSE G. AMADOR	INV484822	100.00
			INV484823	100.00
			INV484824	100.00
		TLO, LLC	TLO, LLC	179.00
		MIDTEX OIL, L.P.	FUEL	3,120.04
		CINTAS CORPORATION NO 2	RESTOCK	144.42
		GREATAMERICAN FINANCIAL SRVCS	GREATAMERICAN FIN SVCS-PD	226.67
		S & B STORAGE & TOWING	SERVICE CALL	100.00
		THE GOODYEAR TIRE & RUBBER COMPANY	NEW TIRES	2,241.64



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		OPTIMUM COMPUTER SOLUTIONS, INC	ONSITE PD	218.75
			NEW EMAIL:SHANE SANCHEZ	93.75
		OPTIQUEST INTERNET SERVICES, INC.	REMOTE BACK UP/MONTHLY FEE	315.00
		GALL'S, LLC	21135805	143.50
			21216615	128.77
			21321506	125.16
			213330303	24.05
			21423836	74.54
			21525683	143.80
			INV021696744	359.30
			INV021718600	71.90
			INV021726010	18.25
			021770585	945.00
		GT DISTRIBUTORS, INC	GUNS AND HOLSTERS	1,028.52
		TML INTERGOVERNMENTAL RISK	TML LIAB DED- AU157148 S H	1,000.00
		LAW ENFORCEMENT SYSTEMS,I	CASE FILE JACKETS	393.00
		AT&T MOBILITY	PD	<u>1,055.62</u>
			TOTAL:	25,514.11
PUBLIC WORKS	GENERAL FUND	TEXAS MUNICIPAL	T M R S	1,967.24
		INTERNAL REVENUE SERVICE	FICA WITHHOLDING	1,206.63
			FICA WITHHOLDING	1,156.74
			MEDICARE WITHHOLDING	282.19
			MEDICARE WITHHOLDING	270.53
		O'REILLY AUTOMOTIVE, INC	TOOLBOX, HEADACHE RAC	3,317.52
			SW LK CYL	21.93
			FLOOR MATS/VENT CLIP	41.98
			LED LIGHT BAR	494.97
			WATER OUTLET	42.70
			CLEAN WIPE, WASH MIT	30.46
			BATTERY FEE	151.59
			PWR INVERTER	239.98
			AC FILTER	51.82
		AMERICAN EXPRESS	PW TIRES	70.00
			PW TIRES	24.00
			WATER	29.95
			PW TOOL	114.99
		NAPA AUTO PARTS - MAGNOLIA	AIR FILTER 18' CHEVY	45.58
			AIR FILTER 18' CHEVY	131.32
			AIR FILTER	178.52
			HITCH/ RCVR/LCK	143.48
			RCVR RETURN	23.50-
			BOOS/PAC	199.00
			BATTERY, STARTER CABLES	71.36
			ADAPTER	1.23
			BATTERY, CORE DEPOSIT	253.98
			LIFT, JACK, COMPRESSOR,KIT	30,591.00
			HOSE CLAMP	112.80
			HOSE CLAMP, FITTINGS	2.93
			OIL	179.64
			FUSE HOLDER	51.96
			RTV SILICON RING TERMINAL	68.25
			OIL DRAIN, WORK LAMP	380.97
			BUTT CONNECTOR	48.69
			TOGGLE	11.38
		JK GRAPHICS, INC	GEORGES TRUCK	77.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			RTA VINYL 40506	24.00
			RTA VINYL 40544	48.00
			DECALS NEW FORD F150	77.00
		BOB'S AUTO SERVICE	INSPECTION PW #9	7.00
		CALDWELL COUNTRY CHEVROLET	2022 FORD F-150	24,970.00
		LANSDOWNE-MOODY CO, LP	LANSDOWNE-MOODY CO, LP	302.38
		WALLER COUNTY PAINT & BODY LLC	PW-BUMPER/TAILGATE	1,200.00
		AUTOZONE, INC	TOOL BOX	300.00
		RAGO TRAINING	MCLANE 8/23-8/25 TRAINING	355.00
		PATTERSON EQUIPMENT COMPANY	WARTHOG MAGNUM	2,595.00
		SUMMER ENERGY, LLC	151 COE RD	32.23
			151 COE RD-STREET LIGHTS	14.45
			151 COE RD-STREET LIGHTS	181.93
			151 COE RD-STREET LIGHTS	131.91
			151 COE RD-STREET LIGHTS	499.19
			538 SABINO SKY CT	19.49
			151 COE RD-STREET LIGHTS	250.89
			151 COE RD-STREET LIGHTS	131.63
			151 COE RD-STREET LIGHTS	478.15
			151 COE RD-STREET LIGHTS	2,604.76
			151 COE RD-STREET LIGHTS	934.58
			SUMMER ENERGY, LLC	9.29
		ODP BUSINESS SOLUTIONS, LLC	CHOCOLATE PW	22.09
		MTF EQUIPMENT SALES, INC.	BEND PAK LIFT	14,780.00
		TAMMY J MCRAE	REGISTRATION JUNE2022	7.50
			TITLE TRANSFER/REGISTRATIO	16.75
		MAGNOLIA HARDWARE AND SUPPLY	SAW, BLADE KIT	106.98
			5 GAL COOLER, GATORADE	41.98
			RECTOR SEAL	45.98
			HOSE WASH MACH	17.99
			CYCLE MIX OIL, WEED KILLER	111.00
			AUTOCUT HEAD	28.00
			RATCHET STRAP, HOSE WASH	66.97
			HOSE WASH MACH	14.99
		UNIFIRST CORPORATION	PUBLIC WKS UNIFORMS CLEAN	1,107.04
		AT&T MOBILITY	PW	759.03
			TOTAL:	94,333.99
MUNICIPAL COURT	GENERAL FUND	TEXAS MUNICIPAL	TMRS	347.62
		INTERNAL REVENUE SERVICE	FICA WITHHOLDING	217.96
			FICA WITHHOLDING	228.45
			MEDICARE WITHHOLDING	50.98
			MEDICARE WITHHOLDING	53.42
		AMERICAN EXPRESS	EXAM	25.00
			POSTAGE	24.99
			POSTAGE	95.98
			POSTAGE	200.00
		ROSENQUIST, ROBERT	ROSENQUIST, ROBERT JULY 20	1,000.00
		NOMAR ENTERPRISES, LLC	PRINT RECEIPT PAPER	757.00
		OPTIMUM COMPUTER SOLUTIONS, INC	OPTIMUM COMPUTER SOLUTIONS	6.25
		PERDUE, BRANDON, FIELDER, COLLINS, & M	ATTORNEY FEE	3,574.32
			TOTAL:	6,581.97
FINANCE	GENERAL FUND	TEXAS MUNICIPAL	T M R S	449.82
		INTERNAL REVENUE SERVICE	FICA WITHHOLDING	275.77
			FICA WITHHOLDING	300.47

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHHOLDING	64.50
			MEDICARE WITHHOLDING	70.27
		MONTGOMERY CO APPRAISAL D	MCAD QUARTERLY BILLING	<u>2,202.69</u>
			TOTAL:	3,363.52
CITY SECRETARY	GENERAL FUND	TEXAS MUNICIPAL	T M R S	266.02
		INTERNAL REVENUE SERVICE	FICA WITHHOLDING	170.38
			FICA WITHHOLDING	170.38
			MEDICARE WITHHOLDING	39.85
			MEDICARE WITHHOLDING	39.85
		IIMC	IIMC	200.00
		MARK TURNBULL, COUNTY CLE	PUBLIC EASMENT ST MATHIAS	<u>39.00</u>
			TOTAL:	925.48
FACILITIES	GENERAL FUND	THOMAS M. ESTRADA	JULY 20- AUG 20	1,350.00
		COUNTRY AIR	AC REPAIR	176.95
			REMOVE FAN MOTOR	958.18
		ADT SECURITY SERVICES	ADT SECURITY SERVICES	181.47
		AT&T CORP	INV 00001216743	694.47
			AT&T CORP ETHERNET 7/11-8/	708.46
		MITEL NETWORKS, INC.	SEPTEMBER USAGE	834.11
		CELLULAR ELECTRIC & MAINTENANCE, INC.	LGIHT REPLACEMENT CITY HAL	1,901.20
			LIGHT REPLACEMENT CITY HAL	1,589.00
		SUMMER ENERGY, LLC	426 MELTON ST	41.70
			909 MAGNOLIA BLVD	4.60
			17603 1/2 FM 1488 RD	4.58
			110 CLEPPER ST	7.82
			17351 FM 1488 RD	8.27
			110 1/3 CLEPPER ST	30.79
			18111 BUDDY RILEY BLVD	1,736.19
			110 1/3 MAGNOLIA BLVD	71.85
			214 1/3 LEE ST	8.00
			17530 1/3 FM 1488 RD	10.50
		ELLIOTT ELECTRIC SUPPLY	CITY HALL	99.00
		MAGNOLIA HARDWARE AND SUPPLY	GATORADE	19.98
			TAPE, VALVE, ADAPTER, CONNE	26.46
			CEMENT, ELBOW, MALE ADAPTER	16.17
			ELBOW, FEMALE ADPTR, COUPLI	6.56
		UNIFIRST CORPORATION	UNIFIRST HOLDINGS, ADMIN	340.71
			UNIFIRST HOLDINGS, L.P.-CO	681.42
		AT&T MOBILITY	DATA ROOM	<u>30.00</u>
			TOTAL:	11,538.44
CITY COUNCIL	GENERAL FUND	GRAPHIC RESULTS	SHIRT FOR MAYOR TODD KANA	39.00
		AT&T MOBILITY	COUNCIL	<u>196.65</u>
			TOTAL:	235.65
PARKS	GENERAL FUND	AMERICAN EXPRESS	WATER	19.95
		SUMMER ENERGY, LLC	120 6TH STREET	23.51
			901 CLOYD DR	208.75
		GNJ PREFERRED SOLUTIONS, LLC	FIRE ANTS	650.00
		TREETOP PRODUCTS CONSOLIDATED	BENCHES	1,863.50
		MAGNOLIA HARDWARE AND SUPPLY	SPRINKLER, FITTING, COUPLI	17.05
			PIPE, TEE BAR, SPRINKLER	9.87
			TEE BARB, FITTING, COUPLIN	10.85
			TROWEL GARDEN, HOE, PIPE S	45.75

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			RISER, COUPLING	2.98
			DRILL BIT, ANCHORS	11.45
			HOSE BIB, 50 GAL BARREL	33.28
			PADLOCK	14.99
			PLIER PUMP CHANNEL LOCK	71.98
			FEMALE ADAPTER	1.69
			SSS	20.07
			SSS	25.77
			SUPERTURF, CEDAR PICKETT	131.36
			MALE ADAPTER, PIPE	<u>3.04</u>
			TOTAL:	3,165.84
NON-DEPARTMENTAL	WATER	MISC. VENDOR	MARTIN GONZALEZ	286.43
			KIMBERLY SARVER	200.00
		TEXAS MUNICIPAL	T M R S	298.42
		INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX W/H	93.38
			FEDERAL INCOME TAX W/H	90.78
			FICA WITHHOLDING	88.73
			FICA WITHHOLDING	87.30
			MEDICARE WITHHOLDING	20.75
			MEDICARE WITHHOLDING	20.42
		KAMSTRUP WATER METERING, LLC	INV DATE 8/5/22	2,007.58
		CITY OF MAGNOLIA	SJRA HELD USAGE JULY 2022	27,725.28
			SJRA PENALTIES JUNE 2022	<u>5,590.95</u>
			TOTAL:	36,510.02
WATER	WATER	TEXAS MUNICIPAL	TMRS	240.73
		INTERNAL REVENUE SERVICE	FICA WITHHOLDING	88.73
			FICA WITHHOLDING	87.30
			MEDICARE WITHHOLDING	20.75
			MEDICARE WITHHOLDING	20.42
		AMERICAN EXPRESS	SEWER	200.00
		CHLORINATOR MAINT. CO., INC.	SERVICE WWTP	1,575.16
			CHLORINATOR MAINT. CO., IN	1,086.06
		NORTH WATER DISTRICT LABORATORY SERVIC	ADMIN FEE, REPORT, COLLECT	1,743.00
			WEEKDAY COLLECTION	200.00
		JK GRAPHICS, INC	UITLITY BILLS	837.50
			UITLITY BILLS	837.50
		SJRA-GRP DIVISION	SJRA-GRP DIVISION JUNE 202	101,346.88
		WCA WASTE SYSTEMS, INC.	JULY TRASH SERVICES	18,012.10
		G J BORING & CONSTRUCTION SERVICES, IN	REPAIR SEWER 40950 FM 1774	4,295.00
			REPAIR SEWER 40946 FM 1774	4,590.00
			430 JEWETT MEADOW	3,400.00
			304 MAGNOLIA BLVD	4,950.00
			BROOKESHIRE BROTHERS	6,195.00
		KAMSTRUP WATER METERING, LLC	INV DATE 8/5/22	401.50
		AOS TREATMENT SOLUTIONS, LLC	PHOSPHATE	1,925.00
			PHOSPHATE	1,355.00
			CLARION 200	895.00
		LLOYD GOSSELINK ROCHELL & TOWNSEND, PC	IMPACT FEES	1,167.50
			IMPACT FEES	1,167.50
		COBURN SUPPLY COMPANY, INC	COUPLING,CLAMP,METER BOX	1,804.70
			HYDRANT METER	5,750.00
		FORTILINE, INC	FORTILINE, INC	1,479.39
			REP CLAMP	224.04
			REP CLAMP	1,015.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BALL VLV	109.39
			BID LINE, METER	2,208.34
			CC 101NS SDL	371.93
			CC 101NS SDL	1,631.31
			BALL VALVE,CORP STOP, BID	2,987.51
			REP CLAMP	170.59
		MONT CO MUD#165 /ALLEN BOONE HUMPHRIES	JULY IMPACT FEES MILL CREE	640.00
			FORESTAR MILL CRK RES CONN	80.00
		AGUAWORKS PIPE & SUPPLY, LLC	AGUAWORKS PIPE & SUPPLY, L	9,031.14
			USB READING PLUG FOR DATA	368.46
			FLOWIQ 2250 AMI METER	41,160.00
			STATEMENT DATE 7/31/22	85,750.00
		PATTERSON EQUIPMENT COMPANY	PRESSURE DISC	230.55
		SUMMER ENERGY,LLC	114 1/3 LEE ST	18.93
			140 KELLY RD	12.51
			42130 1/2 FM 1774 RD	136.29
			217 LEE ST	31.35
			30910 NICHOLS SAWMILL RD	3,825.91
			555 MAGNOLIA RIDGE BLVD	53.33
			731 LITTLE TWIG LN	4.75
			299 MAGNOLIA RIDGE BLVD	250.34
			312 EDWARDS DR	7.11
			31641 HANKS RD	30.95
			407 MELTON ST	83.78
			105 ROY ST	14.41
			17703 WINDWARD	64.03
			19013 FM 1488 RD	4.84
			38851 SPUR 149 RD	102.57
			423 MAGNOLIA BLVD	6.44
			18103 LOOKOUT LANE	7.33
			15683 FM 1488 RD	249.99
			743 1/2 KELLY RD	8,162.31
			30910 1/3 NICHOLS SAWMILL	32.45
			17509 LITTLE BOUGH LN	14.22
			819 CLOYD DR	55.64
			623 1/2 KELLY RD	158.73
			105 ELM ST	2,827.31
		MONT CO MUD#174/ALLEN BOONE HUMPHRIES,	JULY IMPACT FEES ESCONDIDO	30.00
			ESCONDIDO RES CONN JUNE 22	160.00
			ESCONDIDO RES CONN MAY 22	70.00
		BACKFLOW SOLUTIONS INC.	ANNUAL SUBSCRIPTION FEE	495.00
		MAGNOLIA HARDWARE AND SUPPLY	TEE, ELBOW	8.16
			PVC,MND PLT BLK	6.58
			REDI MIX	20.36
		NEIL TECHNICAL SERVICES CORP.	MELTON LIFT STATION	1,642.50
			MAG RIDGE LIFT STATION	540.00
			NEIL TECHNICAL SERVICES CO	405.00
			INV. PLANT CONTROLS	202.50
			MAG RDIGE LIFT STATION	4,033.35
			WWTP N. CLARIFIER NOT RUNN	835.00
			MAG RDIGE LIFT STATION	745.00
		SAN JACINTO RIV AUTH GRP	JULY 2022	115,276.16
		DXI INDUSTRIES, INC.	CHLORINE	1,249.85
			CHLORINE	416.62
			CHLORINE	1,458.17
			CHLORINE	833.24

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CHLORINE	208.31
			CHLORINE	1,249.85
			30910 NICHOLS SAWMILL -STP	120.00
			325 ELM	100.00
			743 1/2 KELLY STREET	90.00
		USA BLUE BOOK	HACH AMMONIA TEST	123.20
		TRACTOR SUPPLY COMPANY	STRAINER SUCTION STEEL	51.98
		AT&T MOBILITY	WATER	39.33
		ALWAYS ANSWER	RATES AUGUST 2022	113.30
			RATES AUGUST 2022	<u>113.30</u>
			TOTAL:	458,443.18
SEWER	SEWER	MAGNA FLOW ENVIRONMENTAL, INC.	MAGNA FLOW ENVIRONMENTAL,	951.44
			MAGNA FLOW ENVIRONMENTAL,	9,933.79
		K-3 RESOURCES, LP	LIQUID HAUL/LIME STABILIZE	<u>585.00</u>
			TOTAL:	11,470.23
DEBT SVC-ENTERPRISE	CAPITAL PROJ-ENTER	STRAND ASSOCIATES, INC	STRAND ASSOCIATES, INV 016	4,473.75
			STRAND ASSOCIATES, INV 016	4,338.75
			STRAND ASSOCIATES, INV 016	5,062.50
			STRAND ASSOCIATES, INV 016	3,937.50
			STRAND ASSOCIATES, INV 018	937.50
		ALLCO, LLC	ALLCO PYMT # 24	255,618.40
			JULY PYMNT# 25 WWTP	46,137.70
		DL GLOVER, INC.	DL GLOVER, INC. PAY APP#5	192,423.21
		BALLAST POINT CONSTRUCTION, INC	BALLAST POINT APP#3 PHASE	324,993.39
		GBI PARTNERS, LLC	STAKE REMAINDER 16" FORCE	2,000.00
			WATER LINE & FORCE MAIN	1,200.00
			CONSTRUCTION STAKING	2,500.00
		LG&G CONSTRUCTION, INC	LG&G CONSTR, INC APP#1 & F	<u>52,349.51</u>
			TOTAL:	895,972.21
4B / COMMUNITY DEV.	4B COMMUNITY DEV.	LEONARD V SCHNEIDER IV dba	LEONARD V SCHNEIDER INV 22	333.00
			JULY INVOICE	5,731.90
		GRAPHIC RESULTS	NAME PLATE B SIMS	12.00
		STEELE, RACHEL	STEELE, RACHEL - JULY 202	4,583.33
		MATTHEW RIVERA	UNITY PARK COMMERCIAL	1,050.00
		HIGH STAR, INC	HIGH STAR, SIGN, DEMO, IMPR	15,000.00
		THE W-T GROUP, LLC	TOPOGRAPHIC SURVEY-COMMERC	<u>1,850.00</u>
			TOTAL:	28,560.23
4A / ECONOMIC DEV.	4A ECONOMIC DEV.	LEONARD V SCHNEIDER IV dba	LEONARD V SCHNEIDER INV 22	555.00
		PATRICK O'CONNER & ASSOCIATES, LP	PATRICK O'CONNER & ASSOCIA	1,800.00
		STEELE, RACHEL	STEELE, RACHEL- JULY 2022	4,583.33
		ADIM MEDIA, LLC	ADIM MEDIA, INV BD05A19F-0	2,600.00
		HIGH STAR, INC	HIGH STAR, INC SEPT-2022	<u>1,250.00</u>
			TOTAL:	10,788.33
HB 445 1/4 SALES TAX	HB 445 ROAD REPAIR	BLADES GROUP, LLC	BLADES GROUP, LLC	992.00
		NELSON CONSTRUCTION ALSPHALT PAVING/PA	NELSON CONSTRUCTION ALSPHA	7,000.00
			NELSON CONSTR ALSPHALT FIN	<u>7,000.00</u>
			TOTAL:	14,992.00
Hotel/Motel Occupancy	HOTEL/MOTEL OCCUPA	O'REILLY AUTOMOTIVE, INC	RENVAN/RESISTOR	<u>18.44</u>
			TOTAL:	18.44

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
MC TECHNOLOGY FUND	MC TECHNOLOGY FUND	LEXISNEXIS RISK SOLUTIONS	JULY 2022 CONTRACT FEE	93.50
		CERTIFIED LANGUAGES INTERNATIONAL	CERTIFIED LANGUAGES INTERN	18.00
		GREATAMERICAN FINANCIAL SRVCS	GREATAMERICAN FIN SVCS-COU	<u>226.66</u>
			TOTAL:	338.16
MAGNOLIA RIDGE- PID	MAGNOLIA RIDGE - P	BANK OF NEW YORK MELLON TRUST CO	PID REV BOND PRINCIPAL	30,000.00
			PID REV BOND INTEREST	<u>43,747.50</u>
			TOTAL:	73,747.50

## ===== FUND TOTALS =====

01	GENERAL FUND	406,846.31
02	WATER	494,953.20
03	SEWER	11,470.23
04	CAPITAL PROJ-ENTERPRISE	895,972.21
06	4B COMMUNITY DEV.	28,560.23
07	4A ECONOMIC DEV.	10,788.33
11	HB 445 ROAD REPAIR	14,992.00
17	HOTEL/MOTEL OCCUPANCY TAX	18.44
19	MC TECHNOLOGY FUND	338.16
32	MAGNOLIA RIDGE - PID	73,747.50

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GRAND TOTAL: 1,937,686.61  
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TOTAL PAGES: 11

APPROVED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_



FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	0.00	0.00	( 3,140.25)	0.00	3,140.25
	GENERAL AND ADMINISTRATIV	3,447,139.98	562,074.39	6,272,313.54	181.96	( 2,825,173.56)
	POLICE	4,000.00	0.00	19,963.49	499.09	( 15,963.49)
	COURTS	340,500.00	26,018.81	311,152.76	91.38	29,347.24
	RESTRICTED ACCOUNTS	0.00	0.00	32.05	0.00	( 32.05)
	INTRA-FUND TRANSFERS IN	<u>665,603.00</u>	<u>618.70</u>	<u>9,291.79</u>	<u>1.40</u>	<u>656,311.21</u>
***	TOTAL REVENUES ***	4,457,242.98	588,711.90	6,609,613.38	148.29	( 2,152,370.40)
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	CITY HALL / ADMIN	1,231,974.63	227,712.33	1,266,848.87	102.83	( 34,874.24)
	POLICE	1,610,435.64	101,798.63	1,453,992.33	90.29	156,443.31
	PUBLIC WORKS	860,526.87	136,373.52	970,120.18	112.74	( 109,593.31)
	MUNICIPAL COURT	180,443.91	13,903.22	171,589.20	95.09	8,854.71
	FINANCE	165,954.43	12,514.44	142,174.04	85.67	23,780.39
	CITY SECRETARY	128,125.67	6,421.64	108,181.92	84.43	19,943.75
	FACILITES	152,414.35	11,538.44	148,322.52	97.32	4,091.83
	CITY COUNCIL	35,120.00	235.65	28,602.93	81.44	6,517.07
	PARKS	<u>64,500.00</u>	<u>3,165.84</u>	<u>50,652.88</u>	<u>78.53</u>	<u>13,847.12</u>
***	TOTAL EXPENDITURES ***	4,429,495.50	513,663.71	4,340,484.87	97.99	89,010.63
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	27,747.48	75,048.19	2,269,128.51	177.78	( 2,241,381.03)
		=====	=====	=====	=====	=====

## FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

## 01 -GENERAL FUND

## REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
40016	GRANT 4269 & 4272- APRIL 2016	0.00	0.00	( 3,140.25)	0.00	3,140.25
	TOTAL REVENUE	0.00	0.00	( 3,140.25)	0.00	3,140.25

## GENERAL AND ADMINISTRATIV

40102	Gen/Admin. Donations	0.00	0.00	600.00	0.00	( 600.00)
40102.06	COMMUNITY EVENTS	0.00	825.00	20,952.93	0.00	( 20,952.93)
40104	Liquor License Fee	500.00	0.00	205.00	41.00	295.00
40105	Ad Valorem Tax Revenue	426,139.98	( 2,766.49)	451,324.95	105.91	( 25,184.97)
40107	Mix Beverage Tax Revenue	25,000.00	2,569.85	28,877.70	115.51	( 3,877.70)
40110	Wrecker Permit Fees	1,000.00	0.00	0.00	0.00	1,000.00
40115	Misc.-Tax Assessor-Collector	0.00	0.00	164.23	0.00	( 164.23)
40116	Sales Tax Revenue	1,800,000.00	218,704.99	2,394,946.42	133.05	( 594,946.42)
40116.01	CONTRA SALES TAX ABATEMENTS	0.00	( 8,963.30)	( 471,404.44)	0.00	471,404.44
40117	Misc. Income	5,000.00	( 514.00)	57,152.51	143.05	( 52,152.51)
40117.01	UNITY PARK RENTAL	4,000.00	370.00	5,375.78	134.39	( 1,375.78)
40118	License and Permits	900,000.00	325,197.52	3,464,789.96	384.98	( 2,564,789.96)
40119	Sign Permit Revenue	2,500.00	790.00	6,555.00	262.20	( 4,055.00)
40120	Franchise Tax Revenue	260,000.00	25,860.82	238,152.94	91.60	21,847.06
40120.01	IN KIND FRANCHISE INCOME	4,000.00	0.00	0.00	0.00	4,000.00
40128	Vehicle & Equip. Sales	0.00	0.00	43,345.56	0.00	( 43,345.56)
40133	Plat Fee Revenue	15,000.00	0.00	31,275.00	208.50	( 16,275.00)
40199	DELINQ PROP TAX/PENALTIES/INT	4,000.00	0.00	0.00	0.00	4,000.00
	TOTAL GENERAL AND ADMINISTRATIV	3,447,139.98	562,074.39	6,272,313.54	181.96	( 2,825,173.56)

## POLICE

40203	Police Department Donations	0.00	0.00	2,500.00	0.00	( 2,500.00)
40204	Police Dept- Grants	0.00	0.00	7,500.00	0.00	( 7,500.00)
40223	SEIZED POLICE PROPERTY	2,000.00	0.00	0.00	0.00	2,000.00
40224	Asset Forfeitures	2,000.00	0.00	9,963.49	498.17	( 7,963.49)
	TOTAL POLICE	4,000.00	0.00	19,963.49	499.09	( 15,963.49)

## STREETS

## COURTS

40401	Summoning Jury Fee	0.00	( 23.75)	( 13.85)	0.00	13.85
40402	Indigent Defense Fee Income	0.00	18.53	57.77	0.00	( 57.77)
40403	Judicial Fee / City	0.00	( 5.61)	6.16	0.00	( 6.16)
40404	Judicial Fee / County	0.00	( 50.53)	56.93	0.00	( 56.93)
40405	State Jury Fee	0.00	( 37.43)	41.06	0.00	( 41.06)
40407	OMNI Revenue	2,000.00	( 89.20)	2,006.67	100.33	( 6.67)
40409	Warrant Fee Revenue	20,000.00	784.30	15,884.25	79.42	4,115.75
40410	Traffic Fine Revenue	250,000.00	18,341.04	221,275.70	88.51	28,724.30
40413	Bond Escrow/Bond Refund	35,000.00	69.43	30,379.94	86.80	4,620.06
40414	C.O.L.A.G.Y.	32,000.00	718.37	19,947.14	62.33	12,052.86
40416	Child Safety (School Zone)	0.00	12.50	187.50	0.00	( 187.50)
40417	Civil Justice Fee	0.00	( 0.24)	0.37	0.00	( 0.37)
40418	Arrest Fees	0.00	68.51	722.56	0.00	( 722.56)

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
40423	Bond	0.00	5,538.00	12,969.15	0.00	( 12,969.15)
40424	Truancy Prevention Fund-City	1,500.00	694.12	7,617.14	507.81	( 6,117.14)
40425	Truancy Prevention Fund-State	0.00	( 19.23)	14.27	0.00	( 14.27)
TOTAL COURTS		340,500.00	26,018.81	311,152.76	91.38	29,347.24

CITY MARSHALL

PROJECT REVENUE

RESTRICTED ACCOUNTS

41190	Muni Court Tech Fund	0.00	0.00	32.05	0.00	( 32.05)
TOTAL RESTRICTED ACCOUNTS		0.00	0.00	32.05	0.00	( 32.05)

INTRA-FUND TRANSFERS IN

49902	Intra-Fund Transfer (02)	596,503.00	0.00	0.00	0.00	596,503.00
49906	Intra-Fund Transfer 4B (06)	35,198.00	421.84	6,251.22	17.76	28,946.78
49907	Intra-Fund Transfer 4A (07)	33,902.00	196.86	3,040.57	8.97	30,861.43
TOTAL INTRA-FUND TRANSFERS IN		665,603.00	618.70	9,291.79	1.40	656,311.21

\*\*\* TOTAL REVENUE \*\*\*

4,457,242.98	588,711.90	6,609,613.38	148.29	( 2,152,370.40)
=====	=====	=====	=====	=====

## FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND

CITY HALL / ADMIN

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
501501	Salaries	211,700.00	12,236.98	150,014.01	70.86	61,685.99
501502	Car Allowance	6,000.00	461.54	5,538.48	92.31	461.52
501503	Overtime	0.00	155.85	927.94	0.00	( 927.94)
501506	Salary 4B	30,698.00	0.00	89.01	0.29	30,608.99
501507	Salary 4A	31,802.00	0.00	80.77	0.25	31,721.23
501515	Longevity	115.00	0.00	145.00	126.09	( 30.00)
501516	T.E.C.	540.00	0.00	488.00	90.37	52.00
501517	T.M.R.S.	12,526.96	630.13	7,364.26	58.79	5,162.70
501518	Worker's Comp.	656.13	0.00	358.64	54.66	297.49
501526	Insurance (Med/Den/Life/Vis.)	24,007.44	0.00	26,008.06	108.33	( 2,000.62)
501536	Payroll Tax (F.I.C.A.)	20,105.35	906.67	10,691.28	53.18	9,414.07
501543	Educ., Travel & Cert.	3,000.00	268.00	812.00	27.07	2,188.00
501547	Drug Test	100.00	0.00	0.00	0.00	100.00
501550	Dues & Memberships	<u>1,580.00</u>	<u>0.00</u>	<u>1,526.20</u>	<u>96.59</u>	<u>53.80</u>
TOTAL PERSONNEL SERVICES		342,830.88	14,659.17	204,043.65	59.52	138,787.23

CONTRACTUAL EXPENSES

501625	Maintenance & Repair Vehicles	2,000.00	0.00	108.48	5.42	1,891.52
501629	Inspection Services	240,000.00	204,074.03	565,846.63	235.77	( 325,846.63)
501632	Consultant/Contract Services	53,700.00	2,000.00	43,326.25	80.68	10,373.75
501632.01	Contract-ST9 380 Agreement	300,000.00	0.00	0.00	0.00	300,000.00
501632.05	Contract-Realtor's Commission	35,000.00	0.00	0.00	0.00	35,000.00
501640	Legal	80,000.00	6,309.90	87,391.30	109.24	( 7,391.30)
501640.02	LEGAL - TX LEGISLATURE MONITO	30,000.00	0.00	0.00	0.00	30,000.00
501641	Accounting	18,135.00	0.00	21,797.74	120.20	( 3,662.74)
501643	Engineering	10,000.00	1,476.25	255,828.66	558.29	( 245,828.66)
501670	Rental of Office Equipment	6,200.00	226.67	4,700.06	75.81	1,499.94
501673	Computer Software (S/W)	50,998.75	( 3,833.26)	40,957.09	80.31	10,041.66
501677	Computer Asst (IT Services)	<u>15,000.00</u>	<u>1,712.50</u>	<u>7,637.50</u>	<u>50.92</u>	<u>7,362.50</u>
TOTAL CONTRACTUAL EXPENSES		841,033.75	211,966.09	1,027,593.71	122.18	( 186,559.96)

MISCELLANEOUS EXPENSES

501744	Minor Equipment	1,000.00	0.00	1,684.00	168.40	( 684.00)
501766	Office Supplies	5,000.00	169.87	3,962.50	79.25	1,037.50
501768	Planning Comm. Expenses	15,900.00	75.40	9,738.04	61.25	6,161.96
501774	Phones & Communication Equip.	960.00	78.66	545.92	56.87	414.08
501775	Ref. Books, Reports, Subscrip	1,000.00	0.00	179.63	17.96	820.37
501778	Flower Fund	750.00	0.00	229.51	30.60	520.49
501779	Morale/Welfare	<u>1,000.00</u>	<u>0.00</u>	<u>686.19</u>	<u>68.62</u>	<u>313.81</u>
TOTAL MISCELLANEOUS EXPENSES		25,610.00	323.93	17,025.79	66.48	8,584.21

EXPENSES (Continued)

501800	Bank Fees	2,000.00	79.73	774.55	38.73	1,225.45
501806	City Administrator's Fund	3,000.00	225.37	2,642.26	88.08	357.74
501807	Community Special Events	14,000.00	0.00	606.12	4.33	13,393.88
501807.06	COMMUNITY EVENTS	0.00	0.00	10,575.49	0.00	( 10,575.49)
501810	Advertising	0.00	0.00	260.40	0.00	( 260.40)

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND

CITY HALL / ADMIN

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
501833	Postage	<u>3,500.00</u>	<u>458.04</u>	<u>3,326.90</u>	<u>95.05</u>	<u>173.10</u>
	TOTAL EXPENSES (Continued)	22,500.00	763.14	18,185.72	80.83	4,314.28
	<u>CAPITAL EXPENSES</u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>      </u>	<u>          </u>
	TOTAL CITY HALL / ADMIN	1,231,974.63	227,712.33	1,266,848.87	102.83	( 34,874.24)
		=====	=====	=====	=====	=====

## FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND

POLICE

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
502501	Salaries	1,032,060.00	78,566.30	891,918.64	86.42	140,141.36
502503	Overtime	29,000.00	939.26	34,802.04	120.01	( 5,802.04)
502515	Longevity	6,525.00	0.00	6,340.00	97.16	185.00
502516	T.E.C.	3,240.00	0.00	414.00	12.78	2,826.00
502517	T.M.R.S.	52,098.15	3,636.13	44,944.46	86.27	7,153.69
502518	Worker's Comp.	22,000.00	0.00	25,106.56	114.12	( 3,106.56)
502526	Insurance (Med/Den/Life/Vis.)	204,063.24	0.00	180,651.85	88.53	23,411.39
502536	Payroll Tax (F.I.C.A.)	81,670.25	5,704.53	66,729.64	81.71	14,940.61
502543	Educ., Travel & Cert.	15,000.00	131.42	18,614.37	124.10	( 3,614.37)
502544	State P.D. Education	0.00	0.00	1,010.22	0.00	( 1,010.22)
502547	Drug Test	1,200.00	250.00	939.00	78.25	261.00
502550	Dues, Promotions & Membership	<u>3,333.95</u>	<u>14.99</u>	<u>4,143.86</u>	<u>124.29</u>	<u>( 809.91)</u>
TOTAL PERSONNEL SERVICES		1,450,190.59	89,242.63	1,275,614.64	87.96	174,575.95
<u>CONTRACTUAL EXPENSES</u>						
502604	Police Department Cell Phones	9,000.00	1,055.62	7,878.10	87.53	1,121.90
502625	Maintenance & Repair/Vehicles	28,000.00	4,158.86	49,380.34	176.36	( 21,380.34)
502630	Outside Services	2,500.00	0.00	11,865.20	474.61	( 9,365.20)
502634	Maint. & Repair Office Equip.	500.00	0.00	0.00	0.00	500.00
502637	Radios	4,012.00	0.00	4,012.36	100.01	( 0.36)
502670	Copy Machine / Lease of O.E.	4,000.00	226.67	3,081.18	77.03	918.82
502673	Computer Software	27,898.40	154.29	20,931.99	75.03	6,966.41
502677	IT Services	<u>14,000.00</u>	<u>627.50</u>	<u>11,085.84</u>	<u>79.18</u>	<u>2,914.16</u>
TOTAL CONTRACTUAL EXPENSES		89,910.40	6,222.94	108,235.01	120.38	( 18,324.61)
<u>MISCELLANIOUS EXPENSES</u>						
502744	Minor Equipment	10,844.65	0.00	5,313.55	49.00	5,531.10
502760	Fuel	0.00	0.00	936.76	0.00	( 936.76)
502762	Uniforms & Badges	9,500.00	2,487.97	16,600.87	174.75	( 7,100.87)
502766	Office Supplies	7,200.00	1,892.57	9,800.85	136.12	( 2,600.85)
502769	Evidence Supplies	2,500.00	7.52	2,234.66	89.39	265.34
502770	Special Operations	<u>1,500.00</u>	<u>0.00</u>	<u>1,962.99</u>	<u>130.87</u>	<u>( 462.99)</u>
TOTAL MISCELLANIOUS EXPENSES		31,544.65	4,388.06	36,849.68	116.82	( 5,305.03)
<u>EXPENSES (Continued)</u>						
502827	Fleet Insurance - TML	21,000.00	1,000.00	19,218.00	91.51	1,782.00
502828	Law Enforcement Liability	12,000.00	0.00	10,490.00	87.42	1,510.00
502833	Postage	<u>200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>200.00</u>
TOTAL EXPENSES (Continued)		33,200.00	1,000.00	29,708.00	89.48	3,492.00
<u>CAPITAL EXPENSES</u>						
502922	Tasers	2,640.00	0.00	2,640.00	100.00	0.00
502924	Safety Vests	<u>2,950.00</u>	<u>945.00</u>	<u>945.00</u>	<u>32.03</u>	<u>2,005.00</u>
TOTAL CAPITAL EXPENSES		5,590.00	945.00	3,585.00	64.13	2,005.00
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TOTAL POLICE		1,610,435.64	101,798.63	1,453,992.33	90.29	156,443.31
		=====	=====	=====	=====	=====

## FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

## 01 -GENERAL FUND

## PUBLIC WORKS

## DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
503501	Salary	401,493.00	37,432.21	426,838.71	106.31	( 25,345.71)
503503	Overtime	10,000.00	1,412.28	17,598.70	175.99	( 7,598.70)
503506	SALARY 4B	0.00	0.00	52.53	0.00	( 52.53)
503515	Longevity	845.00	0.00	755.00	89.35	90.00
503516	T.E.C.	1,980.00	0.00	1,635.18	82.58	344.82
503517	T.M.R.S.	20,122.09	1,967.24	20,870.03	103.72	( 747.94)
503518	Worker's Comp.	10,000.00	0.00	10,573.52	105.74	( 573.52)
503526	Insurance (Med/Den/Life/Vis.)	132,040.92	0.00	132,025.45	99.99	15.47
503536	Payroll Tax (F.I.C.A.)	31,543.86	2,916.09	32,159.09	101.95	( 615.23)
503543	Educ., Travel & Cert.	5,000.00	355.00	3,260.00	65.20	1,740.00
503547	Drug Test	<u>500.00</u>	<u>0.00</u>	<u>385.00</u>	<u>77.00</u>	<u>115.00</u>
TOTAL PERSONNEL SERVICES		613,524.87	44,082.82	646,153.21	105.32	( 32,628.34)
<u>CONTRACTUAL EXPENSES</u>						
503604	Electric (Street Lights)	35,000.00	5,288.50	36,409.62	104.03	( 1,409.62)
503605	Cell Phones	5,280.00	759.03	4,918.20	93.15	361.80
503625	Maintenance & Repair/Vehicle	8,000.00	9,280.84	32,563.94	407.05	( 24,563.94)
503632	Contract/Consulting Services	4,500.00	0.00	1,287.50	28.61	3,212.50
503633	Maint & Repair Equip.-Heavy	4,000.00	302.38	5,622.42	140.56	( 1,622.42)
503650	Mowing	20,000.00	0.00	4,787.44	23.94	15,212.56
503655	Street Signs & Flags	3,000.00	0.00	3,005.14	100.17	( 5.14)
503663	Rental of Equipment	<u>3,000.00</u>	<u>0.00</u>	<u>350.00</u>	<u>11.67</u>	<u>2,650.00</u>
TOTAL CONTRACTUAL EXPENSES		82,780.00	15,630.75	88,944.26	107.45	( 6,164.26)
<u>MISCELLANIOUS EXPENSES</u>						
503700	Gen Supplies	8,000.00	407.95	6,468.64	80.86	1,531.36
503744	Minor Tools & Equipment	13,000.00	2,751.97	23,605.43	181.58	( 10,605.43)
503749	Street Supplies	1,000.00	0.00	0.00	0.00	1,000.00
503760	Fuel	35,000.00	3,120.04	28,490.07	81.40	6,509.93
503761	Tires and Tubes	3,000.00	94.00	1,694.00	56.47	1,306.00
503762	Uniforms & Badges	<u>9,500.00</u>	<u>1,107.04</u>	<u>9,775.27</u>	<u>102.90</u>	<u>( 275.27)</u>
TOTAL MISCELLANIOUS EXPENSES		69,500.00	7,481.00	70,033.41	100.77	( 533.41)
<u>EXPENSES (Continued)</u>						
503827	Fleet Insurance - TML	<u>10,000.00</u>	<u>0.00</u>	<u>7,222.00</u>	<u>72.22</u>	<u>2,778.00</u>
TOTAL EXPENSES (Continued)		10,000.00	0.00	7,222.00	72.22	2,778.00
<u>CAPITAL EXPENSES</u>						
503940	Mowers & Edgers	0.00	0.00	7,202.40	0.00	( 7,202.40)
503945	Other Equipment	0.00	45,371.00	71,301.00	0.00	( 71,301.00)
503951	Motor Vehicles	<u>84,722.00</u>	<u>23,807.95</u>	<u>79,263.90</u>	<u>93.56</u>	<u>5,458.10</u>
TOTAL CAPITAL EXPENSES		84,722.00	69,178.95	157,767.30	186.22	( 73,045.30)
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TOTAL PUBLIC WORKS		860,526.87	136,373.52	970,120.18	112.74	( 109,593.31)
		=====	=====	=====	=====	=====



## FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND

MUNICIPAL COURT

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
504501	Salaries	64,272.00	6,927.94	74,951.16	116.62	( 10,679.16)
504503	Overtime	0.00	394.31	757.28	0.00	( 757.28)
504515	Longevity	95.00	0.00	105.00	110.53	( 10.00)
504516	T.E.C.	360.00	0.00	50.61	14.06	309.39
504517	T.M.R.S.	3,141.11	347.62	3,522.26	112.13	( 381.15)
504518	Worker's Comp.	164.28	0.00	160.88	97.93	3.40
504526	Insurance (Med/Den/Life/Vis.)	24,007.44	0.00	22,958.12	95.63	1,049.32
504536	Payroll Tax (F.I.C.A.)	4,924.08	550.81	5,477.62	111.24	( 553.54)
504543	Educ.,Travel & Cert.	2,000.00	25.00	1,778.30	88.92	221.70
504547	Drug Test	50.00	0.00	0.00	0.00	50.00
504550	Dues & Memberships	<u>230.00</u>	<u>0.00</u>	<u>295.00</u>	<u>128.26</u>	<u>( 65.00)</u>
TOTAL PERSONNEL SERVICES		99,243.91	8,245.68	110,056.23	110.89	( 10,812.32)
<u>CONTRACTUAL EXPENSES</u>						
504632	Contract/Outside Services	13,000.00	1,000.00	10,000.00	76.92	3,000.00
504640	Legal	12,000.00	0.00	6,300.00	52.50	5,700.00
504670	RENTAL OF OFFICE EQUIPMENT	1,000.00	0.00	0.00	0.00	1,000.00
504673	Computer Software & Support	12,200.00	0.00	13,917.45	114.08	( 1,717.45)
504677	Computer Asst. / IT Services	<u>2,000.00</u>	<u>6.25</u>	<u>2,162.50</u>	<u>108.13</u>	<u>( 162.50)</u>
TOTAL CONTRACTUAL EXPENSES		40,200.00	1,006.25	32,379.95	80.55	7,820.05
<u>MISCELLANIOUS EXPENSES</u>						
504766	Office Supplies	2,500.00	757.00	3,955.58	158.22	( 1,455.58)
504769	Office Equipment	2,500.00	0.00	2,413.99	96.56	86.01
504775	Ref. Books, Reports, Subscrip	<u>300.00</u>	<u>0.00</u>	<u>70.00</u>	<u>23.33</u>	<u>230.00</u>
TOTAL MISCELLANIOUS EXPENSES		5,300.00	757.00	6,439.57	121.50	( 1,139.57)
<u>EXPENSES (Continued)</u>						
504800	Bank Fees	500.00	200.00	200.00	40.00	300.00
504803	Over/Short Cash	0.00	( 1.00)	47.40	0.00	( 47.40)
504810	Court Jurors	200.00	0.00	0.00	0.00	200.00
504812	OMNI	0.00	0.00	504.00	0.00	( 504.00)
504814	C.O.L.A.G.Y.	33,000.00	3,574.32	19,907.20	60.32	13,092.80
504833	Postage	<u>2,000.00</u>	<u>120.97</u>	<u>2,054.85</u>	<u>102.74</u>	<u>( 54.85)</u>
TOTAL EXPENSES (Continued)		35,700.00	3,894.29	22,713.45	63.62	12,986.55
<u>CAPITAL EXPENSES</u>						
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TOTAL MUNICIPAL COURT		180,443.91	13,903.22	171,589.20	95.09	8,854.71
		=====	=====	=====	=====	=====

## FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND

FINANCE

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
505501	Salary	102,562.00	7,626.14	83,607.42	81.52	18,954.58
505503	Overtime	12,000.00	1,340.16	13,266.32	110.55 (	1,266.32)
505506	SALARY 4B	2,400.00	184.62	2,215.44	92.31	184.56
505515	Longevity	900.00	0.00	900.00	100.00	0.00
505516	T.E.C.	540.00	0.00	18.00	3.33	522.00
505517	T.M.R.S.	3,897.27	449.82	3,799.50	97.49	97.77
505518	Worker's Comp	350.00	0.00	288.84	82.53	61.16
505526	Insurance (Med/Den/Life/Vis.)	12,003.72	0.00	13,004.03	108.33 (	1,000.31)
505536	Payroll Tax (F.I.C.A.)	9,016.44	711.01	7,287.01	80.82	1,729.43
505543	Educ., Travel & Cert.	1,000.00	0.00	530.00	53.00	470.00
505547	Drug Test	35.00	0.00	0.00	0.00	35.00
505550	Dues & Memberships	<u>250.00</u>	<u>0.00</u>	<u>212.33</u>	<u>84.93</u>	<u>37.67</u>
TOTAL PERSONNEL SERVICES		144,954.43	10,311.75	125,128.89	86.32	19,825.54
<u>CONTRACTUAL EXPENSES</u>						
505644	Appraisal District Fee	<u>9,000.00</u>	<u>2,202.69</u>	<u>8,920.42</u>	<u>99.12</u>	<u>79.58</u>
TOTAL CONTRACTUAL EXPENSES		9,000.00	2,202.69	8,920.42	99.12	79.58
<u>MISCELLANIOUS EXPENSES</u>						
505766	Office Supplies	1,000.00	0.00	360.28	36.03	639.72
505769	Office Equipment	3,000.00	0.00	0.00	0.00	3,000.00
505775	Ref. Books, Reports, Subscrip	<u>200.00</u>	<u>0.00</u>	<u>61.61</u>	<u>30.81</u>	<u>138.39</u>
TOTAL MISCELLANIOUS EXPENSES		4,200.00	0.00	421.89	10.05	3,778.11
<u>EXPENSES (Continued)</u>						
505800	Bank Fees	300.00	0.00	319.50	106.50 (	19.50)
505820	Surety & Fidelity Bonds	<u>7,500.00</u>	<u>0.00</u>	<u>7,383.34</u>	<u>98.44</u>	<u>116.66</u>
TOTAL EXPENSES (Continued)		7,800.00	0.00	7,702.84	98.75	97.16
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TOTAL FINANCE		165,954.43	12,514.44	142,174.04	85.67	23,780.39
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## FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND

CITY SECRETARY

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
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PERSONNEL SERVICES						
506501	Salary	66,950.00	5,150.00	61,800.00	92.31	5,150.00
506505	CELL PHONE ALLOWANCE	300.00	23.08	276.96	92.32	23.04
506506	Salary 4B	2,100.00	161.54	1,857.71	88.46	242.29
506507	Salary 4A	2,100.00	161.54	1,857.71	88.46	242.29
506515	Longevity	65.00	0.00	65.00	100.00	0.00
506516	T.E.C.	180.00	0.00	9.00	5.00	171.00
506517	T.M.R.S.	3,489.93	266.02	3,220.38	92.28	269.55
506518	Workers Comp.	171.12	0.00	66.40	38.80	104.72
506526	Insurance (Med/Den/Life/Vis.)	12,003.72	0.00	11,003.41	91.67	1,000.31
506536	Payroll Tax (F.I.C.A.)	5,470.90	420.46	4,827.90	88.25	643.00
506543	Educ., Travel & Cert.	1,000.00	0.00	2,667.76	266.78	( 1,667.76)
506550	Dues & Memberships	<u>495.00</u>	<u>200.00</u>	<u>490.00</u>	<u>98.99</u>	<u>5.00</u>
TOTAL PERSONNEL SERVICES		94,325.67	6,382.64	88,142.23	93.44	6,183.44
<hr/>						
CONTRACTUAL EXPENSES						
506673	COMPUTER SOFTWARE (S/W)	1,000.00	0.00	230.42	23.04	769.58
506674	Posting & Advertising	<u>10,000.00</u>	<u>0.00</u>	<u>1,657.97</u>	<u>16.58</u>	<u>8,342.03</u>
TOTAL CONTRACTUAL EXPENSES		11,000.00	0.00	1,888.39	17.17	9,111.61
<hr/>						
MISCELLANIOUS EXPENSES						
506769	Office Equipment	1,000.00	0.00	3,067.55	306.76	( 2,067.55)
506773	Cost of Election	21,000.00	0.00	14,145.75	67.36	6,854.25
506775	Magazines, Maps & Books	<u>300.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>300.00</u>
TOTAL MISCELLANIOUS EXPENSES		22,300.00	0.00	17,213.30	77.19	5,086.70
<hr/>						
EXPENSES (Continued)						
506834	Recording Fees	<u>500.00</u>	<u>39.00</u>	<u>938.00</u>	<u>187.60</u>	<u>( 438.00)</u>
TOTAL EXPENSES (Continued)		500.00	39.00	938.00	187.60	( 438.00)
<hr/>						
CAPITAL EXPENSES						
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TOTAL CITY SECRETARY		128,125.67	6,421.64	108,181.92	84.43	19,943.75
		=====	=====	=====	=====	=====

01 -GENERAL FUND

FACILITES

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>CONTRACTUAL EXPENSES</u>						
509603	Utilities / Electric	23,000.00	2,023.30	16,695.81	72.59	6,304.19
509605	Telephone & Internet	18,000.00	2,267.04	19,515.85	108.42	( 1,515.85)
509632	Contractual Services	2,000.00	181.47	821.66	41.08	1,178.34
509633	Building/Grounds Maintenance	8,000.00	3,539.39	22,941.19	286.76	( 14,941.19)
509634	Heat/AC	4,000.00	1,135.13	3,645.13	91.13	354.87
509650	MOWING	0.00	0.00	2,243.94	0.00	( 2,243.94)
509671	Janitorial Services / Cleanin	<u>15,000.00</u>	<u>1,350.00</u>	<u>12,895.23</u>	<u>85.97</u>	<u>2,104.77</u>
TOTAL CONTRACTUAL EXPENSES		70,000.00	10,496.33	78,758.81	112.51	( 8,758.81)
<u>MISCELLANIOUS EXPENSES</u>						
509700	Supplies (Misc.)	15,000.00	1,042.11	11,762.39	78.42	3,237.61
509744	Minor Equipment	<u>2,000.00</u>	<u>0.00</u>	<u>3,846.38</u>	<u>192.32</u>	<u>( 1,846.38)</u>
TOTAL MISCELLANIOUS EXPENSES		17,000.00	1,042.11	15,608.77	91.82	1,391.23
<u>EXPENSES (Continued)</u>						
509826	Building Insurance	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.16</u>	<u>100.01</u>	<u>( 0.16)</u>
TOTAL EXPENSES (Continued)		3,000.00	0.00	3,000.16	100.01	( 0.16)
<u>CAPITAL EXPENSES</u>						
509920	Capital-Computer Equipment	11,000.00	0.00	0.00	0.00	11,000.00
509950	Capital-Building Improvements	<u>51,414.35</u>	<u>0.00</u>	<u>50,954.78</u>	<u>99.11</u>	<u>459.57</u>
TOTAL CAPITAL EXPENSES		62,414.35	0.00	50,954.78	81.64	11,459.57
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TOTAL FACILITES		152,414.35	11,538.44	148,322.52	97.32	4,091.83
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

01 -GENERAL FUND

CITY COUNCIL

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
510526	Insurance (Med,Dental,Vision)	25,190.00	0.00	24,723.54	98.15	466.46
510543	Educ., Travel & Cert.	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
TOTAL PERSONNEL SERVICES		27,690.00	0.00	24,723.54	89.29	2,966.46
<u>CONTRACTUAL EXPENSES</u>						
510604	CELL PHONES	2,880.00	196.65	1,742.06	60.49	1,137.94
510642	Dues & Memberships	<u>400.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>400.00</u>
TOTAL CONTRACTUAL EXPENSES		3,280.00	196.65	1,742.06	53.11	1,537.94
<u>MISCELLANIOUS EXPENSES</u>						
510744	Minor Equipment	2,000.00	0.00	0.00	0.00	2,000.00
510766	Office Supplies	<u>350.00</u>	<u>39.00</u>	<u>477.97</u>	<u>136.56</u>	<u>( 127.97)</u>
TOTAL MISCELLANIOUS EXPENSES		2,350.00	39.00	477.97	20.34	1,872.03
<u>EXPENSES (Continued)</u>						
510879	Elected Officials Ins. -TML	<u>1,800.00</u>	<u>0.00</u>	<u>1,659.36</u>	<u>92.19</u>	<u>140.64</u>
TOTAL EXPENSES (Continued)		1,800.00	0.00	1,659.36	92.19	140.64
<u>CAPITAL EXPENSES</u>						
TOTAL CITY COUNCIL						
		35,120.00	235.65	28,602.93	81.44	6,517.07
		=====	=====	=====	=====	=====

01 -GENERAL FUND

PARKS

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
PERSONNEL SERVICES						
<hr/>						
CONTRACTUAL EXPENSES						
511603	Utilities/Electric	3,500.00	232.26	2,511.96	71.77	988.04
511632	Contractual Services/Parks	3,000.00	0.00	0.00	0.00	3,000.00
511633	Grounds Maintenance	15,000.00	696.99	13,211.17	88.07	1,788.83
511634	Building Maintenance	2,500.00	0.00	5,031.02	201.24	( 2,531.02)
511650	Mowing	30,000.00	0.00	6,775.28	22.58	23,224.72
511663	RENTAL OF EQUIPMENT	<u>3,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
TOTAL CONTRACTUAL EXPENSES		57,000.00	929.25	27,529.43	48.30	29,470.57
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MISCELLANIOUS EXPENSES						
511700	Supplies	2,000.00	2,236.59	5,347.69	267.38	( 3,347.69)
511744	Minor Tools & Equipment	<u>3,500.00</u>	<u>0.00</u>	<u>1,974.36</u>	<u>56.41</u>	<u>1,525.64</u>
TOTAL MISCELLANIOUS EXPENSES		5,500.00	2,236.59	7,322.05	133.13	( 1,822.05)
<hr/>						
EXPENSES (Continued)						
511826	Property Insurance-TML	<u>2,000.00</u>	<u>0.00</u>	<u>1,636.40</u>	<u>81.82</u>	<u>363.60</u>
TOTAL EXPENSES (Continued)		2,000.00	0.00	1,636.40	81.82	363.60
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CAPITAL EXPENSES						
511940	Equipment	0.00	0.00	100.00	0.00	( 100.00)
511960	Capital Outlay	<u>0.00</u>	<u>0.00</u>	<u>14,065.00</u>	<u>0.00</u>	<u>( 14,065.00)</u>
TOTAL CAPITAL EXPENSES		0.00	0.00	14,165.00	0.00	( 14,165.00)
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TOTAL PARKS		64,500.00	3,165.84	50,652.88	78.53	13,847.12
		=====	=====	=====	=====	=====
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*** TOTAL EXPENDITURES ***		4,429,495.50	513,663.71	4,340,484.87	97.99	89,010.63
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*** REVENUES OVER/(UNDER) EXPENDITURES *		27,747.48	75,048.19	2,269,128.51	0.00	( 2,241,381.03)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

02 -WATER

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	9,928,500.00	235,636.45	8,264,311.73	83.24	1,664,188.27
	GENERAL AND ADMINISTRATIV	267,037.31	0.00	267,037.71	100.00	( 0.40)
	PROJECT REVENUE	<u>0.00</u>	<u>( 5,096.91)</u>	<u>( 5,096.91)</u>	<u>0.00</u>	<u>5,096.91</u>
***	TOTAL REVENUES ***	10,195,537.31	230,539.54	8,526,252.53	83.63	1,669,284.78
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	WATER	3,788,774.26	453,093.00	3,150,137.25	83.14	638,637.01
	BOND EXPENSE	<u>0.00</u>	<u>0.00</u>	<u>655,519.23</u>	<u>0.00</u>	<u>( 655,519.23)</u>
***	TOTAL EXPENDITURES ***	3,788,774.26	453,093.00	3,805,656.48	100.45	( 16,882.22)
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	6,406,763.05	( 222,553.46)	4,720,596.05	73.68	1,686,167.00
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

02 -WATER

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE</u>						
40001	Water Fund Revenue	1,750,000.00	71,598.74	1,604,841.24	91.71	145,158.76
40001.03	Sewer Fund Revenue	1,200,000.00	( 55,585.19)	872,631.59	72.72	327,368.41
40002.09	Water Impact Revenue	1,600,000.00	24,000.00	1,309,200.00	81.83	290,800.00
40003	Road Bore Fee	10,000.00	0.00	0.00	0.00	10,000.00
40003.03	Road Bore Fee	5,000.00	0.00	0.00	0.00	5,000.00
40003.09	Sewer Impact Revenue	3,200,000.00	48,000.00	2,340,800.00	73.15	859,200.00
40004	Water Tap Fees	175,000.00	22,750.00	469,509.96	268.29	( 294,509.96)
40004.03	Sewer Tap Fees	250,000.00	32,375.00	628,940.00	251.58	( 378,940.00)
40005	Reconnect Fees	20,000.00	2,320.00	42,580.00	212.90	( 22,580.00)
40006	Credit Card Fees	20,000.00	472.77	18,009.32	90.05	1,990.68
40010.03	Garbage Collection Fees	3,000.00	321.22	3,457.99	115.27	( 457.99)
40011.03	Garbage Revenue	250,000.00	29,219.95	304,203.39	121.68	( 54,203.39)
40012	Misc. Revenue	0.00	6,458.45	6,464.85	0.00	( 6,464.85)
40015	Cash Collections / Misc.	0.00	0.00	( 195.64)	0.00	195.64
40016	Late Fees-Water	25,000.00	( 18,186.19)	17,318.50	69.27	7,681.50
40016.03	Late Fees-Sewer	25,000.00	( 17,559.42)	7,245.49	28.98	17,754.51
40018	Disconnect Fees	30,000.00	0.00	45.00	0.15	29,955.00
40020	Interest Income	0.00	0.06	0.16	0.00	( 0.16)
40020.09	Impact Fund Interest	6,000.00	10,690.67	30,077.12	501.29	( 24,077.12)
40024	LoneStarGroundwaterConservati	37,500.00	4,051.03	31,068.07	82.85	6,431.93
40025	San Jac River Authority Fee	625,000.00	70,333.53	539,984.91	86.40	85,015.09
40026	Major Maintenance Fee	22,500.00	2,121.86	19,314.10	85.84	3,185.90
40027	Depreciation Fee	19,000.00	1,930.62	16,978.53	89.36	2,021.47
40029	INSTITUTIONAL/NON PRF/EXEMPT	1,000.00	323.35	1,837.15	183.72	( 837.15)
40040	Transfer in from Debt Service	654,500.00	0.00	0.00	0.00	654,500.00
TOTAL REVENUE		9,928,500.00	235,636.45	8,264,311.73	83.24	1,664,188.27

GENERAL AND ADMINISTRATIV

40106	Transfer in from 4B	267,037.31	0.00	267,037.71	100.00	( 0.40)
TOTAL GENERAL AND ADMINISTRATIV		267,037.31	0.00	267,037.71	100.00	( 0.40)

PROJECT REVENUE

40900.03	GRANT REVENUE-SEWER	0.00	( 5,096.91)	( 5,096.91)	0.00	5,096.91
TOTAL PROJECT REVENUE		0.00	( 5,096.91)	( 5,096.91)	0.00	5,096.91

*** TOTAL REVENUE ***	10,195,537.31	230,539.54	8,526,252.53	83.63	1,669,284.78
	=====	=====	=====	=====	=====



## FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

02 -WATER

WATER

## DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>I &amp; S PAYMENTS</u>						
500033.01	2017 SIB INT I&S PMT	18,455.72	0.00	19,218.61	104.13	( 762.89)
500034	Interest Expense-2011 SIB Loa	20,587.56	0.00	20,587.56	100.00	0.00
500035	2014 C/O Interest Expense	170,600.00	0.00	170,600.00	100.00	0.00
500051	INT EXP-2021 GO REFUNDING BON	<u>242,136.26</u>	<u>0.00</u>	<u>242,136.26</u>	<u>100.00</u>	<u>0.00</u>
TOTAL I & S PAYMENTS		451,779.54	0.00	452,542.43	100.17	( 762.89)

PERSONNEL SERVICES

500501	Salaries	69,628.00	2,649.11	50,045.44	71.88	19,582.56
500503	Overtime	0.00	584.16	3,227.91	0.00	( 3,227.91)
500515	Longevity	50.00	0.00	30.00	60.00	20.00
500516	T.E.C.	360.00	0.00	389.35	108.15	( 29.35)
500517	T.M.R.S.	3,400.29	240.73	2,583.04	75.97	817.25
500518	Worker's Comp.	177.97	0.00	305.16	171.47	( 127.19)
500526	Insurance (Med/Den/Life/Vis.)	24,007.44	0.00	16,004.96	66.67	8,002.48
500536	Payroll Tax (F.I.C.A.)	5,330.37	217.20	3,920.85	73.56	1,409.52
500543	Educ.,Travel & Cert.	1,000.00	0.00	495.00	49.50	505.00
500547	Drug Test	100.00	0.00	0.00	0.00	100.00
500548	Dues and Memberships	300.00	0.00	0.00	0.00	300.00
500550	Interest Expense-2014 G/O	<u>91,507.50</u>	<u>0.00</u>	<u>91,508.00</u>	<u>100.00</u>	( 0.50)
TOTAL PERSONNEL SERVICES		195,861.57	3,691.20	168,509.71	86.04	27,351.86

CONTRACTUAL EXPENSES

500602.03	UTILITIES/ GAS	0.00	0.00	1,975.32	0.00	( 1,975.32)
500603	Utilities/Electric-Water	66,000.00	10,989.62	80,773.74	122.38	( 14,773.74)
500603.03	Utilities/Electric-Sewer	77,000.00	5,165.90	61,682.02	80.11	15,317.98
500605	Utilities/ Telephone-Water	7,000.00	39.33	364.31	5.20	6,635.69
500627	Maintenance & Repair-Water	125,000.00	0.00	29,849.22	23.88	95,150.78
500627.03	Maint. & Repair/Sewer	100,000.00	807.50	60,400.68	60.40	39,599.32
500632	Contract/Consultant Svcs-Wate	76,250.00	10,125.80	99,091.53	129.96	( 22,841.53)
500632.03	Contract/Consultant Svcs-Sewer	75,000.00	7,475.80	89,704.53	119.61	( 14,704.53)
500633	Maint. & Repair Water Equipme	6,000.00	1,804.70	6,534.74	108.91	( 534.74)
500633.03	Maint & Repair Sewer Equipmen	17,000.00	10,687.62	28,144.76	165.56	( 11,144.76)
500640	Legal	0.00	0.00	570.75	0.00	( 570.75)
500640.03	LEGAL	0.00	0.00	393.75	0.00	( 393.75)
500643	Engineering-Water	10,000.00	0.00	16,707.13	167.07	( 6,707.13)
500643.03	Engineering-Sewer	15,000.00	0.00	27,530.45	183.54	( 12,530.45)
500652	Permits,Fees,Testing-Water	27,000.00	1,943.00	21,263.45	78.75	5,736.55
500652.03	Permits & Testing-Sewer	10,000.00	0.00	6,423.01	64.23	3,576.99
500663	Rental of Equipment-Water	5,000.00	0.00	0.00	0.00	5,000.00
500663.03	Rental of Equipment-Sewer	6,000.00	0.00	5,040.00	84.00	960.00
500672.03	Garbage Service	187,500.00	18,012.10	171,156.91	91.28	16,343.09
500673	Computer Software/Updates	14,380.00	401.50	10,109.31	70.30	4,270.69
500677	Minor Tools & Equipment-Water	<u>12,000.00</u>	<u>0.00</u>	<u>1,680.87</u>	<u>14.01</u>	<u>10,319.13</u>
TOTAL CONTRACTUAL EXPENSES		836,130.00	67,452.87	719,396.48	86.04	116,733.52

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

02 -WATER

WATER

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>MISCELLANIOUS EXPENSES</u>						
500700	General Supplies (Misc.)-Wate	50,000.00	11,419.12	51,365.99	102.73	( 1,365.99)
500700.03	General Supplies (Misc.)-Sewe	8,000.00	981.06	8,902.41	111.28	( 902.41)
500744.03	Minor Tools & Equip.-Sewer	4,000.00	51.98	4,665.69	116.64	( 665.69)
500766	Office Supplies	2,500.00	0.00	429.51	17.18	2,070.49
500780	Chemicals/Water Treatment	23,000.00	9,901.04	38,033.93	165.36	( 15,033.93)
500780.03	Chemicals/Sewer Treatment	<u>11,000.00</u>	<u>0.00</u>	<u>3,856.18</u>	<u>35.06</u>	<u>7,143.82</u>
TOTAL MISCELLANIOUS EXPENSES		98,500.00	22,353.20	107,253.71	108.89	( 8,753.71)

EXPENSES (Continued)

500800	Bank Fees	18,000.00	301.55	23,473.60	130.41	( 5,473.60)
500802.09	Water Impact Expense	250,000.00	980.00	2,840.00	1.14	247,160.00
500803.09	Sewer Impact Expense	250,000.00	0.00	0.00	0.00	250,000.00
500804	San Jacinto River Authority	675,000.00	216,623.04	800,553.98	118.60	( 125,553.98)
500805	Lone Star Water Conservation	25,000.00	0.00	22,355.00	89.42	2,645.00
500825.03	Sewer Liability Ins.-TML	1,500.00	0.00	877.36	58.49	622.64
500826	Water Plant Insurance - TML	9,000.00	0.00	9,818.64	109.10	( 818.64)
500826.03	Sewer Plant Insurance-TML	12,000.00	0.00	12,818.80	106.82	( 818.80)
500830.03	Personal Property Ins.-TML	2,000.00	0.00	1,154.00	57.70	846.00
500831.03	Damage Claims	1,000.00	0.00	0.00	0.00	1,000.00
500833	Postage	4,500.00	0.00	5,342.50	118.72	( 842.50)
500857.03	Sludge Hauling	82,000.00	0.00	71,711.80	87.45	10,288.20
500859	Transfer to General Fund	<u>596,503.15</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>596,503.15</u>
TOTAL EXPENSES (Continued)		1,926,503.15	217,904.59	950,945.68	49.36	975,557.47

CAPITAL EXPENSES

500950.03	Capital-Vehicles-Sewer	60,000.00	0.00	58,000.00	96.67	2,000.00
500960	Capital Outlay/Equipment-Wate	50,000.00	141,691.14	565,965.54	131.93	( 515,965.54)
500960.03	Capital Outlay - Sewer	170,000.00	0.00	118,894.22	69.94	51,105.78
500975	CAPITAL OUTLAY	<u>0.00</u>	<u>0.00</u>	<u>8,629.48</u>	<u>0.00</u>	<u>( 8,629.48)</u>
TOTAL CAPITAL EXPENSES		280,000.00	141,691.14	751,489.24	268.39	( 471,489.24)

TOTAL WATER	3,788,774.26	453,093.00	3,150,137.25	83.14	638,637.01
	=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

02 -WATER

PENSION EXP

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL	CURRENT	Y-T-D	% OF	BUDGET
		BUDGET	PERIOD	ACTUAL	BUDGET	BALANCE
<hr/>						
CAPITAL EXPENSES						
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
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		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

02 -WATER

BOND EXPENSE

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>I &amp; S PAYMENTS</u>						
590000	BOND ISSUANCE EXPENSE	0.00	0.00	313,575.01	0.00	( 313,575.01)
590002	BOND ISSUANCE DISCOUNT	<u>0.00</u>	<u>0.00</u>	<u>341,944.22</u>	<u>0.00</u>	<u>( 341,944.22)</u>
	TOTAL I & S PAYMENTS	0.00	0.00	655,519.23	0.00	( 655,519.23)
<hr/>						
	TOTAL BOND EXPENSE	0.00	0.00	655,519.23	0.00	( 655,519.23)
		=====	=====	=====	=====	=====
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***	TOTAL EXPENDITURES ***	3,788,774.26	453,093.00	3,805,656.48	100.45	( 16,882.22)
<hr/>						
***	REVENUES OVER/(UNDER) EXPENDITURES *	6,406,763.05	( 222,553.46)	4,720,596.05	0.00	1,686,167.00
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

04 -CAPITAL PROJ-ENTERPRISE

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>REVENUE SUMMARY</u>						
	REVENUE	873,850.00	0.00	0.00	0.00	873,850.00
	PROJECT REVENUE	<u>1,062,287.00</u>	<u>0.00</u>	<u>379,921.30</u>	<u>35.76</u>	<u>682,365.70</u>
***	TOTAL REVENUES ***	1,936,137.00	0.00	379,921.30	19.62	1,556,215.70
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	CAPITAL PROJ-ENTERPRISE	<u>3,596,622.00</u>	<u>1,911,982.43</u>	<u>10,828,800.92</u>	<u>301.08</u>	<u>( 7,232,178.92)</u>
***	TOTAL EXPENDITURES ***	3,596,622.00	1,911,982.43	10,828,800.92	301.08	( 7,232,178.92)
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES	( 1,660,485.00)	( 1,911,982.43)	(10,448,879.62)	629.27	8,788,394.62
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

04 -CAPITAL PROJ-ENTERPRISE

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>REVENUE</u>						
40000	TRANSFERS - NET UTILITY FUND	<u>873,850.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>873,850.00</u>
	TOTAL REVENUE	873,850.00	0.00	0.00	0.00	873,850.00
 <u>GENERAL AND ADMINISTRATIV</u>						
<hr/>						
<u>PROJECT REVENUE</u>						
40903	PROCEEDS TX GEN LAND OFF	<u>1,062,287.00</u>	<u>0.00</u>	<u>379,921.30</u>	<u>35.76</u>	<u>682,365.70</u>
	TOTAL PROJECT REVENUE	1,062,287.00	0.00	379,921.30	35.76	682,365.70
 <u>INTRA-FUND TRANSFERS IN</u>						
<hr/>						
 *** TOTAL REVENUE ***						
		1,936,137.00	0.00	379,921.30	19.62	1,556,215.70
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

04 -CAPITAL PROJ-ENTERPRISE

CAPITAL PROJ-ENTERPRISE

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
	I & S PAYMENTS					
	PERSONNEL SERVICES					
	CONTRACTUAL EXPENSES					
	MISCELLANIOUS EXPENSES					
	EXPENSES (Continued)					
500800	BANK FEES	0.00	0.00	530.00	0.00	( 530.00)
	TOTAL EXPENSES (Continued)	0.00	0.00	530.00	0.00	( 530.00)

CAPITAL EXPENSES

500950.06	WWTP-EXPAN & SANITARY SWR REP	1,000,000.00	1,191,138.28	3,796,869.69	379.69	( 2,796,869.69)
500950.07	ENGINEERING-FM1488 UTIL RELOC	0.00	0.00	9,358.76	0.00	( 9,358.76)
500950.08	HUD-GLO PHASE 2 NICHOLS SAWMI	1,346,622.00	75,212.50	828,928.39	61.56	517,693.61
500950.09	PROJECT-BUDDY RILEY EXP-USDA	1,000,000.00	0.00	0.00	0.00	1,000,000.00
500950.12	FM 1488 FORCE MAIN RELOCATION	0.00	198,123.21	1,482,352.41	0.00	( 1,482,352.41)
500950.14	WATER PLANT # 3	250,000.00	52,349.51	238,235.76	95.29	11,764.24
500950.17	NICHOLS SAWMILL PHASE 3	0.00	395,158.93	1,629,306.66	0.00	( 1,629,306.66)
500950.18	TXDOT-FM1488 TO W OF FM 149	0.00	0.00	2,803,157.50	0.00	( 2,803,157.50)
500950.19	WATER PLANT #8	0.00	0.00	20,000.00	0.00	( 20,000.00)
500950.20	BUDDY RILEY SEWER LINE/STAKIN	0.00	0.00	20,061.75	0.00	( 20,061.75)
TOTAL CAPITAL EXPENSES		3,596,622.00	1,911,982.43	10,828,270.92	301.07	( 7,231,648.92)

TOTAL CAPITAL PROJ-ENTERPRISE	3,596,622.00	1,911,982.43	10,828,800.92	301.08	( 7,232,178.92)
	=====	=====	=====	=====	=====

*** TOTAL EXPENDITURES ***	3,596,622.00	1,911,982.43	10,828,800.92	301.08	( 7,232,178.92)
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*** REVENUES OVER/(UNDER) EXPENDITURES ( 1,660,485.00)	( 1,911,982.43)	(10,448,879.62)	0.00	8,788,394.62
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FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

05 -DEBT SERVICE - GENERAL

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>REVENUE SUMMARY</u>						
	REVENUE	783,735.00	9,397.41	786,302.10	100.33	( 2,567.10)
	GENERAL AND ADMINISTRATIV	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
***	TOTAL REVENUES ***	786,235.00	9,397.41	786,302.10	100.01	( 67.10)
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	DEBT SERVICE GENERAL	<u>785,718.00</u>	<u>0.00</u>	<u>131,217.00</u>	<u>16.70</u>	<u>654,501.00</u>
***	TOTAL EXPENDITURES ***	785,718.00	0.00	131,217.00	16.70	654,501.00
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	517.00	9,397.41	655,085.10	708.92	( 654,568.10)
		=====	=====	=====	=====	=====



FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

05 -DEBT SERVICE - GENERAL

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
REVENUE						
40001	AD VAL TAX REVENUE	781,935.00	9,278.87	785,948.55	100.51	( 4,013.55)
40034	2014 G/O I&S INT EARNED	<u>1,800.00</u>	<u>118.54</u>	<u>353.55</u>	<u>19.64</u>	<u>1,446.45</u>
	TOTAL REVENUE	783,735.00	9,397.41	786,302.10	100.33	( 2,567.10)
GENERAL AND ADMINISTRATIV						
40199	DELINQ PROP TAX/PENALTIES/INT	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
	TOTAL GENERAL AND ADMINISTRATIV	2,500.00	0.00	0.00	0.00	2,500.00
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*** TOTAL REVENUE ***		786,235.00	9,397.41	786,302.10	100.01	( 67.10)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

05 -DEBT SERVICE - GENERAL

DEBT SERVICE GENERAL

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
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<u>I &amp; S PAYMENTS</u>						
500033	2014 G/O I&S PRINCIPAL PMT	91,500.00	0.00	91,500.00	100.00	0.00
500034	2014 G/O I&S INTEREST PMT	<u>39,218.00</u>	<u>0.00</u>	<u>39,217.00</u>	<u>100.00</u>	<u>1.00</u>
	TOTAL I & S PAYMENTS	130,718.00	0.00	130,717.00	100.00	1.00
 <u>MISCELLANIOUS EXPENSES</u>						
500766	2014 G/O Bank Fees	<u>500.00</u>	<u>0.00</u>	<u>500.00</u>	<u>100.00</u>	<u>0.00</u>
	TOTAL MISCELLANIOUS EXPENSES	500.00	0.00	500.00	100.00	0.00
 <u>EXPENSES (Continued)</u>						
<hr/>						
<u>CAPITAL EXPENSES</u>						
500925	TRFR TO ENTERPRISE DEBT SVC	<u>654,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>654,500.00</u>
	TOTAL CAPITAL EXPENSES	654,500.00	0.00	0.00	0.00	654,500.00
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	TOTAL DEBT SERVICE GENERAL	785,718.00	0.00	131,217.00	16.70	654,501.00
		=====	=====	=====	=====	=====
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***	TOTAL EXPENDITURES ***	785,718.00	0.00	131,217.00	16.70	654,501.00
***	REVENUES OVER/ (UNDER) EXPENDITURES *	517.00	9,397.41	655,085.10	0.00	( 654,568.10)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

06 -4B COMMUNITY DEV.

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
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REVENUE SUMMARY

REVENUE		501,000.00	55,508.29	602,323.60	120.22	( 101,323.60)
GENERAL AND ADMINISTRATIV		<u>5,000.00</u>	<u>0.00</u>	<u>( 11,825.77)</u>	<u>236.52-</u>	<u>16,825.77</u>
*** TOTAL REVENUES ***		506,000.00	55,508.29	590,497.83	116.70	( 84,497.83)
		=====	=====	=====	=====	=====

EXPENDITURE SUMMARY

4B COMMUNITY DEVELOPMENT		<u>379,018.31</u>	<u>13,259.40</u>	<u>452,130.50</u>	<u>119.29</u>	<u>( 73,112.19)</u>
*** TOTAL EXPENDITURES ***		379,018.31	13,259.40	452,130.50	119.29	( 73,112.19)
		=====	=====	=====	=====	=====
*** REVENUES OVER/(UNDER) EXPENDITURES *		126,981.69	42,248.89	138,367.33	108.97	( 11,385.64)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

06 -4B COMMUNITY DEV.

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
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REVENUE

40014	4B 1/4 % Sales Tax Revenue	500,000.00	54,742.05	599,393.53	119.88	( 99,393.53)
40022	4B Interest Earned	<u>1,000.00</u>	<u>766.24</u>	<u>2,930.07</u>	<u>293.01</u>	<u>( 1,930.07)</u>
	TOTAL REVENUE	501,000.00	55,508.29	602,323.60	120.22	( 101,323.60)

GENERAL AND ADMINISTRATIV

40133	The Stroll	<u>5,000.00</u>	<u>0.00</u>	<u>( 11,825.77)</u>	<u>236.52-</u>	<u>16,825.77</u>
	TOTAL GENERAL AND ADMINISTRATIV	5,000.00	0.00	( 11,825.77)	236.52-	16,825.77

*** TOTAL REVENUE ***	506,000.00	55,508.29	590,497.83	116.70	( 84,497.83)
	=====	=====	=====	=====	=====

## FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

06 -4B COMMUNITY DEV.

4B COMMUNITY DEVELOPMENT

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
500501	Salary & Benefit Reimbursemen	40,189.00	421.84	8,651.22	21.53	31,537.78
500543	Training & Travel	1,500.00	0.00	0.00	0.00	1,500.00
500550	Dues & Memberships	<u>500.00</u>	<u>0.00</u>	<u>540.00</u>	<u>108.00</u>	<u>( 40.00)</u>
	TOTAL PERSONNEL SERVICES	42,189.00	421.84	9,191.22	21.79	32,997.78
<u>CONTRACTUAL EXPENSES</u>						
500605	Telephone	0.00	9.23	9.23	0.00	( 9.23)
500632	Contract/Consultant Services	500.00	4,583.33	48,249.97	649.99	( 47,749.97)
500632.01	OFFICE RENTAL	0.00	0.00	1,450.00	0.00	( 1,450.00)
500640	Legal	1,200.00	333.00	4,865.50	405.46	( 3,665.50)
500641	Auditing/Accounting Services	2,652.00	0.00	0.00	0.00	2,652.00
500643	Engineering	0.00	0.00	3,961.25	0.00	( 3,961.25)
500673	Computer Software	0.00	0.00	1,475.00	0.00	( 1,475.00)
500674	Posting & Advertising	0.00	0.00	198.50	0.00	( 198.50)
500675	Promotions	<u>2,000.00</u>	<u>1,050.00</u>	<u>1,548.10</u>	<u>77.41</u>	<u>451.90</u>
	TOTAL CONTRACTUAL EXPENSES	6,352.00	5,975.56	61,757.55	972.25	( 55,405.55)
<u>MISCELLANIOUS EXPENSES</u>						
500742	Magazines, Maps, & Books	1,500.00	0.00	4,995.00	333.00	( 3,495.00)
500743	Copies / Admin.	240.00	0.00	0.00	0.00	240.00
500766	Office Supplies	<u>200.00</u>	<u>12.00</u>	<u>136.88</u>	<u>68.44</u>	<u>63.12</u>
	TOTAL MISCELLANIOUS EXPENSES	1,940.00	12.00	5,131.88	264.53	( 3,191.88)
<u>EXPENSES (Continued)</u>						
500824	Errors & Omissions Insurance	2,200.00	0.00	1,659.32	75.42	540.68
500825	Liability Insurance 4B - TML	1,300.00	0.00	877.32	67.49	422.68
500840	Eco Dev Bus Improvement Grant	45,000.00	5,000.00	24,442.00	54.32	20,558.00
500845	Monuments/Signs	5,000.00	0.00	0.00	0.00	5,000.00
500848	Park Maintenance	0.00	0.00	568.63	0.00	( 568.63)
500851	Downtown Revitalization	<u>8,000.00</u>	<u>1,850.00</u>	<u>1,850.00</u>	<u>23.13</u>	<u>6,150.00</u>
	TOTAL EXPENSES (Continued)	61,500.00	6,850.00	29,397.27	47.80	32,102.73
<u>CAPITAL EXPENSES</u>						
500924	2011 SIB Loan I&S Transfer	165,233.31	0.00	165,233.31	100.00	0.00
500925	2017 SIB Loan I&S Transfer	40,000.00	0.00	40,000.00	100.00	0.00
500926	2021 SIB Loan I&S Transfer	61,804.00	0.00	61,804.40	100.00	( 0.40)
500976	CAPITAL EXPENSES	<u>0.00</u>	<u>0.00</u>	<u>79,614.87</u>	<u>0.00</u>	<u>( 79,614.87)</u>
	TOTAL CAPITAL EXPENSES	267,037.31	0.00	346,652.58	129.81	( 79,615.27)
TOTAL 4B COMMUNITY DEVELOPMENT						
		379,018.31	13,259.40	452,130.50	119.29	( 73,112.19)
		=====	=====	=====	=====	=====
*** TOTAL EXPENDITURES ***						
		379,018.31	13,259.40	452,130.50	119.29	( 73,112.19)
*** REVENUES OVER/ (UNDER) EXPENDITURES *						
		126,981.69	42,248.89	138,367.33	0.00	( 11,385.64)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

07 -4A ECONOMIC DEV.

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>REVENUE SUMMARY</u>						
	REVENUE	803,000.00	112,369.33	1,206,995.45	150.31	( 403,995.45)
	GENERAL AND ADMINISTRATIV	<u>0.00</u>	<u>16.00</u>	<u>68,446.00</u>	<u>0.00</u>	<u>( 68,446.00)</u>
***	TOTAL REVENUES ***	803,000.00	112,385.33	1,275,441.45	158.83	( 472,441.45)
		=====	=====	=====	=====	=====
 <u>EXPENDITURE SUMMARY</u>						
	4A ECONOMIC DEVELOPMENT	<u>96,152.00</u>	<u>10,985.19</u>	<u>270,135.91</u>	<u>280.95</u>	<u>( 173,983.91)</u>
***	TOTAL EXPENDITURES ***	96,152.00	10,985.19	270,135.91	280.95	( 173,983.91)
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	706,848.00	101,400.14	1,005,305.54	142.22	( 298,457.54)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

07 -4A ECONOMIC DEV.

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
REVENUE						
40011	4A 1/2 % Sales Tax Revenue	800,000.00	109,484.10	1,198,787.01	149.85	( 398,787.01)
40022	4A Interest Earned	<u>3,000.00</u>	<u>2,885.23</u>	<u>8,208.44</u>	<u>273.61</u>	<u>( 5,208.44)</u>
TOTAL REVENUE		803,000.00	112,369.33	1,206,995.45	150.31	( 403,995.45)
GENERAL AND ADMINISTRATIV						
40122	Sale of Assets	0.00	0.00	68,430.00	0.00	( 68,430.00)
40124	Misc. Revenue	<u>0.00</u>	<u>16.00</u>	<u>16.00</u>	<u>0.00</u>	<u>( 16.00)</u>
TOTAL GENERAL AND ADMINISTRATIV		0.00	16.00	68,446.00	0.00	( 68,446.00)
*** TOTAL REVENUE ***		803,000.00	112,385.33	1,275,441.45	158.83	( 472,441.45)
		=====	=====	=====	=====	=====

## FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

07 -4A ECONOMIC DEV.

4A ECONOMIC DEVELOPMENT

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
500501	Salary & Benefit Reimbursemen	44,575.00	196.86	5,440.57	12.21	39,134.43
500543	Training & Travel	1,500.00	0.00	48.19	3.21	1,451.81
500550	Dues & Memberships	<u>500.00</u>	<u>0.00</u>	<u>140.00</u>	<u>28.00</u>	<u>360.00</u>
	TOTAL PERSONNEL SERVICES	46,575.00	196.86	5,628.76	12.09	40,946.24
<u>CONTRACTUAL EXPENSES</u>						
500632	Contract/Consultant Services	300.00	6,383.33	62,459.97	819.99	( 62,159.97)
500632.02	OFFICE RENTAL	0.00	1,250.00	2,753.00	0.00	( 2,753.00)
500640	Legal	5,000.00	555.00	10,247.05	204.94	( 5,247.05)
500641	Auditing/Accounting Services	2,652.00	0.00	0.00	0.00	2,652.00
500673	Computer Software	0.00	0.00	2,725.03	0.00	( 2,725.03)
500674	Posting & Advertising	<u>1,800.00</u>	<u>2,600.00</u>	<u>13,752.34</u>	<u>764.02</u>	<u>( 11,952.34)</u>
	TOTAL CONTRACTUAL EXPENSES	9,752.00	10,788.33	91,937.39	942.75	( 82,185.39)
<u>MISCELLANIOUS EXPENSES</u>						
500742	Magazines, Maps & Books	0.00	0.00	5,370.00	0.00	( 5,370.00)
500743	Copies / Admin.	200.00	0.00	0.00	0.00	200.00
500744	Minor Equipment	0.00	0.00	2,392.00	0.00	( 2,392.00)
500766	Office Supplies	<u>250.00</u>	<u>0.00</u>	<u>958.45</u>	<u>383.38</u>	<u>( 708.45)</u>
	TOTAL MISCELLANIOUS EXPENSES	450.00	0.00	8,720.45	937.88	( 8,270.45)
<u>EXPENSES (Continued)</u>						
500824	Error & Omissions Ins.- 4A-TM	2,500.00	0.00	1,659.32	66.37	840.68
500825	Liability Insurance 4A - TML	1,600.00	0.00	877.32	54.83	722.68
500838	Promotional Expense	0.00	0.00	731.71	0.00	( 731.71)
500875	2012 REV BOND INT PAY'T	<u>35,275.00</u>	<u>0.00</u>	<u>617.40</u>	<u>1.75</u>	<u>34,657.60</u>
	TOTAL EXPENSES (Continued)	39,375.00	0.00	3,885.75	9.87	35,489.25
<u>CAPITAL EXPENSES</u>						
500908	Transfers to General	0.00	0.00	154,701.06	0.00	( 154,701.06)
500908.01	FM 1774 WATER/SEWER EXT PROJ	<u>0.00</u>	<u>0.00</u>	<u>5,262.50</u>	<u>0.00</u>	<u>( 5,262.50)</u>
	TOTAL CAPITAL EXPENSES	0.00	0.00	159,963.56	0.00	( 159,963.56)
<hr/>						
	TOTAL 4A ECONOMIC DEVELOPMENT	96,152.00	10,985.19	270,135.91	280.95	( 173,983.91)
		=====	=====	=====	=====	=====
<hr/>						
***	TOTAL EXPENDITURES ***	96,152.00	10,985.19	270,135.91	280.95	( 173,983.91)
<hr/>						
***	REVENUES OVER/(UNDER) EXPENDITURES *	706,848.00	101,400.14	1,005,305.54	0.00	( 298,457.54)
		=====	=====	=====	=====	=====



FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

10 -ATS-RED LIGHT CAMERA

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>REVENUE SUMMARY</u>						
	REVENUE	<u>0.00</u>	<u>2.47</u>	<u>49.71</u>	<u>0.00</u>	<u>( 49.71)</u>
	*** TOTAL REVENUES ***	0.00	2.47	49.71	0.00	( 49.71)
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	ATS-RED LIGHT CAMERA	<u>50,000.00</u>	<u>0.00</u>	<u>69,581.66</u>	<u>139.16</u>	<u>( 19,581.66)</u>
	*** TOTAL EXPENDITURES ***	50,000.00	0.00	69,581.66	139.16	( 19,581.66)
		=====	=====	=====	=====	=====
	*** REVENUES OVER/(UNDER) EXPENDITURES (	50,000.00)	2.47	( 69,531.95)	139.06	19,531.95
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

10 -ATS-RED LIGHT CAMERA

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
REVENUE						
40020	Interest Earned	<u>0.00</u>	<u>2.47</u>	<u>49.71</u>	<u>0.00</u>	( <u>49.71</u> )
	TOTAL REVENUE	0.00	2.47	49.71	0.00	( 49.71 )
<hr/>						
***	TOTAL REVENUE ***	0.00	2.47	49.71	0.00	( 49.71 )
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

10 -ATS-RED LIGHT CAMERA

ATS-RED LIGHT CAMERA

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
PERSONNEL SERVICES						
<hr/>						
CONTRACTUAL EXPENSES						
500630	Red Light Camera-Expense	0.00	0.00	11,198.20	0.00	( 11,198.20)
TOTAL CONTRACTUAL EXPENSES		0.00	0.00	11,198.20	0.00	( 11,198.20)
<hr/>						
MISCELLANIOUS EXPENSES						
500760	Fuel	50,000.00	0.00	58,383.46	116.77	( 8,383.46)
TOTAL MISCELLANIOUS EXPENSES		50,000.00	0.00	58,383.46	116.77	( 8,383.46)
<hr/>						
EXPENSES (Continued)						
<hr/>						
CAPITAL EXPENSES						
<hr/>						
TOTAL ATS-RED LIGHT CAMERA		50,000.00	0.00	69,581.66	139.16	( 19,581.66)
		=====	=====	=====	=====	=====
<hr/>						
*** TOTAL EXPENDITURES ***		50,000.00	0.00	69,581.66	139.16	( 19,581.66)
<hr/>						
*** REVENUES OVER/ (UNDER) EXPENDITURES (		50,000.00)	2.47	( 69,531.95)	0.00	19,531.95
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

11 -HB 445 ROAD REPAIR

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>REVENUE SUMMARY</u>						
	REVENUE	<u>412,000.00</u>	<u>57,558.46</u>	<u>607,493.30</u>	<u>147.45</u>	<u>( 195,493.30)</u>
	*** TOTAL REVENUES ***	412,000.00	57,558.46	607,493.30	147.45	( 195,493.30)
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	HB 445 ROAD REPAIR	<u>300,000.00</u>	<u>14,992.00</u>	<u>16,852.00</u>	<u>5.62</u>	<u>283,148.00</u>
	*** TOTAL EXPENDITURES ***	300,000.00	14,992.00	16,852.00	5.62	283,148.00
		=====	=====	=====	=====	=====
	*** REVENUES OVER/(UNDER) EXPENDITURES *	112,000.00	42,566.46	590,641.30	527.36	( 478,641.30)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

11 -HB 445 ROAD REPAIR

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
REVENUE						
40009	HB 445 Sales Tax Revenue 1/4%	400,000.00	54,742.05	599,393.46	149.85	( 199,393.46)
40020	HB 445 Interest Earned	<u>12,000.00</u>	<u>2,816.41</u>	<u>8,099.84</u>	<u>67.50</u>	<u>3,900.16</u>
	TOTAL REVENUE	412,000.00	57,558.46	607,493.30	147.45	( 195,493.30)
<hr/>						
*** TOTAL REVENUE ***		412,000.00	57,558.46	607,493.30	147.45	( 195,493.30)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

11 -HB 445 ROAD REPAIR

HB 445 ROAD REPAIR

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
EXPENSES (Continued).						
500850	HB445 Road Repair	<u>300,000.00</u>	<u>14,992.00</u>	<u>16,852.00</u>	<u>5.62</u>	<u>283,148.00</u>
	TOTAL EXPENSES (Continued)	300,000.00	14,992.00	16,852.00	5.62	283,148.00
<hr/>						
CAPITAL EXPENSES						
<hr/>						
	TOTAL HB 445 ROAD REPAIR	300,000.00	14,992.00	16,852.00	5.62	283,148.00
		=====	=====	=====	=====	=====
<hr/>						
***	TOTAL EXPENDITURES ***	300,000.00	14,992.00	16,852.00	5.62	283,148.00
<hr/>						
***	REVENUES OVER/ (UNDER) EXPENDITURES *	112,000.00	42,566.46	590,641.30	0.00	( 478,641.30)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

17 -HOTEL/MOTEL OCCUPANCY TAX

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>REVENUE SUMMARY</u>						
	GENERAL AND ADMINISTRATIV	<u>40,000.00</u>	<u>3,296.25</u>	<u>51,307.13</u>	<u>128.27</u>	<u>( 11,307.13)</u>
***	TOTAL REVENUES ***	40,000.00	3,296.25	51,307.13	128.27	( 11,307.13)
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	HOTEL/MOTEL OCCUPANCY TX	<u>40,000.00</u>	<u>18.44</u>	<u>18,847.86</u>	<u>47.12</u>	<u>21,152.14</u>
***	TOTAL EXPENDITURES ***	40,000.00	18.44	18,847.86	47.12	21,152.14
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	0.00	3,277.81	32,459.27	0.00	( 32,459.27)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

17 -HOTEL/MOTEL OCCUPANCY TAX

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
GENERAL AND ADMINISTRATIV						
40110	Hotel Occupancy Tax	<u>40,000.00</u>	<u>3,296.25</u>	<u>51,307.13</u>	<u>128.27</u>	<u>( 11,307.13)</u>
TOTAL GENERAL AND ADMINISTRATIV		40,000.00	3,296.25	51,307.13	128.27	( 11,307.13)
<hr/>						
*** TOTAL REVENUE ***		40,000.00	3,296.25	51,307.13	128.27	( 11,307.13)
		=====	=====	=====	=====	=====



FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

17 -HOTEL/MOTEL OCCUPANCY TAX

HOTEL/MOTEL OCCUPANCY TX

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
PERSONNEL SERVICES						
501560	Event Funding	<u>40,000.00</u>	<u>18.44</u>	<u>18,847.86</u>	<u>47.12</u>	<u>21,152.14</u>
	TOTAL PERSONNEL SERVICES	40,000.00	18.44	18,847.86	47.12	21,152.14
<hr/>						
	TOTAL HOTEL/MOTEL OCCUPANCY TX	40,000.00	18.44	18,847.86	47.12	21,152.14
		=====	=====	=====	=====	=====
<hr/>						
***	TOTAL EXPENDITURES ***	40,000.00	18.44	18,847.86	47.12	21,152.14
<hr/>						
***	REVENUES OVER/ (UNDER) EXPENDITURES *	0.00	3,277.81	32,459.27	0.00	( 32,459.27)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

18 -MC SECURITY FUND

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
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REVENUE SUMMARY

COURTS		<u>7,000.00</u>	<u>709.80</u>	<u>8,112.81</u>	<u>115.90</u>	<u>( 1,112.81)</u>
*** TOTAL REVENUES ***		7,000.00	709.80	8,112.81	115.90	( 1,112.81)
		=====	=====	=====	=====	=====

EXPENDITURE SUMMARY

MC SECURITY		<u>5,000.00</u>	<u>904.61</u>	<u>6,483.38</u>	<u>129.67</u>	<u>( 1,483.38)</u>
*** TOTAL EXPENDITURES ***		5,000.00	904.61	6,483.38	129.67	( 1,483.38)
		=====	=====	=====	=====	=====
*** REVENUES OVER/(UNDER) EXPENDITURES *		2,000.00	( 194.81)	1,629.43	81.47	370.57
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

18 -MC SECURITY FUND

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
COURTS						
40408	MC Security Fund Fees	<u>7,000.00</u>	<u>709.80</u>	<u>8,112.81</u>	<u>115.90</u>	<u>( 1,112.81)</u>
	TOTAL COURTS	7,000.00	709.80	8,112.81	115.90	( 1,112.81)
<hr/>						
*** TOTAL REVENUE ***		7,000.00	709.80	8,112.81	115.90	( 1,112.81)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

18 -MC SECURITY FUND

MC SECURITY

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>PERSONNEL SERVICES</u>						
504565	MC Security Expense	<u>5,000.00</u>	<u>904.61</u>	<u>6,483.38</u>	<u>129.67</u>	<u>( 1,483.38)</u>
	TOTAL PERSONNEL SERVICES	5,000.00	904.61	6,483.38	129.67	( 1,483.38)
<u>CONTRACTUAL EXPENSES</u>						
<u>CAPITAL EXPENSES</u>						
<hr/>						
	TOTAL MC SECURITY	5,000.00	904.61	6,483.38	129.67	( 1,483.38)
		=====	=====	=====	=====	=====
<hr/>						
***	TOTAL EXPENDITURES ***	5,000.00	904.61	6,483.38	129.67	( 1,483.38)
<hr/>						
***	REVENUES OVER/(UNDER) EXPENDITURES *	2,000.00	( 194.81)	1,629.43	0.00	370.57
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

19 -MC TECHNOLOGY FUND

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>REVENUE SUMMARY</u>						
	COURTS	0.00	0.00	( 0.70)	0.00	0.70
	RESTRICTED ACCOUNTS	<u>9,000.00</u>	<u>844.62</u>	<u>9,047.97</u>	<u>100.53</u>	<u>( 47.97)</u>
***	TOTAL REVENUES ***	9,000.00	844.62	9,047.27	100.53	( 47.27)
		=====	=====	=====	=====	=====
 <u>EXPENDITURE SUMMARY</u>						
	MC TECHNOLOGY FUND	<u>8,100.00</u>	<u>491.77</u>	<u>8,995.79</u>	<u>111.06</u>	<u>( 895.79)</u>
***	TOTAL EXPENDITURES ***	8,100.00	491.77	8,995.79	111.06	( 895.79)
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	900.00	352.85	51.48	5.72	848.52
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

19 -MC TECHNOLOGY FUND

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>COURTS</u>						
40422	CR CARD CONV FEE	<u>0.00</u>	<u>0.00</u>	<u>( 0.70)</u>	<u>0.00</u>	<u>0.70</u>
	TOTAL COURTS	0.00	0.00	( 0.70)	0.00	0.70
 <u>RESTRICTED ACCOUNTS</u>						
41190	MC Technology Fund Fee	<u>9,000.00</u>	<u>844.62</u>	<u>9,047.97</u>	<u>100.53</u>	<u>( 47.97)</u>
	TOTAL RESTRICTED ACCOUNTS	9,000.00	844.62	9,047.97	100.53	( 47.97)
<hr/>						
*** TOTAL REVENUE ***		9,000.00	844.62	9,047.27	100.53	( 47.27)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

19 -MC TECHNOLOGY FUND

MC TECHNOLOGY FUND

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>PERSONNEL SERVICES</u>						
519570	MC Technology Fund Expenses	<u>8,100.00</u>	<u>491.77</u>	<u>8,995.79</u>	<u>111.06</u>	<u>( 895.79)</u>
	TOTAL PERSONNEL SERVICES	8,100.00	491.77	8,995.79	111.06	( 895.79)
<hr/>						
	TOTAL MC TECHNOLOGY FUND	8,100.00	491.77	8,995.79	111.06	( 895.79)
		=====	=====	=====	=====	=====
<hr/>						
***	TOTAL EXPENDITURES ***	8,100.00	491.77	8,995.79	111.06	( 895.79)
<hr/>						
***	REVENUES OVER/ (UNDER) EXPENDITURES *	900.00	352.85	51.48	0.00	848.52
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

27 -IN-KIND FRANCHISE FEES

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
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REVENUE SUMMARY

GENERAL AND ADMINISTRATIV	0.00	1,926.48	7,734.31	0.00	( 7,734.31)
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*** TOTAL REVENUES ***	0.00	1,926.48	7,734.31	0.00	( 7,734.31)
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EXPENDITURE SUMMARY

*** REVENUES OVER/ (UNDER) EXPENDITURES *	0.00	1,926.48	7,734.31	0.00	( 7,734.31)
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FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

27 -IN-KIND FRANCHISE FEES

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
GENERAL AND ADMINISTRATIV						
40120	IN-KIND FRANCHISE INCOME	0.00	1,926.48	7,734.31	0.00	( 7,734.31)
	TOTAL GENERAL AND ADMINISTRATIV	0.00	1,926.48	7,734.31	0.00	( 7,734.31)
<hr/>						
*** TOTAL REVENUE ***		0.00	1,926.48	7,734.31	0.00	( 7,734.31)
		=====	=====	=====	=====	=====

AS OF: AUGUST 31ST, 2022

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>CAPITAL EXPENSES</u>						
<hr/>						
		=====	=====	=====	=====	=====
<hr/>						
***	REVENUES OVER/ (UNDER) EXPENDITURES *	0.00	1,926.48	7,734.31	0.00	( 7,734.31)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

30 -CAPITAL PROJECTS

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
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REVENUE SUMMARY

=====	=====	=====	=====	=====
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EXPENDITURE SUMMARY

=====	=====	=====	=====	=====
=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

30 -CAPITAL PROJECTS

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
	REVENUE					
	GENERAL AND ADMINISTRATIV					
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

30 -CAPITAL PROJECTS

NON-DEPARTMENTAL

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
CONTRACTUAL EXPENSES		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
EXPENSES (Continued)		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
CAPITAL EXPENSES		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
		=====	=====	=====	=====	=====
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

32 -MAGNOLIA RIDGE - PID

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>REVENUE SUMMARY</u>						
	GENERAL AND ADMINISTRATIV	<u>124,315.00</u>	<u>555.82</u>	<u>123,732.09</u>	<u>99.53</u>	<u>582.91</u>
***	TOTAL REVENUES ***	124,315.00	555.82	123,732.09	99.53	582.91
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	MAGNOLIA RIDGE PID	<u>117,495.00</u>	<u>73,747.50</u>	<u>119,995.00</u>	<u>102.13</u>	<u>( 2,500.00)</u>
***	TOTAL EXPENDITURES ***	117,495.00	73,747.50	119,995.00	102.13	( 2,500.00)
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	6,820.00	( 73,191.68)	3,737.09	54.80	3,082.91
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

32 -MAGNOLIA RIDGE - PID

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
GENERAL AND ADMINISTRATIV						
40105	AD VALOREM TAX REVENUE	<u>124,315.00</u>	<u>555.82</u>	<u>123,732.09</u>	<u>99.53</u>	<u>582.91</u>
	TOTAL GENERAL AND ADMINISTRATIV	124,315.00	555.82	123,732.09	99.53	582.91
<hr/>						
*** TOTAL REVENUE ***		124,315.00	555.82	123,732.09	99.53	582.91
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

32 -MAGNOLIA RIDGE - PID

MAGNOLIA RIDGE PID

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>I &amp; S PAYMENTS</u>						
500033	2018 PID BOND PRINCIPAL PAY'T	30,000.00	30,000.00	30,000.00	100.00	0.00
500034	2018 PID BOND INTEREST PAY'T	<u>87,495.00</u>	<u>43,747.50</u>	<u>87,495.00</u>	<u>100.00</u>	<u>0.00</u>
	TOTAL I & S PAYMENTS	117,495.00	73,747.50	117,495.00	100.00	0.00
 <u>CONTRACTUAL EXPENSES</u>						
 <u>MISCELLANIOUS EXPENSES</u>						
 <u>EXPENSES (Continued)</u>						
500800	BANK FEES	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>	<u>( 2,500.00)</u>
	TOTAL EXPENSES (Continued)	0.00	0.00	2,500.00	0.00	( 2,500.00)
<hr/>						
TOTAL MAGNOLIA RIDGE PID		117,495.00	73,747.50	119,995.00	102.13	( 2,500.00)
		=====	=====	=====	=====	=====
<hr/>						
*** TOTAL EXPENDITURES ***		117,495.00	73,747.50	119,995.00	102.13	( 2,500.00)
<hr/>						
*** REVENUES OVER/(UNDER) EXPENDITURES *		6,820.00	( 73,191.68)	3,737.09	0.00	3,082.91
		=====	=====	=====	=====	=====



FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

40 -SEIZED PROPERTY

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>REVENUE SUMMARY</u>						
	POLICE	<u>0.00</u>	<u>0.00</u>	<u>12,729.57</u>	<u>0.00</u>	<u>( 12,729.57)</u>
***	TOTAL REVENUES ***	0.00	0.00	12,729.57	0.00	( 12,729.57)
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	SEIZED POLICE PROPERTY	<u>0.00</u>	<u>0.00</u>	<u>2,922.99</u>	<u>0.00</u>	<u>( 2,922.99)</u>
***	TOTAL EXPENDITURES ***	0.00	0.00	2,922.99	0.00	( 2,922.99)
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	0.00	0.00	9,806.58	0.00	( 9,806.58)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

40 -SEIZED PROPERTY

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
POLICE						
40223	SEIZED PROPERTY INCOME	<u>0.00</u>	<u>0.00</u>	<u>12,729.57</u>	<u>0.00</u>	( <u>12,729.57</u> )
	TOTAL POLICE	0.00	0.00	12,729.57	0.00	( 12,729.57)
<hr/>						
*** TOTAL REVENUE ***		0.00	0.00	12,729.57	0.00	( 12,729.57)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

40 -SEIZED PROPERTY

SEIZED POLICE PROPERTY

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
CONTRACTUAL EXPENSES						
<hr/>						
MISCELLANIOUS EXPENSES						
500744	MINOR EQUIPMENT	0.00	0.00	2,922.99	0.00	( 2,922.99)
	TOTAL MISCELLANIOUS EXPENSES	0.00	0.00	2,922.99	0.00	( 2,922.99)
<hr/>						
CAPITAL EXPENSES						
<hr/>						
TOTAL SEIZED POLICE PROPERTY						
		0.00	0.00	2,922.99	0.00	( 2,922.99)
		=====	=====	=====	=====	=====
<hr/>						
*** TOTAL EXPENDITURES ***		0.00	0.00	2,922.99	0.00	( 2,922.99)
<hr/>						
*** REVENUES OVER/(UNDER) EXPENDITURES *		0.00	0.00	9,806.58	0.00	( 9,806.58)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

50 -JUDICIAL EFFICIENCY

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
-------	--------------	------------------	-------------------	-----------------	----------------	-------------------

REVENUE SUMMARY

RESTRICTED ACCOUNTS	200.00	139.15	1,004.36	502.18	( 804.36)
*** TOTAL REVENUES ***	200.00	139.15	1,004.36	502.18	( 804.36)
	=====	=====	=====	=====	=====

EXPENDITURE SUMMARY

*** REVENUES OVER/ (UNDER) EXPENDITURES *	200.00	139.15	1,004.36	502.18	( 804.36)
	=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

50 -JUDICIAL EFFICIENCY

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
RESTRICTED ACCOUNTS						
41190	JUDICIAL EFFICIENCY FUND FEE	200.00	139.15	1,004.36	502.18	( 804.36)
TOTAL RESTRICTED ACCOUNTS		200.00	139.15	1,004.36	502.18	( 804.36)
<hr/>						
*** TOTAL REVENUE ***		200.00	139.15	1,004.36	502.18	( 804.36)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

50 -JUDICIAL EFFICIENCY  
JUDICIAL EFFICIENCY FUND  
DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
MISCELLANIOUS EXPENSES						
<hr/>						
=====						
<hr/>						
*** REVENUES OVER/(UNDER) EXPENDITURES *						
		200.00	139.15	1,004.36	0.00	( 804.36)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

51 -LOCAL MUNICIPAL JURY FUND

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
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REVENUE SUMMARY

COURTS		0.00	0.00	125.22	0.00	( 125.22)
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*** TOTAL REVENUES ***		0.00	0.00	125.22	0.00	( 125.22)
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EXPENDITURE SUMMARY

*** REVENUES OVER/ (UNDER) EXPENDITURES *		0.00	0.00	125.22	0.00	( 125.22)
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FINANCIAL STATEMENT - UNAUDITED

AS OF: AUGUST 31ST, 2022

51 -LOCAL MUNICIPAL JURY FUND

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
COURTS						
40401	LOCAL MUNICIPAL JURY FUND	<u>0.00</u>	<u>0.00</u>	<u>125.22</u>	<u>0.00</u>	( <u>125.22</u> )
	TOTAL COURTS	0.00	0.00	125.22	0.00	( 125.22)
<hr/>						
*** TOTAL REVENUE ***		0.00	0.00	125.22	0.00	( 125.22)
		=====	=====	=====	=====	=====
<hr/>						
*** REVENUES OVER/ (UNDER) EXPENDITURES *		0.00	0.00	125.22	0.00	( 125.22)
		=====	=====	=====	=====	=====



CITY OF MAGNOLIA  
STATEMENT OF REVENUES - BUDGET VS. ACTUAL  
AS OF: AUGUST 31ST, 2022

% OF YEAR COMPLETED: 91.67

REVENUES	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
01 -GENERAL FUND	4,921,994.95	4,700,495.28	4,457,242.98	588,711.90	6,609,613.38 ( 2,152,370.40)		148.29
02 -WATER	5,467,293.61	4,431,485.03	10,195,537.31	230,539.54	8,526,252.53	1,669,284.78	83.63
04 -CAPITAL PROJ-ENTERPRI	3,204,350.00	1,336,341.85	1,936,137.00	0.00	379,921.30	1,556,215.70	19.62
05 -DEBT SERVICE - GENERA	676,235.00	658,495.91	786,235.00	9,397.41	786,302.10 ( 67.10)		100.01
06 -4B COMMUNITY DEV.	322,500.00	500,092.95	506,000.00	55,508.29	590,497.83 ( 84,497.83)		116.70
07 -4A ECONOMIC DEV.	620,000.00	976,198.05	803,000.00	112,385.33	1,275,441.45 ( 472,441.45)		158.83
10 -ATS-RED LIGHT CAMERA	1,500.00	286.56	0.00	2.47	49.71 ( 49.71)		0.00
11 -HB 445 ROAD REPAIR	312,000.00	488,692.63	412,000.00	57,558.46	607,493.30 ( 195,493.30)		147.45
17 -HOTEL/MOTEL OCCUPANCY	45,000.00	33,613.60	40,000.00	3,296.25	51,307.13 ( 11,307.13)		128.27
18 -MC SECURITY FUND	5,500.00	7,111.44	7,000.00	709.80	8,112.81 ( 1,112.81)		115.90
19 -MC TECHNOLOGY FUND	11,000.00	7,786.79	9,000.00	844.62	9,047.27 ( 47.27)		100.53
27 -IN-KIND FRANCHISE FEE	0.00	5,047.80	0.00	1,926.48	7,734.31 ( 7,734.31)		0.00
32 -MAGNOLIA RIDGE - PID	124,315.00	128,821.64	124,315.00	555.82	123,732.09	582.91	99.53
40 -SEIZED PROPERTY	0.00	1,481.74	0.00	0.00	12,729.57 ( 12,729.57)		0.00
50 -JUDICIAL EFFICIENCY	600.00	299.54	200.00	139.15	1,004.36 ( 804.36)		502.18
51 -LOCAL MUNICIPAL JURY	0.00	124.65	0.00	0.00	125.22 ( 125.22)		0.00
GRAND TOTAL REVENUES	15,712,288.56 =====	13,276,375.46 =====	19,276,667.29 =====	1,061,575.52 =====	18,989,364.36 =====	287,302.93 =====	98.51 =====

CITY OF MAGNOLIA  
STATEMENT OF EXPENDITURES - BUDGET vs ACTUAL  
AS OF: AUGUST 31ST, 2022

% OF YEAR COMPLETED: 91.67

EXPENDITURES	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
01 -GENERAL FUND	3,724,613.32	3,141,879.96	4,429,495.50	513,663.71	4,340,484.87	89,010.63	97.99
02 -WATER	3,263,955.09	2,132,042.04	3,788,774.26	453,093.00	3,805,656.48 (	16,882.22)	100.45
03 -SEWER	0.00	0.00	0.00	11,470.23	11,470.23 (	11,470.23)	0.00
04 -CAPITAL PROJ-ENTERPRI	12,473,850.00	6,274,271.47	3,596,622.00	1,911,982.43	10,828,800.92 (	7,232,178.92)	301.08
05 -DEBT SERVICE - GENERA	674,917.50	130,917.50	785,718.00	0.00	131,217.00	654,501.00	16.70
06 -4B COMMUNITY DEV.	320,037.00	258,561.86	379,018.31	13,259.40	452,130.50 (	73,112.19)	119.29
07 -4A ECONOMIC DEV.	100,563.00	96,829.86	96,152.00	10,985.19	270,135.91 (	173,983.91)	280.95
10 -ATS-RED LIGHT CAMERA	344,838.10	316,398.40	50,000.00	0.00	69,581.66 (	19,581.66)	139.16
11 -HB 445 ROAD REPAIR	300,000.00	13,837.93	300,000.00	14,992.00	16,852.00	283,148.00	5.62
17 -HOTEL/MOTEL OCCUPANCY	45,000.00	18,383.43	40,000.00	18.44	18,847.86	21,152.14	47.12
18 -MC SECURITY FUND	5,000.00	3,233.10	5,000.00	904.61	6,483.38 (	1,483.38)	129.67
19 -MC TECHNOLOGY FUND	15,600.00	7,226.10	8,100.00	491.77	8,995.79 (	895.79)	111.06
30 -CAPITAL PROJECTS	0.00	189,999.00	0.00	0.00	0.00	0.00	0.00
32 -MAGNOLIA RIDGE - PID	113,920.00	116,520.00	117,495.00	73,747.50	119,995.00 (	2,500.00)	102.13
40 -SEIZED PROPERTY	0.00	13,300.00	0.00	0.00	2,922.99 (	2,922.99)	0.00
GRAND TOTAL EXPENDITURES	21,382,294.01	12,713,400.65	13,596,375.07	3,004,608.28	20,083,574.59	6,487,199.52	147.71
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	( 5,670,005.45)	562,974.81	5,680,292.22	( 1,943,032.76)	( 1,094,210.23)	6,774,502.45	19.26-

## FY 2022 MAGNOLIA MUNICIPAL COURT COLLECTIONS REPORT

<b>MONTH</b>	<b>CITATIONS PAID THROUGH TRAFFIC PAYMENT.COM</b>	<b>CITATIONS PAID IN OFFICE OR THROUGH THE MAIL</b>	<b>TOTAL COURT COLLECTIONS</b>
<b>OCT.2021</b>	32,518.63	19,898.86	52,417.49
<b>Nov.2021</b>	23,661.30	\$18,944.50	42,605.80
<b>DEC.2021</b>	19,796.90	12,736.22	32,533.12
<b>JAN.2022</b>	31,048.70	17,777.26	48,825.96
<b>FEB.2022</b>	32,273.07	20,178.40	52,451.47
<b>MAR.2022</b>	36,011.92	19,026.56	55,038.48
<b>APR. 2022</b>	26,094.32	15,156.84	41,251.16
<b>MAY 2022</b>	23,161.84	13,817.15	36,978.99
<b>JUN. 2022</b>	20,364.29	13,289.45	33,653.74
<b>JUL. 2022</b>	25,505.73	10,460.12	35,965.85
<b>AUG. 2022</b>	19,305.20	20,279.14	39,584.34
<b>SEPT. 2022</b>			
<b>TOTAL:</b>	289,741.90	181,564.64	471,306.80
	BY: FRANCES SUAREZ 09/02/2022		

## 2022 MAGNOLIA MUNICIPAL COURT CASE MANAGEMENT REPORT

Month	Citations Issued	Violations Issued	Warnings Issued	New Warrants Issued	Warrants Cleared	Arraignment Cases	Juvenile Court Cases	Judge Trial cases	*Jury Trial Cases	Show Cause cases
January	175	263	353	723	49	36	5	0	0	0
February	121	158	217	614	81	35	3	0	0	9
March	189	283	372	88	74	43	2	0	0	5
April	164	244	389	59	50	35	4	0	0	3
May	140	227	525	26	56	65	1	0	0	3
June	134	200	336	138	55	51	3	0	0	0
July	136	198	378	65	53	40	3	3	0	4
August	146	193	397	*0	37	67	1	0	0	14
September										
October										
November										
December										
TOTAL	1205	1763	2967	1713	455	372	22	3	0	38
Completed By: Frances Suarez										
* New Judge waiting for approval										

For Month Of AUGUST 2022

[illegible]