

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

NOTICE OF PUBLIC MEETING OF THE MAGNOLIA CITY COUNCIL

**AMENDED AGENDA
PUBLIC HEARING & REGULAR CITY COUNCIL MEETING
TUESDAY, DECEMBER 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. 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.*

3. OPEN 1ST PUBLIC HEARING

NOTICE OF PUBLIC HEARING

On December 13, 2022 at 7:00 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, and to discuss the following text amendment(s) to the City of Magnolia Unified Development Code:

Chapter 2 - Zoning Districts and Land Uses, Table 2-2-1.02 Land Uses concerning Day Care Centers in the Auto-Urban Commercial zoning district.

4. CLOSE 1ST PUBLIC HEARING

5. OPEN 2nd PUBLIC HEARING

NOTICE OF PUBLIC HEARINGS

NOTICE OF TEMPORARY MORATORIUM AND NOTICE OF PUBLIC HEARINGS ON THE IMPOSITION OF A TEMPORARY MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, PROPERDEVELOPMENT, OR CONSTRUCTION IN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, UNDER CHAPTER 212, TEXAS LOCAL GOVERNMENT CODE.

Effective Friday, December 16, 2022, a temporary moratorium is in effect on the acceptance, authorization, and approvals necessary for the subdivision, site planning, property development, including residential and commercial property development or construction in the City limits and Extraterritorial Jurisdiction for new projects. During the Temporary Moratorium, no department of the City will accept applications or plans for development for permits, plats, verifications, rezonings, site plans, or new or revised certificates of occupancy where an exception or waiver has not been approved.

City residents and affected parties are encouraged to provide input on whether a continuing Moratorium shall be imposed prior to the expiration of this Temporary Moratorium. Two Public hearings and a Special City Council Meeting will be held on the following dates and times:

Hearing 1: City Council, Tuesday, December 13, 2022 at 7:00pm

Hearing 2: Planning and Zoning Commission, Thursday, December 15, 2022 at 4:30pm

Council Meeting: City Council, Wednesday, December 21, 2022 at 7:00pm

All public hearings will be conducted in the Council Chambers located at the Sewell Smith Council Chambers, located at 18111 Buddy Riley Blvd., Magnolia, Texas for all persons interested in the above proposed moratorium. At such time and place, all such persons shall have the right to appear and be heard. All persons interested in this moratorium and matters in relation thereto shall take notice of the date and time of said hearings.

The City conducted an analysis to determine the adequacy of the City's current regional water facilities and the need beyond the estimated capacity that is expected to result from new property development. The City has been provided certain findings related to the inadequacy of the existing water facilities to prevent a shortage of essential public facilities. The Temporary Moratorium is necessary to maintain the status quo and suspend further development during a period while the City receives public input on whether a continuing moratorium should be imposed.

This Temporary Moratorium shall remain in force until the date the City Council adopts an ordinance imposing a continuing Moratorium in accordance with law, or on December 21, 2022.

This Temporary Moratorium does not affect rights acquired under Texas Local Government Code Chapter 245 or the common law. The Temporary Moratorium does not affect Projects that do not impact the City's water capacity.

The City of Magnolia has imposed this Temporary Moratorium and is considering a continuing Moratorium under authority granted by Chapter 212, Subchapter E, of the Texas Local Government Code. Persons with questions, comments and concerns about the Temporary Moratorium may contact the following email: moratorium@cityofmagnolia.com.

6. CLOSE 2nd PUBLIC HEARING

7. ADJOURN PUBLIC HEARINGS AND CONVENE OPEN REGULAR MEETING

8. 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 Regular City Council Meeting held November 8, 2022.

b. CONSIDERATION – APPROVAL OF MINUTES

Consideration and possible action to approve the minutes of the Special City Council Meeting held November 29, 2022.

9. CONSIDERATION, DISCUSSION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. O-2022-030 TEXT AMENDMENTS TO THE CITY OF MAGNOLIA UNIFIED DEVELOPMENT CODE CHAPTER 2 - ZONING DISTRICTS AND LAND USES, TABLE 2-2-1.02 LAND USES CONCERNING DAY CARE CENTERS IN THE AUTO-URBAN COMMERCIAL ZONING DISTRICT

(Mayor Todd Kana)

Consideration and possible action to adopt:

ORDINANCE NO. O-2022-030

AN ORDINANCE OF THE CITY OF MAGNOLIA, TEXAS, AMENDING ITS ZONING ORDINANCE, BY APPROVING ZONING CLASSIFICATIONS CHANGE REQUESTS WITHIN THE CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO REFLECT THE APPROVED ZONING CLASSIFICATION CHANGES; PROVIDING FOR SEVERABILITY; MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

10. FIRST READING OF ORDINANCE NO. O-2022-031 ENACTING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, AND CONSTRUCTION IN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION

(Mayor Todd Kana)

Consideration and possible action to adopt:

ORDINANCE NO. O-2022-031

AN ORDINANCE OF THE CITY OF MAGNOLIA, TEXAS, ("CITY") ENACTING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, AND CONSTRUCTION IN THE CITY LIMITS AND

EXTRATERRITORIAL JURISDICTION, PROVIDING FOR FINDINGS OF FACT, DEFINITIONS, APPLICABILITY, PURPOSE, ENACTMENT, DURATION, EXTENSION, EXCEPTIONS AND EXEMPTIONS, DETERMINATION AND APPEALS, REPEALER, SEVERABILITY, ENFORCEMENT, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

11. **CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE WATER PLANT #3, PRELIMINARY PLAT, +/-2.281 ACRES (Mayor Todd Kana)**
12. **CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE WATER PLANT #3, FINAL PLAT, +/-2.281 ACRES (Mayor Todd Kana)**
13. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE SITE PLAN FOR CHRISTIAN BROTHERS AUTOMOTIVE (Mayor Todd Kana)**
14. **CONSIDERATION, DISCUSSION AND POSSIBLE ACTION ON THIRD AMENDMENT TO THE UTILITY AGREEMENT BETWEEN THE CITY OF MAGNOLIA AND MAGNOLIA M3 RANCH, LP (Mayor Todd Kana)**
15. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE AEI ENGINEERING WORK ORDER NO. 22-012 AMENDMENT FOR HPT ADDITION AT WATER PLANT NO. 2 FOR A REVISED NOT-TO-EXCEED AMOUNT OF \$100,000 (Mayor Todd Kana)**
16. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE BALLAST POINT CONSTRUCTION CHANGE ORDER NO. 3 FOR MODIFICATIONS TO CONTRACT DOCUMENTS OF NICHOLS SAWMILL INTERCEPTOR SEWER REPLACEMENT FOR A DEDUCT IN THE AMOUNT OF \$84,480.54 (Mayor Todd Kana)**
17. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE D.L. GLOVER, INC CHANGE ORDER NO. 3 FOR MODIFICATIONS TO CONTRACT DOCUMENTS OF FM 1488 FORCE MAIN CONSTRUCTION AND WATER LINE RELOCATION IN THE AMOUNT OF \$78,740 (Mayor Todd Kana)**
18. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE ALLCO, LLC CHANGE ORDER NO. 4 FOR MODIFICATION TO CONTRACT DOCUMENTS OF NICHOLS SAWMILL WASTEWATER TREATMENT PLANT EXPANSION IN THE AMOUNT OF \$84,681 (Mayor Todd Kana)**
19. **CONSIDERATION, DISCUSSION AND POSSIBLE ACTION ON DECISION TO REQUEST FINANCIAL ASSISTANCE FROM TEXAS WATER DEVELOPMENT BOARD (Mayor Todd Kana)**

- 20. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. R-2022-034 REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD; AUTHORIZING THE FILING OF AN APPLICATION FOR ASSISTANCE; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH (Mayor Todd Kana)**

Consideration and possible action to adopt:

RESOLUTION NO. R-2022-034

RESOLUTION BY THE CITY COUNCIL OF THE CITY MAGNOLIA, TEXAS REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD; AUTHORIZING THE FILING OF AN APPLICATION FOR ASSISTANCE; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

- 21. CONSIDERATION – APPROVE RESOLUTION NO. R-2022-033 DESIGNATING COUNCILMEMBER DANTZER AS REPRESENTATIVE AND COUNCILMEMBER JACK L HUITT, JR. AS ALTERNATE FOR HOUSTON-GALVESTON AREA COUNCIL 2023 GENERAL ASSEMBLY AT NOVEMBER 8 COUNCIL MEETING (Mayor Todd Kana)**

Consideration and possible action to adopt:

RESOLUTION NO. R-2022-033

DESIGNATION OF REPRESENTATIVE AND ALTERNATE HOUSTON-GALVESTON AREA COUNCIL 2023 GENERAL ASSEMBLY

- 22. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. O-2022-032 DROUGHT CONTINGENCY PLAN AMENDMENTS (Mayor Todd Kana)**

Consideration and possible action to adopt:

ORDINANCE NO. O-2022-032

AN ORDINANCE OF THE CITY OF MAGNOLIA, TEXAS, ADOPTING AMENDMENTS TO THE DROUGHT CONTINGENCY PLAN ADOPTED BY ORDINANCE O-2019-007 PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$2000.00) FOR EACH OFFENSE, AND PROVIDING FOR AN EFFECTIVE DATE.

- 23. CONSIDERATION – DISCUSS AND TAKE ACTION TO FILL DIRECTOR POSITION 4 TO SERVE A TWO-YEAR TERM TO THE 4B COMMUNITY DEVELOPMENT CORPORATION (Mayor Todd Kana)**

- 24. CONSIDERATION – DISCUSS AND TAKE ACTION TO FILL DIRECTOR POSITION 5 TO SERVE A TWO-YEAR TERM TO THE 4B COMMUNITY DEVELOPMENT CORPORATION (Mayor Todd Kana)**

25. CONSIDERATION – DISCUSS AND TAKE ACTION TO FILL DIRECTOR POSITION 7 TO SERVE A TWO-YEAR TERM TO THE 4B COMMUNITY DEVELOPMENT CORPORATION (Mayor Todd Kana)

26. CONSIDERATION – DISCUSS AND TAKE ACTION ON THE FY 2023 PROJECT LIST BY MAGNOLIA 4B COMMUNITY DEVELOPMENT CORPORATION (Mayor Todd Kana)

27. CONSIDERATION – DISCUSS AND TAKE ACTION TO ACCEPT RESIGNATION OF CITY SECRETARY (Mayor Todd Kana)

28. CONSIDERATION – DISCUSS AND TAKE ACTION TO APPOINT AN INTERIM CITY SECRETARY (Mayor Todd Kana)

29. 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. **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.**
- b. **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 provision of water services to business and residential construction and temporary moratorium.**

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

31. 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)**

32. 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, in compliance with Chapter 551, Texas Government Code.

DATE

12/09/2022

TIME

3:50 PM

TAKEN DOWN


Don Doering, City Administrator



Hearst Newspapers, LLC

Order Confirmation

Ad Order Number

0034237256

Sales Rep.

0630-HOU

Order Taker

jvega

Order Source

Rep

Customer

CITY OF MAGNOLIA

Customer Account

20017370

Customer Address18111 BUDDY RILEY BLVD
MAGNOLIA TX 773545864 USA**Customer Phone**

2813562266

Payor Customer

CITY OF MAGNOLIA

Payor Account

20017370

Payor Address18111 BUDDY RILEY BLVD
MAGNOLIA TX 773545864 USA**Payor Phone**

2813562266

PO Number**Ordered By**

Christian Gable

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

1

Proofs

0

Affidavits

1

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

Day Care Centers in the Auto-Urban

Ad Order Notes**Gross Amount**

76.25

Net Amount

\$76.25

Tax Amount

\$0.00

Total Amount

\$76.25

Payment Method

Credit Card Pymt

Payment Amount

\$0.00

Amount Due

\$76.25

Ad Number

0034237256-01

Ad Type

Legal

Production Method

AdBooker

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

No

Pick Up**Ad Size**

2 X 10 li

Color**NOTICE OF PUBLIC HEARING**

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Chapter 2 - Zoning Districts and Land Uses, Table 2-2-1.02 Land Uses concerning Day Care Centers in the Auto-Urban Commercial zoning district.

ProductHCN Cypress Creek Champions
HCN Cypress Creek Cypress
HCN Tomball Potpourri
HOU Online**Placement**Legals
Legals
Legals
Legals**Position**Legal Notices
Legal Notices
Legal Notices
Legal Notices**First Run Date**Wednesday, November 23, 20
Wednesday, November 23, 20
Wednesday, November 23, 20
Wednesday, November 23, 20**Last Run Date**Wednesday, November 23, 20
Wednesday, November 23, 20
Wednesday, November 23, 20
Thursday, December 22, 2022

LEGAL NOTICES email legals@chron.com or call 281-378-1000

Legals/Public Notices

Legals/Public Notices

Legals/Public Notices

NOTICE OF PUBLIC HEARINGS

NOTICE OF TEMPORARY MORATORIUM AND NOTICE OF PUBLIC HEARINGS ON THE IMPOSITION OF A TEMPORARY MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, PROPERDEVELOPMENT, OR CONSTRUCTION IN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, UNDER CHAPTER 212, TEXAS LOCAL GOVERNMENT CODE.

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City residents and affected parties are encouraged to provide input on whether a continuing Moratorium shall be imposed prior to the expiration of this Temporary Moratorium. Two Public hearings and a Special City Council Meeting will be held on the following dates and times:

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Hearing 2: Planning and Zoning Commission, Thursday, December 15, 2022 at 4:30pm
Council Meeting: City Council, Wednesday, December 21, 2022 at 7:00pm

All public hearings will be conducted in the Council Chambers located at the Sewell Smith Council Chambers, located at 18111 Buddy Riley Blvd., Magnolia, Texas for all persons interested in the above proposed moratorium. At such time and place, all such persons shall have the right to appear and be heard. All persons interested in this moratorium and matters in relation thereto shall take notice of the date and time of said hearings.

The City conducted an analysis to determine the adequacy of the City's current regional water facilities and the need beyond the estimated capacity that is expected to result from new property development. The City has been provided certain findings related to the inadequacy of the existing water facilities to prevent a shortage of essential public facilities. The Temporary Moratorium is necessary to maintain the status quo and suspend further development during a period while the City receives public input on whether a continuing moratorium should be imposed.

This Temporary Moratorium shall remain in force until the date the City Council adopts an ordinance imposing a continuing Moratorium in accordance with law, or on December 21, 2022.

This Temporary Moratorium does not affect rights acquired under Texas Local Government Code Chapter 245 or the common law. The Temporary Moratorium does not affect Projects that do not impact the City's water capacity.

The City of Magnolia has imposed this Temporary Moratorium and is considering a continuing Moratorium under authority granted by Chapter 212, Subchapter E, of the Texas Local Government Code. Persons with questions, comments and concerns about the Temporary Moratorium may contact the following email: moratorium@cityofmagnolia.com.

NOTICE OF PUBLIC SALE

The following vehicles will be auctioned by the Montgomery County Precinct 4 Constable Kenneth "Rowdy" Hayden at EMC Towing located at 22855 Gasoline Alley, New Caney TX. 77357; 281-399-5100 on Tuesday, December 13, 2022 at 8:30am in accordance with the Texas Abandoned Motor Vehicle Act, Article #4477-9A

YEAR	MAKE & MODEL	LICENSE PLATE	VIN
2002	HOND CIVIC	LSN9349	1HGES15512L074749
2007	TOYOTA MATRIX	-	2T1KR32E07C643599
1996	FORD RANGER TRUCK	-	1FTCR10A6TPB00391
2004	FORD F150 TRUCK	PXK0266	2FTRF17254CA41306
2001	LINCOLN TOWN CAR	NHJ5297	1LNHM82W91Y78369
2014	MINI COOPER	-	WMWXM5C54ET936956
2007	FORD ESCAPE	BB1D819	1FMYU02Z27KA12146
2017	MERCEDES BENZ 300 CE	132AWQ	55SWF4JB7HU194764
2002	NISSAN ALTIMA	KSZ9284	1N4BL11DX2C164306
2007	NISSAN ALTIMA	-	1N4AL21E47C212349
2009	DODGE CARAVAN	3KMBS	2D8HN44E39R510087
1995	INTERNATIONAL FLAT BED	GRK7884	1HTSDAAN2SH614651

NOTICE OF PUBLIC HEARING

The City Council of the City of Conroe, Texas will conduct a Public Hearing on Monday, December 19, 2022, at 9:30 a.m. in the Council Chamber of the City Hall, located at 300 West Davis Street in Conroe, Texas.

The purpose of the public hearing is to receive public comment on proposed amendments to the subdivision regulation found in Code of Ordinances Chapter 14 and Chapter 94. The proposed amendments will:

Amend Sections 14-35, 94-102, 94-224, 94-252 and 94-254 to reduce the minimum subdivision lot size to 5,400 square feet with a minimum street frontage of 45 feet.

A copy of the proposed ordinance may be viewed in the office of the City Secretary on the 3rd floor of City Hall at 300 West Davis, Conroe, Texas.

The public is invited to attend and make comment.

Signed this 8th day of December, 2022.

/s/_____
Soco Gorjon
City Secretary

PUBLIC NOTICE TO ALL INTERESTED AGENCIES AND PUBLIC GROUPS:

The Texas Water Development Board (TWDB) issued a Categorical Exclusion from a full environmental review on November 30, 2022, for the City of Shenandoah, Updates to Existing Wastewater Treatment Plant – Phase One Project, Montgomery County, Texas, Clean Water State Revolving Fund, TWDB Project No. 73913. The full text and maps for the Categorical Exclusion are available on the TWDB website (http://www.twdb.texas.gov/financial/reports/environmental_findings/index.asp).

Comments regarding this determination may be submitted to the Director of Regional Water Project Development, Texas Water Development Board, P.O. Box 13231, Austin, Texas 78711-3231 or via email at RWPD-Environmental@twdb.texas.gov.

Given under my hand and seal of office, Shenandoah, Texas, this 5th day of December, 2022.

/s/Courtney Clary, City Secretary

Advertise your business in our service directory

Call today for more information:

281-378-1000


A Division of the Houston Chronicle

Citation by Publication

CITATION BY PUBLICATION - CIVIL
Cause Number: 22-08-11078-CV
Clerk of the Court
Melisa Miller
P.O. Box 2985
Conroe, Texas 77305
Attorney Requesting Service
Travis Owens
PO Box 8605
The Woodlands TX 77387
THE STATE OF TEXAS
NOTICE TO DEFENDANT: "You have been sued. You may employ an attorney. If you or your attorney does not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of forty-two days after the date of issuance of this citation and petition, a default judgement may be taken against you."
To: George Whitten Shamblin
You are hereby commanded to appear by filing a written answer to the Plaintiff's Original Petition at 10:00 a.m. of the Monday next after the expiration of forty-two days after the date of issuance of this citation the same being Monday, the 26th day of December, 2022 before the 284th Judicial District Court of Montgomery County, Texas at the Courthouse of said County in Conroe, Texas. Said Plaintiff's Original Petition was filed in said court on this the 23rd day of August, 2022, in this case, numbered 22-08-11078-CV on the docket of said court.
The names of the parties to the cause are as follows:
Dalton Woolery are Plaintiffs and George Whitten Shamblin; Effie Shamblin Are Defendants
A brief statement of the nature of this suit as follows, to wit:
Plaintiff Original Petition is a Suit to Quiet Title on the real property of approximately 3 acre tract in the Security Subdivision whose metes and bounds are the following: Being a 3 acre tract of land, also known as Lot 7-B, 8-B in the Edward Wrentmore Survey, A-595, Montgomery County, Texas and being out of and a part of the Security Subdivision as recorded in Volume 1, Page 22, of the Montgomery County Map Records.
Defendants previously owned this property, and title is clouded. Plaintiff and his predecessors acquired exclusive possession of this property and have occupied and held the property in open, continuous adverse possession for more than 45 years. At all times during Plaintiff's possession, Plaintiff has enjoyed the Property, continuously paid property taxes, and no other person has made any claim to this property.
As is more fully shown by Plaintiff's Original Petition n file in this suit.
The officer executing this writ shall promptly serve the same according requirements of law, and the mandates thereof, and make due as the law directs. Issued and given under my hand seal of said Court at Conroe, Texas this on this the 8th day of November, 2022.
Melisa Miller, District Clerk
Montgomery County, Texas
By: /s/
Delcy Parker

Citation by Publication

CITATION BY PUBLICATION - CIVIL
Cause Number: 22-08-11078-CV
Clerk of the Court
Melisa Miller
P.O. Box 2985
Conroe, Texas 77305
Attorney Requesting Service
Travis Owens
PO Box 8605
The Woodlands TX 77387
THE STATE OF TEXAS
NOTICE TO DEFENDANT: "You have been sued. You may employ an attorney. If you or your attorney does not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of forty-two days after the date of issuance of this citation and petition, a default judgement may be taken against you."
To: Effie Shamblin
You are hereby commanded to appear by filing a written answer to the Plaintiff's Original Petition at 10:00 a.m. of the Monday next after the expiration of forty-two days after the date of issuance of this citation the same being Monday, the 26th day of December, 2022 before the 284th Judicial District Court of Montgomery County, Texas at the Courthouse of said County in Conroe, Texas. Said Plaintiff's Original Petition was filed in said court on this the 23rd day of August, 2022, in this case, numbered 22-08-11078-CV on the docket of said court.
The names of the parties to the cause are as follows:
Dalton Woolery are Plaintiffs and George Whitten Shamblin; Effie Shamblin Are Defendants
A brief statement of the nature of this suit as follows, to wit:
Plaintiff Original Petition is a Suit to Quiet Title on the real property of approximately 3 acre tract in the Security Subdivision whose metes and bounds are the following: Being a 3 acre tract of land, also known as Lot 7-B, 8-B in the Edward Wrentmore Survey, A-595, Montgomery County, Texas and being out of and a part of the Security Subdivision as recorded in Volume 1, Page 22, of the Montgomery County Map Records.
Defendants previously owned this property, and title is clouded. Plaintiff and his predecessors acquired exclusive possession of this property and have occupied and held the property in open, continuous adverse possession for more than 45 years. At all times during Plaintiff's possession, Plaintiff has enjoyed the Property, continuously paid property taxes, and no other person has made any claim to this property.
As is more fully shown by Plaintiff's Original Petition n file in this suit.
The officer executing this writ shall promptly serve the same according requirements of law, and the mandates thereof, and make due as the law directs. Issued and given under my hand seal of said Court at Conroe, Texas this on this the 8th day of November, 2022.
Melisa Miller, District Clerk
Montgomery County, Texas
By: /s/
Delcy Parker

Legal Bids & Proposals

Legal Bids & Proposals

Montgomery County Municipal Utility District No. 212 Date: December 16, 2022

INVITATION TO BIDDERS

Sealed Bids addressed to Montgomery County Municipal Utility District No. 212, will be received electronically or at the office of Texas Professional Engineering, LLC, until 10:00 a.m. Local Time, Friday, December 16, 2022, and then publicly opened and read at 3210 N. Frazier, Suite B, Conroe, TX 77303 for "Construction of Paving Facilities in Stonebrooke Section 1 for Montgomery County Municipal Utility District No. 212, Montgomery County, Texas." In addition to the opening of sealed Bids at the address above, you may view the public opening of sealed Bids via Microsoft Teams. To join via Microsoft Teams, call 1 (469) 480-7912. The Conference ID is 69972411#.

Scope of Work of the Contract Documents includes the following: Paving Facilities in Stonebrooke Section 1

Bids received after the closing time will not be considered. There will be no pre-bid conference held.

Each Bid must be accompanied by a Bid Bond or a certified or cashier's check, acceptable to the Owner, in an amount not less than two percent (2%) of the total amount Bid, as a guarantee that the successful bidder will enter into the Contract Documents and execute the Bonds on the forms provided and provide the required insurance certificates within seven (7) days after the date Contract Documents are received by the Contractor. If a certified or cashier's check is provided, the successful bidder shall deliver, at the bid opening address, the original certified or cashier's check within twenty-four (24) hours of receipt of the bid opening.

Copies of the bidding documents may be reviewed and obtained from www.CivcastUSA.com: search Construction of Paving Facilities in Stonebrooke Section 1. Bidders must register on this website to view and/or download specifications, plans, soils report, and environmental reports for this Project. There is **NO** charge to view or download documents.

Bidding documents may be examined at Texas Professional Engineering, LLC, 3210 N. Frazier, Suite B, Conroe, TX 77303, or may be obtained by prospective bidders or suppliers upon payment of One Hundred Fifty Dollars (\$150.00 non-refundable plus cost of delivery) for each set of documents at 3210 N. Frazier, Suite B, Conroe, TX 77303. Checks should be made payable to Texas Professional Engineering, LLC. No cash will be accepted.

A bidder submitting electronic Bids must submit its Bid and Bid Securities in compliance with Owner's Order Adopting Section 49.2731 Electronic Bidding Rules and all electronic Bids and Bid Securities must be submitted through www.CivcastUSA.com. Bidder must register on this website to submit a Bid and Bid Security and there is no charge to submit Bids and Bid Securities on this website.

By submitting a Bid, bidder acknowledges and agrees that the Contract Documents may be accepted, executed or agreed to through the use of an Electronic Signature, as defined by and in accordance with Owner's Electronic Signature Rules for Construction Contracts.

The Owner reserves the right to reject any or all Bids and to waive all defects and irregularities in bidding or bidding process except time of submitting a Bid. The successful bidder, if any, will be the responsible bidder which in the Board's judgment will be most advantageous to the District and result in the best and most economical completion of the Project.

The requirements of Subchapter J, Chapter 552, Government Code, may apply to this Bid and the Contractor agrees that the Contract Documents can be terminated if the Contractor knowingly or intentionally fails to comply with a requirement of that subchapter.

TABC Notices

TABC Notices

Public Notice

Q&A

What is a public notice?

It's information about important government activities. Notice in the newspaper is required for a good reason—to make sure it's NOTICED. It's crucial to government transparency...and government accountability.

Your local paper is the most visible, independent source for this crucial service. We not only print notices in the paper, but post them on our website and a statewide website at no extra charge. And they're archived forever, so there's a permanent and unalterable record.

Texas newspapers have published public notices since 1836. As your hometown paper, we're proud to provide this service to our communities.

What makes newspapers the best source for public notice?

Newspapers are independent, credible, and can guarantee readership. Newspaper readers pay attention to what's going on in the community.

Newspapers are read both in print and online. So are the public notices we publish. And after they're published, we archive them. Forever.

Since 1836, Texans have relied on their newspapers to provide public notices. They still do...for lots of good reasons.

Who benefits from public notice?

You do. Public notices are required because a government body or corporation wants to do something you need to know about.

EARN EXTRA INCOME!

DELIVERY DRIVERS WANTED

\$1,000 - \$1,750

a month or more as an Independent Contractor depending on size of route

Delivery Drivers are needed across Houston and surrounding areas.

Routes are delivered 7 days per week, in the early hours between midnight to 7:00 a.m. Delivery time depends on the size of the route.

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2. Call 281-378-1000

3. Sit back and watch the customers come to you!

It's As Easy As 1 - 2 - 3!


A Division of the Houston Chronicle

Hearst Newspapers, LLC
Order Confirmation

Ad Order Number

0034245204

Sales Rep.

0630-HOU

Order Taker

bvanstraten

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

Notice of Public Hearings - Moratorium

Ad Order Notes

Gross Amount

269.20

Net Amount

\$269.20

Tax Amount

\$0.00

Total Amount

\$269.20

Payment Method

Credit Card Pymt

Payment Amount

\$0.00

Amount Due

\$269.20

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0034245204-01	Legal	AdBooker	
<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	
<u>Ad Size</u>	<u>Color</u>		
3 X 47 li			

NOTICE OF PUBLIC HEARINGS

NOTICE OF TEMPORARY MORATORIUM AND NOTICE OF PUBLIC HEARINGS ON THE IMPOSITION OF A TEMPORARY MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, PROPERDEVELOPMENT, OR CONSTRUCTION IN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, UNDER CHAPTER 212, TEXAS LOCAL GOVERNMENTCODE.

Effective Friday, December 16, 2022, a temporary moratorium is in effect on the acceptance, authorization, and approvals necessary for the subdivision, site planning, property development, including residential and commercial property development or construction in the City limits and Extraterritorial Jurisdiction for new projects. During the Temporary Moratorium, no department of the City will accept applications or plans for development for permits, plats, verifications, rezonings, site plans, or new or revised certificates of occupancy where an exception or waiver has not been approved.

City residents and affected parties are encouraged to provide input on whether a continuing Moratorium shall be imposed prior to the expiration of this Temporary Moratorium. The Second Public hearing and a Special City Council Meeting will be held on the following dates and times:

Hearing 2: Planning and Zoning Commission, Thursday, December 15, 2022 at 4:30pm
Council Meeting: City Council, Wednesday, December 21, 2022 at 7:00pm

All public hearings will be conducted in the Council Chambers located at the Sewell Smith Council Chambers, located at 18111 Buddy Riley Blvd, Magnolia, Texas for all persons interested in the above proposed moratorium. At such time and place, all such persons shall have the right to appear and be heard. All persons interested in this moratorium and matters in relation thereto shall take notice of the date and time of said hearings.

The City conducted an analysis to determine the adequacy of the City's current regional water facilities and the need beyond the estimated capacity that is expected to result from new property development. The City has been provided certain findings related to the inadequacy of the existing water facilities to prevent a shortage of essential public facilities. The Temporary Moratorium is necessary to maintain the status quo and suspend further development during a period while the City receives public input on whether a continuing moratorium should be imposed.

This Temporary Moratorium shall remain in force until the date the City Council adopts an ordinance imposing a continuing Moratorium in accordance with law, or December 21, 2022, whichever is the earlier.

This Temporary Moratorium does not affect rights acquired under Texas Local Government Code Chapter 245 or the common law. The Temporary Moratorium does not affect Projects that do not impact the City's water capacity.

The City of Magnolia has imposed this Temporary Moratorium and is considering a continuing Moratorium under authority granted by Chapter 212, Subchapter E, of the Texas Local Government Code. Persons with questions, comments and concerns about the Temporary Moratorium may contact the following email: moratorium@cityofmagnolia.com.

<u>Product</u>	<u>Placement</u>	<u>Position</u>	<u>First Run Date</u>	<u>Last Run Date</u>
HCN Conroe Courier	Legals	Legal Notices	Sunday, December 11, 2022	Sunday, December 11, 2022
HOU Online	Legals	Legal Notices	Sunday, December 11, 2022	Sunday, December 11, 2022

Temporary Development Moratorium

Magnolia, Texas

Highlights:

- Would delay new development based on need to examine water availability
- Needed public infrastructure
- Requires two public hearings and ordinance
- P&Z Public Hearing –December 15, 2022 –
- 2 City Council meetings (public hearing and 2 readings)
 - December 13, 2022
 - December 21, 2022
- Newspaper Notice issued on 4th day before the date of the hearing
- Automatic Temporary Moratorium begins (5 business days after the first notice of public hearing is published) – Period designed solely for review of possible moratorium by City Council and for public hearings

LGC 212.134(d) At least 1 public hearing city council and 1 public hearing P&Z

LGC 212.134(f) Within 12 days after the date of the first public hearing, the municipality shall make a final determination on the imposition of a moratorium. Before an ordinance adopting a moratorium may be imposed, the ordinance must be given at least two readings by the governing body of the municipality. The readings must be separated by at least four days.

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Effect of Temporary Development Moratorium

- No applications will be accepted by the Building and Planning Departments without a waiver
- Waivers or exceptions can be granted for ongoing, vested, or small, no impact projects. Waivers may also be granted by the city council for projects that are recognized to not detrimentally affect the City.
- For Example:
 - Projects within Approved Development Agreements would/may continue (subject to water connection availability)
 - Projects that do not require water (or a land use change would continue)
 - Projects where water has been approved (subject to water connection availability) by agreement and no land use change is requested

New Development Projects that do not fall within the waiver requirements will be delayed until the moratorium is over.

If moratorium is extended, administratively approved exceptions will be available in lieu of waivers.

Proposed Moratorium Ordinance

- Applies to City Limits and ETJ
- Allows for administrative exceptions process with appeal to City Council
- Exceptions will be allowed to be requested at time of application **or** within 30 days of enactment of the ordinance without separate application
- Enacts waiver process as required by Chapter 212 of the Texas Local Government Code with review by the City Council
- Waiver requests will be allowed at the time of application
- Can be extended and includes list of affected and unaffected permits

Types of Moratoriums

Sec. 212.131. DEFINITIONS. In this subchapter:

- (1) "Essential public facilities" means water, sewer, or storm drainage facilities or street improvements provided by a municipality or private utility.
- (2) "Residential property" means property zoned for or otherwise authorized for single-family or multi-family use.
- (3) "Property development" means the construction, reconstruction, or other alteration or improvement of residential or commercial buildings or the subdivision or replatting of a subdivision of residential or commercial property.
- (4) "Commercial property" means property zoned for or otherwise authorized for use other than single-family use, multifamily use, heavy industrial use, or use as a quarry.

Sec. 212.132. APPLICABILITY. This subchapter applies only to a moratorium imposed on property development affecting only residential property, commercial property, or both residential and commercial property.

Types of Moratoriums-continued

Sec. 212.135. JUSTIFICATION FOR MORATORIUM: SHORTAGE **OF ESSENTIAL PUBLIC FACILITIES**; WRITTEN FINDINGS REQUIRED- water, sewer, or storm drainage facilities or street improvements provided by a municipality or private utility.

Magnolia is looking at 212.135. 212.135 and moratoriums expire 120th day after the date adopted unless moratorium which can be extended by public hearing and written findings and ordinance.

Local Gov't Code Sec. 212.137. WAIVER PROCEDURES REQUIRED. (a) A moratorium adopted under this subchapter must allow a permit applicant to apply for a waiver from the moratorium relating to the property subject to the permit by:

- (1) claiming a right obtained under a development agreement; or
 - (2) providing the public facilities that are the subject of the moratorium at the landowner's cost.
- (b) The permit applicant must submit the reasons for the request to the governing body of the municipality in writing. The governing body of the municipality must vote on whether to grant the waiver request within 10 days after the date of receiving the written request.

EXCEPTIONS

- Vested/Ongoing Projects under Chapter 245 of the Texas Local Government Code
- Platted Projects where water approved
- Development Agreement projects where there is a “right to continue development”
- Water Agreements would follow their interim solutions
- Other exceptions such as projects with no impact or other types of small projects could also be excepted
- Exceptions are administratively approved (10 business days the same as administratively completeness check) – provides for appeals to City Council

WAIVERS

- Projects can apply for waivers simultaneously with their applications
- Waivers are reviewed and approved by City Council
- City Council has 10 days after submission of waiver request to decide whether or not to approve waiver
- Waivers may be granted by the city council for projects that are prohibited by the moratorium, but are recognized to not detrimentally affect the city

Both of these would be applied for at time of application for the main permit. They could be applied for by lot, project, DA, or PDD.

Permits Subject to Moratorium

- Commercial/Multi-Family Building
- Permit Application
- Residential Building Permit Application
- Subdivision Application
- Site Development Application
- Zoning Amendment/PDD
- Application
- Development Agreement
- Conditional Use Permit
- Variance Application
- Wastewater Application

Permits not Subject to Moratorium

- Contractor Registration Form
- Grandfathered Status Request/Appeal
- City Limits/ETJ Determination Letter
- Street Cut/Driveway Permit
- On Site Sewage Facility Permit Application
- Mobile Food Unit
- Pre-Development Meeting Form
- Certificate of Appropriateness
- Annexation Application
- Sign Permit
- Lighting Permit
- Zoning Determination Letter Request
- Residential Swimming Pool Permit
- Demolition Permit



MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA NOVEMBER 8, 2022

A meeting of the City Council was held on this date, November 8, 2022, beginning at 7:00 p.m. in the Sewall Smith Council Chambers, 18111 Buddy Riley Boulevard, Magnolia, Texas 77354.

1. CALL MEETING TO ORDER

Mayor Todd Kana convened the meeting at 7:00 p.m.

a. INVOCATION

Mathew 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, Daniel Miller, Matthew Dantzer, Brenda Hoppe, and Jack L Huitt Jr.

Absent: None

Staff present: City Administrator Don Doering, City Secretary Kandice Garrett, Finance/HR Administrator Beverly Standley, Planning Coordinator Christian Gable, and Economic Development Director Rachel Steele

2. 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.*

Frank Parker, 31602 Hanks Rd., Magnolia, TX 77355 spoke in regard to the Convenience Store on Hanks Rd. and asked for clarification on submitting requests for open records.

City Attorney Leonard Schneider informed Mr. Parker the rules under the Texas Public Information Act state that once a written request is submitted only the documents that exist at that time are provided and he needs to submit a new written request for continuing records.

3. OPEN PUBLIC HEARING

Mayor Kana opened the Public Hearing at 7:02 p.m.

NOTICE OF PUBLIC HEARING

On November 8, 2022 at 7:00 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 a combination of 4.926 acres of land being Property ID R201670, R201671, R201672, R481609 and R40491 situated in the Gamble Dawson Survey, Abstract No. 177, of Montgomery County, Texas, from Industrial, Public Use and Rural to Auto-Urban Commercial.

Mayor Kana read aloud the Notice of Public Hearing. There were no speakers.

4. CLOSE PUBLIC HEARING

Mayor Kana closed the Public Hearing at 7:02 p.m.

5. ADJOURN PUBLIC HEARING AND CONVENE OPEN REGULAR MEETING

Mayor Kana closed the Public Hearing and convened the Regular Meeting at 7:02 p.m.

6. 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 Public Hearing and Regular City Council Meeting held October 11, 2022.

b. CONSIDERATION – APPROVE INVESTMENT PORTFOLIO FOR 3RD QUARTER ENDING SEPTEMBER 2022

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

7. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. O-2022-029 TO CHANGE THE ZONING CLASSIFICATION FOR 4.926 ACRES OF LAND BEING PROPERTY ID R201670, R201671, R201672, R481609 AND R40491 SITUATED IN THE GAMBLE DAWSON SURVEY, ABSTRACT NO. 177, OF MONTGOMERY COUNTY,

TEXAS, FROM INDUSTRIAL, PUBLIC USE AND RURAL TO AUTO-URBAN COMMERCIAL (Mayor Todd Kana)

Consideration and possible action to adopt:

ORDINANCE NO. O-2022-029

AN ORDINANCE OF THE CITY OF MAGNOLIA, TEXAS, AMENDING ITS ZONING ORDINANCE, BY APPROVING ZONING CLASSIFICATIONS CHANGE REQUESTS WITHIN THE CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO REFLECT THE APPROVED ZONING CLASSIFICATION CHANGES; PROVIDING FOR SEVERABILITY; MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

Planning Coordinator Christian Gable presented this item and gave a summary report noting the proposed changes support the Future Land Use Map of the Comprehensive Plan.

MOTION: Upon a motion to approve Ordinance No. O-2022-029 made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.

8. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MAGNOLIA RIDGE FOREST, SECTION 17, FINAL PLAT, +/- 50.434 ACRES (Mayor Todd Kana)

Planning Coordinator Christian Gable presented this item and noted it was reviewed by City Engineer, a letter of no objection provided, also approved by the Planning & Zoning Commission, and she recommended approval.

MOTION: Upon a motion to approve Magnolia Ridge Forest, Section 17, Final Plat, +/- 50.434 acres made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 5-0.

9. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MUSTANG RIDGE, SECTION 3, FINAL PLAT, +/- 25.522 ACRES (Mayor Todd Kana)

Planning Coordinator Christian Gable presented this item and noted it was reviewed by City Engineer, a letter of no objection provided, also approved by the Planning & Zoning Commission, and she recommended approval.

MOTION: Upon a motion to approve Mustang Ridge, Section 3, Final Plat, +/- 25.522 acres made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 5-0.

10. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE ADVERTISEMENT OF WATER WELL NO. 8 (Mayor Todd Kana)

City Engineer Mike Kurzy presented this item and noted they will advertise in November and take bids in December.

MOTION: Upon a motion to authorize advertisement of Water Well No. 8 made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.

11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE BALLAST POINT CONSTRUCTION CHANGE ORDER NO. 2 FOR MODIFICATIONS TO CONTRACT DOCUMENTS IN THE AMOUNT OF \$364,168.00 (Mayor Todd Kana)

City Engineer Mike Kurzy presented this item and provided a brief summary for the change.

MOTION: Upon a motion to approve Ballast Point Construction Change Order No. 2 for Modifications to Contract Documents in the amount of \$364,168.00 made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.

12. CONSIDERATION AND POSSIBLE ACTION REGARDING HEB AGREEMENT WITH CITY OF MAGNOLIA FOR THE PUMP STATION (Mayor Todd Kana)

City Engineer Mike Kurzy presented this item and provided a brief summary of the request from HEB for the City to pay for the maintenance of the pump station by the contract.

City Attorney Leonard Scheider informed Council that they are not obligated to maintain any pump station within the City; however, if they agree then they have to be compensated for the services and he recommends changes be made to Section 3. B. on page 4-2 of the agreement regarding payment provisions. He also recommended changes to the agreement that addresses liabilities.

David Rivera, with LJA Engineering, spoke in regard to this item.

There was further discussion.

MOTION: Upon a motion to deny the request for the City of Magnolia to do maintenance for the HEB Pump Station made by Councilmember Carby and seconded by Councilmember Miller, the Councilmembers voted, and the motion carried unanimously, 5-0.

13. CONSIDERATION, DISCUSSION AND POSSIBLE ACTION ON TEMPORARY SOLUTION TO ADDRESS PRESSURE ISSUES ON THE EAST SIDE OF THE CITY, INCLUDING AMOUNT OF PARTICIPATION OF THE CITY (Mayor Todd Kana)

Frank Parker, 31602 Hanks Rd., Magnolia, TX 77355 spoke in regard to this item and submitted written comments for the record.

MOTION: Upon a motion to go into Closed Executive Session under Texas Government Code Section 551.071 to consult and receive legal advice from its attorneys regarding temporary solution to address pressure issues on the East Side of the City, including amount of participation of the City made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 5-0.

Mayor Kana convened into Closed Executive Session at 7:17 p.m.

Mayor Kana adjourned the closed Executive Session and reconvened the Open Meeting at 8:05 p.m.

MOTION: Upon a motion to authorize staff to move forward with temporary solution to address pressure issues on the East Side of the City including possible participation of other entities made by Councilmember Carby and seconded by Councilmember Hoppe, the Councilmembers voted, and the motion carried unanimously, 5-0.

14. CONSIDERATION AND POSSIBLE ACTION TO ENGAGE LJA ENGINEERING ON ACQUISITION OF POTENTIAL WATER PLANT NO. 4 SITE LOCATED SOUTHEAST OF THE INTERSECTION OF WHISTLE STOP LANE AND MAGNOLIA BEND TRACE
(Mayor Todd Kana)

City Engineer Mike Kurzy presented this item and reported that this is a contract for \$4,500 to move forward with the acquisition of potential Water Plant No. 4 site location.

MOTION: Upon a motion to engage LJA Engineering on acquisition of potential Water Plant No. 4 site located southeast of the intersection of Whistle Stop Lane and Magnolia Bend Trace made by Councilmember Carby and seconded by Councilmember Hoppe, the Councilmembers voted, and the motion carried unanimously, 5-0.

15. CONSIDERATION AND POSSIBLE ACTION FOR CITY COUNCIL TO APPOINT INDIVIDUALS/ENTITIES TO THE TEAM REVIEWING AND MAKING RECOMMENDATIONS FOR CHANGES TO THE UNIFIED DEVELOPMENT CODE (Mayor Todd Kana)

City Engineer Mike Kurzy presented this item along with City Administrator Don Doering and provided a brief summary of the process and actions to be made by the Planning and Zoning Commission. Scott Shelburne Planning and Zoning Chairman also spoke in regard to this item.

Frank Parker, 31602 Hanks Rd., Magnolia, TX 77355 spoke in regard to this item and submitted written comments for the record. There was further discussion.

No action taken.

16. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION TO APPROVE DROUGHT CONTINGENCY PLAN AMENDMENTS (Mayor Todd Kana)

Frank Parker, 31602 Hanks Rd., Magnolia, TX 77355 spoke in regard to this item and submitted written comments for the record.

City Administrator Don Doering recommended to Council that they approve the amendments to the Drought Contingency Plan as prepared by the City Engineer.

MOTION: Upon a motion to approve the Drought Contingency Plan Amendments as prepared by the City Engineer made by Councilmember Carby and seconded by Councilmember Hoppe, the Councilmembers voted, and the motion carried unanimously, 5-0.

17. CONSIDERATION – DESIGNATION OF REPRESENTATIVE AND ALTERNATE FOR HOUSTON-GALVESTON AREA COUNCIL 2022 GENERAL ASSEMBLY

(Mayor Todd Kana)

MOTION: Upon a motion to designate Matthew Dantzer as representative for Houston-Galveston Area Council 2022 General Assembly made by Councilmember Carby and seconded by Councilmember Hoppe, the Councilmembers voted, and the motion carried unanimously, 5-0.

18. 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 TCEQ notice of potential violations on utility services and legal advice on water connections.

Mayor Kana convened into Closed Executive Session at 7:17 p.m.

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

Mayor Kana adjourned the closed Executive Session and reconvened the Open Meeting at 8:05 p.m.

MOTION: Upon a motion to authorize staff to take all necessary action to address the water pressure issues made by Councilmember Carby and seconded by Councilmember Hoppe, the Councilmembers voted, and the motion carried unanimously, 5-0.

20. ADMINISTRATION - DEPARTMENT REPORTS

ACTIVITIES/UPDATES/ANNOUNCEMENTS AND ITEMS OF COMMUNITY INTEREST

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

Police Chief Kyle Montgomery briefly reviewed the report stats provided in the Council packet. He also noted that he is attending the Leadership Command College at Texas A&M University.

b. ADMINISTRATION DEPARTMENT (City Administrator, Don Doering)

City Administrator Don Doering mentioned he attended a pre-engineering meeting along with Executive Director Rachel Steele for the FM 1774 project and talk of the possibility of the expansion of a hardware store moving into the old Arlan's location. He also noted that work began on the new well site and HEB had their Grand Opening.

21. ADJOURN

MOTION: Upon a motion to adjourn made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 5-0 and the meeting was adjourned at 8:22 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 November 8, 2022.

ATTEST:

Kandice Garrett, City Secretary

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 SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA NOVEMBER 29, 2022

A meeting of the City Council was held on this date, November 29, 2022, beginning at 6:30 p.m. in the Sewall Smith Council Chambers, 18111 Buddy Riley Boulevard, Magnolia, Texas 77354.

1. CALL MEETING TO ORDER

Mayor Pro Tem Richard Carby convened the meeting at 6:30 p.m.

a. INVOCATION

Brenda Hoppe delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Richard Carby led the Pledge of Allegiance to the U.S.A. and Texas flags.

c. ROLL CALL AND CERTIFICATION OF QUORUM

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

Absent: Todd Kana and Daniel Miller

Staff present: City Administrator Don Doering, City Secretary Kandice Garrett, Finance/HR Administrator Beverly Standley, and Economic Development Director Rachel Steele

2. 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.*

None

3. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION TO APPROVE 4A 2023 PROJECT LIST

Executive Director Rachel Steele presented this item to include the FM 1774 Sewer Line Project and the East Magnolia Infrastructure Stabilization Project.

MOTION: Upon a motion to approve 4A 2023 Project List made by Councilmember Dantzer and seconded by Councilmember Hoppe, the Councilmembers voted, and the motion carried unanimously, 4-0.

4. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION TO APPROVE AMENDED 4A FY 2023 ANNUAL BUDGET

Executive Director Rachel Steele presented this item and noted that a new line item was added to include the Infrastructure Stabilization Project.

MOTION: Upon a motion to approve amended 4A 2023 FY 2023 Annual Budget made by Councilmember Hoppe and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 4-0.

5. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION TO APPROVE AMENDED 4A 2023 PROJECT LIST

Executive Director Rachel Steele presented this item and stated that the amended includes the contingency cost.

MOTION: Upon a motion to approve amended 4A 2023 Project List made by Councilmember Hoppe and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 4-0.

6. ADJOURN

MOTION: Upon a motion to adjourn made by Councilmember Dantzer and seconded by Councilmember Hoppe, the Councilmembers voted, and the motion carried unanimously, 4-0 and the meeting was adjourned at 6:36 p.m.



Richard Carby, Mayor Pro Tem

CERTIFICATION

I certify that this is a true and correct copy of the minutes of the meeting of the City Council meeting held on November 29, 2022.

ATTEST:

Kandice Garrett, City Secretary

**City of Magnolia
City Council
Agenda Item Summary**

Date: December 1, 2022

To: City Council

From: Christian Gable, Planning Coordinator

RE: City Council Agenda Item

Background/Information:

A request to amend UDC Ch. 2 Land Use Table was received October 12 suggesting Day Care Centers to be conditionally permitable in Auto-Urban Commercial zoning districts.

Comments:

Day Care Centers are not permitable anywhere, unless conditionally approved in Suburban Village or Unity Plaza districts. Similarly to these two, Auto Urban Commercial is intended for office, retail, and commercial services.

Action Requested:

Amend UDC to allow Day Care Centers in Auto-Urban Commercial districts conditionally.

Recommendation:

Amend UDC to allow Day Care Centers in Auto-Urban Commercial districts conditionally.

Attachments:

Letter of Request

October 12, 2022

Don Doering
City Manager
City of Magnolia
18111 Buddy Riley Blvd
Magnolia, TX 77354

Dear Mr. Doering,

Thank you for taking time to discuss the city's land use code recently. The Code currently allows "public assembly" including "preschools" by right in the Auto-Urban Commercial Zoning District, but prohibits "day care centers". As described in Table 2-1-1.03 of the city's Unified Development Code, the Auto-Urban Commercial (AC) Zoning District "is intended for a broad range of commercial uses with on-site, surface parking." Day care centers are complementary to many of the uses permitted in this zoning district, such as grocery stores, shopping centers, libraries, and medical offices. Amending the UDC to allow day care centers as a **conditional** use ensures that the city retains the authority to determine where this use is best located to serve the community.

In accordance with Section 11-3-3.01 of the Unified Development Code, I am requesting that you recommend to the Planning and Zoning Commission that they consider amending the text of the UDC to allow daycare as a Conditional Use in the AC Zoning District. If I understand the process correctly, a proposed amendment to the UDC would require a public hearing and action by P&Z, followed by a public hearing and action by the City Council. Please let me know when these public hearings and meetings are scheduled.

Thank you for your consideration of this request.

Kind regards,

Chessie Zimmerman
Development Manager, Magnolia Place
STRATUS PROPERTIES
212 Lavaca Street, Suite 300 | Austin, Texas 78701
M: 512.708.0739
<http://www.stratusproperties.com/>

UNIFIED DEVELOPMENT CODE

Table 2-2-1.02
Land Uses

Land Use	Residential					Nonresidential							
	RU	RE	SR	SU	NC	SV	AC	TC	UP	PU	BP	IN	TS
<i>services; personal services; shopping centers)</i>	-	-	-	-	-	P	P	P	P	-	C	P	P
<i>Day Care Center</i>	-	-	-	-	-	C	-	-	C	-	-	-	-
Event Facility (banquet hall; dance hall; lodge)	-	-	-	-	-	C	P	-	C	P	-	-	P
<i>Farmers' Market, Permanent</i>	-	-	C	C	C	P	P	C	C	P	-	-	-
Fueling/Charging Stations	-	-	-	-	-	P	P	-	C	-	-	C	-
General Professional/ <i>Medical Office</i>	-	-	-	-	-	P	P	-	P	-	P	-	C
Heavy Retail/Home Center	-	-	-	-	-	C	P	-	-	-	-	-	-
Manufactured/Modular Home Sales	-	-	-	-	-	C	P	-	-	-	-	-	-

UNIFIED DEVELOPMENT CODE

Table 2-1-1.03
Zoning Districts

District		Lot or Neighborhood Type or Function	Purpose
Name	Type/Use		
Non-Residential Zoning Districts			
Suburban Village (SV)	Commercial and Professional	Neighborhood Center	This district provides for neighborhood convenience uses, with a <u>building</u> scale and site design that is compatible and cohesive with abutting and <u>adjacent</u> neighborhoods. It may also accommodate upper floor residential and live-work units, as well as multiplexes.
Auto-Urban Commercial (AC)	Office, Retail, and Services	General commercial uses arranged on individual sites or in multi-tenant centers.	This district is intended for a broad range of commercial uses with on-site, surface parking.
Town Center (TC)	Retail	Pedestrian and tourism-oriented retail uses	This district is for the area along and around The Stroll, which is intended as a walkable retail shopping and entertainment area with a unique character.
Unity Plaza (UP)	Office, Retail, and Services	Higher intensity retail, professional, service, civic, and institutional uses in a pedestrian-oriented environment.	This district is intended as a focal point for the community, which would be a mixed use, walkable environment in a traditional downtown setting where buildings are oriented to the <u>street</u> with no or limited <u>setbacks</u> and parking is on-street, off-site, or in <u>structures</u> .
Public Use (PU)	Institutional, <u>Utility</u> , and Assembly	Public service, institutional, utility, and assembly uses, e.g., governmental and school buildings and facilities, utility stations, semi-public places of assembly, etc.	This district is for public and semi-public uses that are unique in the nature and scale and thus, not appropriately placed within any other district.
Business Park (BP)	Office, Research, and Technology	Office Park	This district provides for a campus-like office, research, and technology park with <u>improved</u> site and building standards.
Industrial (IN)	Office, Warehousing, Assembly, and Manufacturing	Heavier commercial businesses and industrial uses	This district is intended for industrial uses that are primarily operated indoors. Outdoor activities, on-site storage, and truck traffic is subject to standards.

ORDINANCE NO. O-2022-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, AMENDING CHAPTER 2 OF THE UNIFIED DEVELOPMENT CODE REGARDING DAY CARE CENTERS AND LAND USES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE AND PROVIDING FOR OTHER PROVISIONS

* * * * *

WHEREAS, the City Council of the City of Magnolia, Texas has adopted a “Unified Development Code” (“UDC”) by ordinance No O-2015-018; and

WHEREAS, the City Council of the City of Magnolia Texas has studied the present provisions of the UDC regarding Jurisdiction and Enforcement, Design Standards and Definitions; and

WHEREAS, the City Council finds it necessary to amend Chapter 2 “Zoning Districts and Land Uses”; and

WHEREAS, the City Council hereby finds and determines that all public notification and comment procedures under Texas State Law have been followed pertaining to the proposed amendments to the UDC.

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 by the City Council and made a part hereof for all purposes.

Section 2. Chapter 2 of the Unified Development Code, Table 2-2-1.02 Land Uses, is hereby amended by allowing a Day Care Center as a “C” conditional use in Auto-Urban Commercial (AC) Districts as shown in the 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 on this the 13th day of December, 2022.



THE CITY OF MAGNOLIA, TEXAS

Todd Kana, Mayor

ATTEST:

Kandice Garrett, City Secretary

Exhibit A

UNIFIED DEVELOPMENT CODE

Table 2-2-1.02
Land Uses

Land Use	Residential					Nonresidential							
	RU	RE	SR	SU	NC	SV	AC	TC	UP	PU	BP	IN	TS
Automobile Washes	-	-	-	-	-	C	P	-	-	-	-	P	-
<i>Commercial Retail</i> (business services; <i>personal services</i> ; <i>shopping centers</i>)	-	-	-	-	-	P	P	P	P	-	C	P	P
<i>Day Care Center</i>	-	-	-	-	-	C	C	-	C	-	-	-	-
Event Facility (banquet hall; dance hall; lodge)	-	-	-	-	-	C	P	-	C	P	-	-	P
<i>Farmers' Market, Permanent</i>	-	-	C	C	C	P	P	C	C	P	-	-	-
Fueling/Charging Stations	-	-	-	-	-	P	P	-	C	-	-	C	-
General Professional/ <i>Medical Office</i>	-	-	-	-	-	P	P	-	P	-	P	-	C
Heavy Retail/Home Center	-	-	-	-	-	C	P	-	-	-	-	-	-
Manufactured/Modular Home Sales	-	-	-	-	-	C	P	-	-	-	-	-	-
Mobile Food Truck, Permanent	-	-	-	-	-	-	C	P	-	-	-	-	P
<i>Mixed Use</i>	-	-	-	C	C	P	-	-	P	-	-	-	-
<i>Nursery, Retail</i>	-	-	-	-	-	C	P	-	C	-	-	-	-
Office	-	-	-	-	-	P	P	-	P	-	P	-	-
Overnight Accommodations (hotels; motels; commercial inns)	-	-	-	-	-	P	P	-	C	-	-	-	-
Restaurant (no drive-through or drive-in)	-	-	-	-	-	P	P	P	P	-	-	-	P
Restaurant (with drive-through or drive-in)	-	-	-	-	-	P	P	-	C	-	-	-	-

ORDINANCE NO. O-2022-031

AN ORDINANCE OF THE CITY OF MAGNOLIA, TEXAS, (“CITY”) ENACTING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, AND CONSTRUCTION IN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION, PROVIDING FOR FINDINGS OF FACT, DEFINITIONS, APPLICABILITY, PURPOSE, ENACTMENT, DURATION, EXTENSION, EXCEPTIONS AND EXEMPTIONS, DETERMINATION AND APPEALS, REPEALER, SEVERABILITY, ENFORCEMENT, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Magnolia (“City Council”), Texas as a duly-elected legislative body, finds that it is facing significant historic commercial and residential growth; and

WHEREAS, the City Council finds that it is in the best interest of the City and its citizens to adopt and enact a moratorium in order to temporarily suspend the acceptance, authorization, and approvals necessary for the subdivision, site planning, development, zoning, and construction on real property in the City limits and extraterritorial jurisdiction; and

WHEREAS, Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the Texas Local Government Code, including Chapter 212 grants the City certain regulation authority concerning construction, land use, nuisances, structures and development-related activities; and

WHEREAS, the City seeks to ensure that impending and future development is conducted in a fiscally-sustainable and environmentally responsible manner; and

WHEREAS, the City Limits and Extraterritorial Jurisdiction (ETJ) of the City are comprised of a combination of topographical and ecological features that create significant development challenges; and

WHEREAS, the City conducted an analysis to determine the adequacy of the City’s current regional water facilities and the need beyond the estimated capacity that is expected to result from new property development; and

WHEREAS, upon review of the analysis by the City’s Water Engineer and City Administrator, contained herein as **Attachment “A”**, the City Council has made findings related to the inadequacy of existing essential public facilities in accordance with Section 212.135 of the Texas Local Government Code;

and

WHEREAS, the City Council finds that certain essential public and private infrastructure, being water facilities throughout the City Limits and ETJ, are inadequate and insufficient to adequately serve new development; and

WHEREAS, relying on the analysis provided by the City's Water Engineer and City Staff, the outstanding permits issued by the City prior to this moratorium, and the City's impact fee analysis, the City Council makes the following findings:

1. Taking into account all water that has been committed by contract, the City's water facilities are at capacity; and
2. Based on the contractual commitments that will utilize all additional capacity of the City's water plants, there is currently no additional capacity available to commit to development of lots; and
3. This moratorium should be reasonably limited to property located in the City limits and the ETJ.

WHEREAS, until actions can be taken to increase the water capacity of the City of Magnolia, allowing for additional water service connections will only exacerbate the situation; and

WHEREAS, the City Council finds that a temporary moratorium on the acceptance, authorization, and approvals necessary for the subdivision, site planning, development, and construction in the City Limits and ETJ will prevent the situation from becoming worse, and will allow the City time to address the measures needed to remedy the shortage of essential public facilities, water capacity, and to secure funds to pay for such remedial measures; and

WHEREAS, the City Council has authorized the building of two additional water wells scheduled to come online in 2023; and

WHEREAS, additional evaluation of the existing infrastructure and development are needed to allow for growth and development within the City Limits and ETJ while protecting the health, safety, environment, quality of life, and general welfare of its residents; and

WHEREAS, in recognition of the importance of development permits and/or approvals to the community, the City desires to implement this moratorium for a stated and fixed time period, and to include a waiver provision in accordance with Local Government Code Chapter 212, Subchapter E; and

WHEREAS, all notices and hearings, including a hearing by the Planning & Zoning Commission, have been published and held in accordance with applicable statutes, laws, and regulations; and

WHEREAS, the City Council finds that the enactment of this Ordinance is directly related

to the immediate preservation of the public peace, health or safety.

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

SECTION 1. FINDINGS OF FACT: That the City Council of the City of Magnolia does hereby adopt as a part of this Ordinance the several findings of fact as set out in the preamble to this Ordinance and finds that the several conclusions reached therein are true, correct and accurate and are incorporated into this Ordinance by reference as legislative findings of fact as if expressly set forth herein.

SECTION 2. DEFINITIONS: As used in this Ordinance, these terms shall be defined as follows. Terms appearing in this Ordinance but not defined herein shall have the meanings provided in the City's Code of Ordinances, or if not defined by the City, then the common meanings in accordance with ordinary usage.

A. Commercial property: means property zoned for or otherwise authorized for use other than single-family use, multifamily use, heavy industrial use, or use as a quarry.

B. Essential public facilities: means water, sewer/wastewater, or storm drainage facilities or street improvements provided by a municipality or private utility.

C. Permit: means a license, certificate, approval, registration, consent, permit, contract or other agreement for construction related to, or provision of, service from a water or wastewater utility owned, operated, or controlled by a regulatory agency, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought.

D. Project: means an endeavor over which a regulatory agency exerts its jurisdiction and for which one (1) or more permits are required to initiate, continue, or complete the endeavor.

E. Property development: means the construction, reconstruction, or other alteration or improvement of residential or commercial buildings or the subdivision or replatting of a subdivision of residential or commercial property.

F. Residential property: means property zoned for or otherwise authorized for single-family or multi-family use.

SECTION 3. APPLICABILITY: The City of Magnolia hereby enacts this Ordinance in order to implement a temporary moratorium on the acceptance and processing of certain applications and issuance of particular permits and other forms of municipal authorizations related to specific construction and land development activities. This temporary moratorium applies to all city zoning district uses within the City Limits and to the ETJ.

Unless a project falls within an Exception (as provided below), this temporary moratorium applies to all applications for property development permits. Permits that are affected or not affected by the Moratorium are attached as **Attachment "A"**. The applicability of the moratorium to any permit not listed shall be determined based on the purpose of the moratorium and may be added to the list by the City Administrator.

SECTION 4. PURPOSE: This temporary moratorium is being enacted to: (i) prevent a shortage of essential public facilities, namely water facilities that are operating at capacity taking into account all water committed with permits and by contract; and (ii) for the protection of the health, safety and well-being of the residents, citizens and inhabitants of the City of Magnolia, Texas, to prevent a shortage of essential public facilities being water services.

SECTION 5. ENACTMENT: The City of Magnolia hereby enacts this Ordinance implementing a temporary moratorium on the City's acceptance, review, approval, and issuance of permits, authorizations, and approvals necessary for the subdivision of, site planning of, or construction on real property for residential and commercial property development in the City of Magnolia and its ETJ.

SECTION 6. DURATION: The initial duration of this temporary moratorium shall be for a period of one hundred twenty (120) days after enactment of this Ordinance, or repeal of this Ordinance by the City, whichever is sooner. During said period of moratorium, the City shall cease accepting permits, authorizations, and approvals necessary for the subdivision of, site planning of, or construction on real property for residential and commercial property development in the City of Magnolia and its ETJ as provided under all Ordinances that may be related thereto of the City of Magnolia, including all amendments thereto during the period of moratorium.

SECTION 7. EXTENSION: If the City determines that the initial period is insufficient for the City to fully complete its study and planning, this Ordinance may be renewed or extended for an additional period of time, necessary to complete the study and implement the recommended changes to City codes, policies, and processes in accordance with the time limits as provided by law upon a majority vote of the City Council.

SECTION 8. ADOPTIONS OF PROVISION OF CHAPTER 212: Further, the City of Magnolia adopts verbatim the waiver procedures required by Local Government Code, Section 212.137 on the date the moratorium takes effect and, as applicable, the limitations on the moratorium as specified in the Local Government Code, Section 212.139(a) and (b).

SECTION 9. EXCEPTIONS AND EXEMPTIONS:

A. Exceptions. Any property owner who believes that they fall within the below exceptions shall provide notice of the exception at time of application for any permit with the city-approved form. Exceptions are administratively approved or denied. Any exception that is denied may be appealed to the City Council. Exceptions will be determined within the same time period as the administrative completeness check for each project, or within ten business days, whichever is

sooner. If a Grandfathered Development Status Determination Request is required, then the exception can be applied concurrently with the Request but the time frame of the Request shall be controlling.

1. No Impact Projects. The temporary moratorium implemented by this Ordinance does not apply to a project that does not:

- Impact water capacity

To make a determination of whether a project is no impact as listed, an applicant shall apply for an exception to the moratorium.

2. Ongoing Projects. The temporary moratorium implemented by this Ordinance does not apply to any projects that are currently, actively in progress for which valid City permits have been issued and have not expired as of December 16, 2022, such being the fifth business day after the date on which the City published notice of the public hearings to consider this Ordinance. The provisions of this Ordinance do not apply to any completed application or plan for development for a permit, plat, verification, rezoning, site plan, approved wastewater plan, or new or revised certificate of occupancy for Property Development that were filed prior to December 16, 2022. New permits applied for as part of a previously approved project may proceed once an exception is applied for and approved as described herein.

3. Grandfathered Projects. The temporary moratorium implemented by this Ordinance shall not apply to projects that are grandfathered under as provided by state law. Property owners asserting grandfathered rights under Texas Local Government Code Chapter 245 must submit an application claiming an exception to this temporary moratorium to the planning department for review in accordance with City policy. Grandfathered status can be approved through an approved Grandfathered Development Status Determination Request. New permits applied for as part of a previously vested project may proceed once an exception is applied for and approved as described herein.

4. Development Agreement: Property owners with a negotiated approval granted by the City Council providing for construction standards, platting, water, and development rules pursuant to Local Government Code Chapter 212, Subchapter G may apply for an exception in accordance with City policy. New permits applied for as part of a Development Agreement project may proceed once an exception is applied for and approved as described herein.

B. Waivers. Any property owner who does not assert rights under Texas Local Government Code Chapter 245, but who seeks authorization to proceed with the development permitting process during the time of the temporary moratorium can request a waiver. Property owners agreeing to construct certain water infrastructure at property owners' sole expense and who do not require land use modifications inconsistent with the updated comprehensive planning, in accordance with Local Government Code Chapter 212, Subchapter E may apply

for waiver in accordance with City policy.

SECTION 10. DETERMINATIONS & APPEALS:

A. Exceptions. The Planning Director or their designee shall make all initial determinations regarding the status of all projects seeking to apply for permits during this temporary moratorium and recognition of all Exceptions (as provided herein). Exceptions for projects filed within thirty (30) days of the effective date of this ordinance may be filed without a corresponding permit application. Any exception application filed within this period will be decided within ten (10) business days of receipt. Any exception that is denied may be appealed to City Council or the applicant may apply for a Waiver. An exception may be applied for by lot, project, plat, or all area covered by a particular permit or agreement.

B. City Council. City Council shall make a final decision on waivers within 10 days of filing of application.

C. Waivers. The decision to approve an Exemption (as provided for above) shall rest solely with the City Council. Any denial will stand until the moratorium is lifted unless the project requesting the waiver has a substantial change and reapplies for a waiver.

SECTION 11. REPEALER: In the case of any conflict between the other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 12. SEVERABILITY: If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 13. ENFORCEMENT: The City shall have the power to administer and enforce the provisions of this Ordinance as may be required by governing law. Any person violating any provision of this temporary moratorium is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this Ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this Ordinance and to seek remedies as allowed by law and/or equity.

SECTION 14. EFFECTIVE DATE: This Ordinance shall be effective immediately upon passage.

SECTION 15. PROPER NOTICE & MEETING: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice and public hearings

were also provided as required by Texas Government Code Chapter 212, Subchapter E.

READ & ACKNOWLEDGED on First Reading on the 13th day of December, 2022.

READ & APPROVED on the Second Reading on the 21st day of December, 2022.



THE CITY OF MAGNOLIA, TEXAS

Todd Kana, Mayor

ATTEST:

Kandice Garrett, City Secretary



December 9, 2022

Liles Parker PLLC
2261 Northpark Dr., Ste 445
Kingwood, Texas 77339

Attn: Mr. Leonard Schneider

**SUBJECT: City of Magnolia
Water Capacity Summary**

Mr. Schneider:

On May 7, 2021, AEI Engineering, a Baxter & Woodman Company (AEI/B&W) presented a report on the capacity of the City of Magnolia (the "City") water system. The report indicated that the capacity of the City was limited to 3,693 equivalent single family connections (ESFCs) due to well capacity per Texas Commission on Environmental Quality (TCEQ) rules. While there are other limiting factors, the well capacity is currently the limiting factor. As of October 21, 2022, the City was providing services to 3,467 ESFCs with additional connections being added each day. The City currently has commitments for future connections that will add more than 20,000 additional connections to the system (capacity analysis attached).

During the months of July through September, the water usage in the City required the City to enter into drought contingency measures. In addition, the City is aware of low pressures on the east side of the City due to both heavy demands between the water plants and the east end of the City limits and the extreme distance from the existing water plants. As drought contingency measures have been enacted, the pressure has improved; however, it is still a significant concern for the City.

The City is currently contracted with R&B Construction to construct and put in service an additional well on the east side of the City. The expected well completion is August of 2023. The City has also engaged AEI/B&W to design and bid a. Water Plant 3 Phase II that will add ground storage tank capacity, booster pump capacity and hydro-pneumatic tank capacity, b. Water Well No. 8 (bidding in December) which will add well capacity, c. Kelly Water Plant Ground Storage Tank Addition for more ground storage tank capacity. The City is actively engaged in securing additional water plant sites to supply capacity to the future connections. The City and AEI/B&W continue to look at all options available to provide additional water capacity; however, immediate additional capacity appears to be unavailable.

It is the intention of the City to serve the additional growth by providing water facilities ahead of the growth. The City will continue to utilize drought contingency plans to ensure adequate water to the entities currently served. Unfortunately, the City's water system capacity is being fully utilized currently to serve the City's existing customers, and it does not have any water system capacity available to provide water service to any due development within its water service area. It is the recommendation of AEI/B&W that a moratorium on new connections in the City's water



service area be enacted until additional water capacity is available.

The City impact fee account currently has \$10,458,016. These funds and any additional impact fees will be applied to the current Well No. 7 construction project and the following future projects: a. Water Plant No. 3 facilities, b. Well No. 8, c. Water Plant No. 2 Hydro-pneumatic Tank, d. Water Plant No. 2 Ground Storage Tank, e. Wastewater Treatment Plant Expansion No. 2, and f. planned future water plants.

If you have questions, please contact the undersigned at 281-350-7033 or at Mkurzy@baxterwoodman.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael A. Kurzy'.

Michael A. Kurzy, P.E.
Executive Vice President

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

xc: Don Doering – City Administrator

Attachment A



CITY OF MAGNOLIA CONNECTION SUMMARY AND CAPACITY 12/13/2022

TYPE OF DEVELOPMENT	Acreage ⁽¹⁾	Total Units	Existing Water (ESFC)	Existing Wastewater (ESFC)	Committed Water	Committed Wastewater	Ultimate Water (ESFC)	Ultimate Wastewater (ESFC)	Ultimate Water Demand ⁽²⁾ (GPD)	Ultimate Wastewater Demand ⁽³⁾ (GPD)
A. Residential										
Arnold Estates Section 1	42.069	43	37	37	Existing	Existing	43	43	15,480	12,900
Audubon Creekside North Section 1	3.183	5	5	5	Existing	Existing	5	5	1,800	1,500
Audubon Creekside North Section 2A	11.530	67	60	60	Existing	Existing	67	67	24,120	20,100
Audubon Creekside North Section 2B	6.622	40	35	35	Existing	Existing	40	40	14,400	12,000
Audubon Creekside North Section 3A	8.920	44	37	37	Existing	Existing	44	44	15,840	13,200
Audubon Creekside North Section 3B	11.850	56	51	51	Existing	Existing	56	56	20,160	16,800
Audubon Creekside North Section 4	7.407	48	3	3	Existing	Existing	48	48	17,280	14,400
Audubon Creekside North Section 5	10.700	50	31	31	Existing	Existing	50	50	18,000	15,000
Audubon Park Section 1	5.819	12	4	4	Existing	Existing	12	12	4,320	3,600
Audubon Park Section 2	20.010	81	43	43	Existing	Existing	81	81	29,160	24,300
Audubon Park Section 3	12.790	45	29	29	Existing	Existing	45	45	16,200	13,500
Audubon Park Section 6	2.881	12	6	6	Existing	Existing	12	12	4,320	3,600
Church Acres	10.100	14	4	4	Existing	Existing	14	14	5,040	4,200
Deer Crossing Section 1	3.100	9	9	9	Existing	Existing	9	9	3,240	2,700
Deer Crossing Section 2	3.300	10	10	10	Existing	Existing	10	10	3,600	3,000
Deer Crossing Section 3	8.900	5	5	5	Existing	Existing	5	5	1,800	1,500
Dogwood Patches Section 1	134.800	59	57	57	Existing	Existing	59	59	21,240	17,700
Dogwood Patches Section 2	46.600	19	19	19	Existing	Existing	19	19	6,840	5,700
Dogwood Patches Section 3	28.600	18	13	13	Existing	Existing	18	18	6,480	5,400
Dogwood Patches Section 4	34.800	22	11	11	Existing	Existing	22	22	7,920	6,600
Dogwood Patches Section 5	27.500	30	22	22	Existing	Existing	30	30	10,800	9,000
Escondido Section 1	31.638	71	44	44	Existing	Existing	71	71	25,560	21,300
Escondido Section 2	20.281	82	36	36	Existing	Existing	82	82	29,520	24,600
Escondido Section 3	33.040	35	19	19	Existing	Existing	35	35	12,600	10,500
Escondido Section 4	21.858	99	30	30	Existing	Existing	99	99	35,640	29,700
Glen Oaks Section 1	23.290	104	104	104	Existing	Existing	104	104	37,440	31,200
Glen Oaks Section 2	15.780	77	77	77	Existing	Existing	77	77	27,720	23,100
Glen Oaks Section 3	42.040	124	124	124	Existing	Existing	124	124	44,640	37,200
Glen Oaks Section 4	8.705	60	60	60	Existing	Existing	60	60	21,600	18,000
Grand Oaks Sections 1 - 3	78.603	190	190	190	Existing	Existing	190	190	68,400	57,000
Lee	8.100	15	13	13	Existing	Existing	15	15	5,400	4,500
Magnolia Crossing	94.354	81	41	41	Existing	Existing	81	81	29,160	24,300
Magnolia Melton	18.800	4	4	4	Existing	Existing	4	4	1,440	1,200
Magnolia Ridge Forest Section 1	14.8000	43	34	34	Existing	Existing	43	43	15,480	12,900
Magnolia Ridge Forest Section 2	6	25	25	25	Existing	Existing	25	25	9,000	7,500
Magnolia Ridge Forest Section 3	7	21	19	19	Existing	Existing	21	21	7,560	6,300
Magnolia Ridge Forest Section 4	7.9	35	32	32	Existing	Existing	35	35	12,600	10,500
Magnolia Ridge Forest Section 5	7.1	25	25	25	Existing	Existing	25	25	9,000	7,500
Magnolia Ridge Forest Section 6	5.8	21	21	21	Existing	Existing	21	21	7,560	6,300
Magnolia Ridge Forest Section 7	19.8	39	39	39	Existing	Existing	39	39	14,040	11,700
Magnolia Ridge Forest Section 8	6.1	27	23	23	Existing	Existing	27	27	9,720	8,100
Magnolia Ridge Forest Section 9	7.7	32	28	28	Existing	Existing	32	32	11,520	9,600
Magnolia Ridge Forest Section 10	27.2	90	86	86	Existing	Existing	90	90	32,400	27,000
Magnolia Ridge Forest Section 11	26.25	112	77	77	Existing	Existing	112	112	40,320	33,600
Magnolia Ridge Forest Section 12	28.247	58	41	41	Existing	Existing	58	58	20,880	17,400
Magnolia Ridge Forest Section 13	13.034	47	10	10	Existing	Existing	47	47	16,920	14,100
Magnolia Ridge Forest Section 16	12.297	53	4	4	Existing	Existing	53	53	19,080	15,900
Magnolia Ridge Section 4	36.0861	145	145	145	Existing	Existing	145	145	52,200	43,500
Magnolia Ridge Section 5	29.7426	95	92	92	Existing	Existing	95	95	34,200	28,500
Magnolia Ridge Section 14	30.239	113	48	48	Existing	Existing	113	113	40,680	33,900
Mill Creek Estates Section 1	46.48	139	139	139	Existing	Existing	139	139	50,040	41,700
Mill Creek Estates Section 2	22.469	72	72	72	Existing	Existing	72	72	25,920	21,600
Mill Creek Estates Section 3	17.987	87	86	86	Existing	Existing	87	87	31,320	26,100

TYPE OF DEVELOPMENT										
	Acreage ⁽¹⁾	Total Units	Existing Water (ESFC)	Existing Wastewater (ESFC)	Committed Water	Committed Wastewater	Ultimate Water (ESFC)	Ultimate Wastewater (ESFC)	Ultimate Water Demand ⁽²⁾ (GPD)	Ultimate Wastewater Demand ⁽³⁾ (GPD)
Mill Creek Estates Section 4	25.966	126	64	64	Existing	Existing	126	126	45,360	37,800
Mill Creek Estates Section 5	20.074	104	35	35	Existing	Existing	104	104	37,440	31,200
Mustang Ridge Section 1	33.528	97	83	83	Existing	Existing	97	97	34,920	29,100
Mustang Ridge Section 2	12	50	8	8	Existing	Existing	50	50	18,000	15,000
Oak Forest Terrace 320	3.400	19	12	12	Existing	Existing	19	19	6,840	5,700
Pecan Village	4.970	17	10	10	Existing	Existing	17	17	6,120	5,100
Rolling Hills Magnolia	18.200	8	6	6	Existing	Existing	8	8	2,880	2,400
Timberbrook Estates	49.099	97	80	80	Existing	Existing	97	97	34,920	29,100
Timber Hollow Phase 1 and 2 (Satterwhite)	68.706	105	22	22	Existing	Existing	105	105	37,800	31,500
Windmill Estates	87.2071	170	111	111	Existing	Existing	170	170	61,200	51,000
Residential Not within Subdivision ⁽⁴⁾		217	217	217	Existing	Existing	217	217	78,120	65,100
Subtotal	1533.351	3920	2927	2927			3,920	3,920	1,411,200	1,176,000
B. City Facilities										
Magnolia City Hall		1	1	1	Not Applicable	Not Applicable	1	1	360	300
Magnolia Historical Society		1	1	1	Not Applicable	Not Applicable	1	1	360	300
Magnolia Sewer Plant		1	1	1	Not Applicable	Not Applicable	1	1	360	300
Sullivan Park/Magnolia City Ha		1	1	1	Not Applicable	Not Applicable	1	1	360	300
Unity Park 4A Edc/4B Cdc		1	1	1	Not Applicable	Not Applicable	1	1	360	300
Subtotal		5	5	5			5	5	1,800	1,500
C. Multi-Family ⁽⁵⁾										
Love On'Em Assisted Living	6.390	16	16	16	Existing	Existing	16	16	5,760	4,800
Magnolia Manor Apartments	0.700	16	16	16	Existing	Existing	16	16	5,760	4,800
Magnolia Plaza Apartments	2.000	36	36	36	Existing	Existing	36	36	12,960	10,800
Magnolia Trails Apartments	10.180	80	80	80	Existing	Existing	80	80	28,800	24,000
Park at Walkers Landing	3.680	64	64	64	Existing	Existing	64	64	23,040	19,200
Timber Ridge Apartments	0.670	16	16	16	Existing	Existing	16	16	5,760	4,800
Subtotal		228	228	228			228	228	82,080	68,400
D. Institutional ⁽⁶⁾										
School, Church, Library, etc		41	63	63	Existing	Existing	63	63	22,781	18,984
Subtotal		41	63	63			63	63	22,781	18,984
E. Commercial ⁽⁶⁾										
Commercial (Inside and outside City Limits without Irrigation)		171	263	263	Existing	Existing	263	263	94,444	78,704
Subtotal		171	263	263			263	263	94,444	78,704
F. Irrigation ⁽⁷⁾										
Irrigation (Inside and outside City Limits)		22	104	0	Existing	Existing	104	0	32,906	0
Subtotal		22	104	0			104	0	32,906	0
TOTAL EXISTING		4,387	3,591	3,486			4,584	4,479	1,645,211	1,343,588

TYPE OF DEVELOPMENT	Acreage ⁽¹⁾	Total Units	Existing Water (ESFC)	Existing Wastewater (ESFC)	Committed Water	Committed Wastewater	Ultimate Water (ESFC)	Ultimate Wastewater (ESFC)	Ultimate Water Demand ⁽²⁾ (GPD)	Ultimate Wastewater Demand ⁽³⁾ (GPD)
G. Future Developments with Commitments										
Escondido Section 5	29.567	123	0	0	Yes	Yes	123	123	44,280	36,900
Escondido Section 7	32.206	114	0	0	Yes	Yes	114	114	41,040	34,200
Escondido Section 9	13.100	53	0	0	Yes	Yes	53	53	19,080	15,900
Escondido Sections 6 & 8	83.457	480	0	0	Yes	Yes	480	480	172,800	144,000
Escondido Commercial (Resere D of Section 1)	10.078	61	0	0	Yes	Yes	61	61	21,960	18,300
Escondido Commercial	14.500	87	0	0	Yes	Yes	87	87	31,320	26,100
Escondido Lone Star	13.200	125	0	0	Yes	Yes	125	125	45,000	37,500
Escondido Girasol Street Dedication	2.100	0	0	0	Yes	Yes	0	0	0	0
Glen Oaks Section 5	35.200	145	0	0	Yes	Yes	145	145	52,200	43,500
Glen Oaks Section 6	47.600	202	0	0	Yes	Yes	202	202	72,720	60,600
Glen Oaks Commercial	3.700	9	0	0	Yes	Yes	9	9	3,240	2,700
Heritage Green - Tract 1 Reserve A (Multi-Family)	12.81	208	0	0	Yes	Yes	208	208	74,880	62,400
Heritage Green - Tract 2 Reserve B (Townhomes)	4.70	34	0	0	Yes	Yes	34	34	12,240	10,200
Heritage Green - Pad 1 Reserve A (Bank)	0.84	1	0	0	Yes	Yes	1	1	360	300
Heritage Green - Pad 2 Reserve A (Clearwater Express Car Wash)	1.35	1	0	0	Yes	Yes	12	12	4,320	3,600
Heritage Green - Pad 3 Reserve A (QSR)	0.95	1	0	0	Yes	Yes	5	5	1,800	1,500
Heritage Green - Pad 4 Reserve A (QSR)	0.99	1	0	0	Yes	Yes	8	8	2,880	2,400
Heritage Green - Pad 5 Reserve A (QSR)	1.31	1	0	0	Yes	Yes	9	9	3,240	2,700
Heritage Green - Pad 6 Reserve B (QSR)	0.93	1	0	0	Yes	Yes	4	4	1,440	1,200
Heritage Green - Pad 7 Reserve B (Retail)	3.45	1	0	0	Yes	Yes	6	6	2,160	1,800
Heritage Green - Pad 8 Reserve B (CVS Pharmacy)	2.12	1	0	0	Yes	Yes	4	4	1,440	1,200
Heritage Green - Pad 9 Reserve B (Office/Retail)	1.21	1	0	0	Yes	Yes	2	2	720	600
Heritage Green - ROW Dedication, Lake Easement & Signage	18.40	1	0	0	Yes	Yes	0	0	0	0
Magnolia M3 Ranch (Magnolia Woods)	585.5	2,000	0	0	Yes	Yes	2,000	2,000	720,000	600,000
Magnolia East - H-E-B (East Reserve 1)	19.05	1	0	0	Yes	Yes	104	104	37,440	31,200
Magnolia Place Section 1 - Pad 2 Reserve B-2	1.537	1	0	0	Yes	Yes	28	28	10,172	8,476
Magnolia Place Section 1 - Pad 3 Reserve B-1	1.905	1	0	0	Yes	Yes	34	34	12,089	10,074
Magnolia Place Section 1 - Pad 4 Reserve A	2.000	1	0	0	Yes	Yes	33	33	11,880	9,900
Magnolia Place Section 1 - Pad 5 Reserve A	2.110	1	0	0	Yes	Yes	33	33	11,880	9,900
Magnolia Place Section 1 - Pad 6 Reserve A	0.800	1	0	0	Yes	Yes	17	17	6,120	5,100
Magnolia Place Section 1 - Pad 7 Reserve A (Christian Automotive)	1.189	1	0	0	Yes	Yes	2	2	720	600
Magnolia Place Section 1 - Reserve C (Phase II Multi-Family)	13.884	308	0	0	Yes	Yes	308	308	110,880	92,400
Magnolia Place Section 1 - Reserve D (Phase I Multi Family)	14.580	224	0	0	Yes	Yes	224	224	80,640	67,200
Magnolia Place Section 1 - Reserve E (Detention)	10.763	0	0	0	Yes	Yes	0	0	0	0
Magnolia Place Section 2 - Single Family Homes	27.600	124	0	0	Yes	Yes	124	124	44,640	37,200
Magnolia Place - Additional Multi-Family	11.233	285	0	0	Yes	Yes	285	285	102,600	85,500
Magnolia Place - Remaining Commercial	39.746	10	0	0	Yes	Yes	75	75	27,059	22,549
Magnolia Place - ROW Dedication, Misc.	14.594	0	0	0	Yes	Yes	0	0	0	0
Magnolia Ridge Forest Section 14	20.693	72	0	0	Yes	Yes	72	72	25,920	21,600
Magnolia Ridge Forest Section 15	27.294	78	0	0	Yes	Yes	78	78	28,080	23,400
Magnolia Ridge Forest Section 17	30.6	94	0	0	Yes	Yes	94	94	33,840	28,200
Magnolia Ridge Forest Section 18	27.589	103	0	0	Yes	Yes	103	103	37,080	30,900
Magnolia Ridge Forest Section 19	33.709	149	0	0	Yes	Yes	149	149	53,640	44,700
Magnolia Ridge Forest Section 20	41.3	132	0	0	Yes	Yes	132	132	47,520	39,600
Magnolia Ridge Section 2	38.1203	0	0	0	Yes	Yes	0	0	0	0
Magnolia Ridge Section 3	1.532	0	0	0	Yes	Yes	0	0	0	0
Magnolia Ridge Section 13	107.6982	0	0	0	Yes	Yes	0	0	0	0
Magnolia Ridge Section 15	20.231	112	0	0	Yes	Yes	112	112	40,320	33,600
Magnolia Village - Pad A Reserve D (Retail)	1.770	1	0	0	Yes	Yes	7	7	2,520	2,100
Magnolia Village - Pad B Reserve A (Retail)	1.590	1	0	0	Yes	Yes	3	3	1,080	900
Magnolia Village - Pad C Reserve A (Retail)	2.980	1	0	0	Yes	Yes	7	7	2,520	2,100
Magnolia Village - Pad E Reserve A (QSR)	0.940	1	0	0	Yes	Yes	4	4	1,440	1,200
Magnolia Village - Pad F Reserve A (QSR)	0.750	1	0	0	Yes	Yes	2	2	720	600
Magnolia Village - Pad G Reserve A (QSR)	1.000	1	0	0	Yes	Yes	6	6	2,160	1,800
Magnolia Village - Pad H Reserve A (QSR)	1.020	1	0	0	Yes	Yes	5	5	1,800	1,500
Magnolia Village - Pad I Reserve A (QSR)	0.950	1	0	0	Yes	Yes	8	8	2,880	2,400
Magnolia Village - Pad J Reserve A (QSR)	1.090	1	0	0	Yes	Yes	10	10	3,600	3,000
Magnolia Village - Pad K Reserve B (Bank)	0.930	1	0	0	Yes	Yes	1	1	360	300
Magnolia Village - Pad L Reserve B (QSR)	0.840	1	0	0	Yes	Yes	5	5	1,800	1,500
Magnolia Village - Pad M Reserve B (Car Wash)	1.230	1	0	0	Yes	Yes	8	8	2,880	2,400
Magnolia Village - Pad N Reserve B (Restaurant)	1.520	1	0	0	Yes	Yes	19	19	6,840	5,700
Magnolia Village - Pad O Reserve B (No Layout)	0.680	1	0	0	Yes	Yes	0	0	0	0

TYPE OF DEVELOPMENT	Acreage ⁽¹⁾	Total Units	Existing Water (ESFC)	Existing Wastewater (ESFC)	Committed Water	Committed Wastewater	Ultimate Water (ESFC)	Ultimate Wastewater (ESFC)	Ultimate Water Demand ⁽²⁾ (GPD)	Ultimate Wastewater Demand ⁽³⁾ (GPD)
Magnolia Village - Pad P Reserve B (C-Store / Gas Station)	1.380	1	0	0	Yes	Yes	12	12	4,241	3,534
Magnolia Village - Pad R Reserve A (Office)	1.350	1	0	0	Yes	Yes	6	6	2,160	1,800
Magnolia Village - Pad S Reserve E (Retail)	1.510	1	0	0	Yes	Yes	6	6	2,160	1,800
Magnolia Village - Tract A Reserve D (3 Restaurants)	6.730	1	0	0	Yes	Yes	99	99	35,640	29,700
Magnolia Village - Tract B Reserve E (Retail)	6.140	1	0	0	Yes	Yes	18	18	6,480	5,400
Magnolia Village - Tract C Reserve E (Retail)	9.590	1	0	0	Yes	Yes	31	31	11,160	9,300
Magnolia Village - Tract D Reserve F (Allora Multi-Family)	11.799	290	0	0	Yes	Yes	290	290	104,400	87,000
Magnolia Village - Reserve C (No Layout)	0.249	1	0	0	Yes	Yes	0	0	0	0
Magnolia Village - Streets and Future ROW Dedication	4.965	0	0	0	Yes	Yes	0	0	0	0
Magnolia Village South - Pad A (Daycare)	1.470	1	0	0	Yes	Yes	1	1	360	300
Magnolia Village South - Pad B (Retail)	1.510	1	0	0	Yes	Yes	3	3	1,080	900
Magnolia Village South - Pad C (Retail)	2.170	1	0	0	Yes	Yes	4	4	1,440	1,200
Magnolia Village South - Pad D (Auto)	0.800	1	0	0	Yes	Yes	1	1	360	300
Magnolia Village South - Pad E (QSR)	1.170	1	0	0	Yes	Yes	7	7	2,520	2,100
Magnolia Village South - Pad F (QSR)	0.980	1	0	0	Yes	Yes	7	7	2,520	2,100
Magnolia Village South - Pad G (Pharmacy)	2.050	1	0	0	Yes	Yes	4	4	1,440	1,200
Magnolia Village South - Tract 1 (Medical Office)	3.600	1	0	0	Yes	Yes	5	5	1,800	1,500
Magnolia Village South - Tract 2 (Magnolia Cottages)	15.004	182	0	0	Yes	Yes	182	182	65,520	54,600
Magnolia Village South - Detention, ROW, Future ROW Dedication & UE	48.239	1	0	0	Yes	Yes	0	0	0	0
MHT Homes Magnolia	1.565	1	0	0	Yes	Yes	1	0	360	0
Mill Creek Estates Section 6A	21.885	102	0	0	Yes	Yes	102	102	36,720	30,600
Mill Creek Estates Section 6B	8.706	48	0	0	Yes	Yes	48	48	17,280	14,400
Mill Creek Estates Section 6C	13.11	69	0	0	Yes	Yes	69	69	24,840	20,700
Mill Creek Estates Section 7	47.307	176	0	0	Yes	Yes	176	176	63,360	52,800
Mill Creek Estates Section 8	19.2	76	0	0	Yes	Yes	76	76	27,360	22,800
Mill Creek Estates Section 9	13.114	53	0	0	Yes	Yes	53	53	19,080	15,900
Mill Creek Estates Section 10	11.6	39	0	0	Yes	Yes	39	39	14,040	11,700
Mill Creek Remaining Sections (Sections 11 through 16)	110.0	505	0	0	Yes	Yes	505	505	181,800	151,500
Mustang Ridge Section 3	25.522	80	0	0	Yes	Yes	80	80	28,800	24,000
Myrtle Gardens [Pulte Homes of Texas] (Single Family)	27.794	122	0	0	Yes	Yes	122	122	43,920	36,600
Subtotal	1856.747	7,122	0	0			21,029	20,692	7,555,422	6,207,020
TOTAL EXISTING + FUTURE COMMITTED		11,509	3,591	3,486			25,612	25,172	9,200,634	7,550,608
H. Future Developments without Commitments										
Audubon Park Section 4	16.020	66	0	0	-	-	66	66	23,760	19,800
Audubon Park Section 5	8.678	27	0	0	-	-	27	27	9,720	8,100
Audubon (Residential, Commercial and School)	2874	10153	0	0	-	-	10,153	10,153	3,655,080	3,045,900
Freh Hut	3.150	3	0	0	-	-	3	3	1,080	900
G. Bucio Properties	4.064	3	0	0	-	-	3	3	1,080	900
La Preferida Meat Market		3	0	0	-	-	3	3	1,080	900
Magnolia Road Investments - Mixed Use	56.96	105	0	0	-	-	105	105	37,800	31,500
PHP 316 Commerce Street - Multi-Family	2.000	119	0	0	-	-	119	119	42,840	35,700
PHP 316 Commerce Street - Commercial		1	0	0	-	-	6	6	2,160	1,800
Rubicon	6.620	33	0	0	-	-	33	33	11,880	9,900
The Woodard Tract	5900	1,250	0	0	-	-	1,250	1,250	450,000	375,000
15 Acre FM1486 Tract - Duplex and Townhomes	15	150	0	0	-	-	150	150	54,000	45,000
94.4 Acre Tract Development - Single-Family	65	246	0	0	-	-	246	246	88,560	73,800
94.4 Acre Tract Development - Multi-Family		303	0	0	-	-	303	303	109,080	90,900
94.4 Acre Tract Development - Retail	11	1	0	0	-	-	14	14	5,040	4,200
94.4 Acre Tract Development - Office	4	1	0	0	-	-	12	12	4,320	3,600
Subtotal	8965.282	12,464	0	0	-	-	12,493	12,493	4,497,480	3,747,900
TOTAL FUTURE		19,586	0	0			33,522	33,185	12,052,902	9,954,920
GRAND TOTAL (EXISTING, FUTURE COMMITTED AND FUTURE NON-COMMITTED)		23,973	3,591	3,486			59,134	37,665	13,698,114	11,298,508

TYPE OF DEVELOPMENT	Acreage ⁽¹⁾	Total Units	Existing Water (ESFC)	Existing Wastewater (ESFC)	Committed Water	Committed Wastewater	Ultimate Water (ESFC)	Ultimate Wastewater (ESFC)	Ultimate Water Demand ⁽²⁾ (GPD)	Ultimate Wastewater Demand ⁽³⁾ (GPD)
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Notes:

(1) Acreage based on final plat, estimated based on subdivision boundary depicted on Montgomery County Appraisal District Map, or preliminary information from developer's engineer.

(2) TCEQ Water Demand Factor

(3) TCEQ Wastewater Factor

(4) Single-Family homes that are not located within a subdivision but receive City of Magnolia water and wastewater service.

(5) Multi-Family homes ESFC is based on information provided by apartment complex manager or based on reseach of facility address. 1 Apartment unit = 1 ESFC.

(6) ESFC for commercial and institutional facilities was backcalculated from actual usage during the period of October 2019 to September 2020.

(7) ESFC for irrigation was backcalculated from actual usage during the period of October 2019 to September 2020. The number of independent irrigation accounts (total units) equals 8 i.e. a total of 119 irrigaton accounts minus 111 accounts included elsewhere as part of commercial developments.

360 gpd/ESFC
300 gpd/ESFC

Attachment A

Revisions:			
Revision #	Revised By	Date	Comments
1	REG	10/8/21	* City of Magnolia provided information that Myrtle Gardens is part of BBQ and has an agreement. Therefore, moved Myrtle Gardens to committed. * LIA Engineering provided Agreement for Magnolia Ridge and it appears that the agreement cover Magnolia Ridge and Magnolia Ridge Forest. Therefore, moved Magnolia Ridge to committed.
2	REG	10/11/21	Revised from "No MUD" to "MC MUD 108" for Magnolia Ridge Sec 14 & 15 per Agreement.
3	REG	10/15/21	Revised Magnolia Ridge Sec 17 acreage and lot count based on Preliminary Plat submitted for review.
4	REG	10/29/21	* Mill Creek Master Agreement shows 650 proposed lots; Amendment (July 2021) shows 1600 proposed lots; Revised lots for subdivisions accordingly. The lot breakdown for each subdivisions was from plats that are in review process in COM encode. * Escondido Sec 3 subdivision lot count updated from plat that is in review process in COM encode.
5	REG	11/8/21	* Revised Magnolia Ridge Forest Sec 15 acreage (acreage changed due to plat boundary revision) * Magnolia Ridge Forest Sec 18 & 19 were previously combined. The two sections are shown in separate rows with their respective acreage and number of lots (info based on preliminary plat in review) * Magnolia Ridge Sec 14 info revised per final plat in review. * Magnolia Ridge Sec 15 Acreage and number of lots minor modification based on preliminary plat in review.
6	REG	11/9/21	* Revised Parkside Capital / GC Magnolia now revised to be shown as Magnolia Village per Land Development layout. Previous total ESFC of 300 was from City of Magnolia projection spreadsheet (all multi-family). Total ESFC per Land Development conceptual layout is approximately 809 (290 for multi-family and remaining for misc. including Restaurant, QSR, Retail, Office). Updated acreage to include street and future ROW dedication.
7	REG	12/16/21	* Magnolia Village has an Ordinance (O-2019-009) creating a Planned Development District (PD-1). The Ordinance also includes a Development Agreement. There are no ESFCs established in the PD-1 or the agreement. Number of connections are calculated as shown on Revision Record No. 9 above. * Mustang Ridge has a Development Agreement. The Development Agreement is between the City and E. Dean Rosier. However, the agreement states that if the agreement may be assigned to a subsequent purchaser.
8	REG	1/25/22	* Moved Heritage Green to committed section. Utility Agreement does not have ESFC. A commitment letter for one pad site (Clearwater Express Car Wash) was issued on 01/25/22. There is one retail center and six pad sites remaining for Phase I and 190 single family lots for Phase II.
9	REG	2/4/22	* Updated acreages for the following subdivisions per recently recorded final plats: Magnolia Ridge Forest Sec 13 & 14, Escondido Sec 3, and Mill Creek Estates Sec 2 & 3. Updated acreage for Escondido overall based on conceptual layout provided by Developer's Engineer on 2/3/22.
10	REG	3/4/22	* Revised Mustang Ridge Section 3 acreage and number of lots based on preliminary plat submitted for review. * Revised Magnolia Ridge Forest Sec 20 number of lots based on preliminary plat submitted for review. * Updated acreage for Escondido Sections 7 & 9 based on preliminary plat submitted for review (conceptual layout submitted with plat review). * The two previous entries to the spreadsheet shown as BBQ Equity are now shown as Myrtle Gardens (owner is Pulte Homes of Texas) and Magnolia Village South (owner is BBQ Equity Partners & LCP Magnolia Cottage 146 PROP, LLCPartners). The names Myrtle Garden and Magnolia Village South are per approved plat and preliminary plat submitted for review, respectively. Number of connections remain the same but acreage for Magnolia Village South was slightly adjusted to reflect preliminary plat.
11	REG	3/9/22	* Mill Creek Estates Sec 6 has been broken out to Sec 6 A, B, and C per final plat submitted for review. Total acreage and number of lots remained the same. * Add new connections per January and February monthly new connection report. Moved Escondido Sec 1, Escondido Sec 2, Mustang Ridge Sec 1, Magnolia Ridge Forest Sec 6, 8, and 10, and Mill Creek Estates to existing.
12	REG	4/6/22	* Updated ownership information for Magnolia Village.
13	REG	5/3/22	* Update connections based on City's meter report.
14	REG	5/4/22	* Updated acreage for Magnolia Ridge Forest Sections 18 & 19 based on preliminary plat in review.
15	REG	5/23/22	* Updated per email from Diego Burgos, Grand Oaks MUD has Grand Oaks Sections 1 to 3 and Glen Oaks Section 1 to 4. Glen Oaks has future sections (Glen Oaks 5 & 6) and 9 commercial connections.
16	REG	6/3/22	* Updated connections based on New Meters Report from City; Audubon connections report shows the same as last month.
17	REG	6/20/22	* Updated connections based on Audubon connections report (May - June Report)
18	REG	8/29/22	* Updated connections based on City's meter report. Updated connections based on Audubon Connections report (June - July & July - August). Updated Mill Creek Estates Sec 4 & 5 acreage per final plat. Updated Heritage Green breakdown per conceptual layout shown in DA. Updated Magnolia Village South based on most recent plan & plat.
19	REG	9/8/22	*Updated to add Audubon Park Sec 4 & 5. Update Magnolia Place per most current land layout provided by Engineer. Revised Mill Creek Sec 7, Escondido Sec 5,7&9, and Mustange Ridge Sec 3 acreage and lot per final plat in review. Updated Heritage Green, Magnolia Village and Magnolia Village South per recent site layouts. Added 15 Acre FM1486 Tract - Duplex and Townhomes to development without commitment (info from META). Added 94.4 Acre Tract Development - Single Family, Multi-Family, & Commercial to development without commitment (info from Half)
20	REG	9/21/22	*Updated Heritage Green per layout from 380 agreement and plans submitted for review.
21	REG	9/26/22	*Updated info source in preparation of tables for GIS
22	REG	9/27/22	* Added 124 acre Discovery Tract Development (70 acres plus 54 acres)
23	REG	10/5/22	* Updated connections based on Audubon Connections report (August - September)
24	REG	10/13/22	*Updated Magnolia Road Investments acreage based on spreadsheet from City and number of connections based on 2019 Water System Master Plan by Strand. *Updated PHP 316 Commerce Street to split commercial and multi-family.
25	REG	10/21/22	* Updated connections based on City's meter report (based on August and September report).
26	REG	11/29/22	*Updated connections based on City's meter report (based on October and November report). *Removed Discovery Tract Development from Future Development (Cristin has confirmed that the development will not go forward)
27	REG	12/8/22	*Updated connections based on Audubon Connections (based on September, October and November Usage).

Attachment A

City of Magnolia
Estimated Growth Based on last 235 days
As of 12/28/2021

as of	Connections	growth	Days	Rate	Capacity	Reserve	Comments
5/1/2021	1330				2742	1412	Growth based on last 235 days
12/22/2021	1718	388	235	1.65	2742	1024	
6/1/2022	1983.65	265.65	161	1.65	2742	758.35	
7/1/2022	2033.15	49.5	30	1.65	2742	708.85	
8/1/2022	2084.3	51.15	31	1.65	2742	657.7	
9/1/2022	2135.45	51.15	31	1.65	2742	606.55	
10/1/2022	2184.95	49.5	30	1.65	2742	557.05	
11/1/2022	2236.1	51.15	31	1.65	2742	505.9	
12/1/2022	2285.6	49.5	30	1.65	2742	456.4	
1/1/2023	2336.75	51.15	31	1.65	2742	405.25	
2/1/2023	2387.9	51.15	31	1.65	2742	354.1	
3/1/2023	2434.1	46.2	28	1.65	2742	307.9	
4/1/2023	2485.25	51.15	31	1.65	2742	256.75	
5/1/2023	2534.75	49.5	30	1.65	2742	207.25	
6/1/2023	2585.9	51.15	31	1.65	4408	1822.1	WP3 on-line
7/1/2023	2635.4	49.5	30	1.65	4408	1772.6	
8/1/2023	2686.55	51.15	31	1.65	4408	1721.45	
9/1/2023	2737.7	51.15	31	1.65	4408	1670.3	
10/1/2023	2787.2	49.5	30	1.65	4408	1620.8	
11/1/2023	2838.35	51.15	31	1.65	4408	1569.65	
12/1/2023	2887.85	49.5	30	1.65	4408	1520.15	
1/1/2024	2939	51.15	31	1.65	4408	1469	
2/1/2024	2990.15	51.15	31	1.65	4408	1417.85	
3/1/2024	3038	47.85	29	1.65	4408	1370	
4/1/2024	3089.15	51.15	31	1.65	4408	1318.85	
5/1/2024	3138.65	49.5	30	1.65	4408	1269.35	
6/1/2024	3189.8	51.15	31	1.65	5714	2524.2	New Well & EST
7/1/2024	3239.3	49.5	30	1.65	5714	2474.7	
8/1/2024	3290.45	51.15	31	1.65	5714	2423.55	
9/1/2024	3341.6	51.15	31	1.65	5714	2372.4	
10/1/2024	3391.1	49.5	30	1.65	5714	2322.9	
11/1/2024	3442.25	51.15	31	1.65	5714	2271.75	
12/1/2024	3491.75	49.5	30	1.65	5714	2222.25	
1/1/2025	3542.9	51.15	31	1.65	5714	2171.1	
2/1/2025	3594.05	51.15	31	1.65	5714	2119.95	

City Council Agenda Item Administration Department

From: City Planning – Christian Gable, Coordinator

Date requested for City Council consideration: December 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

A preliminary & final plat was received on August 8, 2022. Revisions were also made after this date and supplied for review. Letter of No Objection was issued by the City Engineer on November 8th.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Increased water capacity allowing increased pressure and connections.

RECOMMENDATIONS

Approve preliminary plat.

ATTACHMENTS

Preliminary Plat



November 8, 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 revised preliminary plat for the proposed Water Plant No. 3 on November 8, 2022. On behalf of the City of Magnolia (the “City”), we have reviewed the submitted documents and offer no objection to the approval of this project, subject to the following comments:

1. If any portion of this development may change at a future date, the City reserves the right to review and approve the proposed changes before 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,

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.



Preliminary Plat Application Form

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

CONTACT INFORMATION

Applicant

Windrose Land Services -Amber Whiting
Name

11111 Richmond Ave, Suite 150
Street Address

Houston, TX 77082
City, State Zip

713-458-8821
Phone

N/A
Fax

amber.whiting@windroseservices.com
E-mail

Architect (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Property Owner (if different)

City of Magnolia Texas
Name

18111 Buddy Riley Blvd
Street Address

Magnolia, TX 77354
City, State Zip

281-356-2266
Phone

N/A
Fax

N/A
E-mail

Engineer/Land Surveyor (if different)

AEI - Janice Noeldner
Name

11450 Compaq Center Drive, Suite 660
Street Address

Houston, TX 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 Rural Residential (RU)

Present Use of Property
Property is currently undeveloped.

Proposed Use of the Property
2.281 Acres, for the intended use of a Water Plant

Total Area of Site
2.281 acres

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:

Abstract No. 449, J.B. Richards Survey, Tract 9, 22.33 Acres

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

Abstract No. 449, J.B. Richards Survey, 2.281 Acres, 1 Block, 1 Restricted Reserve

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.

A handwritten signature in cursive script, reading "Amber Whiting", written over a horizontal line.

Signature of Applicant

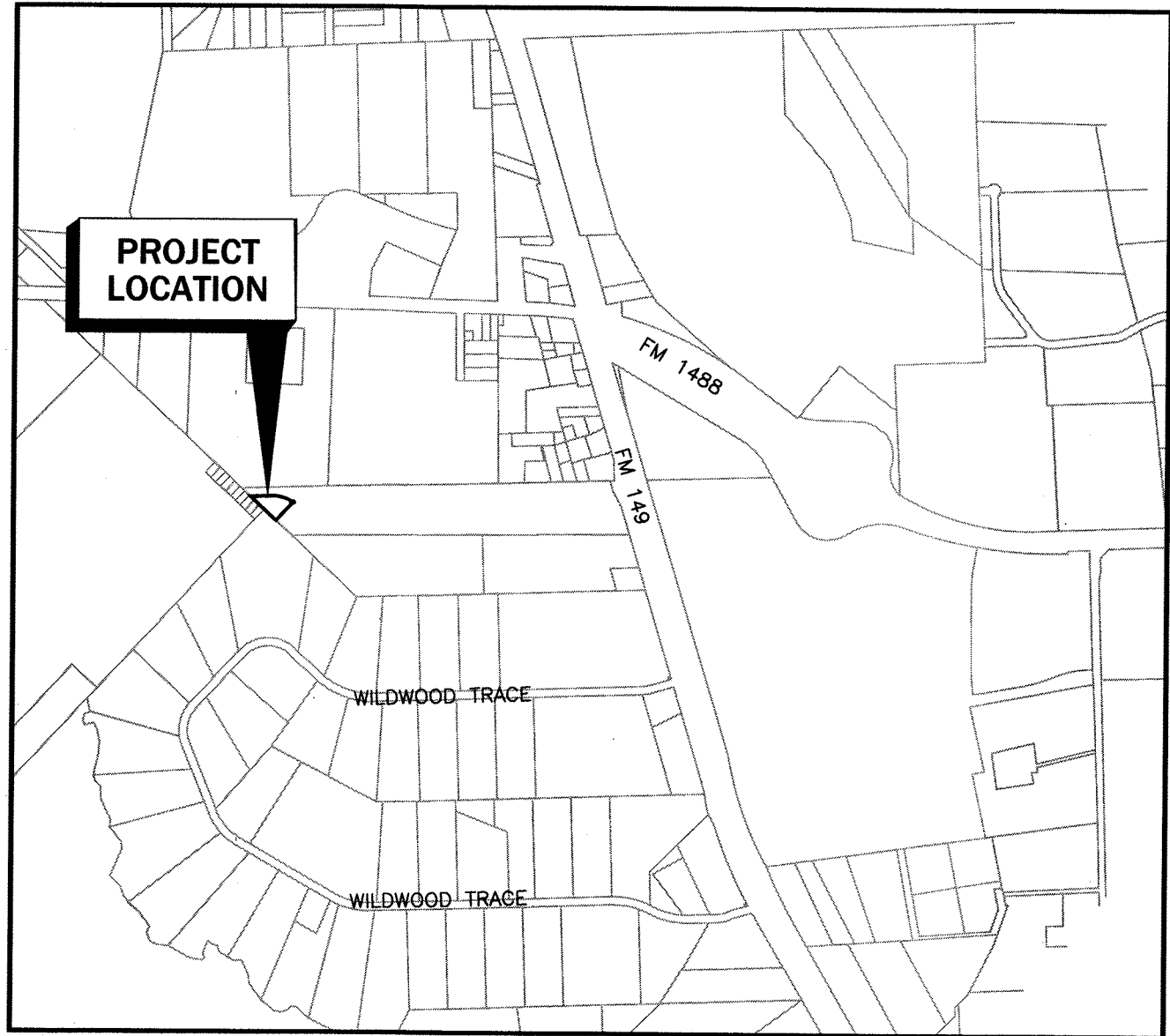
11/7/022

Date

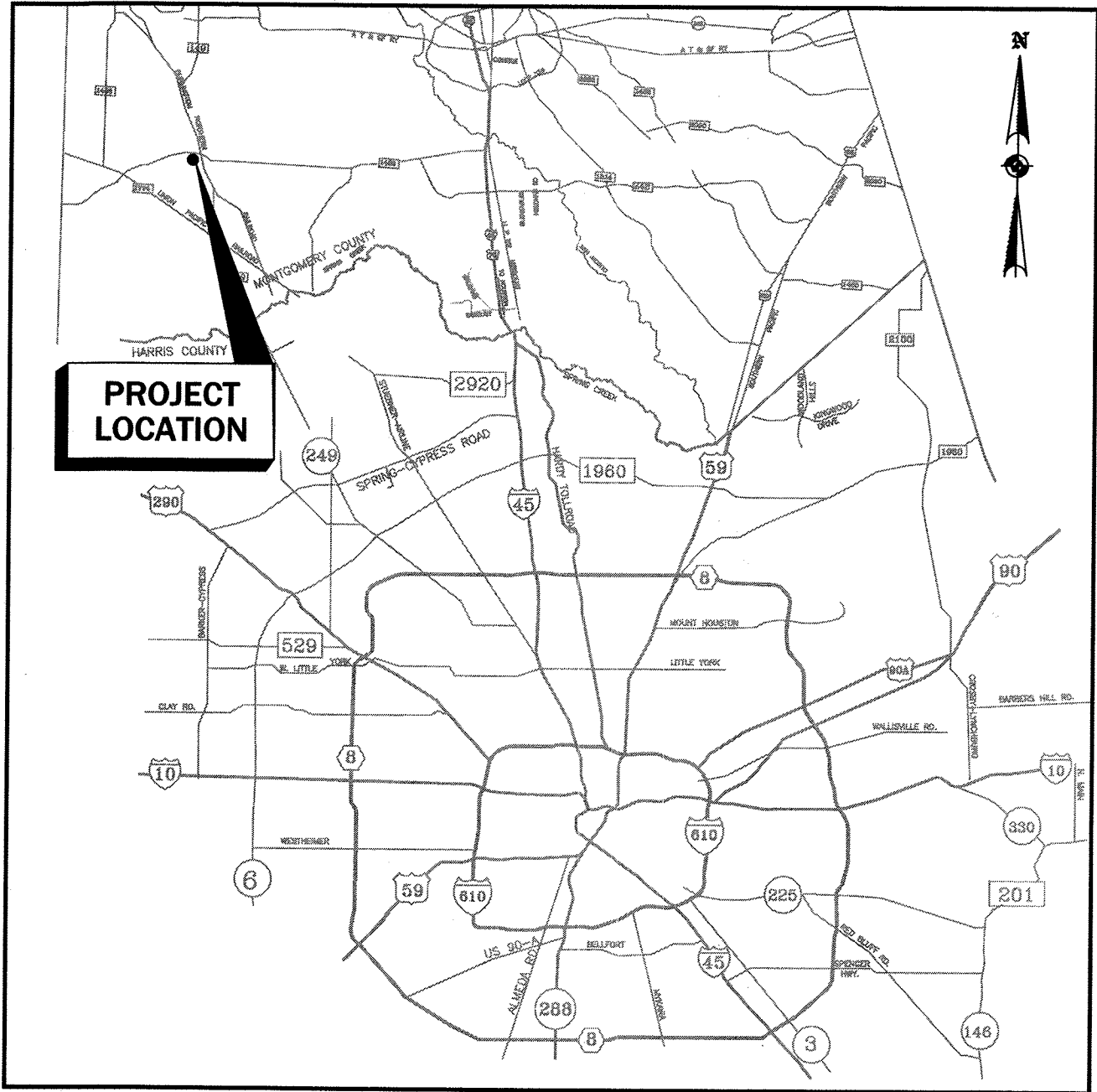
CITY OF MAGNOLIA
MONTGOMERY COUNTY, TEXAS

PLANS OF PROPOSED
WATER PLANT NO. 3 PHASE I

FOR
CONSTRUCTION



VICINITY MAP
NTS



KEY MAP No. 223 Y
AEI JOB No. 211009.40
AUGUST 2022

NO.	SHEET
GENERAL	
1	COVER SHEET
2	GENERAL NOTES
CIVIL	
3	OVERALL SITE PLAN, ACCESS, AND SWPPP
4	PROPOSED SITE PLAN
5	WATER WELL NO 7 AND PIPING PROFILE
6	HYDROPNEUMATIC TANK DETAILS
7	CHEMICAL FACILITY DETAILS
8	MISCELLANEOUS DETAIL SHEET 1 OF 2
9	MISCELLANEOUS DETAIL SHEET 2 OF 2
10	STORM WATER POLLUTION PREVENTION PLAN
ELECTRICAL	
11	ELECTRICAL SYMBOLS & LEGENDS
12	ELECTRICAL SITE PLAN
13	ENLARGED ELECTRICAL SITE PLAN
14	ELECTRICAL CONDUIT AND PANEL SCHEDULES
15	ELECTRICAL DUCT BANK SCHEDULE
16	ELECTRICAL ONE LINE DIAGRAM
17	ELECTRICAL WIRING DIAGRAM
18	ELECTRICAL MOUNTING DETAILS
19	PROCESS INSTRUMENTATION DIAGRAM SYMBOLS & LEGENDS
20	PROCESS AND INSTRUMENTATION DIAGRAM
STRUCTURAL	
21	STRUCTURAL GENERAL NOTES & DETAILS

CITY OF MAGNOLIA

TODD KANA.....MAYOR
DON DOERING.....CITY ADMINISTRATOR

COUNCIL MEMBERS

DANIEL MILLER.....POSITION #1
MATTHEW "DOC" DANTZER.....POSITION #2
RICHARD CARBY (MAYOR PRO-TEM).....POSITION #3
BRENDA HOPPE.....POSITION #4
JACK L. HUITT JR.....POSITION #5

PROPOSED WATER PLANT NO. 3
0 FM 149
MAGNOLIA, TEXAS 77354

PREPARED BY

AEI
ENGINEERING
BAXTER & GOODMAN company
11450 COMPAQ CENTER DRIVE
SUITE 660
HOUSTON, TEXAS 77070
(281)350-7027
www.baxterwoodman.com
TBEPLS FIRM No. F-21783

JANICE C. NOELDNER
131967
PROFESSIONAL ENGINEER
DATE 8/16/22

P:\MGN\211009-Water Plant No. 3\40--Design\CAD\WP3-Phase 1\01_Plans\01_Sheets\02_GEN_NOTES.dwg, 8/16/2022 8:46:38 AM, Holly Stauffer

**TCEQ WATER DISTRIBUTION SYSTEM
GENERAL CONSTRUCTION NOTES**

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS."
2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI [§290.44(A)(1)].
3. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS [§290.44(A)(2)].
4. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY [§290.44(A)(3)].
5. ALL WATER LINE CROSSINGS OF WASTEWATER MAINS SHALL BE PERPENDICULAR [§290.44(E)(4)(B)].
6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE [§290.44(A)(4)].
7. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES IS 0.25 PERCENT [§290.44(B)].
8. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES WITH VENT OPENINGS TO THE ATMOSPHERE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT [§290.44(D)(1)].
9. THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION [§290.44(F)(1)].
10. WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATERLINE SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED [§290.44(F)(2)].
11. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.
 - THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

WHERE:

$$Q = \frac{LD\sqrt{P}}{148,000}$$

- Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

- THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

WHERE:

$$Q = \frac{SD\sqrt{P}}{148,000}$$

- L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

12. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET §290.44(E)(1)-(4).
13. THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT [§290.44(E)(5)].
14. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION [§290.44(E)(6)].
15. SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE [§290.44(E)(7)].
16. WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS [§290.44(F)(8)].
17. THE CONTRACTOR SHALL DISINFECT THE NEW WATERLINES IN ACCORDANCE WITH AWWA STANDARD C- 651-14 OR MOST RECENT, THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATERLINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER [§290.44(F)(3)].
18. DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER WELL GENERAL CONSTRUCTION NOTES**

1. THESE WATER WELL FACILITIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D.
2. THE PREMISES, MATERIALS, TOOLS, AND DRILLING EQUIPMENT SHALL BE MAINTAINED SO AS TO MINIMIZE CONTAMINATION OF THE GROUNDWATER DURING DRILLING OPERATION.
3. WATER USED IN ANY DRILLING OPERATION SHALL BE OF SAFE SANITARY QUALITY. WATER USED IN THE MIXING OF DRILLING FLUIDS OR MUD SHALL CONTAIN A CHLORINE RESIDUAL OF AT LEAST 0.5 MILLIGRAMS PER LITER (mg/L).
4. THE SLUSH PIT SHALL BE CONSTRUCTED AND MAINTAINED SO AS TO MINIMIZE CONTAMINATION OF THE DRILLING MUD.
5. NO TEMPORARY TOILET FACILITIES SHALL BE MAINTAINED WITHIN 150 FEET OF THE WELL BEING CONSTRUCTED UNLESS THEY ARE OF A SEALED, LEAKPROOF TYPE.
6. THE CONSTRUCTION, DISINFECTION, PROTECTION, AND TESTING OF A WELL TO BE USED AS A PUBLIC WATER SUPPLY SOURCE MUST MEET THE FOLLOWING CONDITIONS.
 - A. THE CASING MATERIAL USED IN THE CONSTRUCTION OF WELLS FOR PUBLIC USE SHALL BE NEW CARBON STEEL, HIGH STRENGTH LOW ALLOY STEEL, STAINLESS STEEL OR PLASTIC. THE MATERIAL SHALL CONFORM TO AWWA STANDARDS. THE CASING SHALL EXTEND A MINIMUM OF 18 INCHES ABOVE THE ELEVATION OF THE FINISHED FLOOR OF THE PUMP ROOM OR NATURAL GROUND SURFACE AND A MINIMUM OF ONE INCH ABOVE THE SEALING BLOCK OR PUMP MOTOR FOUNDATION BLOCK WHEN PROVIDED. THE CASING SHALL EXTEND AT LEAST TO THE DEPTH OF THE SHALLOWEST WATER FORMATION TO BE DEVELOPED AND DEEPER, IF NECESSARY, IN ORDER TO ELIMINATE ALL UNDESIRABLE WATER BEARING STRATA. WELL CONSTRUCTION MATERIALS CONTAINING MORE THAN 0.25% LEAD ARE PROHIBITED.
 - B. THE SPACE BETWEEN THE CASING AND DRILL HOLE SHALL BE SEALED BY USING ENOUGH CEMENT UNDER PRESSURE TO COMPLETELY FILL AND SEAL THE ANNULAR SPACE BETWEEN THE CASINO AND THE DRILL HOLE. THE WELL CASING SHALL BE CEMENTED IN THIS MANNER FROM THE TOP OF THE SHALLOWEST FORMATION TO BE DEVELOPED TO THE EARTH'S SURFACE. THE DRILLER SHALL UTILIZE A PRESSURE CEMENTATION METHOD IN ACCORDANCE WITH THE MOST CURRENT AWWA STANDARD FOR WATER WELLS (A100), APPENDIX C: SECTION C.2 (POSITIVE DISPLACEMENT EXTERIOR METHOD); SECTION C.3 (INTERIOR METHOD WITHOUT PLUG); SECTION C.4 (POSITIVE PLACEMENT, INTERIOR METHOD, DRILLABLE PLUG); AND SECTION C.5 (PLACEMENT THROUGH FLOAT SHOE ATTACHED TO BOTTOM OF CASING). THE GROUTING MIXTURE USED TO PRESSURE CEMENT THE ANNULAR SPACE SHALL BE NEAT CEMENT AS SPECIFIED IN THE MOST CURRENT AWWA STANDARD FOR WATER WELLS AND TO WHICH A MAXIMUM OF 6% BY DRY WEIGHT, BENTONITE AND 2% BY DRY WEIGHT, CALCIUM CHLORIDE MAY BE ADDED. THE MINIMUM ANNULAR SPACE BETWEEN THE OUTSIDE DIAMETER OF THE CASING PIPE AND THE BOREHOLE SHALL BE NO LESS THAN 1½ INCHES IN RADIAL THICKNESS OR THREE INCHES IN NET DIAMETRICAL DIFFERENCE AND THE PRESSURE GROUTING SHALL BE FROM THE BOTTOM UPWARD UTILIZING ONE OF THE METHODS LISTED IN THIS SUBPARAGRAPH FOR ALL PUBLIC WATER SYSTEM GROUNDWATER WELL CONSTRUCTION (SPECIFICATION SECTION 02530). WATER WELLS TAKES PRECEDENCE OVER THIS NOTE FOR CEMENTING METHOD AND CEMENT THICKNESS).
 - C. ALL GRAVEL SHALL BE OF SELECTED AND GRADED QUALITY AND SHALL BE THOROUGHLY DISINFECTED WITH A 50 MG/L CHLORINE SOLUTION AS IT IS ADDED TO THE WELL CAVITY.
 - D. SAFEGUARDS SHALL BE TAKEN TO PREVENT POSSIBLE CONTAMINATION OF THE WATER OR DAMAGE BY TRESPASSERS FOLLOWING THE COMPLETION OF THE WELL AND PRIOR TO INSTALLATION OF PERMANENT PUMPING EQUIPMENT.
 - E. UPON WELL COMPLETION, OR AFTER AN EXISTING WELL HAS BEEN RE-WORKED, THE WELL SHALL BE DISINFECTED IN ACCORDANCE WITH CURRENT AWWA STANDARDS FOR WELL DISINFECTION EXCEPT THAT THE DISINFECTANT SHALL REMAIN IN THE WELL FOR AT LEAST SIX HOURS.
7. THE WELL SITE SHALL BE FINE GRADED SO THAT THE SITE IS FREE FROM DEPRESSIONS, REVERSE GRADES, OR AREAS TOO ROUGH FOR PROPER GROUND MAINTENANCE SO AS TO ENSURE THAT SURFACE WATER WILL DRAIN AWAY FROM THE WELL IN ALL CASES. ARRANGEMENTS SHALL BE MADE TO CONVEY WELL PUMP DRAINAGE, PACKING GLAND LEAKAGE, AND FLOOR DRAINAGE AWAY FROM THE WELLHEAD. SUITABLE DRAIN PIPES LOCATED AT THE OUTER EDGE OF THE CONCRETE FLOOR SHALL BE PROVIDED TO COLLECT THIS WATER AND PREVENT ITS PONDING OR COLLECTING AROUND THE WELLHEAD. THIS WASTEWATER SHALL BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ANY NUISANCE FROM MOSQUITO BREEDING OR STAGNATION. DRAINS SHALL NOT BE DIRECTLY CONNECTED TO STORM OR SANITARY SEWERS.
8. A CONCRETE SEALING BLOCK EXTENDING AT LEAST THREE FEET FROM THE WELL CASING IN ALL DIRECTIONS, WITH A MINIMUM THICKNESS OF SIX INCHES AND SLOPED TO DRAIN AWAY AT NOT LESS THAN 0.25 INCHES PER FOOT SHALL BE PROVIDED AROUND THE WELLHEAD.
9. WELLHEADS AND PUMP BASES SHALL BE SEALED BY A GASKET OR SEALING COMPOUND AND PROPERLY VENTED TO PREVENT THE POSSIBILITY OF CONTAMINATING THE WELL WATER. A WELL CASING VENT SHALL BE PROVIDED WITH AN OPENING THAT IS COVERED WITH 16-MESH OR FINER CORROSION- RESISTANT SCREEN, FACING DOWNWARD, ELEVATED AND LOCATED SO AS TO MINIMIZE THE DRAWING OF CONTAMINANTS INTO THE WELL. WELLHEADS AND WELL VENTS SHALL BE AT LEAST TWO FEET ABOVE THE HIGHEST KNOWN WATERMARK OR 100-YEAR FLOOD ELEVATION, IF AVAILABLE, OR ADEQUATELY PROTECTED FROM POSSIBLE FLOOD DAMAGE BY LEVEES.
10. IF A WELL BLOW-OFF LINE IS PROVIDED, ITS DISCHARGE SHALL TERMINATE IN A DOWNWARD DIRECTION AND AT A POINT WHICH WILL NOT BE SUBMERGED BY FLOOD WATERS.
11. A SUITABLE SAMPLING COCK SHALL BE PROVIDED ON THE DISCHARGE PIPE OF EACH WELL PUMP PRIOR TO ANY TREATMENT.
12. FLOW MEASURING DEVICES SHALL BE PROVIDED FOR EACH WELL TO MEASURE PRODUCTION YIELDS AND PROVIDE FOR THE ACCUMULATION OF WATER PRODUCTION DATA. THESE DEVICES SHALL BE LOCATED TO FACILITATE DAILY READING.
13. ALL COMPLETED WELL UNITS SHALL BE PROTECTED BY INTRUDER-RESISTANT FENCES, THE GATES OF WHICH ARE PROVIDED WITH LOCKS OR SHALL BE ENCLOSED IN LOCKED, VENTILATED WELL HOUSES TO EXCLUDE POSSIBLE CONTAMINATION OR DAMAGE TO THE FACILITIES BY TRESPASSERS. THE GATES OR WELLHOUSES SHALL BE LOCKED DURING PERIODS OF DARKNESS AND WHEN THE PLANT IS UNATTENDED.
14. AN ALL-WEATHER ACCESS SHALL BE PROVIDED TO EACH WELL SITE.
15. AN AIR RELEASE DEVICE SHALL BE INSTALLED IN SUCH A MANNER AS TO PRECLUDE THE POSSIBILITY OF SUBMERGENCE OR POSSIBLE OF CONTAMINANTS. IN THIS RESPECT, ALL OPENINGS TO THE ATMOSPHERE SHALL BE COVERED WITH 16-MESH OR FINER, CORROSION-RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT.

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
HYDROPNEUMATIC PRESSURE TANK GENERAL CONSTRUCTION NOTES**

1. THESE WATER WELL FACILITIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D.
2. ALL HYDROPNEUMATIC TANKS MUST BE LOCATED WHOLLY ABOVE GRADE AND MUST BE OF STEEL CONSTRUCTION WITH WELDED SEAMS EXCEPT AS PROVIDED IN NOTE NO. 10 OF THESE CONSTRUCTION NOTES.
3. METAL THICKNESS FOR PRESSURE TANKS SHALL BE SUFFICIENT TO WITHSTAND THE HIGHEST EXPECTED WORKING PRESSURES WITH A FOUR TO ONE FACTOR OF SAFETY. TANKS FOR 1000 GALLON CAPACITY OR LARGER MUST MEET THE STANDARDS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) SECTION VIII, DIVISION 1 CODES AND CONSTRUCTION REGULATIONS AND MUST HAVE AN ACCESS PORT OF PERIODIC INSPECTIONS. AN ASME NAME PLATE MUST BE PERMANENTLY ATTACHED TO THOSE TANKS. TANKS INSTALLED BEFORE JULY 1, 1988, ARE EXEMPT FROM THE ASME CODING REQUIREMENT, BUT ALL NEW INSTALLATIONS MUST MEET THIS REGULATION. EXEMPT TANKS CAN BE RELOCATED WITHIN A SYSTEM, BUT CANNOT BE RELOCATED TO ANOTHER SYSTEM.
4. ALL PRESSURE TANKS SHALL BE PROVIDED WITH A PRESSURE RELEASE DEVICE AND AN EASILY READABLE PRESSURE GAUGE.
5. FACILITIES SHALL BE PROVIDED FOR MAINTAINING THE AIR-WATER-VOLUME AT THE DESIGN WATER LEVEL AND WORKING PRESSURE. AIR INJECTION LINES MUST BE EQUIPPED WITH FILTERS OR OTHER DEVICES TO PREVENT COMPRESSOR LUBRICANT AND OTHER CONTAMINANTS FROM ENTERING THE PRESSURE TANK. A DEVICE TO READILY DETERMINE AIR-WATER-VOLUME MUST BE PROVIDED FOR ALL TANKS GREATER THAN 1000 GALLON CAPACITY. GALVANIZED TANKS WHICH ARE NOT PROVIDED WITH THE NECESSARY FITTINGS AND WERE INSTALLED BEFORE JULY 1, 1988, SHALL BE EXEMPT FROM THIS REQUIREMENT.
6. HYDROPNEUMATIC PRESSURE TANKS SHALL BE PAINTED, DISINFECTED AND MAINTAINED IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARDS. PROTECTIVE PAINT OR COATING SHALL BE APPLIED TO THE INSIDE PORTION OF ANY PRESSURE TANK. HOWEVER, NO TEMPORARY COATING, WAX, GREASE COATING OR COATING MATERIALS CONTAINING LEAD WILL BE ALLOWED. NO OTHER COATING WILL BE ALLOWED WHICH ARE NOT APPROVED FOR USE (AS A CONTACT SURFACE WITH POTABLE WATER BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA), NATIONAL SANITATION FOUNDATION (NSF), THE UNITED STATES FOOD AND DRUG ADMINISTRATION (FDA). ALL NEWLY INSTALLED COATINGS MUST CONFORM TO ANSI/NSF STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
7. NO PRESSURE TANK THAT HAS BEEN USED TO STORE ANY MATERIAL OTHER THAN POTABLE WATER MAY BE USED IN A PUBLIC WATER SYSTEM. A LETTER FROM THE PREVIOUS OWNER OR OWNERS MUST BE PROVIDED.
8. PRESSURE TANK INSTALLATIONS SHOULD BE EQUIPPED WITH SLOW CLOSING VALVES AND TIME DELAY PUMP CONTROLS TO ELIMINATE WATER HAMMER TO REDUCE THE CHANCE OF TANK FAILURE.
9. ASSOCIATED APPURTENANCES INCLUDING VALVES PIPES AND FITTINGS CONNECTED TO PRESSURE TANKS SHALL BE THOROUGHLY TIGHT AGAINST LEAKAGE.
10. WHERE SEAMLESS FIBERGLASS TANKS ARE UTILIZED, THEY SHALL NOT EXCEED 300 GALLONS IN CAPACITY.
11. NO MORE THAN THREE PRESSURE TANKS SHALL BE INSTALLED AT ANY ONE SITE WITHOUT PRIOR APPROVAL OF THE EXECUTIVE DIRECTOR.
12. ALL POTABLE WATER STORAGE TANKS AND PRESSURE MAINTENANCE FACILITIES MUST BE ENCLOSED BY AN INTRUDER RESISTANT FENCE WITH LOCKABLE GATES. PEDESTAL TYPE ELEVATED STORAGE TANKS WITH LOCKABLE DOORS AND WITHOUT EXTERNAL LADDERS ARE EXEMPT FROM THIS REQUIREMENT. THE GATES AND DOORS MUST BE KEPT LOCKED WHENEVER THE FACILITY IS UNATTENDED.

GENERAL CONSTRUCTION NOTES

1. ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE AND DEBRIS SHALL BE HAULED OFFSITE BY THE CONTRACTOR. INCLUDE COST OF THIS WORK, INCLUDING HAUL, IN OTHER ITEMS OF THIS PROJECT.
2. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED FACILITIES.
3. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES. CONTRACTOR SHALL NOTIFY UTILITIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTACT TEXAS ONE CALL (713)223-4567/811 OR 800-344-8377 AND LONE STAR NOTIFICATION CENTER AT 800-669-8344 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
4. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ENGINEER.
5. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF MONTGOMERY COUNTY, TEXAS FOR DEVELOPMENT, FIRE CODE, STORM WATER MANAGEMENT AND ANY OTHER APPLICABLE PERMITS PRIOR TO STARTING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF DAMAGES CAUSED TO ANY EXISTING FACILITIES.
7. ALL CONSTRUCTION WHICH HINDERS TRAFFIC OR REQUIRES TRAFFIC DIVERSION SHALL BE AS PER GUIDELINES SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE TRAFFIC CONTROL PLAN LOCATED IN THIS SET. UNIFORMED FLAGGERS ARE REQUIRED TO DIRECT TRAFFIC WHEN LANES WILL BE BLOCKED.
8. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF MONTGOMERY COUNTY, TEXAS FOR DEVELOPMENT, FIRE CODE, STORM WATER MANAGEMENT AND ANY OTHER APPLICABLE PERMITS PRIOR TO STARTING CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING. OWNER TO PROVIDE CENTERLINE CONTROL AND ONE (1) SITE BENCHMARK.
10. CONTRACTOR SHALL RESTORE FENCES, LANDSCAPING AND ANY OTHER SURFACE FEATURES IMPACTED BY THE CONSTRUCTION OF PROPOSED IMPROVEMENTS ON EXISTING UTILITIES. THIS WORK SHALL BE INCIDENTAL TO THE BID PRICE FOR EACH ITEM OF WORK.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS, WATER VALVES AND BLOWOFF BOXES TO FINAL GRADE AFTER COMPLETION OF PAVING IMPROVEMENTS.
12. CONTRACTOR SHALL GIVE MS. PAT GUNTER WITH AEI ENGINEERING, A BAXTER & WOODMAN COMPANY (PHONE: 281-350-7027) AND MR. BURT SMITH WITH CITY OF MAGNOLIA (PHONE: 281-356-2266) TWO (2) WORKING DAYS NOTICE OF BEGINNING OF CONSTRUCTION.

STANDARD CONSTRUCTION NOTES – WATER PLANTS

1. ALL INTERNAL PLANT PIPING SHALL BE DUCTILE IRON PIPE OR WELDED STEEL PIPE RATED FOR AN INTERNAL WORKING PRESSURE OF 150 PSI. PIPE USED WITH THREADED OR FLANGED CONNECTIONS SHALL BE THICKNESS CLASS 53 (MINIMUM). ALL PIPING SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C151-09.
2. DUCTILE IRON AND WELDED STEEL PIPE WILL BE CEMENT MORTAR LINED IN ACCORDANCE WITH ANSI/AWWA C104/A21.4-08 (AND NSF STANDARD 61). ALL OTHER PIPE SHALL HAVE INTERNAL COATING WHICH MEETS NSF STANDARD 61.
3. FLANGED FITTINGS AND/OR COMPRESSION-TYPE PUSH ON FITTINGS SHALL BE RATED FOR AN INTERNAL WORKING PRESSURE OF 150 PSI. ALL FITTINGS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C110/A21.10-08.
4. ALL THREADED FLANGES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C115/A21.15-05.
5. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL UNDERGROUND TEES, BENDS AND LATERALS. THEY SHALL BE BUILT IN ACCORDANCE WITH DETAILS PROVIDED.
6. ALL ABOVE GROUND DUCTILE IRON PIPE CONNECTIONS SHALL BE FLANGED. UNDERGROUND DUCTILE IRON PIPING CONNECTIONS ARE TO BE BOLTLESS AND PUSH-ON AFTER THE FIRST JOINT BELOW GRADE.
7. ALL INTERNAL WATER PLANT VALVES SHALL OPEN COUNTER-CLOCKWISE. VALVES WITHIN PUBLIC STREET RIGHTS OF WAY SHALL OPEN CLOCKWISE. ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C509-09 (GATE VALVES) AND ANSI/AWWA C504-06 (BUTTERFLY VALVES).
8. ALL ABOVE-GRADE VALVES 12 INCHES AND SMALLER SHALL BE FLANGED AND OS&Y GATE VALVES WITH RESILIENT SEATS.
9. ALL BELOW-GRADE VALVES 12 INCHES AND SMALLER SHALL BE N.R.S GATE VALVES WITH RESILIENT SEATS, GASKETED AND HUB-ENDS, EXCEPT WHERE FLANGED ENDS ARE CALLED OUT ON THE DRAWINGS.
10. ALL VALVES LARGER THAN 16-INCH SHALL BE GASKETED, FLANGED RUBBER SEATED BUTTERFLY VALVES. ABOVE-GROUND BUTTERFLY VALVES SHALL HAVE POST INDICATOR AND HANDWHEEL.
11. ALL BURIED VALVES SHALL BE EQUIPPED WITH VALVE BOXES.
12. SIX-INCH TO 12-INCH WATER LINES SHALL HAVE A MINIMUM COVER OF FOUR FEET. 16-INCH AND LARGER WATER LINES SHALL HAVE A MINIMUM COVER OF FIVE FEET.
13. ALL EXCAVATIONS OVER FIVE FEET DEEP SHALL HAVE TRENCH SAFETY SYSTEM.
14. ALL WATERLINE CONSTRUCTION IS TO BE ACCOMPLISHED IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF MAGNOLIA STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
15. ALL PIPE SHALL BE SUPPLIED IN ACCORDANCE WITH SECTION 02610. ALL BURIED DUCTILE IRON PIPE SHALL BE COVERED WITH 8 MILS MINIMUM OF COAL TAR EPOXY AND WRAPPED WITH POLYETHYLENE ENCASEMENT IN ACCORDANCE WITH ANSI/AWWA C105/A21.5-05.
16. ALL PRESSURE OR ALTITUDE GAUGES SHALL HAVE A 4-1/2" FACE DIAMETER, LIQUID FILLED STAINLESS STEEL CASE WITH 1/2" BOTTOM CONNECTION.
17. PROVIDE PROTECTIVE COATINGS FOR TANKS, PIPING, VALVES, CONTROL BUILDING AND OTHER APPURTENANCES IN ACCORDANCE WITH SECTION 09916.
18. CONTRACTOR SHALL FOLLOW CONSTRUCTION DETAILS IF DRAWINGS DIFFER FROM REFERENCE STANDARDS.
19. STORM SEWERS TO BE BUILT IN ACCORDANCE WITH CITY OF MAGNOLIA STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
20. ALL STORM SEWER PIPE WITHIN 50 FEET OF THE WATER WELL SHALL BE PVC OR DUCTILE IRON PIPE HAVING A MINIMUM PRESSURE RATING OF 150 PSI AND SHALL BE EQUIPPED WITH PRESSURE-TYPE JOINTS. USE CLASS "AA" CEMENT STABILIZED SAND BEDDING FOR ALL STORM SEWERS.
21. STORM SEWER INLETS SHALL BE STANDARD CITY OF MAGNOLIA TYPE "A" INLETS.
22. MANHOLES AND INLETS SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND (NO SEPARATE PAY.)
23. SITE FENCING SHALL CONSIST OF A SIX FOOT HIGH CHAIN LINK FENCE WITH THREE STRANDS OF BARBED WIRE, OR AN EIGHT FOOT HIGH INTRUDER RESISTANT FENCE AS SHOWN ON DRAWINGS AND AS SPECIFIED.
24. ALL KNOWN EXISTING OR FUTURE SANITARY SEWER LINES WITHIN 200 FEET OF THE WATER PLANT ARE SHOWN.
25. HYDRO-MULCH SEED THE DISTURBED AREAS OF THE PLANT IN ACCORDANCE WITH SPECIFICATIONS.
26. UNLESS STATED OTHERWISE ELSEWHERE IN THESE NOTES, CONTRACTOR SHALL OBTAIN ALL CITY, COUNTY, STATE AND FEDERAL PERMITS. ENGINEER WILL ASSIST WHERE NECESSARY.
27. CONTRACTOR SHALL PROTECT, MAINTAIN, AND RESTORE TO ORIGINAL CONDITION OR BETTER ANY ON-SITE OR OFF-SITE AREAS THAT ARE AFFECTED BY CONSTRUCTION.
28. REINFORCED WELDED WIRE FABRIC WILL BE PROVIDED IN SHEETS. ROLLED WELDED WIRE FABRIC IS NOT ALLOWED.

WATER LINE NOTES

1. WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF MAGNOLIA INFRASTRUCTURE DESIGN MANUAL, STANDARD SPECIFICATION, AND CONSTRUCTION DETAILS.
2. ALL 4" THROUGH 12" WATER LINE TO BE AWWA C-900 PVC DR-18 BLUE PRESSURE RATED WATER MAIN WITH 2" AND SMALLER WATER SERVICE LINE TO BE CONTINUOUS TYPE K COPPER THRU OR STANDARD SPECIFICATION SECTION 02503. ALL 4" THRU 54" DI PIPE WATER LINES SHALL BE AWWA C151 WITH INSIDE LINING WITH AWWA C104 AND DOUBLE WRAPPED WITH 8-MIL POLYETHYLENE SHEETS.
3. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AS NECESSARY TO PREVENT PIPE MOVEMENT. USE RESTRAINED JOINTS WHERE PREVENTING MOVEMENT OF 16" OR GREATER PIPE IS NECESSARY DUE TO THRUST.
4. ALL WATER LINES UNDER PROPOSED OR FUTURE PAVING AND TO A POINT OF ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE PAVING SHALL BE ENCASED IN BANK SAND TO 12" OVER PIPE AND BACKFILLED WITH CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.
5. ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER CITY OF MAGNOLIA AND TCEQ REGULATIONS.
6. ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C-500 AND SHALL BE OF THE RESILIENT SEAT TYPE.
7. ALL WATER LINES TO BE DISINFECTED IN CONFORMANCE WITH AWWA C-651 AND THE TEXAS STATE DEPARTMENT OF HEALTH. AT LEAST ONE BACTERIOLOGICAL SAMPLE SHALL BE COLLECTED FOR EVERY 1,000 LINEAR FEET OF WATER LINE AND SHALL BE REPEATED IF CONTAMINATION PERSISTS.
8. ALL BELOW GRADE VALVES SHALL BE GASKETED, HUB-END GATE VALVES WITH A CAST IRON BOX, EXCEPT WHERE FLANGES ARE CALLED OUT ON THE PLANS.
9. 4" THRU 12" FITTINGS SHALL BE CEMENT MORTAR LINED COMPACT DUCTILE IRON PRESSURE FITTINGS PER ANSI A21.53, OR PUSH ON FITTINGS PER ANSI A21.10 PRESSURE RATED AT 250 PSIG.
10. HYDROSTATIC TESTING: ALL WATER PIPE SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LATEST CITY OF MAGNOLIA STANDARD CONSTRUCTION SPECIFICATIONS. TESTS ARE TO BE PERFORMED ON THE ENTIRE FOOTAGE OF WATER PIPE LINE INCLUDED IN THE PROJECT.
11. ALL WATER LINES TO HAVE 4' MINIMUM COVER TO FINISHED GRADE AND MINIMUM 12" CLEARANCE TO OTHER UTILITIES AT CROSSING UNLESS OTHERWISE NOTED ON PLANS. ALL WATER LINE INSTALLED OVER 8' DEEP SHALL UTILIZE RESTRAINED JOINT FITTINGS.
12. CONTRACTOR SHALL KEEP WATER PIPE CLEAN AND CAPPED (OR OTHERWISE EFFECTIVELY COVERED) OPEN PIPE ENDS TO EXCLUDE INSECTS, ANIMALS OR OTHER SOURCES OF CONTAMINATION FROM UNFINISHED PIPE LINES AT TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS.

CAUTION: UNDERGROUND GAS FACILITIES

THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 1-800-545-6005 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

- WHEN CENTERPOINT ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE, CALL (713)207-5463 OR (713)945-8037 (7:00 A.M. TO 4:30 P.M.) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
- WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTERPOINT ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURES.
- WHEN CENTERPOINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.
- FOR EMERGENCIES REGARDING GAS LINES CALL (713)659-3552 OR (713)207-4200.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

WARNING: OVERHEAD ELECTRICAL LINES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. THE LOCATION OF OVERHEAD LINES HAS NOT BEEN SHOWN ON THESE DRAWINGS AS THE LINES ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE FORBIDS ACTIVITIES THAT OCCUR IN CLOSE PROXIMITY TO HIGH VOLTAGE LINES, SPECIFICALLY:

- ANY ACTIVITY WHERE PERSON OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES; AND
- OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING RIG, PILE DRIVER, HOISTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES.

PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED, CALL CENTERPOINT ENERGY AT (713)207-2222.

ACTIVITIES ON OR ACROSS CENTERPOINT ENERGY FEE OR EASEMENT PROPERTY

NO APPROVAL OR USE, CROSS OR OCCUPY CENTERPOINT FEE OR EASEMENT PROPERTY IS GIVEN. IF YOU NEED TO USE CENTERPOINT PROPERTY, PLEASE CONTACT OUR SURVEYING & RIGHT OF WAY DIVISION AT (713)207-6348 OR (713)207-5769.

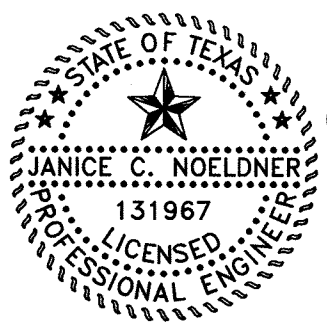
NOTICE:
FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811.

VERIFICATION OF PRIVATE UTILITY LINES

Mike Brower Date: 08-31-22
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.

Mike Brower Date: 08-31-22
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.



Jamie C. Noeldner
NAME
08/16/22
DATE



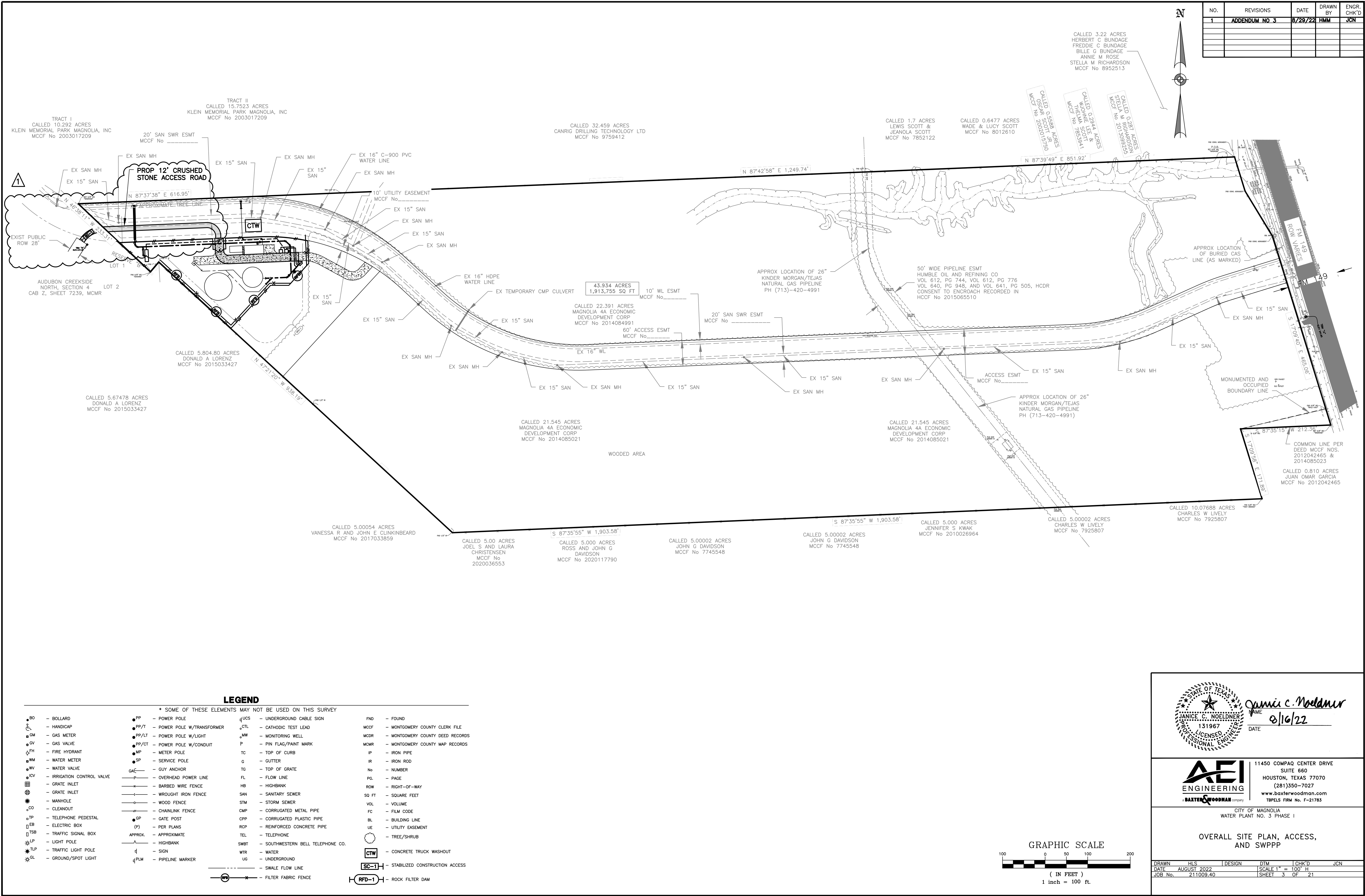
11450 COMPAQ CENTER DRIVE
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www.baxterwoodman.com
TBEPLS FIRM No. F-21783

CITY OF MAGNOLIA
WATER PLANT NO. 3 PHASE I

GENERAL NOTES

DRAWN	HLS	DESIGN	DTM	CHK'D	JCN
DATE	AUGUST 2022	SCALE	NTS		
JOB No.	211009.40	SHEET	2	OF	21

P:\MAGN\211009-Water Plant No. 3\40-Design\CAD\WP3-Phase 1\01_Plans\01_Streets\03_OVERALL SITE PLAN AND SWPPP.dwg, 8/29/2022 1:47:30 PM, Haley Miller

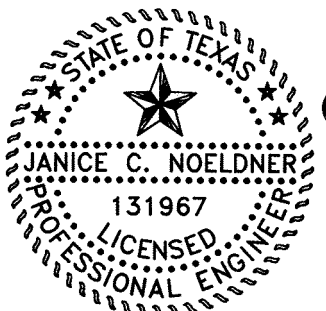
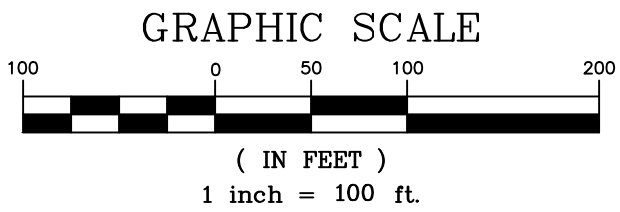


NO.	REVISIONS	DATE	DRAWN BY	ENGR. CHK'D
1	ADDENDUM NO 3	8/29/22	HMM	JCN

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

<ul style="list-style-type: none">• BOLLARD◐ HANDICAP◑ GAS METER◒ GAS VALVE◓ FIRE HYDRANT◔ WATER METER◕ WATER VALVE◖ IRRIGATION CONTROL VALVE◗ GRATE INLET◘ GRATE INLET◙ MANHOLE◚ CLEANOUT◛ TELEPHONE PEDESTAL◜ ELECTRIC BOX◝ TRAFFIC SIGNAL BOX◞ LIGHT POLE◟ TRAFFIC LIGHT POLE◠ GROUND/SPOT LIGHT	<ul style="list-style-type: none">• PP - POWER POLE• PP/T - POWER POLE W/TRANSFORMER• PP/LT - POWER POLE W/LIGHT• PP/CT - POWER POLE W/CONDUIT• MP - METER POLE• SP - SERVICE POLE• GAC - GUY ANCHOR— PG - OVERHEAD POWER LINE— * - BARBED WIRE FENCE— W - WROUGHT IRON FENCE— O - WOOD FENCE— C - CHAINLINK FENCE• GP - GATE POST(P) - PER PLANSAPPROX. - APPROXIMATE— H - HIGHBANK◑ - SIGN◑ PLM - PIPELINE MARKER	<ul style="list-style-type: none">◑ UCS - UNDERGROUND CABLE SIGN◑ CTL - CATHODIC TEST LEAD◑ MW - MONITORING WELLP - PIN FLAG/PAINT MARKTC - TOP OF CURBG - GUTTERTG - TOP OF GRATEFL - FLOW LINEHB - HighbankSAN - SANITARY SEWERSTM - STORM SEWERCMP - CORRUGATED METAL PIPECPP - CORRUGATED PLASTIC PIPERCP - REINFORCED CONCRETE PIPETEL - TELEPHONESWBT - SOUTHWESTERN BELL TELEPHONE CO.WTR - WATERUG - UNDERGROUND— S - SWALE FLOW LINE— * - FILTER FABRIC FENCE	<ul style="list-style-type: none">FND - FOUNDMCCF - MONTGOMERY COUNTY CLERK FILEMCDR - MONTGOMERY COUNTY DEED RECORDSMCMR - MONTGOMERY COUNTY MAP RECORDSIP - IRON PIPEIR - IRON RODNo - NUMBERPG - PAGEROW - RIGHT-OF-WAYSQ FT - SQUARE FEETVOL - VOLUMEFC - FILM CODEBL - BUILDING LINEUE - UTILITY EASEMENT◑ - TREE/SHRUBCTW - CONCRETE TRUCK WASHOUTSC-1 - STABILIZED CONSTRUCTION ACCESSRFD-1 - ROCK FILTER DAM
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NAME Janice C. Noeldner
DATE 8/16/22



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TBPELS FIRM No. F-21783

CITY OF MAGNOLIA
WATER PLANT NO. 3 PHASE 1

OVERALL SITE PLAN, ACCESS,
AND SWPPP

DRAWN	HLS	DESIGN	DTM	CHK'D	JCN
DATE	AUGUST 2022	SCALE	1" = 100' H		
JOB No.	211009.40	SHEET	3 OF 21		

F:\MAGN\211009-Water Plant No. 3\40-Design\CAD\WP3-Phase 1\01_Plans\01_Sheets\04_PROPOSED SITE PLAN.dwg, 8/29/2022 1:53:21 PM, 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.
- WET CONNECTS TO BE PERFORMED IMMEDIATELY UPON NOTICE TO PROCEED AND SUBMITTAL REVIEW. WET CONNECTS TO BE COMPLETED NO LATER THAN NOVEMBER 4, 2022.
- CONTRACTOR TO REGRADE PROJECT WORK AREA AS NEEDED TO PROVIDE POSITIVE DRAINAGE.
- PROPOSED PERMEABLE PAVERS ACCESS ROAD AND DRIVEWAY FINISHED ELEVATIONS SHALL MATCH EXISTING NATURAL GROUND ELEVATION.

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" TEE
(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)

WELL DISCHARGE PIPING (SEE DETAIL, SHT 5)	
(S)	1" WATER LINE
(T)	8" GATE VALVE
(U)	8" X 90° BEND
(V)	10" X 45° BEND
(W)	10" GATE VALVE
(X)	12" X 45° BEND
(Y)	12" GATE VALVE
(Z)	16" GATE VALVE

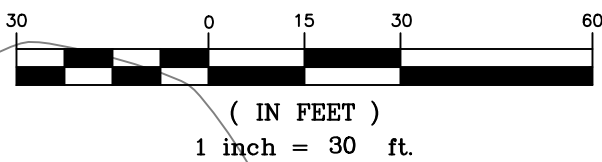
LEGEND

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

CALLED 5.80480 ACRES
DONALD A LORENZ
MCCF No 2015033427

CALLED 21.545 ACRES
MAGNOLIA 4A ECONOMIC
DEVELOPMENT CORP
MCCF No 2014085021

GRAPHIC SCALE



NO.	REVISIONS	DATE	DRAWN BY	ENGR. CHK'D
1	ADDENDUM NO 3	8/29/22	HMM	JCN

TEMPORARY BENCHMARK "A" ELEVATION - 241.65

BEING A CUT BOX SET ON TOP OF A CONCRETE FLUME HEADWALL LOCATED ON THE WEST R.O.W. LINE OF F.M. 149 ON THE NORTH SIDE OF A GRAVEL DRIVEWAY APPROXIMATELY 1,660 FEET NORTH FROM ITS INTERSECTION WITH WILDWOOD TRACE. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION - 211.28

BEING A CUT BOX SET ON TOP OF A CONCRETE TYPE C INLET LOCATED APPROXIMATELY SOUTH 12°23'48" EAST, 98.20 FEET FROM THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT. (SHOWN HEREON)

CALLED 32.459 ACRES
CANRIG DRILLING TECHNOLOGY LTD
MCCF No 9759412

TRACT II
CALLED 15.7523 ACRES
KLEIN MEMORIAL PARK MAGNOLIA, INC
MCCF No 2003017209

TRACT I
CALLED 10.292 ACRES
KLEIN MEMORIAL PARK MAGNOLIA, INC
MCCF No 2003017209

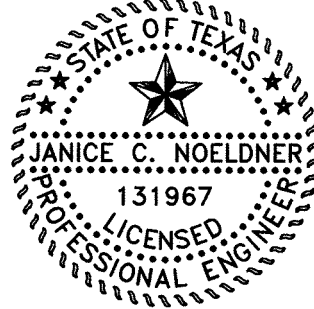
NOTICE:
FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DID SO THAT UNDERGROUND LINE CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811.

VERIFICATION OF PRIVATE UTILITY LINES

Mike Browne Date: 08-31-22
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.

Mike Browne Date: 08-31-22
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.



Janice C. Noeldner
NAME
DATE 8/16/22



11450 COMPAQ CENTER DRIVE
SUITE 660
HOUSTON, TEXAS 77070
(281)350-7027
www.baxterwoodman.com
TPELS FIRM No. F-21783

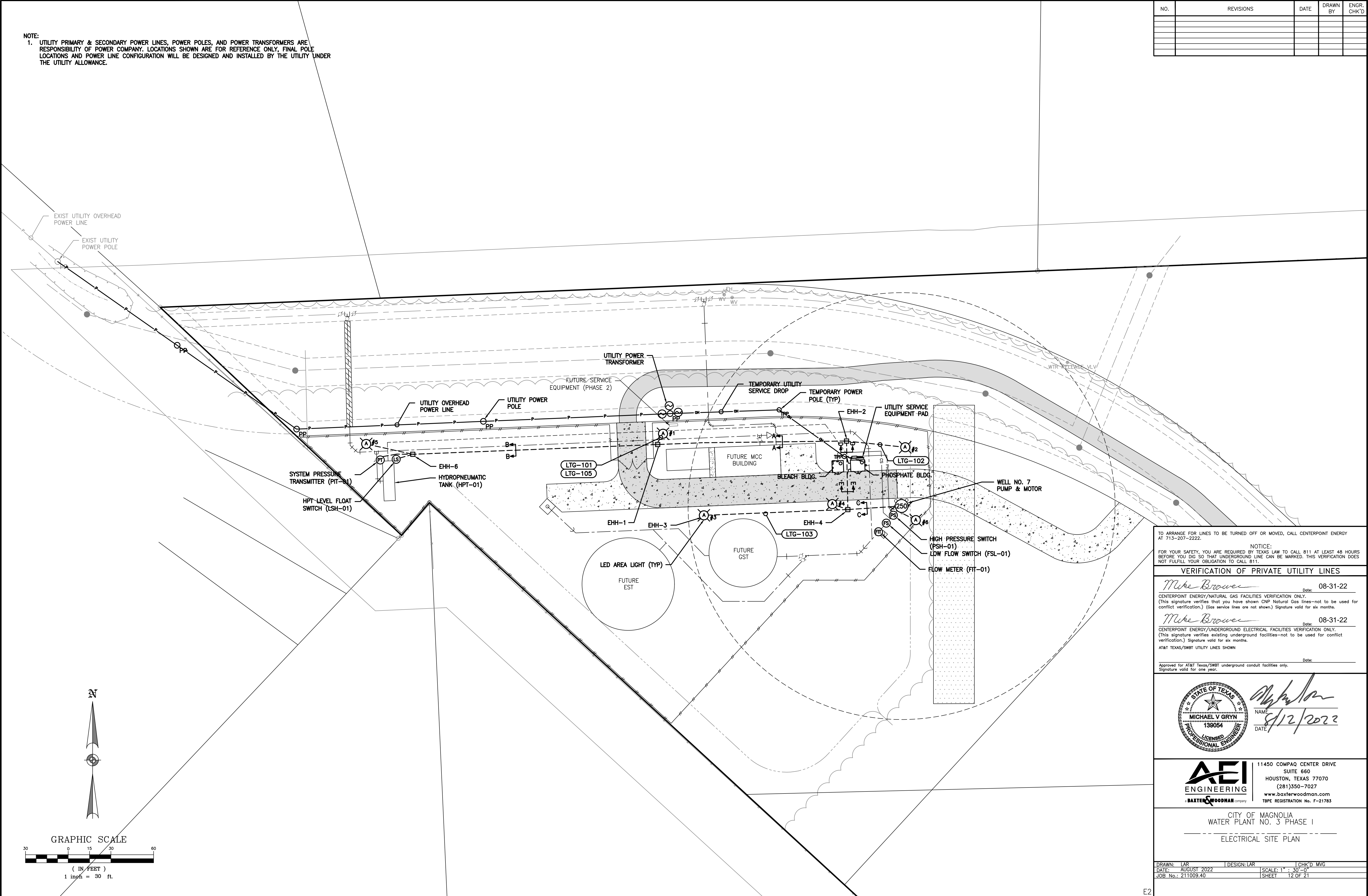
CITY OF MAGNOLIA
WATER PLANT NO. 3 PHASE I

PROPOSED SITE PLAN

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

NOTE:
1. UTILITY PRIMARY & SECONDARY POWER LINES, POWER POLES, AND POWER TRANSFORMERS ARE RESPONSIBILITY OF POWER COMPANY. LOCATIONS SHOWN ARE FOR REFERENCE ONLY, FINAL POLE LOCATIONS AND POWER LINE CONFIGURATION WILL BE DESIGNED AND INSTALLED BY THE UTILITY UNDER THE UTILITY ALLOWANCE.

NO.	REVISIONS	DATE	DRAWN BY	ENGR. CHK'D



TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT ENERGY AT 713-207-2222.
NOTICE:
FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS VERIFICATION DOES NOT FULFILL YOUR OBLIGATION TO CALL 811.

VERIFICATION OF PRIVATE UTILITY LINES

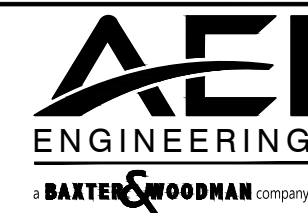
Mike Browne Date: 08-31-22
CENTERPOINT ENERGY/NATURAL GAS FACILITIES VERIFICATION ONLY.
(This signature verifies that you have shown CNP Natural Gas lines—not to be used for conflict verification.) (Gas service lines are not shown.) Signature valid for six months.

Mike Browne Date: 08-31-22
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.



Michael V. Gryn
NAME: MICHAEL V. GRYN
DATE: 8/12/2022



11450 COMPAQ CENTER DRIVE
SUITE 660
HOUSTON, TEXAS 77070
(281)350-7027
www.baxterwoodman.com
TBPE REGISTRATION No. F-21783

CITY OF MAGNOLIA
WATER PLANT NO. 3 PHASE 1
ELECTRICAL SITE PLAN

DRAWN: LAR DESIGN: LAR CHK'D: MWG
DATE: AUGUST 2022 SCALE: 1" = 30'-0"
JOB No.: 211009.40 SHEET 12 OF 21

Z:\57296--CITY OF MAGNOLIA--WATER PLANT SITE\PLAT\PRELIM VERSION\ 20221103--PLAT--CITY OF MAGNOLIA WATER PLANT NO. 3--57296--P116773.DW

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, City of Magnolia Texas, a Type A municipal corporation in Montgomery, County, the State of Texas, acting by and through _____, and _____, being officers of City of Magnolia Texas, a Type A municipal corporation in Montgomery, County, the State of Texas, 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 City of Magnolia Texas, a Type A municipal corporation in Montgomery, County, the State of Texas, 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. 449, CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, and on behalf of said City of Magnolia Texas, a Type A municipal corporation in Montgomery, County, the State of Texas, 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, City of Magnolia Texas, a Type A municipal corporation in Montgomery, County, the State of Texas, acting by and through _____, and _____, being officers of City of Magnolia Texas, a Type A municipal corporation in Montgomery, County, the State of Texas, 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, City of Magnolia Texas, a Type A municipal corporation in Montgomery, County, the State of Texas, acting by and through _____, and _____, 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, City of Magnolia Texas, a Type A municipal corporation in Montgomery, County, the State of Texas has caused these presents to be signed by _____, and _____, thereunto authorized, and its common seal hereunto affixed this the _____ day of _____, 20____.

By: City of Magnolia Texas, a Type A municipal corporation in Montgomery, County, the State of Texas

By: _____
Name _____
Title _____

By: _____
Name _____
Title _____

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared _____, and _____, of City of Magnolia Texas, a Type A municipal corporation in Montgomery, County, the State of Texas, 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:



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 plat 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 plat 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 plat 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 plat 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.

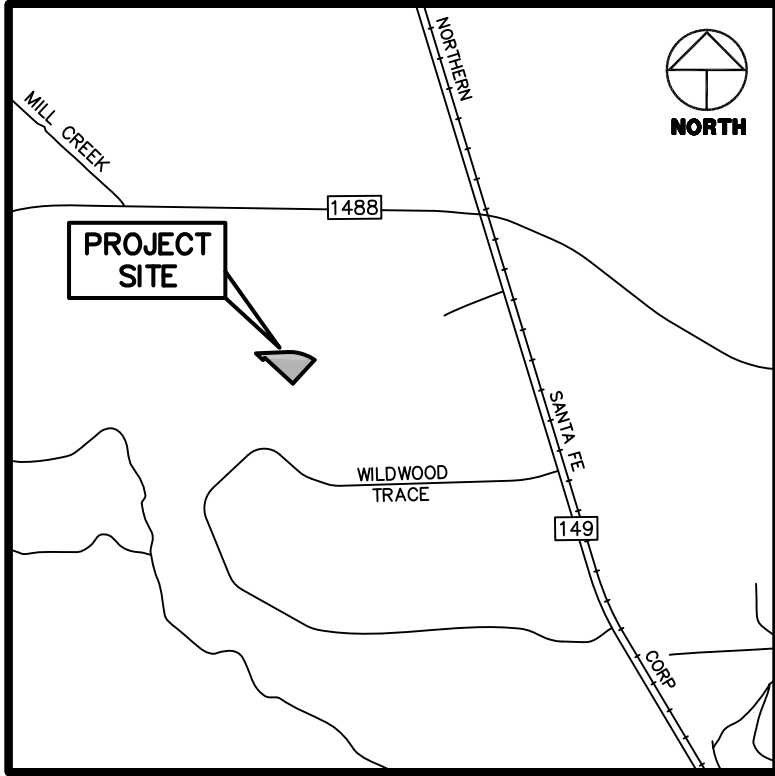
WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

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. 4839C0480G REVISED/DATED AUGUST 18, 2014, 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. PLAT BENCHMARK IS A 3" BRASS DISK STAMPED "WP3 7=211.16" SET IN A CONCRETE BASE AT GROUND LEVEL LOCATED +/- 65' SOUTHEAST OF THE INTERSECTION OF GUILLEMONT LANE AND FUTURE MILL CREEK ROAD, AND +/- 8' EAST OF A CONCRETE STORM INLET ON THE EASTERLY RIGHT-OF-WAY OF GUILLEMONT LANE.
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.
7. ACCORDING TO THE UNIFIED DEVELOPMENT CODE, THE MINIMUM OPEN SPACE RATIO FOR THIS ZONING IS 0%.



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

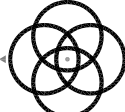
NOVEMBER 2022

Owner

City of Magnolia Texas
a Type A municipal corporation
in Montgomery, County, the State of Texas

18111 Buddy Riley Blvd
Magnolia, TX 77354

Surveyor

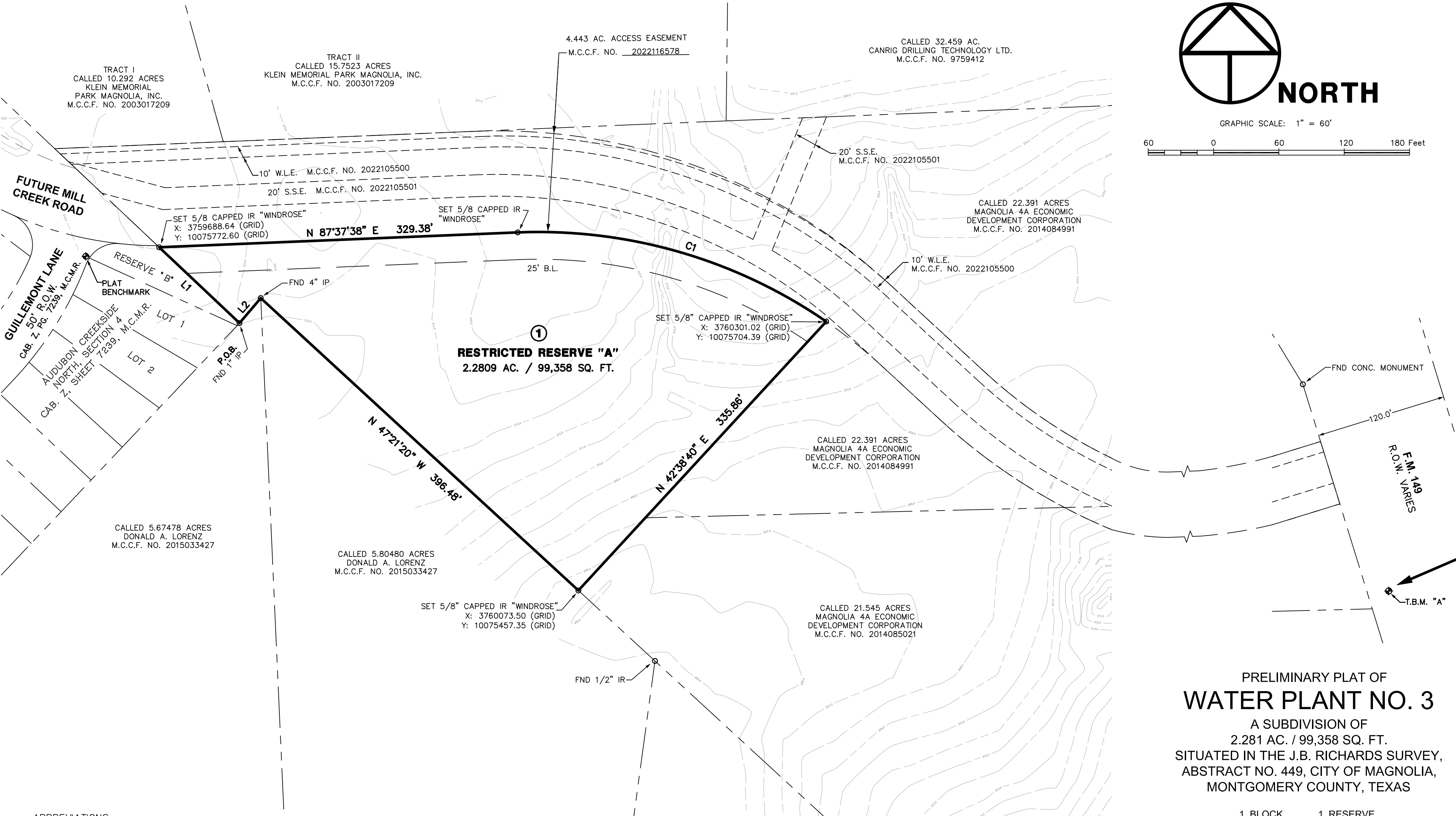


WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, SUITE 150 | HOUSTON, TX 77062 | 713.458.2281
FIRM REGISTRATION NO. 10108892 | WINDROSESERVICES.COM

Sheet 1 of 2

Z:\57296--CITY OF MAGNOLIA--WATER PLANT SITE\PLAT\PRELIM VERSION\ 20221103--PLAT--CITY OF MAGNOLIA WATER PLANT NO. 3--57296--P116773.DW



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W.L.E. - WATER LINE EASEMENT
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

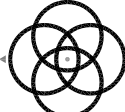
NOVEMBER 2022

Owner

City of Magnolia Texas
a Type A municipal corporation
in Montgomery, County, the State of Texas

18111 Buddy Riley Blvd
Magnolia, TX 77354

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, SUITE 150 | HOUSTON, TX 77062 | 713.458.2281
FIRM REGISTRATION NO. 10108892 | WINDROSESERVICES.COM

Sheet 2 of 2



November 4, 2022

**City of Magnolia
18111 Buddy Riley Blvd
Magnolia, Texas 77354**

Re: City of Magnolia Water Plant No. 3 – Preliminary Plat Comment Response Letter

The following revisions have been made based on the review letter from AEI Engineering:

1. The elevation has been updated to the set Subdivision Benchmark: Elevation 211.16'.
2. FEMA Map panel number has been updated: 48339C0480G, revision date August, 18, 2014.
3. Point of Beginning (P.O.B.) has been indicated on the plat.
4. A City Planning Letter has been included: Dated September 7, 2022.
5. Front Setback of 25' has been added to the plat. According to the Unified Development Code, the open space ratio for Rural Residential zoning is 0%.
6. Two newly recorded easements have been added to the plat within the proposed access easement: 10' WLE, M.C.C.F. No. 2022105500 & 20' SSE, M.C.C.F. No. 2022105501.
7. The access easement has been approved by City Council. The access easement has been recorded under Montgomery County Clerk File No. 2022116578.

If you have any questions regarding this property, or the platting of this property, please contact Amber Whiting at amber.whiting@windroseservices.com or 346-998-4044.

Thank you,

AMBER WHITING
PLATTING PROJECT MANAGER

WINDROSE LAND SURVEYING
11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082
O: [713 458-2281](tel:7134582281) D: [346 998-4044](tel:3469984044) WINDROSESERVICES.COM



WATER/SEWER EASEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: August ¹⁴17th 2022

Grantor: CITY OF MAGNOLIA ECONOMIC DEVELOPMENT
CORPORATION A/K/A MAGNOLIA 4A ECONOMIC
DEVELOPMENT CORPORATION

Grantor's Mailing Address: 18111 Buddy Riley Blvd, Magnolia(Montgomery County), Texas
77354.

Grantee: **THE CITY OF MAGNOLIA,**
Type A General Law City of the State of Texas.

Grantee's Mailing Address: 18111 Buddy Riley Blvd, Magnolia(Montgomery County), Texas
77354.

Grantor's Lienholder: NONE

Grantor's Lienholder's Mailing Address: NA

Easement Property: Described by metes and bounds and shown on a Survey on Exhibit
"A", attached hereto and incorporated herein for all purposes.

Easement Purpose: The right to construct, reconstruct, operate, maintain, inspect, test,
repair, alter, replace, move (within the Easement Property), remove,
reduce the size of, and abandon in place sewer and water lines,
necessary manholes(collectively, the "Facilities") together with all
other rights necessary or convenient for the enjoyment of the rights,
privileges and easement hereby granted.

Consideration: Good and valuable consideration, the receipt and sufficiency of
which are acknowledged by Grantor.

Grant of Easement:

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to Grantee and Grantee's successors an easement over, upon, across and under the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's successors forever. Grantor binds Grantor and Grantor's successors, and assigns to warrant and forever defend the title to the Easement in Grantee and Grantee's successors against every person whomsoever lawfully claiming or to claim the Easement or any part of the Easement, except as to the Reservations from Conveyance and Exceptions to Warranty, to the extent that such claim arises by, through, or under Grantor but not otherwise.

Terms and Conditions:

The following terms and conditions apply to the Easement granted by this

document:

1. *Water/Sewer Easement.* The Easement inures to the benefit of the public as represented by Grantor. It encumbers Grantor's property, whether or not the Easement is referenced or described in any conveyance of all or such portion of the Servient Estate Property. The Easement is nonexclusive and irrevocable. The Easement is for the benefit of Grantee and Grantee's successors.
2. *Duration.* The duration of the Easement is perpetual.
3. *Grantor's Retained Rights.* Grantor reserves for Grantor and Grantor's successors, and assigns the right to use all or part of the Easement Property in conjunction with Grantee as long as such use by Grantor and Grantor's successors, and assigns does not materially interfere with the use of the Easement Property by Grantee for the Easement Purpose, and the right to convey to others the right to use all or part of the Easement Property in conjunction with Grantee, as long as such further conveyance is subject to the terms of this Easement and does not materially restrict or limit rights hereby granted.
4. *Matters of Record.* This Easement, and Grantee's rights hereunder, are subject to all prior easements, reservations, grants of other rights, restrictions and other encumbrances and matters now of record and/or evident on said lands or otherwise made known by Grantor to Grantee.
5. *Use of the Easement Property.* Grantee's use of the Easement Property shall not unreasonably interfere with Grantor's use of the land herein described or adjacent lands, however, Grantor shall not construct, nor permit to be constructed or erected, any house, building, or other structure, within the Easement Property without the express prior written consent of Grantee, and Grantee shall have the right to remove or prevent the construction of any structure without reimbursement to Grantor, Grantor's successors, tenants, assigns, or licensees. Grantor reserves the right to erect fences across and upon the right-of-way provided that such fences will not injure or interfere with Grantee's rights and provided that such fences shall have gates, openings, or removable sections which will permit Grantee access to all parts of the Easement Property.
6. *Secondary Easement for Construction.* Grantee has the right (the "Secondary Easement") to use as much of the surface of the undeveloped property that is adjacent to the Easement Property ("Adjacent Property") as may be reasonably necessary to install and maintain improvements reasonably suited for the Easement Purpose within the Easement Property, not to exceed 20 feet in width and to reasonable access for such purposes. However, Grantee must promptly restore the Adjacent Property to its previous physical condition if changed by use of the rights granted by this Secondary Easement.
7. *Facilities.* Improvement and maintenance of the Facilities will be at the sole expense of Grantee. Grantee has the right to eliminate any encroachments into the Easement Property which materially interfere with the Facilities; provided however, Grantee shall give reasonable notice to Grantor and the opportunity to remove or modify the encroachments. All matters concerning the Facilities and their configuration, construction, installation, maintenance, replacement, and removal are at Grantee's sole discretion. Grantee has the right to use the Easement Property, as provided herein, and may not enclose the surface thereof.
8. *Restoration of Surface.* Grantee shall restore the surface of the ground to the same or similar condition as reasonably feasible which it was prior to initial installation of the Facilities and, in the event of future repair, replacement, inspection or maintenance work, shall restore the surface of the ground likewise.
9. *Counterparts.* This Easement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.
10. *Binding Effect.* This Easement binds and inures to the benefit of the parties and their respective successors, and permitted assigns.

11. *Choice of Law.* This Easement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Easement Property is located.

12. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this Easement and all transactions contemplated by the same.

13. *Integration.* This document contains the complete Easement rights granted and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this Easement.

14. *Legal Construction.* If any provision in this Easement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this Easement will be construed as if the unenforceable provision had never been a part of the Easement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this document are for reference only and are not intended to restrict or define the text of any section. This Easement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

15. *Notices.* Any notice required or permitted under this Easement must be in writing. Any notice required by this Easement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this document. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

16. *Recitals.* Any recitals in this document are represented by the parties to be accurate, and constitute a part of the substantive Easement.

IN WITNESS WHEREOF, Grantor, owner of the Easement Property, has caused these presents to be executed by its duly authorized representative this 17th day of August, 2022.

[SIGNATURE PAGE TO FOLLOW]

Grantor

CITY OF MAGNOLIA ECONOMIC DEVELOPMENT
CORPORATION A/K/A MAGNOLIA 4A ECONOMIC
DEVELOPMENT CORPORATION

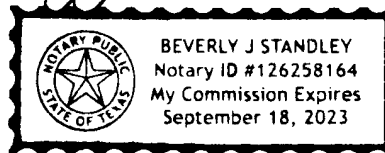
By: *Robert Franklin*
Robert Franklin, President

THE STATE OF TEXAS }
 }
COUNTY OF MONTGOMERY } ACKNOWLEDGMENT

BEFORE ME, a Notary Public, on this day personally appeared Robert Franklin, who is the President of the City of Magnolia Economic Development Corporation known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they have been given the authority to execute the same and that he/she has executed the same for the purposes, consideration and capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17 day of August 2022.
Beverly J Standley
Notary Public, State of Texas

✓ Return to Grantee's Address:
City of Magnolia
City Secretary
18111 Buddy Riley Blvd
Magnolia, Texas 77354



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	10.00'
L5	S 72°50'20" W	137.05'
L6	S 65°40'28" W	121.08'
L7	N 47°18'10" W	114.58'
L8	N 46°38'11" W	13.98'
L9	N 46°38'11" W	6.98'
L10	S 47°18'10" E	114.58'
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L12	N 72°50'20" E	137.05'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	520.00'	7°09'54"	65.03'	S 69°15'23" W	64.99'
C2	480.00'	21°57'22"	183.94'	S 76°39'07" W	182.82'
C3	485.00'	45°04'02"	381.49'	N 69°50'11" W	371.73'
C4	515.00'	45°04'12"	405.11'	N 69°50'16" W	394.75'
C5	525.00'	45°04'12"	412.98'	S 69°50'16" E	402.41'
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'

GENERAL NOTES

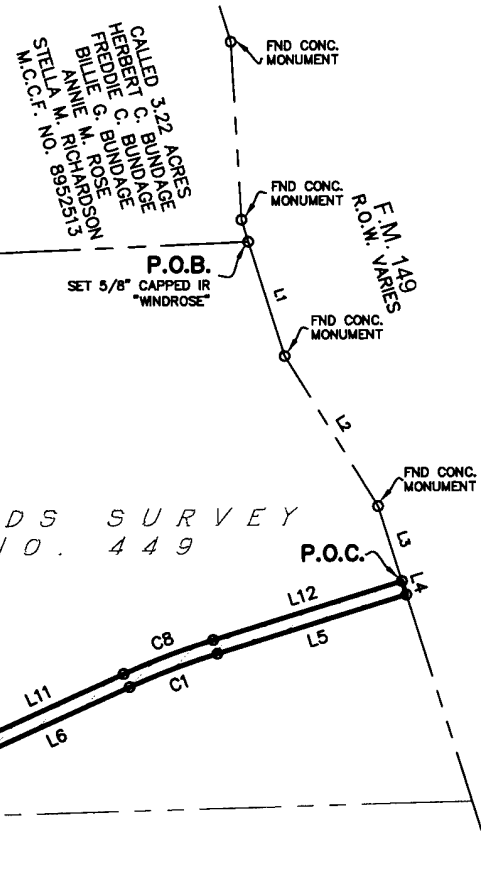
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EXHIBIT OF
WATERLINE EASEMENT
0.6747 AC. / 29,388 SQ. FT.
SITUATED IN THE
JOHN B RICHARDS SURVEY, A-449
MONTGOMERY COUNTY, TEXAS

JOHN B RICHARDS SURVEY
ABSTRACT NO. 449

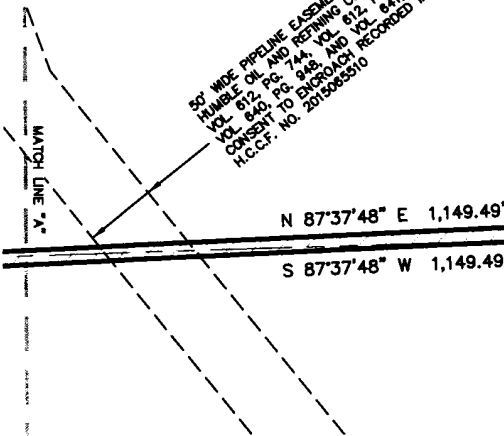
CALLED 22.391 ACRES
MAGNOLIA 4A ECONOMIC
DEVELOPMENT CORPORATION
M.C.C.F. NO. 2014084991

0.6747 AC. / 29,388 SQ. FT.
WATERLINE EASEMENT

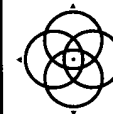


NORTH

SCALE: 1" = 100'



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



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NORTH

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JOHN B RICHARDS SURVEY
ABSTRACT NO. 449

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MAGNOLIA 4A ECONOMIC
DEVELOPMENT CORPORATION
M.C.C.F. NO. 2014084991

0.6747 AC. / 29,388 SQ. FT.
WATERLINE EASEMENT

CALLED 21.545 ACRES
MAGNOLIA 4A ECONOMIC
DEVELOPMENT CORPORATION
M.C.C.F. NO. 2014085021

N 87°37'48" E 1,149.49'

S 87°37'48" W 1,149.49'

GENERAL NOTES

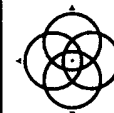
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MONTGOMERY COUNTY, TEXAS

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CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	520.00'	7°09'54"	65.03'	S 69°15'23" W	64.99'
C2	480.00'	21°57'22"	183.94'	S 76°39'07" W	182.82'
C3	485.00'	45°04'02"	381.49'	N 69°50'11" W	371.73'
C4	515.00'	45°04'12"	405.11'	N 69°50'16" W	394.75'
C5	525.00'	45°04'12"	412.98'	S 69°50'16" E	402.41'
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'

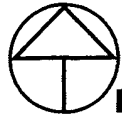
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L1	S 17°08'13" E	84.08'
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L8	N 46°38'11" W	13.96'
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L11	N 65°40'26" E	121.08'
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FILED BY:	-	DATE:	04/04/2022
DRAWN BY:	RO	REV:	
CHECKED BY:	MC	REV:	
JOB NO.	57296-WLE-1	REV:	
SHEET 2 OF 5		REV:	



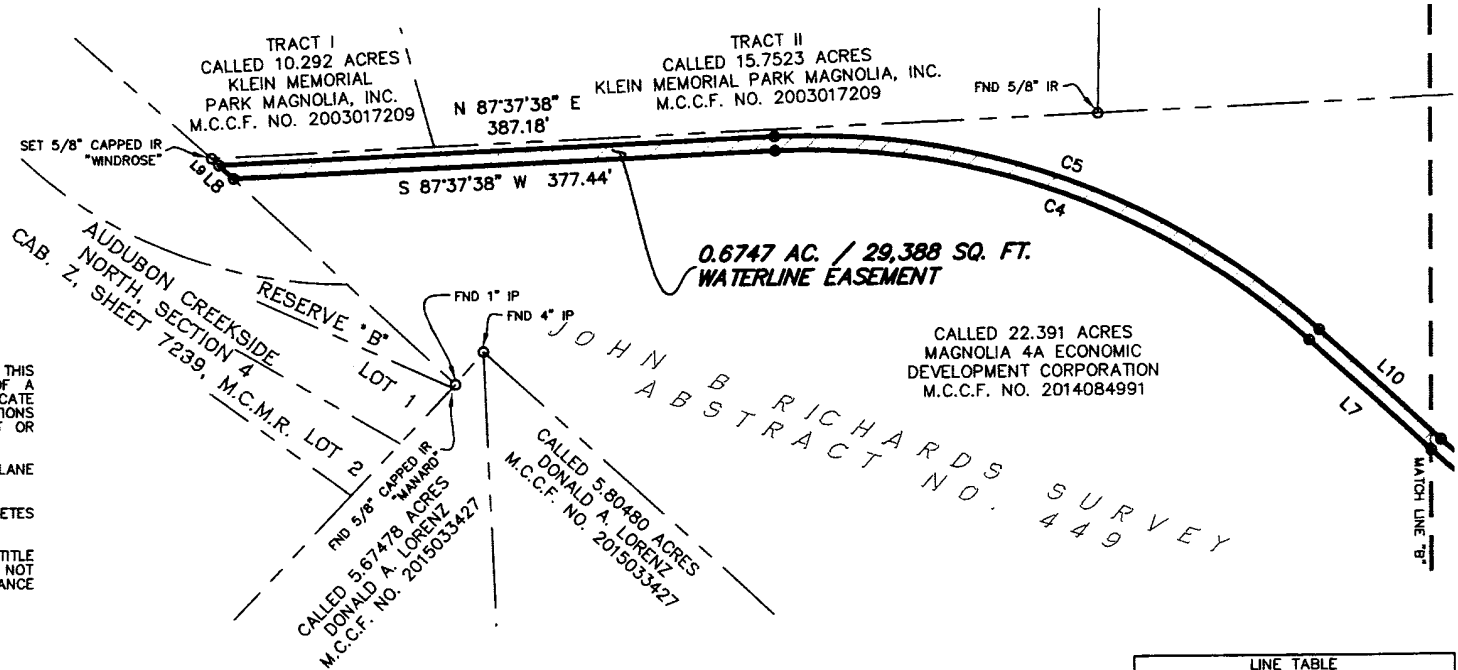
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NORTH

SCALE 1" = 100'



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	470.00'	45°04'12"	369.71'	N 69°50'16" W	360.25'
C5	490.00'	30°58'10"	284.85'	S 76°53'17" E	261.64'
C6	490.00'	11°44'28"	100.41'	S 53°10'24" E	100.24'
C7	515.00'	45°04'02"	405.08'	S 69°50'11" E	394.72'
C8	510.00'	21°57'22"	195.44'	N 76°39'07" E	194.24'
C9	490.00'	7°09'54"	61.28'	N 69°15'23" E	61.24'

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L8	N 74°53'55" W	57.89'
L9	N 46°38'11" W	42.24'
L10	N 46°38'11" W	17.27'
L11	S 74°53'55" E	92.02'
L12	N 22°09'33" E	120.63'
L13	S 87°42'58" W	70.27'
L14	N 87°42'58" E	21.97'
L15	S 22°09'33" W	132.40'
L16	S 47°18'10" E	119.57'
L17	N 65°40'26" E	121.08'
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GENERAL NOTES

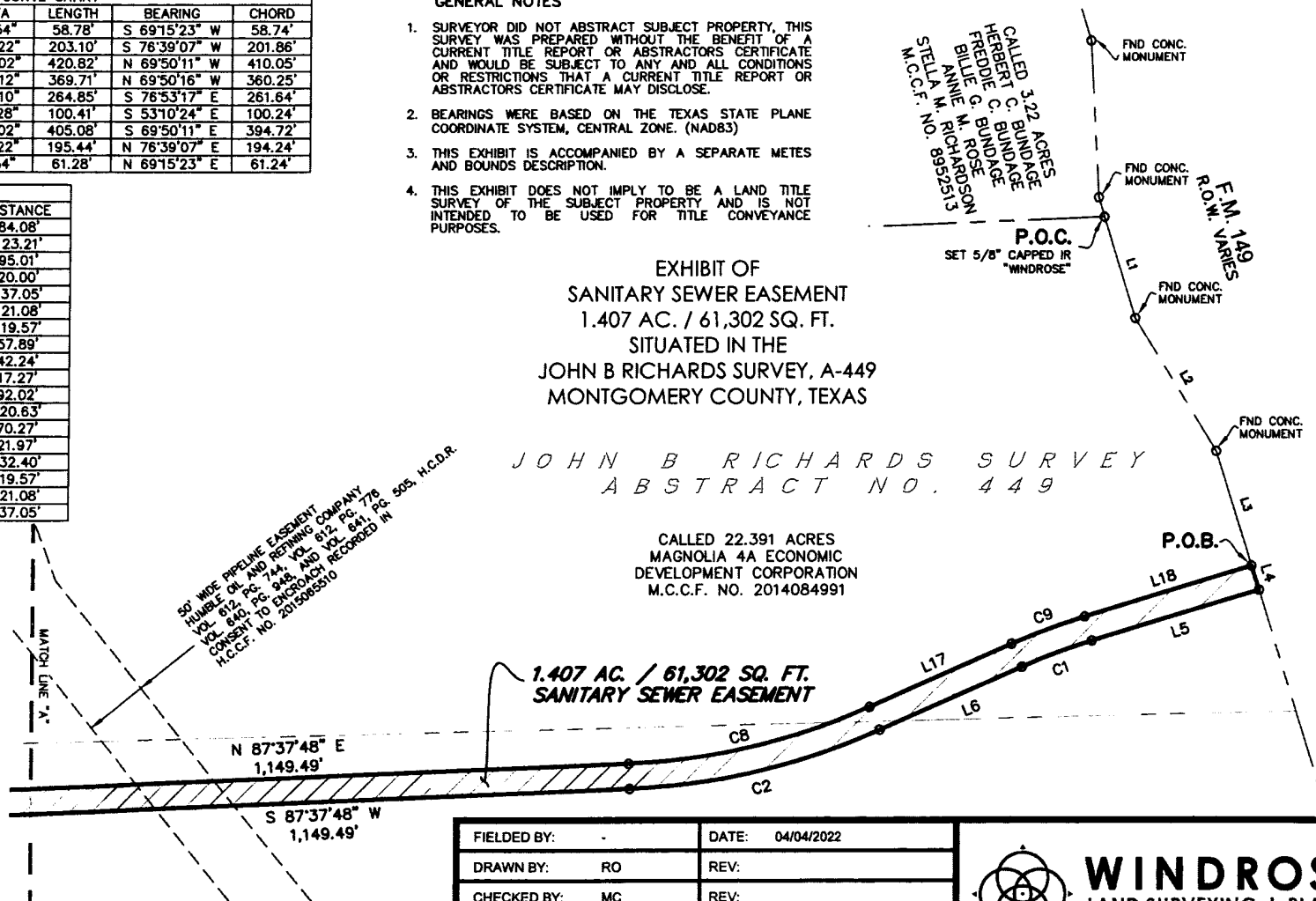
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EXHIBIT OF
SANITARY SEWER EASEMENT
1.407 AC. / 61,302 SQ. FT.
SITUATED IN THE
JOHN B RICHARDS SURVEY, A-449
MONTGOMERY COUNTY, TEXAS

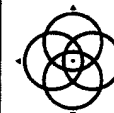
JOHN B RICHARDS SURVEY
ABSTRACT NO. 449

CALLED 22.391 ACRES
MAGNOLIA 4A ECONOMIC
DEVELOPMENT CORPORATION
M.C.C.F. NO. 2014084991

1.407 AC. / 61,302 SQ. FT.
SANITARY SEWER EASEMENT



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



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NORTH

SCALE: 1" = 100'

JOHN B RICHARDS SURVEY
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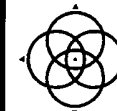
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C5	490.00'	30°58'10"	264.85'	S 76°53'17" E	261.64'
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L10	N 46°38'11" W	17.27'
L11	S 74°53'55" E	92.02'
L12	N 22°09'33" E	120.63'
L13	S 87°42'58" W	70.27'
L14	N 87°42'58" E	21.97'
L15	S 22°09'33" W	132.40'
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JOB NO.	57296-SSE-1	REV:	
SHEET 2 OF 5		REV:	



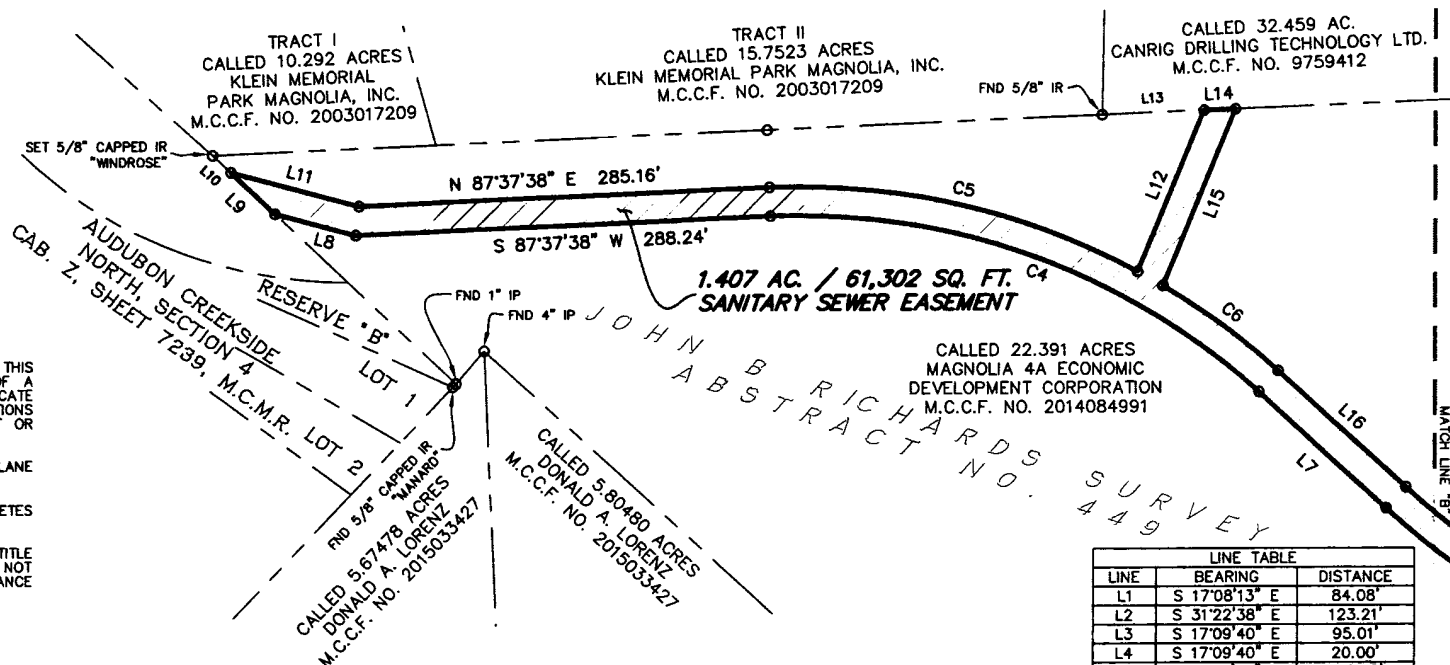
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NORTH

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GENERAL NOTES

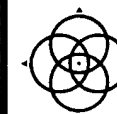
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L14	N 87°42'58" E	21.97'
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SHEET 3 OF 5		REV:	



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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'
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CURVE CHART					
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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'
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C8	530.00'	7°09'54"	66.28'	N 69°15'23" E	66.24'

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

JOHN B RICHARDS SURVEY
ABSTRACT NO. 449

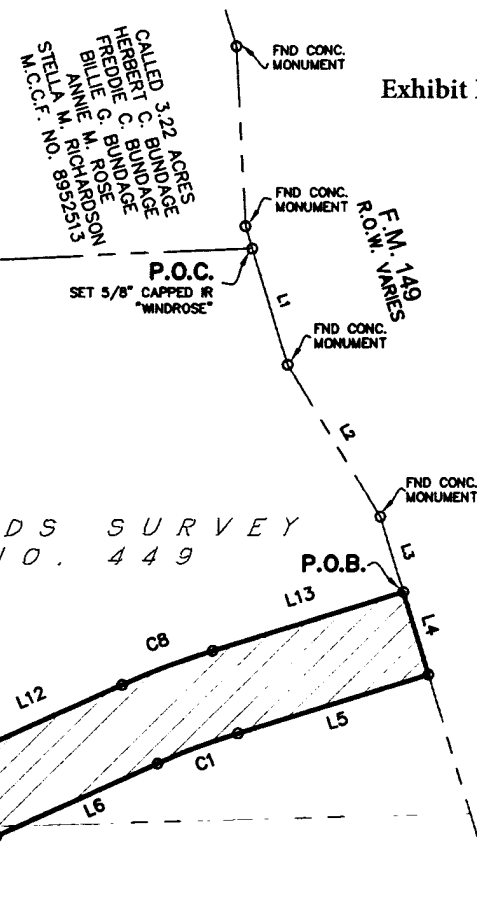
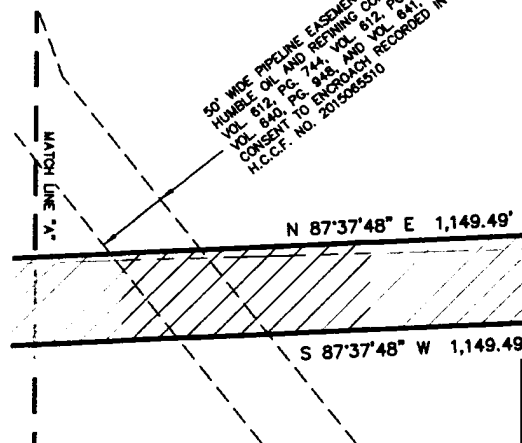
CALLLED 22.391 ACRES
MAGNOLIA 4A ECONOMIC
DEVELOPMENT CORPORATION
M.C.C.F. NO. 2014084991

4.443 AC. / 193,542 SQ. FT.
ACCESS EASEMENT

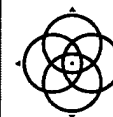


NORTH

SCALE: 1" = 100'



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



WINDROSE
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FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



NORTH

SCALE: 1" = 100'

JOHN B RICHARDS SURVEY
ABSTRACT NO 449

CALLED 22.391 ACRES
MAGNOLIA 4A ECONOMIC
DEVELOPMENT CORPORATION
M.C.C.F. NO. 2014084991

4.443 AC. / 193,542 SQ. FT.
ACCESS EASEMENT

N 87°37'48" E 1,149.49'

S 87°37'48" W 1,149.49'

CALLED 21.545 ACRES
MAGNOLIA 4A ECONOMIC
DEVELOPMENT CORPORATION
M.C.C.F. NO. 2014085021

GENERAL NOTES

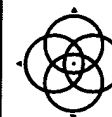
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4.443 AC. / 193,542 SQ. FT.
SITUATED IN THE
JOHN B RICHARDS SURVEY, A-449
MONTGOMERY COUNTY, TEXAS

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:	



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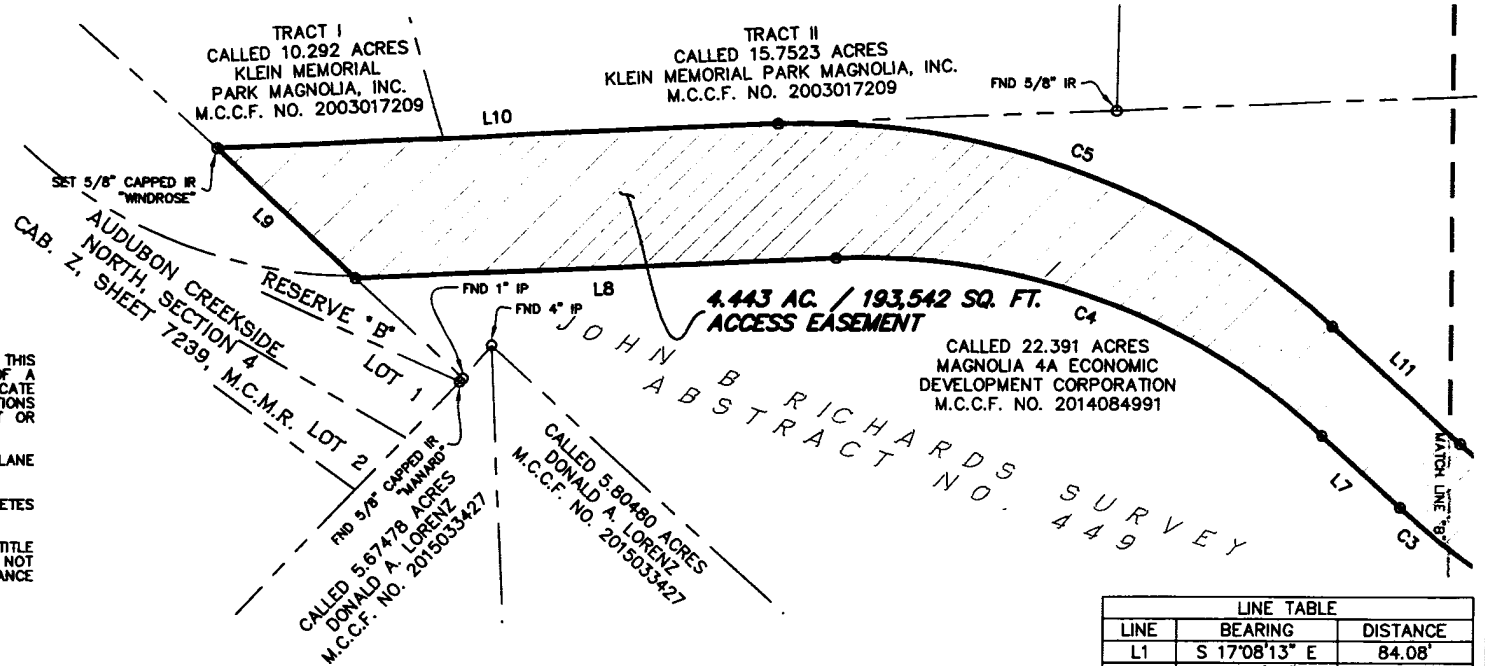


NORTH

SCALE: 1" = 100'

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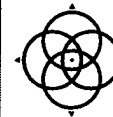


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EXHIBIT OF
ACCESS EASEMENT
4.443 AC. / 193,542 SQ. FT.
SITUATED IN THE
JOHN B RICHARDS SURVEY, A-449
MONTGOMERY COUNTY, TEXAS

FIELD BY:	-	DATE:	04/04/2022
DRAWN BY:	RO	REV:	
CHECKED BY:	MC	REV:	
JOB NO.	57296-AXS-1	REV:	
SHEET 3 OF 5		REV:	



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City Council Agenda Item Administration Department

From: City Planning – Christian Gable, Coordinator

Date requested for City Council consideration: December 13, 2022

Subject: Water Plant #3, Final 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

A preliminary & final plat was received on August 8, 2022. Revisions were also made after this date and supplied for review. Letter of No Objection was issued by the City Engineer on November 8th.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Increased water capacity allowing increased pressure and connections.

RECOMMENDATIONS

Approve final plat.

ATTACHMENTS

Final Plat



November 8, 2022

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

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

Dear Mr. Doering:

We received the revised final plat for the proposed Water Plant No. 3 on November 8, 2022. On behalf of the City of Magnolia (the "City"), we have reviewed the submitted documents and offer no objection to the approval of this project, subject to the following comments:

1. Final plat shall be signed and sealed by a Professional Surveyor licensed in Texas.
2. If that any portion of this development may change at a future date, the City reserves the right to review and approve the proposed changes before initiating the change.
3. Provide an electronic copy of the final recorded plat to the City Engineer when it becomes available.

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. Amber Whiting, Windrose Services, Inc.



Final Plat Application Form

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

CONTACT INFORMATION

Applicant

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Architect (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Property Owner (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Engineer/Land Surveyor (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

PROPERTY PROFILE

Property ID # _____

Legal Description _____
(Subdivision) (Lot) (Block)

Current Zoning _____

Present Use of Property

_____Proposed Use of the Property

Total Area of Site _____

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:

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

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

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, City of Magnolia Texas, a Type A municipal corporation in Montgomery County, the State of Texas, acting by and through Todd Kana, Mayor, being officer of City of Magnolia Texas, a Type A municipal corporation in Montgomery County, the State of Texas, 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 City of Magnolia Texas, a Type A municipal corporation in Montgomery County, the State of Texas, 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. 449, CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, and on behalf of said City of Magnolia Texas, a Type A municipal corporation in Montgomery County, the State of Texas, 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, City of Magnolia Texas, a Type A municipal corporation in Montgomery County, the State of Texas, acting by and through Todd Kana, Mayor, being officer of City of Magnolia Texas, a Type A municipal corporation in Montgomery County, the State of Texas, 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, City of Magnolia Texas, a Type A municipal corporation in Montgomery County, the State of Texas, acting by and through Todd Kana, Mayor, 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, City of Magnolia Texas, a Type A municipal corporation in Montgomery County, the State of Texas has caused these presents to be signed by Todd Kana, Mayor, therunto authorized, and its common seal hereunto affixed this the ____ of _____, 20____.

By: City of Magnolia Texas, a Type A municipal corporation in Montgomery County, the State of Texas

By: _____
Todd Kana
Mayor

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Todd Kana, Mayor, of City of Magnolia Texas, a Type A municipal corporation in Montgomery County, the State of Texas, 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:



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 plat 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 plat 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 plat 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 plat 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.

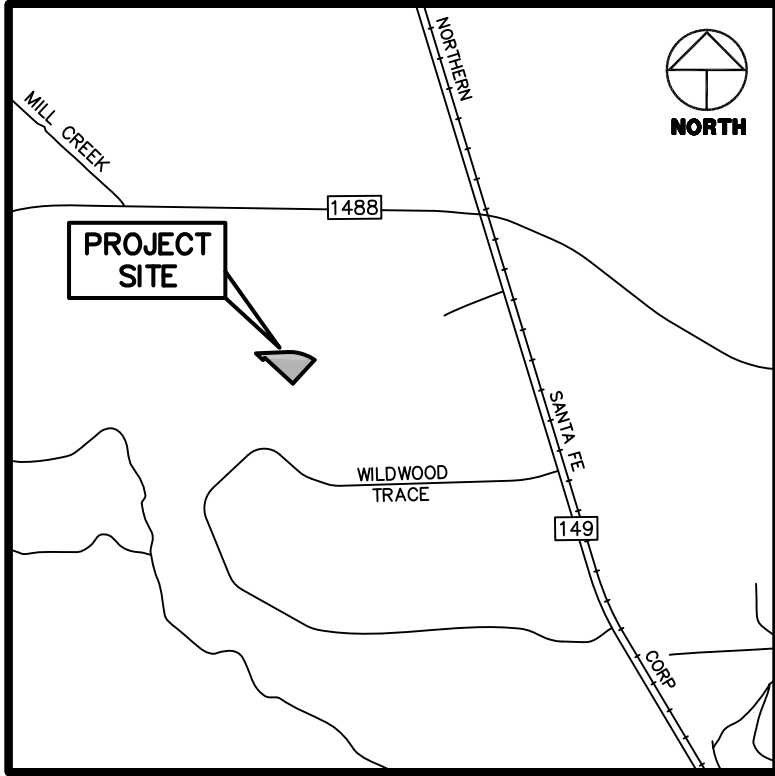
WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

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. 4839C0480G REVISED/DATED AUGUST 18, 2014, 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. PLAT BENCHMARK IS A 3" BRASS DISK STAMPED "WP3 7=211.16" SET IN A CONCRETE BASE AT GROUND LEVEL LOCATED +/- 55' SOUTHEAST OF THE INTERSECTION OF GUILLEMONT LANE AND FUTURE MILL CREEK ROAD, AND +/- 8' EAST OF A CONCRETE STORM INLET ON THE EASTERLY RIGHT-OF-WAY OF GUILLEMONT LANE. ELEVATION = 211.16' (NAVD88, GEOID18)
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.
7. ACCORDING TO THE UNIFIED DEVELOPMENT CODE, THE MINIMUM OPEN SPACE RATIO FOR THIS ZONING IS 0%.



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

FINAL 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

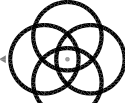
NOVEMBER 2022

Owner

City of Magnolia Texas
a Type A municipal corporation
in Montgomery County, the State of Texas

18111 Buddy Riley Blvd
Magnolia, TX 77354

Surveyor

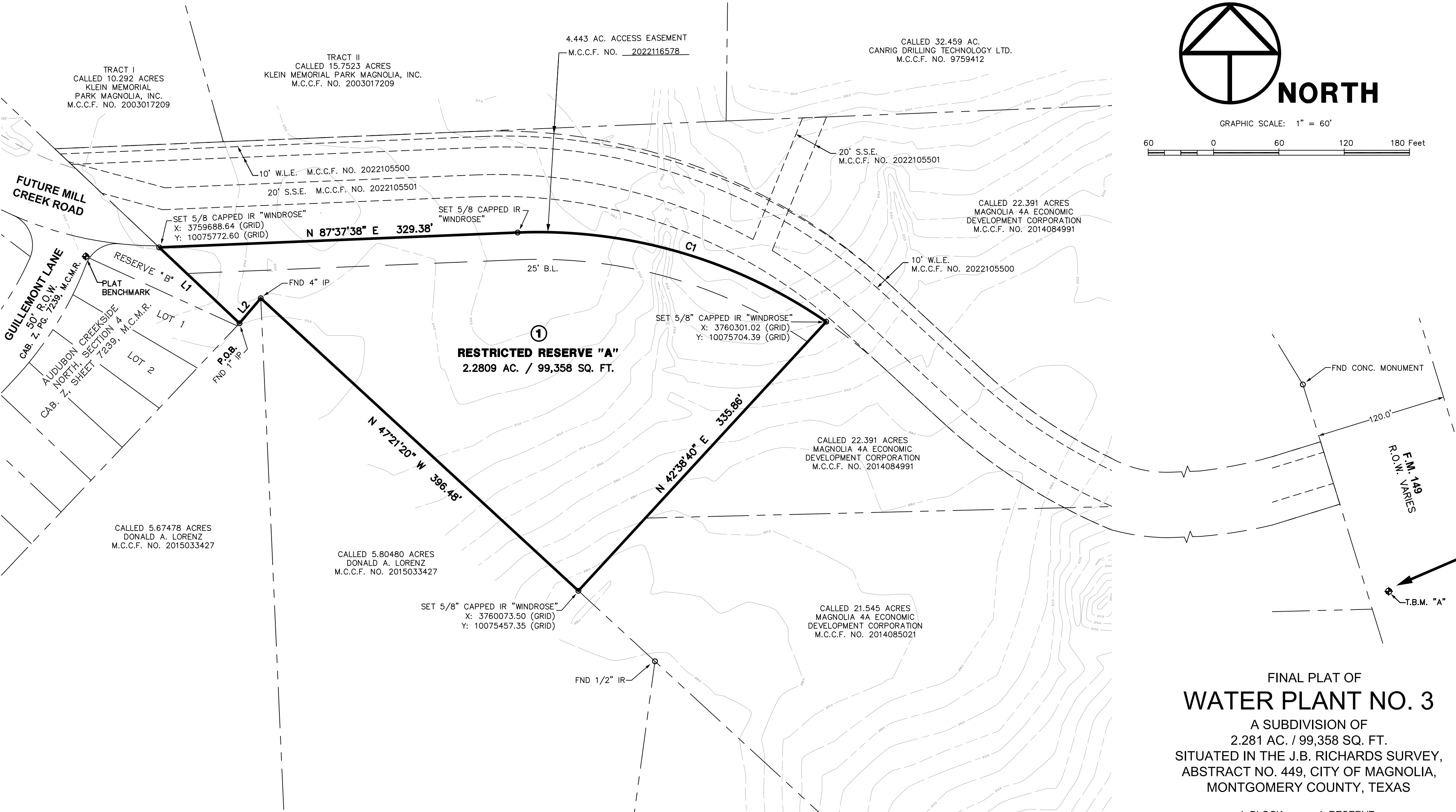


WINDROSE
LAND SURVEYING | PLATTING

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Sheet 1 of 2

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



ABBREVIATIONS

FND - FOUND
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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'

FINAL 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

NOVEMBER 2022

Owner

City of Magnolia Texas
a Type A municipal corporation
in Montgomery County, the State of Texas

18111 Buddy Riley Blvd
Magnolia, TX 77354

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77062 | 713.458.2281
FIRM REGISTRATION NO. 10108892 | WINDROSESERVICES.COM

Sheet 2 of 2

City Council Agenda Item Administration Department

From: City Planning – Christian Gable, Coordinator

Date requested for City Council consideration: December 13, 2022

Subject: Christian Brothers Automotive, Site Plan.

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

A site plan was received on October 26, 2022. Revisions were also made after this date and supplied for review. Letter of No Objection was issued by City Engineer on November 9. Planning and Zoning Commission moved to approve the site plan under the condition that it receive planning approval for landscaping.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Increased tax revenues

RECOMMENDATIONS

Approve site plan under the condition that it receives landscaping approval by Planning.

ATTACHMENTS

Site Plan



November 9, 2022

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

Reference: ***Christian Brothers Automotive – Site Plan Review***
 City of Magnolia Planning Department
 AEI Job No. 221654.80

Dear Mr. Doering:

We received the revised site plan and signage plan sheets for Christian Brothers Automotive on November 8, 2022. On behalf of the City of Magnolia (the “City”), we have reviewed the submitted documents and offer no objection to the approval of this project, subject to the following comments:

1. Final plat shall be signed and sealed by a Professional Surveyor licensed in Texas.
2. If any portion of this development may change at a future date, the City reserves the right to review and approve the proposed changes before initiating the change.
3. Provide an electronic copy of the final recorded plat to the City Engineer when it becomes available.

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. Michael A. Kurzy, P.E. – AEI Engineering, a Baxter & Woodman Company
 Mr. Robel Giackero, PE, AEI Engineering, a Baxter & Woodman Company
 Mr. Tommy Cormier, AEI Engineering, a Baxter & Woodman Company
 Mr. Jacques M. Gilbert, P.E. – PEA Group
 Ms. Tiffany Staten – PEA Group



Site Plan Application Form

This form shall be submitted with each application for a site plan.

CONTACT INFORMATION

Applicant

Christian Brothers Automotive

Name

Billy Green Jr.

Street Address

17725 Katy Freeway, Suite 200

City, State Zip

Houston, TX 77094

Phone

281-675-6192

Fax

billy.green@cbac.com

E-mail

Architect (if different)

Icon Architects

Name

Dana King

Street Address

703 San Ysidro Trail

City, State Zip

Mansfield, TX 76063

Phone

979-255-6927

Fax

dlk-architect@outlook.com

E-mail

Property Owner (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Engineer/Land Surveyor (if different)

PEA Group

Name

Jacques Gilbert

Street Address

16060 Dillard Dr., Ste 250

City, State Zip

Houston, TX 77040

Phone

713-688-3530

Fax

jgilbert@peagroup.com

E-mail

Project Name: Christian Brothers Automotive _____ Lot#: _____ Reviewer: _____

PROPERTY PROFILE

Site Address 14546 Red Creek Circle, Magnolia, TX 77354Legal Description MAGNOLIA PLACE SECTION 1 LOT 0 BLOCK 1 RESERVE "A-1"

(Subdivision)

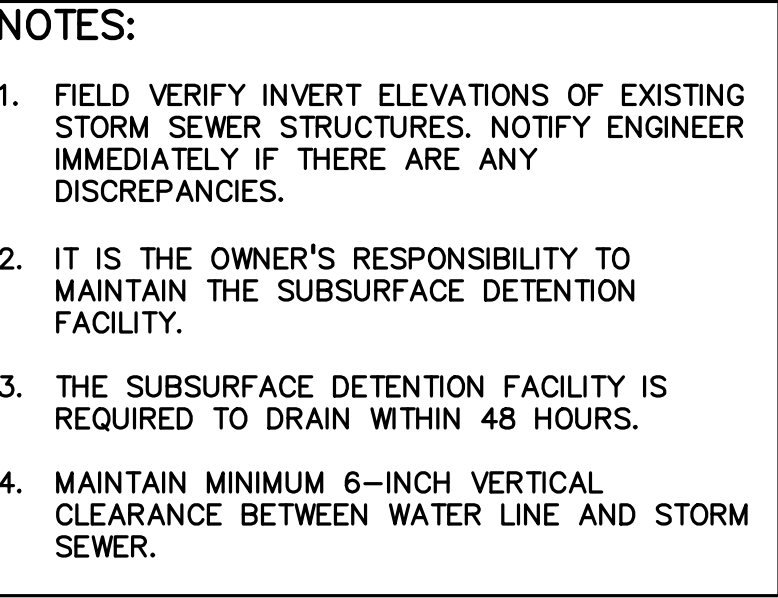
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(Block)

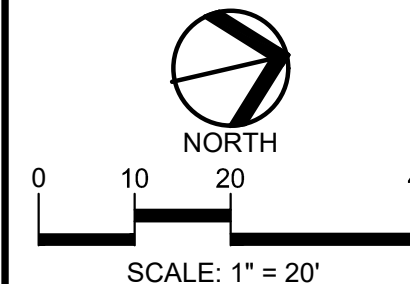
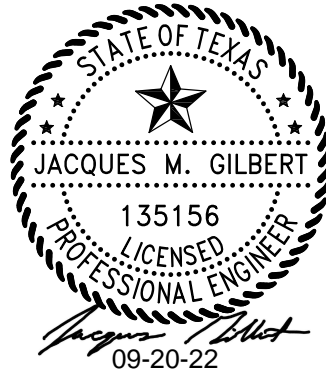
Current Zoning AC**Present Use of Property**UNDEVELOPED

Proposed Use of the PropertyLIGHT CAR MAINTENANCE AND REPAIR FACILITY

Total Area of Site 1.184Project Name: Christian Brothers Automotive Lot#: _____ Reviewer: _____



PEA
GROUP
16060 DILLARD DR., SUITE 2
HOUSTON, TEXAS 77040
713-688-3530
T.B.P.E.I.S. FIRM
#F-21237 & #10194679



811 Know what's below.
Call before you dig.

CAUTION!!
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CLIENT

**CHRISTIAN
BROTHERS
AUTOMOTIVE**

17725 KATY FREEWAY, SUITE 200
HOUSTON, TEXAS 77094

PROJECT TITLE
**CHRISTIAN
BROTHERS
AUTOMOTIVE**
14546 RED CREEK CIRCLE
MAGNOLIA, TEXAS 77354

NOT FOR CONSTRUCTION

[illegible]

ORIGINAL ISSUE DATE:
07/11/22

DRAWING TITLE
**DRAINAGE &
DETENTION
PLAN**

PEA JOB NO.	2022-0058
P.M.	JG
DN.	WW
DES.	TS

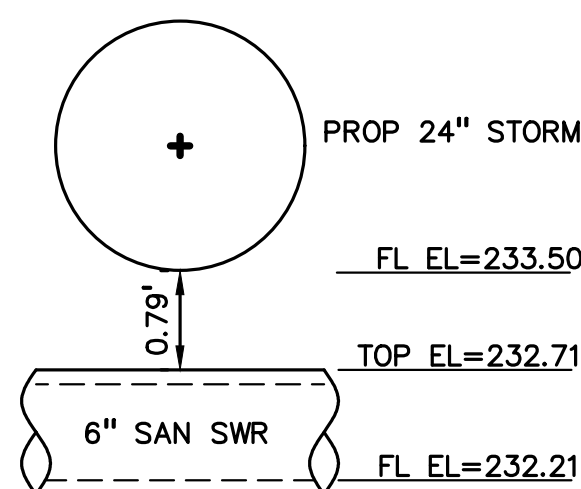
DRAWING NUMBER:

C-3.0

BENCHMARKS
NAVD88 (2021 ADJ.)
 NGS/A1281/BL1869
 BRASS DISC IN 4" SLEEVE.
 CALLED ELEV.(GPS OBS) - 231.30

SITE TBM
SET CUT "X" ON TOP OF CONC. CULVERT HEADWALL AND NEAR
THE INTERSECTION OF RED CREEK CIRCLE AND F.M. 1488
ELEV. - 239.78'

FLOODPLAIN NOTE:
ACCORDING TO MAP NO. 48339C0485G OF THE FEDERAL
EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE
MAPS (FIRM) FOR MONTGOMERY COUNTY AND INCORPORATED
AREAS DATED 08/18/2014, THE SUBJECT TRACT IS SITUATED
WITHIN FLOOD HAZARD UNSHADED ZONE 'X', DESIGNATED AS AN
AREA OF MINIMAL FLOOD HAZARD.

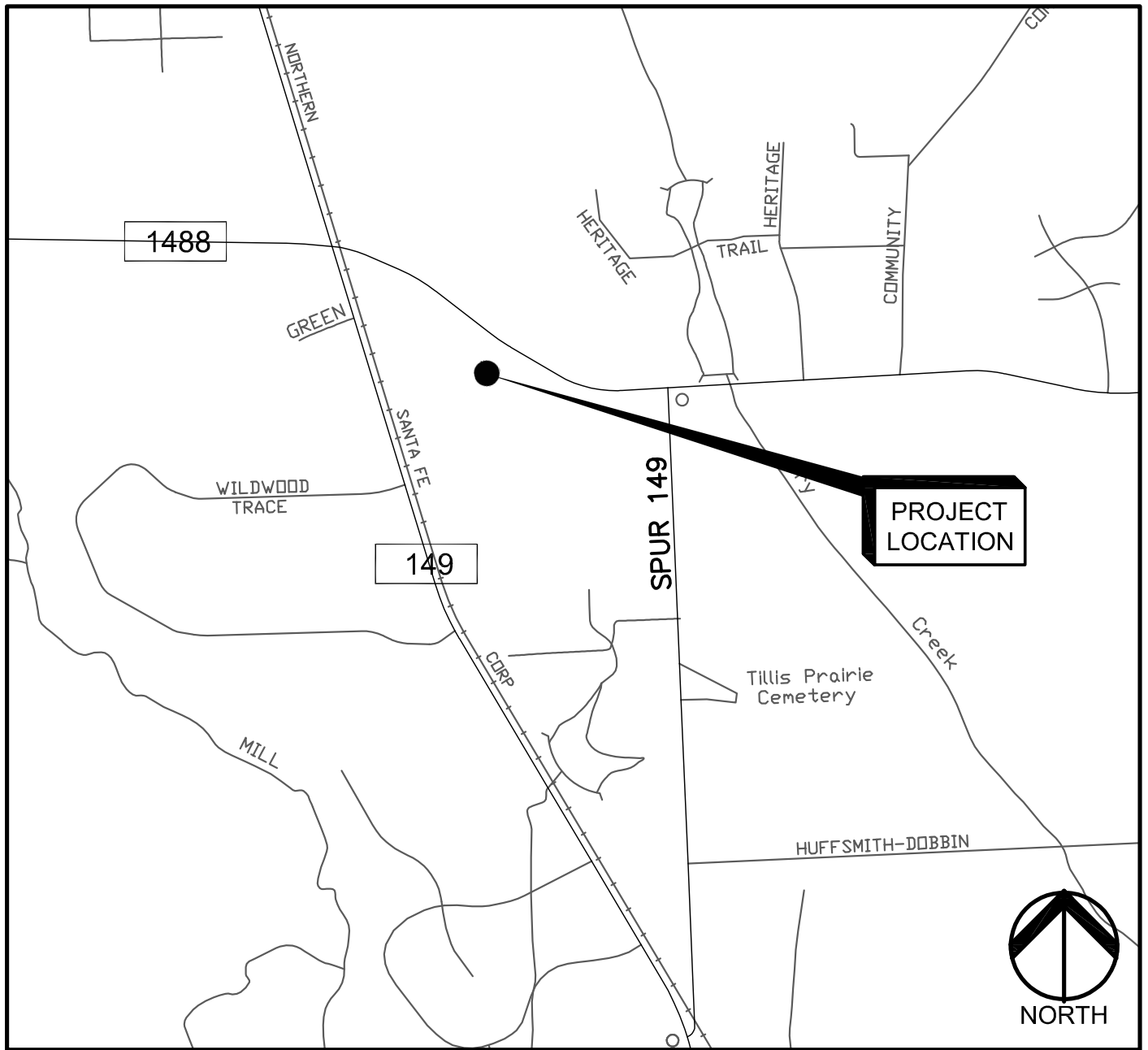


POTENTIAL CONFLICT

KEY NOTES:

- ① ROOF DRAIN TO DAYLIGHT ONTO PAVEMENT (SEE ARCHITECTURAL PLANS)
- ② ROOF DRAIN AND CONCRETE SPLASH BLOCK. EMBED TO MATCH GRADE AT END (SEE ARCHITECTURAL PLANS FOR ROOF DRAIN)

LEGEND



LOCATION MAP
NO SCALE

APPENDIX A

CBA MAGNOLIA PLACE
PROJECT NO. 2022-0058




LOCATION MAP

PEA
GROUP

CBA Magnolia Site

FM 1488 and Spur 149

Legend

-  CBA Magnolia
-  Magnolia High School
-  Michael D. Holland Aquatic Center

EMS Station 40, Montgomery County...

St Matthews Missionary Baptist Church

1488

Bulldog Stadium

SHEEP

The Bark

Magnolia High School

Michael D. Holland Aquatic Center

Heritage Trail

Green Ln

149

1488

CBA Magnolia

Heritage Cir

1488

1488 Coinstar

Spur 149 Rd

149

Google Earth



1000 ft

Symbol	Denotes
⊙	BENCH MARK
⬆	FIRE HYDRANT
┆	GUY
⌵	WATER VALVE
⌵	GRATE INLET
⌵	POWER POLE
⌵	GAS PIPELINE MARKER
●	IRON ROD
⊙	MONUMENT
⌵	SIGN
⊙	TREE
⊙	UNKNOWN MANHOLE
M.C.O.P.R. MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS	
M.R.M.C. MAP RECORDS MONTGOMERY COUNTY	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	41.94	25.00	96°07'27"	S35° 05' 05"E	37.19
C2	101.47	321.58	18°04'44"	N88° 14' 40"E	101.05
C3	36.44	25.00	83°31'05"	S58° 55' 43"E	33.30
C4	457.27	340.00	77°03'29"	S21° 21' 14"W	423.58
C5	42.99	40.01	61°33'25"	N89° 20' 06"W	40.95

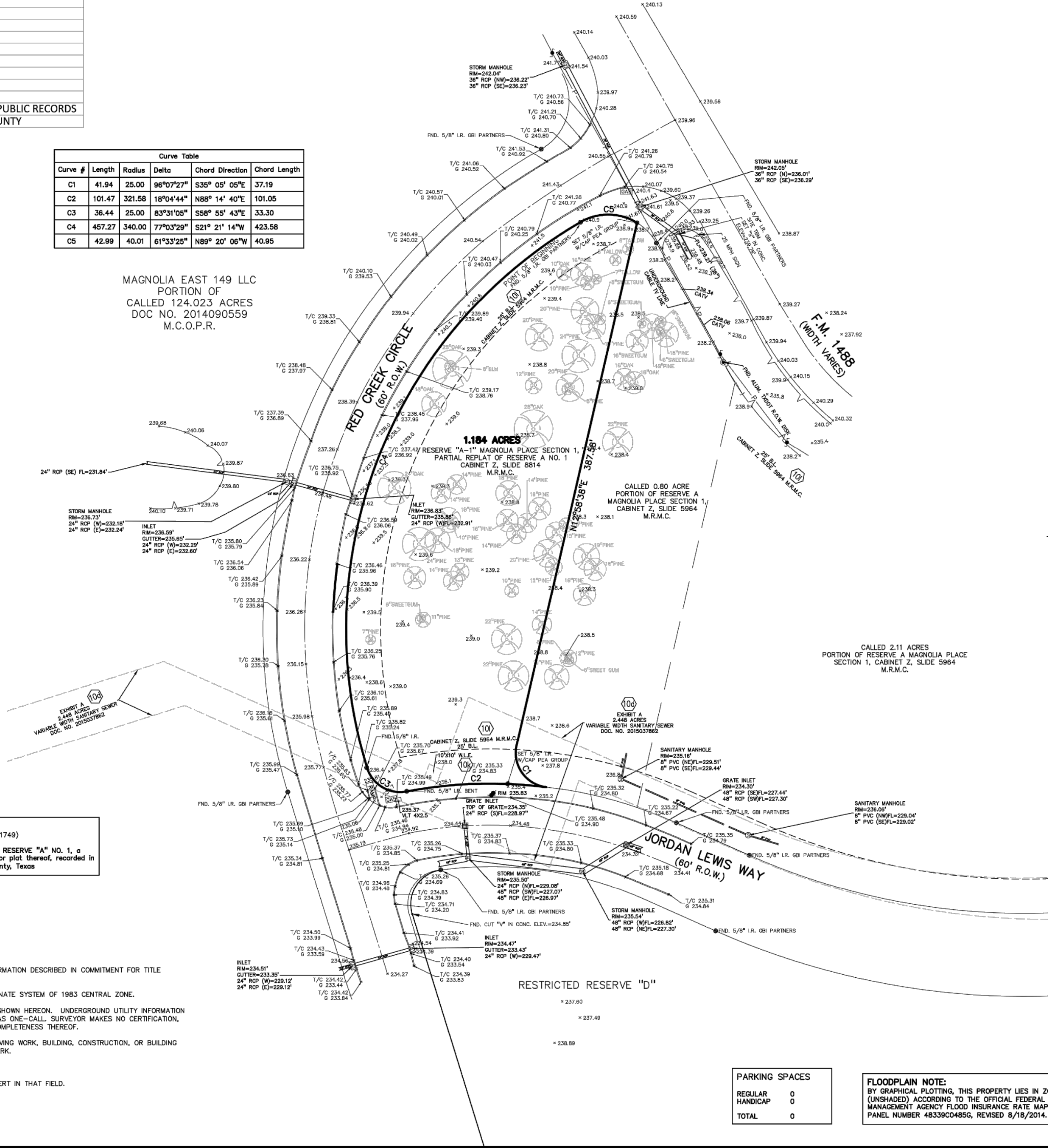
MAGNOLIA EAST 149 LLC
 PORTION OF
 CALLED 124.023 ACRES
 DOC NO. 2014090559
 M.C.O.P.R.

BENCHMARKS
 NAVD83 (2021 ADJ.)
 NGS/A1281/B11869
 BRASS DISC IN 4" SLEEVE
 CALLED ELEV.(GPS OBS) - 231.30'
SITE TBM
 SET OUT "X" ON TOP OF CONC. CULVERT HEADWALL AND NEAR
 THE INTERSECTION OF RED CREEK CIRCLE AND F.M. 1488
 ELEV. - 239.78'

LEGAL DESCRIPTION
 (PER FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 202201749)
 Reserve "A-1", MAGNOLIA PLACE SECTION 1, PARTIAL REPLAT OF RESERVE "A" NO. 1, a
 subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in
 Cabinet Z, Slide(s) 8814 of the Plat Records of Montgomery County, Texas

SURVEYOR'S NOTES:

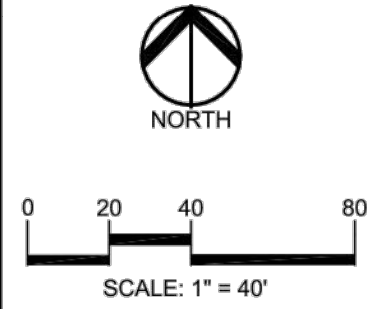
- THIS SURVEY WAS MADE IN CONJUNCTION WITH THE INFORMATION DESCRIBED IN COMMITMENT FOR TITLE INSURANCE FURTHER DESCRIBED HEREON.
- BEARINGS SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983 CENTRAL ZONE.
- VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON. UNDERGROUND UTILITY INFORMATION SHOWN HEREON BASED ON LOCATIONS PROVIDED BY TEXAS ONE-CALL. SURVEYOR MAKES NO CERTIFICATION, STATEMENT OR GUARANTEE AS TO THE ACCURACY OR COMPLETENESS THEREOF.
- SURVEYOR DID OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING, CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO BUILDING WAS ON SITE AT TIME OF SURVEY.
- OIL AND GAS MATTERS SHOULD BE PURSUED BY AN EXPERT IN THAT FIELD.



- SCHEDULE B EXCEPTIONS:**
 Per First American Title Insurance Company, GF Number 202201749, Effective Date: September 5, 2022, Issued Date: September 15, 2022
- The following restrictive covenants of record itemized below:
 Montgomery County Clerk's File No. 2014092222;
 Montgomery County Clerk's File No. 2016020130;
 Montgomery County Clerk's File No. 2021113438;
 Cabinet Z, Slide 5964 of the Map Records and
 Montgomery County Clerk's File No. 2022070978 of Montgomery County, Texas.
 (SUBJECT TO)
 - The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
 a. INTENTIONALLY DELETED
 b. Subject to all definitions, easements, covenants, limitations, conditions, rights, privileges, obligations, liabilities, and all other terms and provisions of that certain Declaration of Easements, Covenants, Conditions and Restrictions, recorded under Montgomery County Clerk's File No. 2014092222, as affected by Montgomery County Clerk's File No. 2016020130 and Montgomery County Clerk's File No. 2021113438. (SUBJECT TO, BLANKET IN NATURE)
 c. INTENTIONALLY DELETED
 d. Utility easement granted to the City of Magnolia, by Instrument dated April 7, 2015, recorded under Montgomery County Clerk's File No. 2015037862 (SANITARY ESMT. EXHIBIT A-AFFECTS AS SHOWN; EXHIBITS B, C & D ARE LOCATED OUTSIDE OF SUBJECT SITE)
 e. INTENTIONALLY DELETED
 f. INTENTIONALLY DELETED
 g. The terms, conditions and stipulations of that certain Wavier of Special Appraisal for the Benefit of Magnolia East Municipal Utility District dated November 20, 2017, recorded under Montgomery County Clerk's File No. 2017109978. (SUBJECT TO, BLANKET IN NATURE)
 h. INTENTIONALLY DELETED
 i. Building setbacks 25 feet in width along the northerly, westerly and southerly property line(s), as shown by the Plat(s) recorded in Volume Z, Page 5964 of the Map Records of Montgomery County, Texas. (AFFECTS AS SHOWN)
 j. INTENTIONALLY DELETED
 k. Water line easement 10 feet by 10 feet in the southwesterly property corner, as shown by the Plat(s) recorded in Volume Z, Page 5964 of the Map Records of Montgomery County, Texas. (AFFECTS AS SHOWN)
 l. Building setbacks 25 feet in width along the northerly, westerly and southerly property line(s), as shown by the Plat(s) recorded in Volume Z, Page 5964 of the Map Records of Montgomery County, Texas. (AFFECTS AS SHOWN)
 m. The rights of Magnolia East Municipal Utility District to levy taxes and issue bonds. (SUBJECT TO, BLANKET IN NATURE)
 n. INTENTIONALLY DELETED
 o. INTENTIONALLY DELETED
 p. INTENTIONALLY DELETED
 q. INTENTIONALLY DELETED
 r. INTENTIONALLY DELETED
 s. Subject to all definitions, easements, covenants, limitations, conditions, rights, privileges, obligations, liabilities, and all other terms and provisions of that certain Magnolia Place Master Covenant, recorded under Montgomery County Clerk's File No. 2022070978. (SUBJECT TO, BLANKET IN NATURE)
 t. INTENTIONALLY DELETED
 u. The terms, conditions and stipulations of that certain Declarant Agreement dated August 1, 2022, as evidence by Memorandum of Declarant Agreement recorded under Document No. 2022096921 of the Official Public Records of Montgomery County, Texas (AFFECTS, BLANKET IN NATURE)

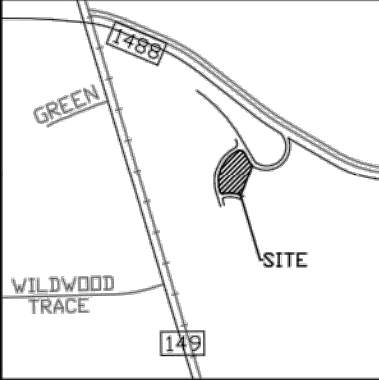
PEA GROUP
 16060 DILLARD DR., SUITE 250
 HOUSTON, TEXAS 77040
 713-688-3530
 T.B.P.E.L.S. FIRM
 # F-21237 & #10194679

16060 DILLARD DR., SUITE 250
 HOUSTON, TEXAS 77040
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CLIENT

CHRISTIAN BROTHERS AUTOMOTIVE CORP.
 17725 KATY FREEWAY, SUITE 200
 HOUSTON, TX 77064

PROJECT TITLE

CBA MAGNOLIA TX FM 1488
 SWIC FM 1488 & SPUR 149
 MAGNOLIA, TX 77354

REVISIONS

08-02-2022 SHOWING RECORDED PLAT INFO.
 08-12-2022 NEW TITLE COMMITMENT
 09-20-2022 SCHEDULE B ADDITION

ORIGINAL ISSUE DATE:
 AUGUST 12, 2022

DRAWING TITLE

ALTA/NSPS LAND TITLE SURVEY OF 1.189 ACRES OUT OF RESERVE "A", MAGNOLIA PLACE SECTION 1, SITUATED IN THE JOHN B. RICHARD SURVEY A-449 OF MONTGOMERY COUNTY, TEXAS

PEA JOB NO. 2022-0058

P.M. GHF

DN. FHT

DES.

DRAWING NUMBER:

1

PEA GROUP
 16060 DILLARD DR., SUITE 250
 HOUSTON, TEXAS 77040
 713-688-3530
 T.B.P.E.L.S. FIRM
 #F-21237 & #10194679

CLIENT

CHRISTIAN BROTHERS AUTOMOTIVE
 17725 KATY FREEWAY, SUITE 200
 HOUSTON, TEXAS 77064

PROJECT TITLE

CHRISTIAN BROTHERS AUTOMOTIVE
 14546 RED CREEK CIRCLE
 MAGNOLIA, TEXAS 77354

NOT FOR CONSTRUCTION

REVISIONS

-

ORIGINAL ISSUE DATE:

07/11/22

DRAWING TITLE

SURVEY

PEA JOB NO. 2022-0058

P.M.

JG

DN.

WW

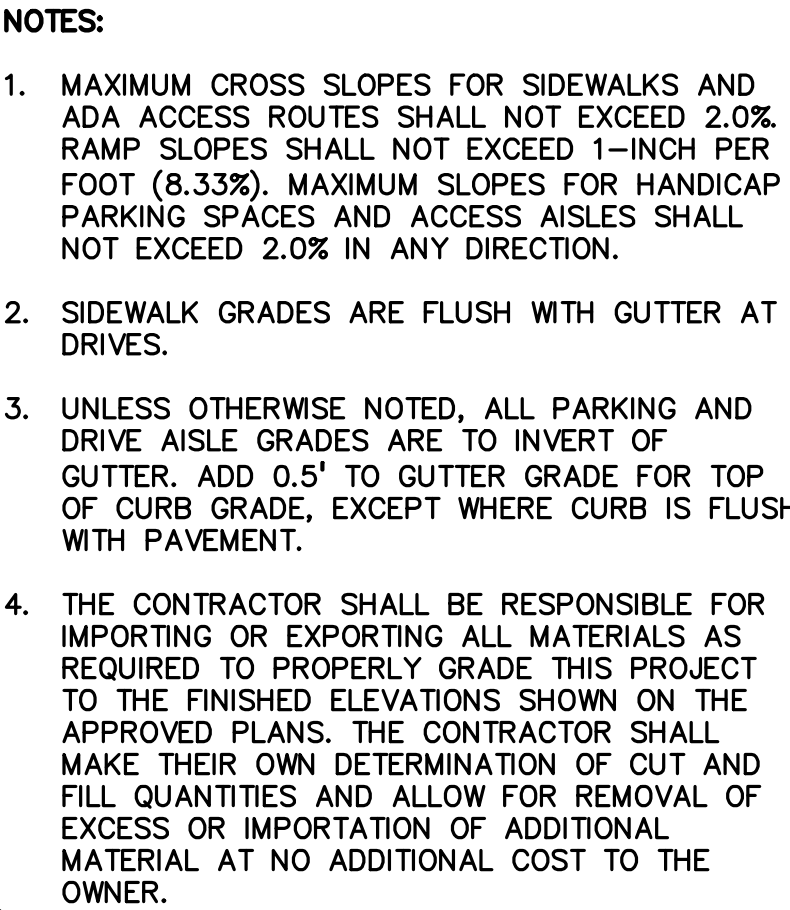
DES.

TS

DRAWING NUMBER:

C-0.2

FOR REFERENCE ONLY



STATE OF TEXAS
JACQUES M. GILBERT
135156
LICENSED
PROFESSIONAL ENGINEER
09-20-22



CLIENT

**CHRISTIAN
BROTHERS
AUTOMOTIVE**

17725 KATY FREEWAY, SUITE 200
HOUSTON, TEXAS 77094

NOT FOR CONSTRUCTION

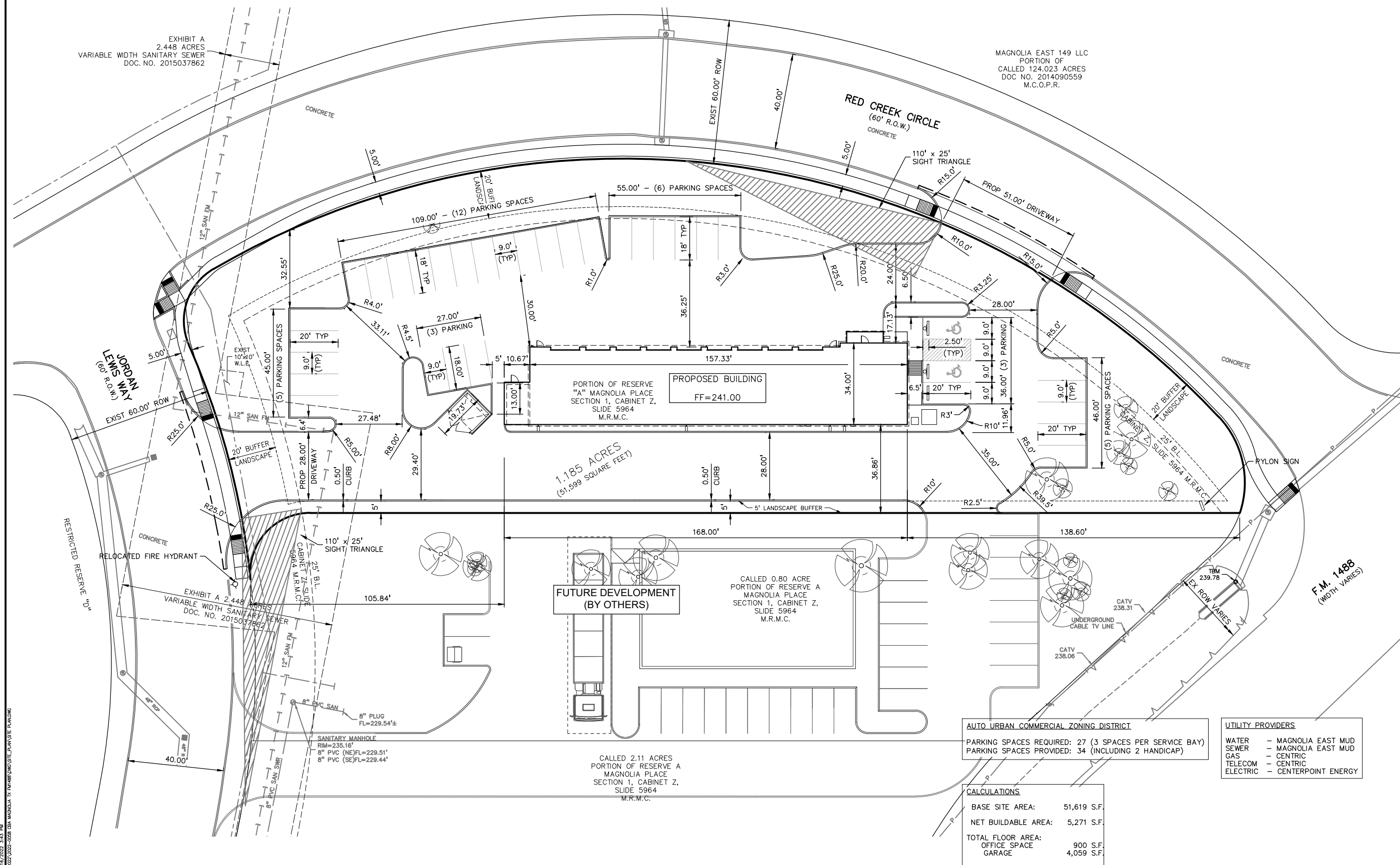
ORIGINAL ISSUE DATE:
07/11/22

DRAWING NUMBER:

C-2.0

FLOODPLAIN NOTE:
ACCORDING TO MAP NO. 48339C0485G OF THE FEDERAL
EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE
MAPS (FIRM) FOR MONTGOMERY COUNTY AND INCORPORATED
AREAS DATED 08/18/2014, THE SUBJECT TRACT IS SITUATED
WITHIN FLOOD HAZARD UNSHADED ZONE 'X', DESIGNATED AS AN
AREA OF MINIMAL FLOOD HAZARD.

LEGEND			
EXISTING		PROPOSED	
TOP OF CURB	TC=XX.XX	TC:XX.XX	STORM SEWER LINE
GUTTER	G=XX.XX	G:XX.XX	STORM SEWER MANHOLE
TOP OF PAVEMENT	TP=XX.XX	TP:XX.XX	STORM SEWER INLETS
MATCH EXISTING GRADE		MEG:XX.XX	CULVERT PIPE
MATCH EXISTING PAVEMENT		MEP:XX.XX	ROW LINE
VALLEY GUTTER		VG:XX.XX	PROPERTY LINE
TOP OF WALL		TW:XX.XX	LOT LINES
BOTTOM OF WALL		BW:XX.XX	EASEMENT LINE
TOP OF GRATE		TG:XX.XX	TOP OF BANK
TOP OF SIDEWALK		SW:XX.XX	CENTER LINE DITCH
DIRECTION OF FLOW		→	AERIAL POWER LINE, POLE & GUY
CONTOUR LINE	60 59	60 59	
GRADE BREAK		GB	



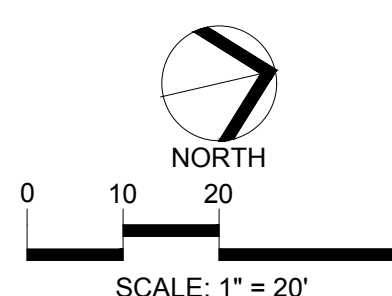
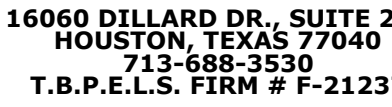
PEA
GROUP

CLIENT

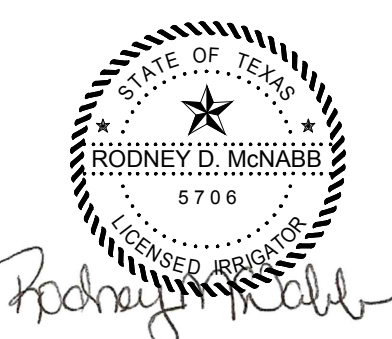
PROJECT TITLE

NOT FOR CONSTRUCTION

A



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11/17/2022

CLIENT

**CHRISTIAN
BROTHERS
AUTOMOTIVE**

17725 KATY FREEWAY, SUITE 200
HOUSTON, TEXAS 77094

PROJECT TITLE
**CHRISTIAN
BROTHERS
AUTOMOTIVE**
FM 1488 & 149 SPUR RD.
MAGNOLIA, TEXAS 77354

REVISIONS

ORIGINAL ISSUE DATE:
07/08/22

DRAWING TITLE

IRRIGATION
PLAN

PEA JOB NO. 2022-00

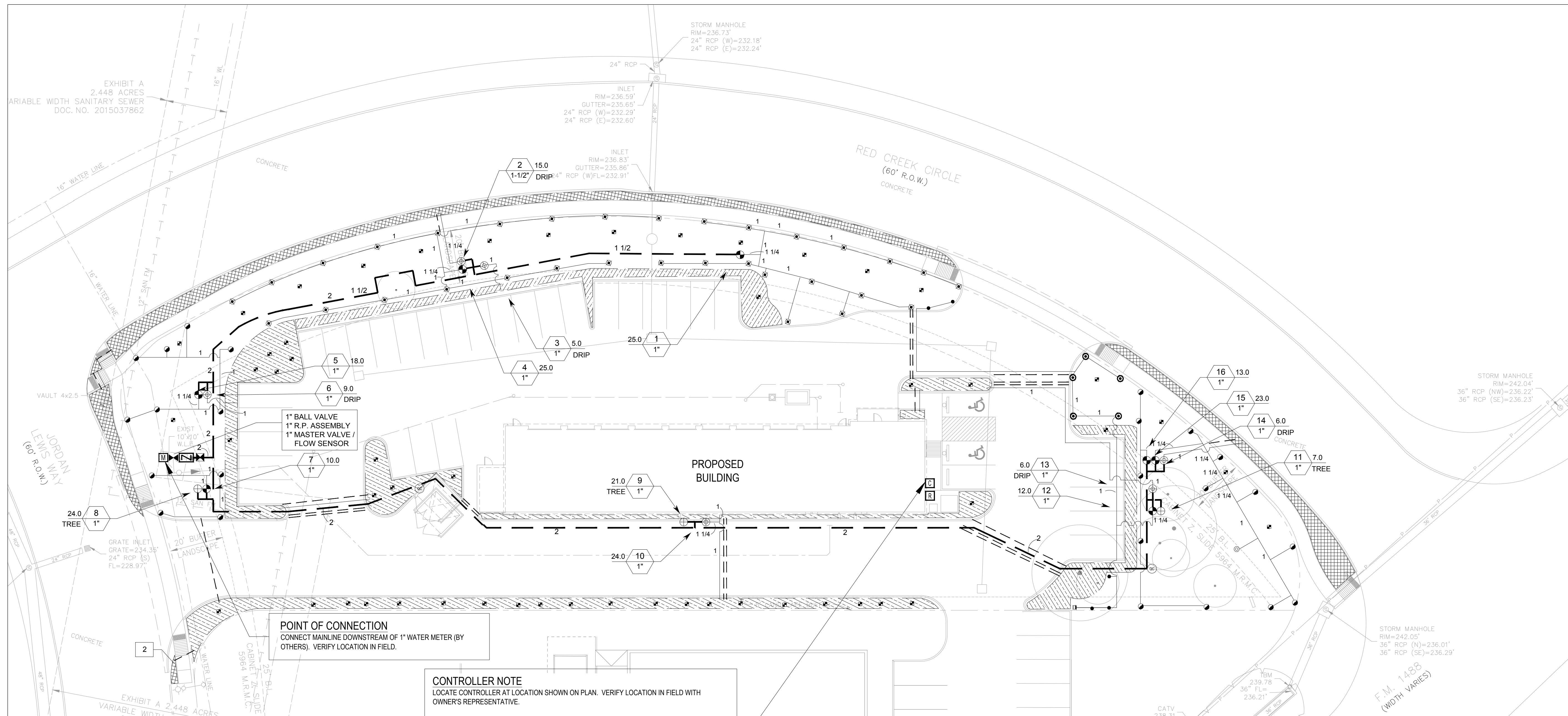
P.M.

DN

DES.

DRAWING NUMBER:

LI-1



IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LCOATIONS SHOWN ON THE PLANS, AS AS PER DETAILS.

SLEEVING / WIRING NOTES:

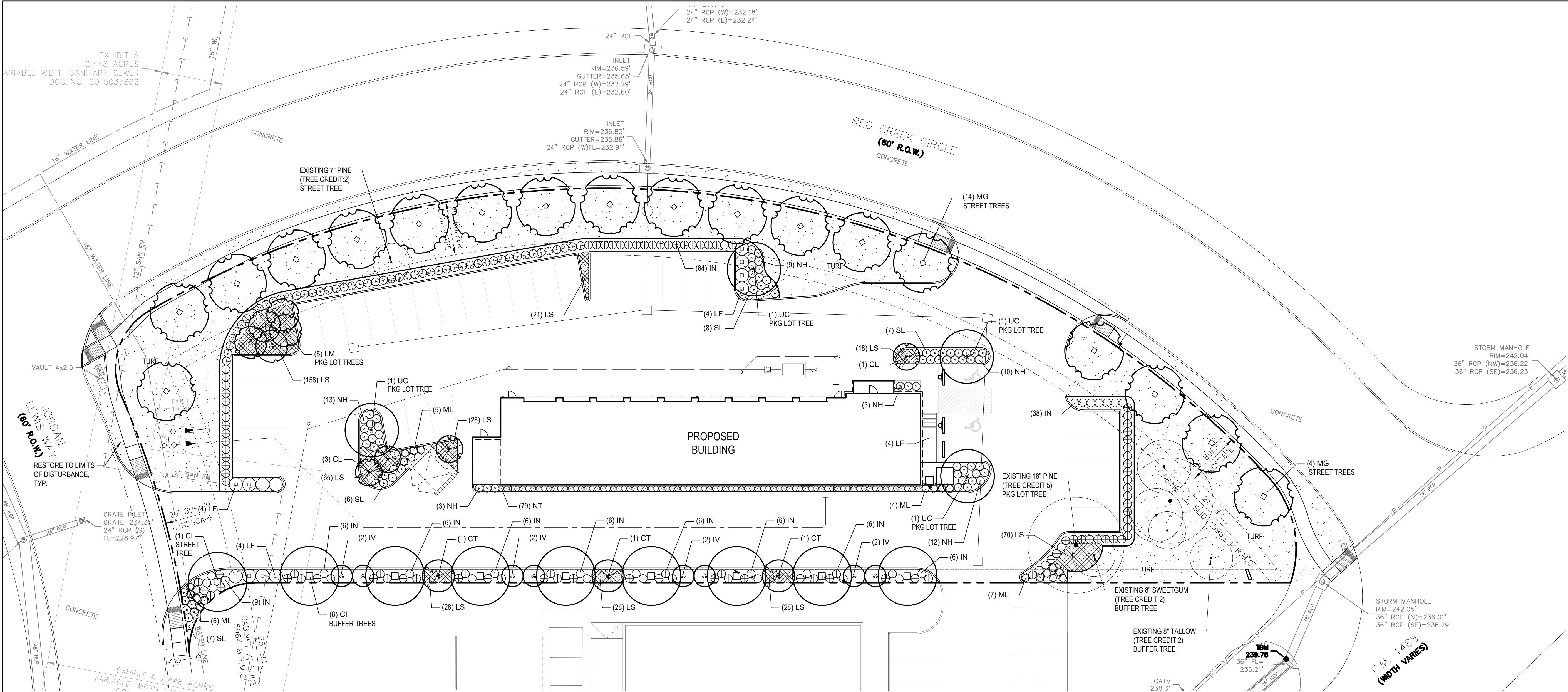
IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. **FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.**

COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.



NOTE: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



PLANTING SCHEDULE

CANOPY TREES

COUNT	SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	NOTES	TOTAL CANOPY (SF)
9	CI	Carya illinoensis	Pecan	3" Cal.	350 SF Canopy	3150
18	MG	Magnolia grandiflora	Magnolia	3" Cal.	350 SF Canopy	6300
4	UC	Ulmus crassifolia	Texas Elm	3" Cal.	350 SF Canopy	1400

NONCANOPY TREES

4	CL	Chilopsis linearis 'Bubba'	Bubba Desert Willow	2.5" cal.	150 SF Canopy, Specimen, 3-5 stem	600
3	CT	Cercis canadensis var. texensis	Texas Redbud	2.5" cal.	150 SF Canopy, Specimen, 3-5 stem	450
8	IV	Ilex vomitoria	Yaupon Holly	2.5" cal.	150 SF Canopy, Full to ground, 3-5 stem	1200
5	LM	Lagerstroemia i. x f. 'Muskogee'	Muskogee Crape Myrtle	2.5" cal.	150 SF Canopy, Specimen, 3-5 stem	750

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS

179	IN	Ilex vomitoria nana	Dwarf Yaupon Holly	5 gal.	10 SF Can., Space 3' O.C., Sheer to hedge	1790
12	LF	Leucophyllum frutescens	Texas Sage	5 gal.	10 SF Canopy, Spaced Per Plan	120
50	NH	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	5 gal.	10 SF Canopy, Spaced 24" O.C.	500

GROUNDCOVER, PERENNIALS AND ORNAMENTAL GRASSES

444	LS	Liriope s. 'Silver Dragon'	Silver Dragon Lily Turf	1 gal.	5 SF Canopy, Spaced 18" O.C.	2220
22	MC	Muhlenbergia lindheimeri	Big Muhly grass	3 gal.	10 SF Canopy, Spaced 36" O.C.	220
79	NT	Nassella tenuissima	Mexican Feathergrass	1 gal.	5 SF Canopy, Spaced 24" O.C.	395
28	SL	Salvia leucantha	Mexican Bush Sage	3 gal.	10 SF Canopy, Spaced 30" O.C.	280
12,724 SF		Cynodon dactylon 'Tif 419'	Bermuda grass sod	Sod	-	1273

LANDSCAPE CALCULATIONS

ZONING: CITY OF MAGNOLIA, TX
TOTAL SITE AREA: 1.18 AC (\$1,400 SF)

LANDSCAPE AREA REQUIRED: 7,710 SF (15%)
LANDSCAPE AREA PROVIDED: 18,342 SF (35.6%)

STREET TREES (FRONT AND SIDE: 638 LF)

STREET TREES REQUIRED: 21 TREES - 30' O.C.
STREET TREES PROVIDED: 21 TREES (19 PROPOSED + TREE CREDIT: 2)

PARKING LOT

TREES REQUIRED: 10 TREES - 1 PER ISLAND / 2 PER CORNER (OR 5 NON-CANOPY)
TREES PROVIDED: 9 CANOPY TREES (4 PROPOSED + TREE CREDIT: 5) + 5 NON-CANOPY

SHRUBS REQUIRED: 3' HT CONTINUOUS HEDGE
TREES PROVIDED: AS REQUIRED

REAR LOT BUFFER (422 LF)

CANOPY TREES REQUIRED: 12 TREES - 3 PER 100 LF
CANOPY TREES PROVIDED: 12 TREES (8 PROPOSED + TREE CREDIT: 4)

NON-CANOPY TREES REQUIRED: 3 TREES - 1 PER 100 LF
NON-CANOPY TREES PROVIDED: 3 TREES

EVERGREEN TREES REQUIRED: 8 TREES - 2 PER 100 LF
EVERGREEN TREES PROVIDED: 8 TREES

SHRUBS REQUIRED: 84 SHRUBS - 20 PER 100 LF
SHRUBS PROVIDED: 84 SHRUBS AND PERENNIALS

CANOPY COVERAGE

TOTAL CANOPY COVERAGE REQUIRED: 25,700 SF (50% OF SITE AREA)
TOTAL CANOPY COVERAGE PROVIDED: 32,898 SF (64% OF SITE AREA)

CANOPY TREE COVERAGE REQUIRED: 3,855 SF OF COVERAGE (50% OF REQUIRED LANDSCAPE AREA)
CANOPY TREES PROVIDED: 23,100 SF OF COVERAGE (350 SF / 3"+ CAL. CANOPY:10,850 SF + EXISTING TREES TO REMAIN: 12,250 SF)

NON-CANOPY TREE COVERAGE REQUIRED: 1,928 SF OF COVERAGE (50% OF REQUIRED TREE COVERAGE)
NON-CANOPY TREES PROVIDED: 3,000 SF OF COVERAGE (150 SF / 2.5"+ CAL. NON-CANOPY TREE)

COVERAGE FROM SHRUBS/PERENNIALS: 3,305 SF (10 SF/3 GAL. + SHRUB; 5 SF/1 GAL. SHRUB: MAX 15%; 3,855 SF CREDIT)
COVERAGE FROM SOD AND GROUNDCOVER: 3,493 SF (10 SF/100 SF CREDIT, MAX 15%)

PEA GROUP

16060 DILLARD DR., SUITE 250
HOUSTON, TEXAS 77040
713-688-3530
T.B.P.E.L.S. FIRM # F-21237

EVERGREEN DESIGN GROUP

(800) 680-6630
10777 Westheimer Rd., Ste 1100
Houston, TX 77042
www.EvergreenDesignGroup.com

NORTH

0102040

SCALE: 1" = 20'

811

Know what's below.
Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
SHARON M. STACHOWSKI
3682
STATE OF TEXAS

11/17/2022

CLIENT
CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200
HOUSTON, TEXAS 77084

PROJECT TITLE
CHRISTIAN BROTHERS AUTOMOTIVE
FM 1488 & 143 SPUR RD.
MAGNOLIA, TEXAS 77354

REVISIONS

-	-

ORIGINAL ISSUE DATE:
07/08/22

DRAWING TITLE

LANDSCAPE PLAN

PEA JOB NO. 2022-0058

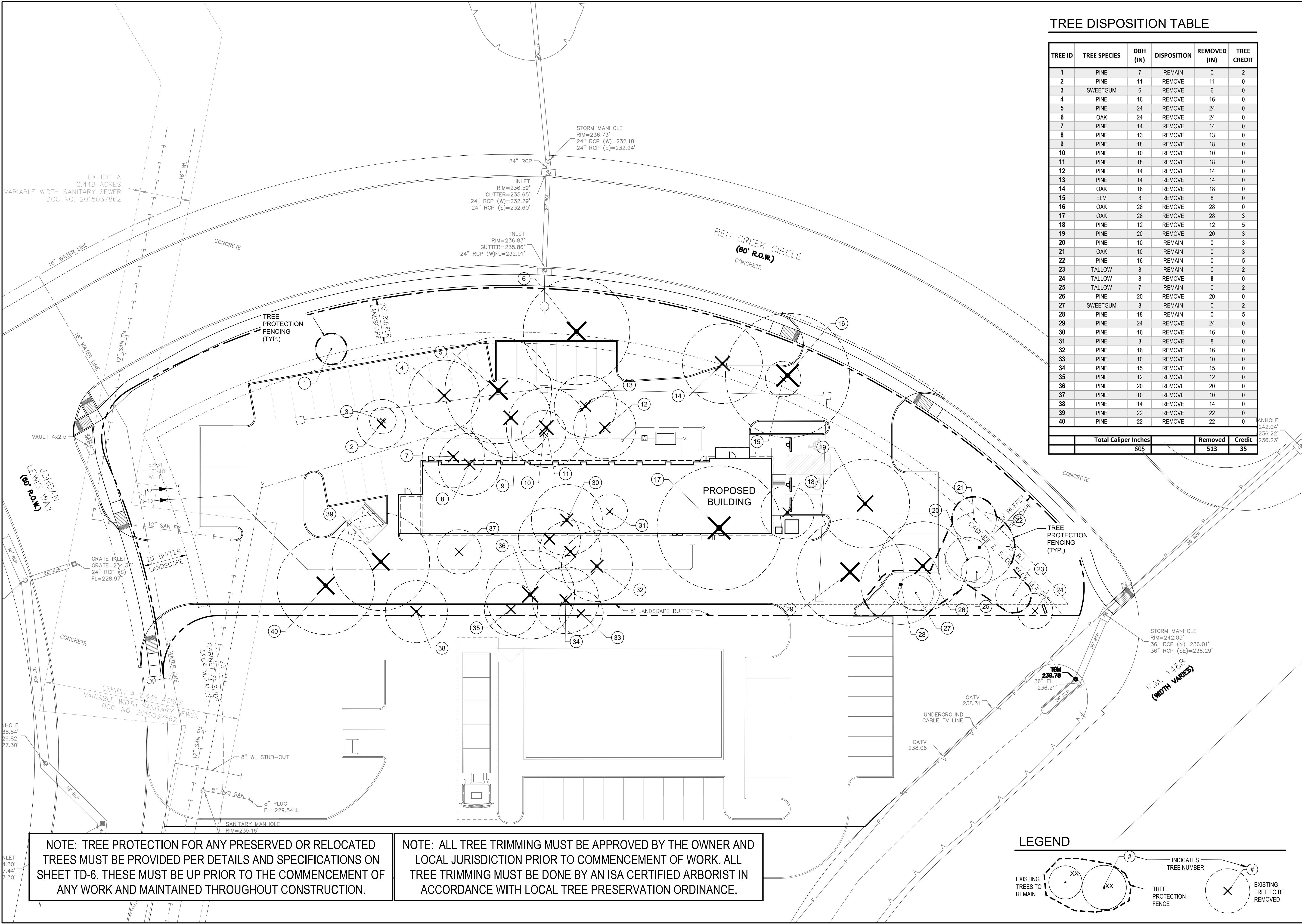
P.M. -

DN. -

DES. -

DRAWING NUMBER:

LP-1



PEA GROUP

16060 DILLARD DR., SUITE 250
HOUSTON, TEXAS 77040
713-688-3530
T.B.P.E.L.S. FIRM # F-21237

EVERGREEN DESIGN GROUP

(800) 680-6630
10777 Westheimer Rd., Ste 1100
Houston, TX 77042
www.EvergreenDesignGroup.com

NORTH

0 10 20 40

SCALE: 1" = 20'

811

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REGISTERED LANDSCAPE ARCHITECT
SHARON M. STACHOWSKI
STATE OF TEXAS
3682

11/08/2022

CLIENT

CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200
HOUSTON, TEXAS 77084

PROJECT TITLE

CHRISTIAN BROTHERS AUTOMOTIVE
FM 1488 & 143 SPUR RD.
MAGNOLIA, TEXAS 77354

REVISIONS

ORIGINAL ISSUE DATE:

07/08/22

DRAWING TITLE

TREE DISPOSITION PLAN

PEA JOB NO.

2022-0058

P.M.

DN.

DES.

DRAWING NUMBER:

TD-1

THIRD AMENDMENT TO UTILITY AGREEMENT

This Third Amendment to Utility Agreement (this "Amendment") is made and entered into this ____ day of _____, 2022 (the "Effective Date") by and between the **CITY OF MAGNOLIA, TEXAS**, a general law municipality in Montgomery County, Texas (the "City"), acting by and through its governing body the City Council of Magnolia, Texas and **MAGNOLIA M3 RANCH, LP**, a Texas limited partnership ("Developer") on behalf of Montgomery County Municipal Utility District No. 116 (the "District"). The City and Developer may be collectively referred to herein as the "Parties."

RECITALS

WHEREAS, the City and Developer entered into that certain Utility Agreement, effective as of January 8, 2019, as amended September 10, 2019 and January 12, 2021 (the "Utility Agreement") governing the development of approximately 585.5 acres of land located in Montgomery County, Texas within the City's extraterritorial jurisdiction; and

WHEREAS, the City and the Developer now desire to amend the Agreement in order to reflect that the Parties' mutual understanding with regards to timing of certain provisions in the Utility Agreement; and

WHEREAS, the City and the Developer have determined that they are authorized by the Constitution and laws of the State of Texas to enter into this Agreement and have further determined that the terms, provisions and conditions hereof are mutually fair and advantageous to each; NOW, THEREFORE;

AGREEMENT

1. The recitals set forth above are declared true and correct and are hereby incorporated as part of this Amendment.
2. Section 6.03 Initial Capacity Reservation by City is hereby deleted in its entirety and replaced with the following:

Section 6.03 Initial Capacity Reservation by City. The City understands and recognizes that Developer currently projects that 2,000 water equivalent single family connections ("esfc's") will be needed to serve the Property at full development. In addition to the commitments made by the City in Sections 6.01 and 6.02 above, the City hereby agrees to reserve 400 esfc's to accommodate the initial development of the Property (collectively, the "Initial Capacity Reservation") as provided below. The City hereby agrees that the Initial Capacity Reservation shall not be committed by the City to serve property outside the boundaries of the Property included in the District. The City hereby represents and warrants that entire 400 esfc's of the Initial Capacity Reservation

shall be available for Developer's use and benefit as of January 1, 2025. The City shall provide the District with water supply and sanitary sewer service in the total amount of 2,000 esfc's in the water and sanitary lines according to the following schedule (such amount of utility service herein being collectively called the "Initial Service Amount"):

- 400 esfc's on January 1, 2025;
- 400 esfc's on January 1, 2026;
- 400 esfc's on January 1, 2028;
- 400 esfc's on January 1, 2030; and
- 400 esfc's on January 1, 2032.

The City agrees to provide a notice letter to the Developer at least sixty (60) days prior to the first Initial Capacity Reservation date confirming the City's reservation of 400 esfc's for Developer's use and benefit. If the City is unable to confirm the first Initial Capacity Reservation due to its commitment of such capacity to other City customers who have prepaid for such reservation, Developer may, within sixty (60) days of such notice letter, issue a reservation fee deposit under the City's then-current impact fees for the 400 esfc's (or portion thereof) and be guaranteed the City shall reserve such Initial Capacity Reservation for Developer's use and benefit by January 1, 2025. If the City is unable to provide the full amount of the Initial Capacity Reservation by January 1, 2025 for Developer's use and benefit, the City agrees an event of default occurs and Developer can terminate this Agreement after providing the City with sixty (60) days' written notice, during which time the City can cure such default. Developer agrees to provide a notice letter to the City at least six (6) months in advance of the second Initial Service Amount timing commitment (January 1, 2026) confirming Developer's need for the second phase of the Initial Service Amount (or portion thereof), the timing of such need, and setting forth any requested adjustments to the Initial Service Amount based on then-current development expectations. Notwithstanding the foregoing, in the event that Developer fails to make any of the payments contemplated by this Section and the City is no longer required to hold the Initial Capacity Reservation or Initial Service Amount (or a portion thereof), Developer may still apply for and secure any needed capacity on the same terms and conditions as other City customers, provided that Developer complies with the City's impact fee ordinance and the City has available plant capacity at such point in time. Notwithstanding Section 9.04, the exclusive remedy for a default under this Section 6.03 is limited to the termination of the agreement.

Notwithstanding the calendar dates listed above, the Parties agree that each date enumerated in this Section 6.03 can be extended one calendar year at either Party's written request. This one-time extension shall automatically take effect upon either Party's receipt of the requesting Party's written request, and each calendar date enumerated in this Section 6.03 will be automatically extended one calendar year.

3. Unless otherwise defined herein, capitalized terms used herein shall have the same meanings given them in the Utility Agreement.

4. Except as specifically amended in this Amendment, the Utility Agreement shall remain in full force and effect in accordance with its original terms and conditions.

[The remainder of the page is intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment in multiple copies, each of equal dignity, as of the date set forth on the first page hereof.

CITY OF MAGNOLIA, TEXAS

By: _____
Todd Kana, Mayor

ATTEST:

Kandice Garrett
City Secretary

APPROVED AS TO FORM:

Leonard Schneider
City Attorney

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the ____ day of _____, 2022, by _____, _____ of the City of Magnolia, Texas.

Notary Public, State of Texas

[Official Notary Stamp]

MAGNOLIA M3 RANCH, LP
A Texas Limited Partnership

By: SHELTON MAGNOLIA GP, LLC,
A Texas limited liability company

By: _____
Rick Sheldon, Manager

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, this _____ day of _____, 2022, by Rick Sheldon, Manager of Sheldon Magnolia GP, LLC, a Texas limited liability company, general partner of Magnolia M3 Ranch, LP, a Texas limited partnership, who states he has been given the authority by proper resolution or other action to sign this Agreement and to bind the Developer to the terms of the Agreement.

Notary Public, State of Texas

[Official Notary Stamp]

**CITY OF MAGNOLIA, TEXAS
GROUND STORAGE TANK ADDITION AT WATER PLANT NO. 2
WORK ORDER 22-012 AMENDMENT NO. 1**

Engineer's Project No. 221952.40

Project Description:

AEI Engineering, a Baxter & Woodman Company hereby submits this Amendment to our Work Order approved September 13, 2022, to provide additional design services of a hydropneumatic tank (HPT) at Water Plant No. 2.

Engineering Services:

Design of an HPT will be added to the project to provide redundancy to the plant and allow the plant to stay online when the elevated storage tank (EST) is taken offline for maintenance.

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. The Engineer's fee shall be based upon the Engineer's standard hourly billing rates for actual work time performed plus subconsultants and reimbursement for out-of-pocket expenses including travel, which will total \$35,000.00 for an amended not-to-exceed amount of \$100,000.00.

Submitted by: **AEI Engineering, a Baxter & Woodman Company**

By: 
Michael A. Kurzy, PE

Title: Vice President

Date: November 30, 2022

Approved by: **City of Magnolia**

By: _____

Title: _____

Date: _____

Additional Comments and Conditions: None.



December 5, 2022

Don Doering
City Administrator
City of Magnolia
18111 Buddy Riley Blvd
Magnolia, Texas 77354

***Subject: Change Order No. 3
Nichols Sawmill Interceptor Sewer Replacement - Phase III Rebid***

Dear Mr. Doering:

AEI is presenting Change Order No. 3 in the amount of (\$84,480.54) for the above referenced project. This Change Order decreases the Current Contract Amount to \$2,756,019.29. In the spirit of completion, this contract is being modified per requested enhancements as determined and agreed to at the meeting on November 29, 2022, with Ballast, Ballast's Attorney, City's Attorney, City Administrator and City's Engineer. The enhancements include contract quantity increases and contract quantity decreases.

Should you have any questions, please feel free to contact me at 346-249-8582.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patricia Gunter', is written over the word 'Sincerely,'.

Patricia Gunter
Director of Construction Services

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

xc: Mr. Michael A. Kurzy, PE – AEI Engineering, a Baxter & Woodman company
Mr. Burt Smith – City of Magnolia
Mr. Daniel Ramos, PE – AEI Engineering, a Baxter & Woodman company



RE: Change Order No. 3

DATE: December 5, 2022

NAME OF PROJECT: Nichols Sawmill Interceptor Sewer Replacement – Phase III Rebid

OWNER: City of Magnolia

CONTRACTOR: Ballast Point Construction Inc.

AEI JOB No.: 212289.60

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:

Proposed Contract Items to be added or increased:

Item No.	Qty.	Unit	Description	Unit Cost	Total Price
3.1	1	EA	Add One (1) Connection to Existing Sanitary Sewer back to Change Order No. 2, Item No. 12	\$1,518.00	\$1,518.00
3.2	1	LS	Compensation for Construction Staking (Deleted Bid Item No. 14)	\$1,380.00	\$1,380.00
3.3	1	LS	Install fifteen (15) 6-Inch sanitary taps including saddles, complete in place	\$90,540.00	\$90,540.00
3.4	2	EA	Connect to Existing Sanitary Manhole	\$1,314.00	\$2,628.00
3.5	18	EA	Connect to Existing Sanitary Sewer	\$1,314.00	\$23,652.00
3.6	1	LS	Abandon Existing Sanitary Sewer in Place by Flowable Fill	\$68,403.56	\$68,403.56
3.7	13	EA	Abandon Sanitary Sewer Manholes in Place by Flowable Fill	\$780.00	\$10,140.00

Total Amount to be increased \$198,261.56



Proposed Contract Items to deduct include:

Item No.	Qty.	Unit	Description	Unit Cost	Total Price
3.8	(1)	LS	Delete Bid Item No. 13	\$10,120.00	(\$10,120.00)
3.9	(1)	EA	Bid Item No. 4 - Delete Installation of One (1) Sanitary Manhole	\$6,036.00	(\$6,036.00)
3.10	(671)	LF	Delete Excavation Safety	\$1.50	(\$1,006.50)
3.11	(1)	LS	Delete Change Order No. 2, Item No. 5	\$19,710.00	(\$19,710.00)
3.12	(1)	LS	Delete Change Order No. 2, Item No. 6	\$28,210.00	(\$28,210.00)
3.13	(1)	LS	Delete Bid Item No. 21	\$179,200.00	(\$179,200.00)
3.14	(1)	LS	Delete Bid Item No. 22	\$27,600.00	(\$27,600.00)
3.15	(1)	LS	Delete Bid Item No. 33	\$13,860.00	(\$13,860.00)

Total to be reduced \$(285,742.50)

Justification:

In the spirit of completion, this contract is being modified per requested enhancements as determined and agreed to at the meeting on November 29, 2022, with Ballast, Ballast's Attorney, City's Attorney, City Administrator and City's Engineer. The enhancements include contract quantity increases and contract quantity decreases.

Current CONTRACT PRICE: \$ 2,843,569.50

Current CONTRACT PRICE due to this CHANGE ORDER will be decreased by:
\$ (87,480.94)

The new CONTRACT PRICE including this CHANGE ORDER will be:
\$ 2,756,088.56

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by Zero (0)
calendar days.

The date for completion of all WORK will be October 19, 2022



Recommended By: _____
ENGINEER

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

Accepted By: _____
CONTRACTOR

Authorized By: _____
OWNER



RE: Change Order No. 3

DATE: November 2, 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. Lower approximately 170 linear feet of force main located between STA 26+00 and STA 27+00. The proposed change is a unit price of \$70.00 and increases the contract total amount by \$11,900.00.
2. Lower approximately 280 linear feet of force main located between STA 56+60 and STA 59+40. The proposed change is a unit price of \$70.00 and increases the contract total amount by \$19,600.00.
3. Install one (1) 16-inch by 12-inch TS&V on the existing 16-inch water line at STA 58+40. The proposed change is a unit price of \$28,740.00 and increases the contract total amount by \$28,740.00.
4. Install one (1) 16-inch by 12-inch tee and 12-inch gate valve on the new 16-inch water line at STA 26+95. The proposed change is a unit price of \$18,500.00 and increases the contract total amount by \$18,500.00.

The four (4) items listed above result in a net total contract increase of \$78,740.00.

Justification:

- 1-2. The existing force main is required to be lowered due to TxDOT's clearance requirements between utilities and proposed roadway entrances.



- 3-4. The 16-inch by 12-inch tee and 12-inch gate valve along with one (1) TS&V are being installed for future water line tie ins that will serve new development in the area.

Current CONTRACT PRICE: \$ 1,960,760.23

Current CONTRACT PRICE due to this CHANGE ORDER will be increased by:
\$ 78,740.00

The new CONTRACT PRICE including this CHANGE ORDER will be:
\$ 2,039,500.23

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by Zero (0)
calendar days.

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

Recommended By:

A blue ink signature of a person, likely the Engineer, written over a horizontal line.

ENGINEER

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

Accepted By:

A blue ink signature of a person, likely the Contractor, written over a horizontal line.

CONTRACTOR

Authorized By:

OWNER



19101 Oil Center Blvd * Houston, Texas 77073 * Ph. 281-354-6081 * Fax. 281-354-6071

July 20, 2022

ATT: Mr. Greg Voinis
Sam Yager, Inc.

Re: Force Main be adjusted and lowered in 2-locations; Sta. 26+00- 27+70 and 56+60- 59+40 and install 2-EA. 16" x 12" Tees and Valves on Existing and new 16" WL at Sta. 26+95 & 58+40

Dear Mr. Greg Voinis,

DL Glover, Inc offers the costs below for the referenced scope of additional work:

ITEM	DESCRIPTION OF WORK	UNIT	APPROX QTY.	PRICE	TOTAL
1	Proposed Force Main Lowering~ Sta. 26+00-27+00	LF	170	\$70.00	\$11,900.00
2	Proposed Force Main Lowering~ Sta. 56+60-59+40	LF	280	\$70.00	\$19,600.00
3	Proposed WL Tee and Valve at Sta. 58+40, on Existing 16" Water line	EA	1	\$28,740.00	\$28,740.00
4	Proposed WL Tee and Valve at Sta. 26+95, on new 16" Water line	EA	1	\$18,500.00	\$18,500.00
				Total:	\$78,740.00

Please contact me if you have any questions or concerns. Your attention to this matter is greatly appreciated.

Sincerely,

DL Glover, Inc

Jose Rangel

Jose Rangel

Project Manager



RE: Change Order No. 4
DATE: December 1, 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. Mobilization and traffic control of Allco's subcontractor for 1-inch cementitious lining for manholes located off Nichols Sawmill Interceptor Road. The proposed change is a lump sum amount and increases the contract total amount by \$2,875.00.
2. Apply approximately 530 vertical feet of 1-inch cementitious liner to sanitary sewer manholes feeding into City of Magnolia's Wastewater Treatment Plant. The proposed change is a per unit price of \$131.10 per vertical foot and increases the contract total amount by \$69,483.00.
3. Adjust five (5) existing manhole frames and covers to four (4) inches above finished grade elevation. The proposed change is a per unit price of \$460.00 per each and increases the contract total amount by \$2,300.00.
4. Furnish and install chemical feed piping between the new bleach and sodium bisulfate storage tanks and the chemical feed pumps, including all piping, fittings, and appurtenances. The proposed change is a lump sum amount and increases the contract total amount by \$10,023.00.

The four (4) items listed above result in a total contract increase of \$84,681.00.



Justification:

- 1-3. In order to place Phase II of the Nichols Sawmill Interceptor Sewer Replacement in service, the majority of manholes within Phase I and Phase II require rehabilitation and adjustments in order to protect the manholes from inflow and infiltration.
4. The newly installed vertical chemical storage tanks did not include interconnecting piping between the two tanks and is required for a fully operational chemical feed system.

Current CONTRACT PRICE: \$ 9,886,625.23

Current CONTRACT PRICE due to this CHANGE ORDER will be increased by:
\$ 84,681.00

The new CONTRACT PRICE including this CHANGE ORDER will be:
\$ 9,971,306.23

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by Zero (0)
calendar days.

The date for completion of all WORK will be February 9, 2023

Recommended By: _____

ENGINEER

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

Accepted By: _____

CONTRACTOR

Authorized By: _____

OWNER

STATE OF TEXAS
COUNTY OF MONTGOMERY
CITY OF MAGNOLIA

www

1. The City Council convened in a meeting on December 13, 2022 at the regular meeting place thereof, within the City, and the roll was called of the duly constituted officers and members of the City Council,

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

**RESOLUTION BY THE CITY COUNCIL OF THE CITY MAGNOLIA, TEXAS
REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER
DEVELOPMENT BOARD; AUTHORIZING THE FILING OF AN APPLICATION FOR
ASSISTANCE; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH**

AYES _____ NAYS _____ ABSTENTIONS _____

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City of Magnolia, Texas, this 13th day of December, 2022.

Kandice Garrett, City Secretary
City of Magnolia, Texas



RESOLUTION NO. R-2022-034

RESOLUTION BY THE CITY COUNCIL OF THE CITY MAGNOLIA, TEXAS REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD; AUTHORIZING THE FILING OF AN APPLICATION FOR ASSISTANCE; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

WHEREAS, the City of Magnolia, Texas (the "City") has determined that it is necessary to make improvements to the City's water system;

WHEREAS, the City deems it advisable to apply to the Texas Water Development Board for financial assistance; and

WHEREAS, in accordance with the rules and regulations of the Texas Water Development Board, the Board of Directors is required to adopt a resolution requesting financial assistance from the Texas Water Development Board, which resolution shall accompany such application;

WHEREAS, it is hereby officially found and determined that public notice of the time, place, and purpose of said meeting was given, as required by Texas Government Code, Chapter 551;

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

SECTION 1. That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$12,000,000 to provide for the payment of the costs of planning, design, and construction, improvement, repair and rehabilitation of the City's water system consisting of water well and transmission lines projects.

SECTION 2. That Don Doering, City Administrator, is hereby designated the authorized representative of the City for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3. That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and to appear on behalf of and represent the City before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: James F. Gilley, Jr.
U.S. Capital Advisors LLC.

Engineer: Janice Noeldner, P.E.
AEI Engineering, a Baxter Woodman
Company

Bond Counsel: Tom Sage
Hunton Andrews Kurth LLP.

PASSED AND ADOPTED, this 13th day of December, 2022.



APPROVED:

Mayor Todd Kana

ATTEST:

By: _____
Kandice Garrett, City Secretary

RESOLUTION NO. R-2022-033
DESIGNATION OF REPRESENTATIVE AND ALTERNATE
HOUSTON-GALVESTON AREA COUNCIL
2023 GENERAL ASSEMBLY

BE IT RESOLVED, by the Mayor and City Council of Magnolia, Texas, that Councilmember Matthew "Doc" Dantzer be, and is hereby designated as its Representative to the **GENERAL ASSEMBLY** of the Houston-Galveston Area Council for the year 2023.

FURTHER, that the Official Alternate authorized to serve as the voting representative should the hereinabove named representative become ineligible, or should he/she resign, is Councilmember Jack L. Hvitt, Jr.

THAT the Executive Director of the Houston-Galveston Area Council be notified of the designation of the hereinabove named representative and alternate.

PASSED AND ADOPTED, this 8th day of November, 2022.



APPROVED:

Mayor Todd Kana

ATTEST:

By: Kandice Garrett
Kandice Garrett, City Secretary

ORDINANCE NO. O-2022-032

AN ORDINANCE OF THE CITY OF MAGNOLIA, TEXAS, ADOPTING AMENDMENTS TO THE DROUGHT CONTINGENCY PLAN ADOPTED BY ORDINANCE O-2019-007 PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$2000.00) FOR EACH OFFENSE, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, it is necessary that the Drought Contingency Plan previously adopted by Ordinance O-2019-007 be amended by the City of Magnolia, Texas; and

WHEREAS, the City Council of Magnolia, Texas believes that such plans are in the best interest of the citizens and customers of the Magnolia Water System and Wastewater System; 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. The Magnolia, Texas Drought Contingency Plans attached hereto as Exhibits "A", as amended, is adopted for all purposes and as the official policy of the City of Magnolia, Texas.

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 AND APPROVED on this the 13th day of December, 2022.



THE CITY OF MAGNOLIA, TEXAS

Todd Kana, Mayor

ATTEST:

Kandice Garrett, City Secretary

EXHIBIT “A”

EXHBIT A TO ORDINANCE NO. O-2022-032

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The City of Magnolia, Texas (City) recognizes its fundamental responsibility to provide an adequate supply of safe drinking water for residents and businesses within its City limits. Because drinking water is a precious natural resource, careful planning is needed to ensure water suppliers are protected from contamination, are distributed effectively and efficiently to end users, and procedures are in place to monitor consumption and avoid waste.

Water conservation and consumption planning are integral elements for ensuring that the water supplies are not exhausted. To further this goal, the City Council has adopted this plan in 2009, through the passage of Ordinance# 2009-156. This 2019 Plan is an updated version of the existing ordinance. This ordinance establishes the City's policies for promoting water conservation and emergency planning, and provides the vision, resources, and overall methodologies for establishing an effective program.

This plan addresses the following elements:

- A. The need for and goals of the City's water conservation program.
- B. Methods to reduce water consumption.
- C. Methods to reduce loss or waste of water.
- D. Methods to improve efficient water use.
- E. Methods to increase recycling and reuse of water.

GENERAL

The City is located in the southern part of Montgomery County, Texas. It was incorporated in 1968. The City 2010 census population was 1,393 inhabitants.

The City's water system in 2019 consists of three water wells for water supply, two ground storage tanks (GST) and two elevated storage tanks (EST) for water storage and delivery pressure, six high service (booster) pumps, chlorination facilities for water disinfection, and distribution lines to transport the water to the customers ranging from 2- to 16-inch in size. The wells, storage facilities, and pumping facilities are located at two separate water plants. All of the water wells are completed in the Evangeline aquifer. Sands screened by the wells are at a depth of approximately 500 to 770 feet, varying in each well. Water treatment consists of chlorination for disinfection and injection of polyphosphate to sequester iron naturally occurring in the water. Distribution system pressure is approximately 50 to 70 pounds per square inch (psi).

The City in 2019 serves 1,274 customer accounts. Based on 2018 pumpage, the estimate number of residential equivalent connections is 1,646. Approximately 1,026 single family residences (residential inside, residential outside, and senior) are served. Major commercial water users include schools, clinics, a number of restaurants and motels, and retail establishments. Annual water use in 2017 and 2018 was 216.3 (million gallons per day) mgd and 195.4 mgd, respectively. Average daily water use during this period was 0.6 mgd, and the peak day use was 1.4 mgd.

The following production, or capacity, applies to the year 2019:

The production (pumping) rate from all three wells combined is approximately 1,570 (gallon per minute) gpm. One well at Plant No. 1 produces approximately 250 gpm, a second well at Plant No. 1 produces approximately 320 gpm, and Well No. 6 at Plant No. 2 produces approximately 1,000 gpm. The Texas Commission on Environmental Quality (TCEQ) minimum water supply capacity requirement is 0.6 gpm per connection; therefore for the 1,646 equivalent connections, a minimum water supply (well production) of 988 gpm is required. The current City's cumulative pump rate exceeds this requirement.

The system has a total of 412,000 gallons of ground storage and 400,000 gallons of elevated storage. The TCEQ minimum storage capacity requirement is 200 gallons per connection total storage and 100 gallons per connection elevated storage; therefore, for the 1,646 equivalent connections, a minimum of 329,200 gallons total storage is required, and a minimum of 164,600 gallons elevated storage is required. Both requirements are met by the City's existing facilities.

The system has a total rated booster pump capacity of 4,895 gpm with the capacity of the largest pump being 1,000 gpm. The TCEQ minimum booster pump capacity requirement is two or more pumps that have a total capacity of 2.0 gpm per connection or that have a total capacity of at least 1,000 gpm and the ability to meet peak hourly demands with the largest pump out of service (firm capacity), whichever is less, at each pump station or pressure plane. The TCEQ defines peak hourly demand in the absence of verified historical data as 1.25 times the maximum daily demand (prorated to an hourly rate) if a public water supply meets the commission's minimum requirements for elevated storage capacity. For the entire system the TCEQ minimum required capacity is 1,235 gpm (peak-hour). The firm booster pump capacity in the upper pressure plane is 2,000 gpm and can be transferred to the lower pressure plane through pressure reducing valves. The requirements are met by the existing facilities.

DECLARATION OF POLICY, PURPOSE, AND INTENT

In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of Magnolia hereby adopts the following regulations and restrictions on the delivery and consumption of water.

Water uses regulated or prohibited under this Drought Contingency Plan (the Plan) are considered to be nonessential and continuation of such uses during times of water shortage or other emergency water supply condition are deemed to constitute a waste of water (which subjects the offender(s) to penalties as defined in Section titled Criteria for Initiation and Termination of Drought Response Stages of this Plan).

PUBLIC INVOLVEMENT

Opportunity for the public to provide input into the preparation of the Plan was provided by the City by means of Public Notice and Public Hearings.

PUBLIC EDUCATION

The City will periodically provide the public with information about the Plan, including information about the conditions under which each stage of the Plan is to be Initiated or terminated as well as the drought response measures to be implemented in each stage. This information will be provided by distribution of educational materials to customers including but not limited to water-saving materials furnished by the Texas Water Development Board (TWDB) and the American Water Works Association (AWWA) issued to all customers. Distribution of these materials may be made on a semi-annual basis and will be timed to correspond with the peak summer and winter demand periods.

COORDINATION WITH REGIONAL WATER PLANNING GROUPS

The service area of the City is located within Region H and the City has provided a copy of this Plan to Region H.

AUTHORIZATION

The Mayor, or his/her designee, is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such Implementation is necessary to protect public health, safety, and welfare. The Mayor, or his/her designee, shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan.

APPLICATION

The provisions of this Plan shall apply to all persons, customers, and property using water provided by the City. The terms "person" and "customer" as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

DEFINITIONS

For the purposes of this Plan, the following definitions shall apply:

Aesthetic water use-Water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

Commercial and institutional water use-Water use that is integral to the operations of commercial and non-profit establishments, and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.

Conservation-Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water, or increase the recycling and reuse of water so that supply is conserved and made available for future or alternative uses.

Customer-Any person, company, or organization using water supplied by the City.

Domestic water use-Water use for personal needs or for household or sanitary purposes, such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

Even number address-Street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.

Industrial water use-The use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Landscape irrigation use-Water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

Nonessential water use-Water uses that are not essential nor required for the protection of public, health, safety, and welfare, including the following:

- A. Irrigation of landscape areas including parks, athletic fields, and golf courses, except otherwise provided under this Plan.
- B. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle.
- C. Use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas.
- D. Use of water to wash down buildings or structures for purposes other than immediate fire protection.
- E. Flushing gutters or permitting water to run or accumulate in any gutter or street.
- F. Use of water to fill, refill, or add to any indoor or outdoor swimming pools or Jacuzzi-type pools.
- G. Use of water in a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life.
- H. Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s).
- I. Use of water from hydrants for construction purposes or any other purposes other than fire fighting.

Odd numbered address Street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

CRITERIA FOR INITIATION AND TERMINATION OF DROUGHT RESPONSE STAGES

The Mayor, or his/her designee, shall monitor water supply or demand conditions on a regular basis and shall determine when conditions warrant initiation or termination of each stage of the Plan, that is, when the specified "triggers" are reached or when in the opinion of the Mayor/designee the risk to the public water supply necessitates implementation of the various stages. This opinion may be based on pressures available in the system and not just capacity.

The triggering criteria described in the following are based on water use (demand).

A. Use of alternative water sources or alternative delivery mechanisms

There are no alternative water source(s) for the City.

B. Stage 1 Triggers Mild Water Shortage Conditions

1. Requirements for initiation-Customers shall be requested to voluntarily conserve water and adhere to the prescribed restrictions on certain water uses (defined in the section titled Definitions) when the daily water usage exceeds 50 percent of the then combined current pumping capacity for *five* consecutive days.
2. Requirements for termination-Stage 1 of the Plan may be rescinded when all the conditions listed as triggering events have ceased to exist for a period of fourteen consecutive days or when in the opinion of the Mayor/designee the risk to the public water supply is appropriately reduced.

C. Stage 2 Triggers Moderate Water Shortage Conditions

1. Requirements for initiation-Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses provided in the section title Drought Response Stages of this Plan when the daily water usage exceeds 60 percent of the then combined current pumping capacity for five consecutive days.
2. Requirements for termination-Stage 2 of the Plan may be rescinded when all the conditions listed as triggering events have ceased to exist for a period of fourteen consecutive days or when in the opinion of the Mayor/designee the risk to the public water supply is appropriately reduced. Upon termination of Stage 2, Stage 1 (or the applicable drought response stage based on the triggering criteria) becomes operative.

D. Stage 3 Triggers Severe Water Shortage Conditions

1. Requirements for initiation-Customers shall be required to comply with the requirements and restrictions on certain nonessential water uses for Stage 3 of this Plan when the daily water usage exceeds 70 percent of the then combined current pumping capacity for five consecutive days.
2. Requirements for termination-Stage 3 of the Plan may be rescinded when all the conditions listed as triggering events have ceased to exist for a period of fourteen consecutive days or when in the opinion of the Mayor/designee the risk to the public water supply is appropriately reduced. Upon termination of Stage 3, Stage 2 (or the applicable drought response stage based on the triggering criteria) becomes operative.

E. Stage 4 Triggers-Critical Water Shortage Conditions

1. Requirements for initiation-Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses for Stage 4 of this Plan when 80 percent of the then combined current pumping capacity for five consecutive days.
2. Requirements for termination-Stage 4 of the Plan may be rescinded when all the conditions listed as triggering events have ceased to exist for a period of fourteen consecutive days or when in the opinion of the Mayor/designee the risk to the public water supply is appropriately reduced. Upon termination of Stage 4, Stage 3 (or the applicable drought response stage based on the triggering criteria) becomes operative.

F. Stage 5 Triggers-EMERGENCY Water Shortage Conditions

1. Requirements for initiation-Customers shall be required to comply with the requirements and restrictions for Stage 5 of this Plan when the daily water usage exceeds 90 percent of the pumping capacity for five consecutive days, or the Mayor (or his/her designee) determines that a water supply emergency exists based on the following:
 - a. Major water line breaks, or pump or system failures occur, which cause unprecedented loss of capability to provide water service.
 - b. Natural or man-made contamination of the water supply source(s).

2. Requirements for termination-Stage 5 of the Plan may be rescinded when all the conditions listed as triggering events have ceased to exist for a period of fourteen consecutive days or when in the opinion of the Mayor/designee the risk to the public water supply is appropriately reduced.

G. Stage 6 Triggers-Water Allocation

1. Requirements for initiation-Customers shall be required to comply with the water allocation plan prescribed in the section titled Drought Response Stages of this Plan and comply with the requirements and restrictions for Stage 5 of this Plan when the daily water usage exceeds 95 percent of pumping capacity for five consecutive days or water system failures have created a condition that is an imminent threat to health, safety and welfare of the public.
- 2- Requirements for termination-Water allocation may be rescinded when all the conditions listed as triggering events have ceased to exist and when in the opinion of the Mayor/designee the risk to the public water supply is appropriately reduced. ~~for a period of consecutive days.~~

DROUGHT RESPONSE STAGES

The Mayor, or his/her designee, shall monitor water supply and/or demand conditions on a daily basis and (in accordance with the triggering criteria set forth in the section titled Criteria for Initiation and Termination of Drought Responses of this Plan) shall determine that a mild, moderate, severe, critical, emergency or water shortage condition exists and shall implement the following notification procedures:

A. Notification

1. Notification of the Public-The Mayor or his/her designee shall notify the public by means of one or all of the following:
 - a. Publication in a newspaper of general circulation.
 - b. Direct mail to each customer.
 - c. Public service announcements.
 - d. Signs posted in public places.
2. Additional Notification-The Mayor or his/ her designee shall notify directly, or cause to be notified directly, the following individuals and entities:
 - a. Members of the City Council and the Magnolia Volunteer Fire Chief
 - b. City Emergency Management Coordinator(s)
 - c. TCEQ (required when mandatory restrictions are imposed)
 - d. Critical water users, i.e. school

B. Stage 1 Response-Mild Water Shortage Conditions

1. Target-Achieve a voluntary 5 percent reduction in daily water demand.
2. Best Management Practices for Supply Management-The City will reduce water demand by discontinuing the flushing of water mains and reducing irrigation of public landscaped areas.

3. Voluntary Water Use Restrictions for Reducing Demand:

- a. Water customers are requested to voluntarily limit the irrigation of landscaped areas to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), Saturdays and Wednesdays for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and to irrigate landscapes only between the hours of midnight and 10 A.M. and 8 P.M. to midnight on designated watering days.
- b. All operations of the City shall adhere to water use restrictions prescribed for Stage 1 of the Plan.
- c. Water customers are requested to practice water conservation and to minimize or discontinue water use for nonessential purposes.

C. Stage 2 Response-Moderate Water Shortage Conditions

- 1. Target-Achieve a 15 percent reduction in daily water demand.
- 2. Best Management Practices for Supply Management-The City will reduce water demand by discontinuing the flushing of water mains and reducing irrigation of public landscaped areas.
- 3. Water Use Restrictions for Demand Reduction-Under threat of penalty for violation, the following water use restrictions shall apply to all persons:
 - a. Irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6, or 8), Saturdays and Wednesdays for water customers with a street address ending in an odd number (1, 3, 5, 7, or 9), and irrigation of landscaped areas is further limited to the hours of midnight until 10 A.M. and between 8 P.M. and midnight on designated watering days. However, irrigation of landscaped areas is permitted at anytime if it is by means of a hand-held hose, a faucet-filled bucket or watering can of 5 gallons or less, or drip irrigation system.
 - b. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is prohibited except on designated watering days between the hours of midnight and 10 A.M. and between 8 P.M. and midnight. Such washing, when allowed, shall be done with a hand-held bucket or a hand-held hose equipped with a positive shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the immediate premises of a commercial car wash or commercial service station. Further, such washing may be exempted from these regulations if the health, safety, and welfare of the public is contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.

- c. Use of water to fill, refill, or add to any indoor or outdoor swimming pools, wading pools, or Jacuzzi-type pools is prohibited except on designated watering days between the hours of midnight and 10 A.M. and between 8 P.M. and midnight.
- d. Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.
- e. Use of water from hydrants shall be limited to fire-fighting, related activities, or other activities necessary to maintain public health, safety, and welfare, except the use of water from designated fire hydrants for construction purposes may be allowed under special permit from the City.
- f. Use of water for the irrigation of golf course greens, tees, and fairways is prohibited except on designated watering days between the hours midnight and 10 A.M. and between 8 P.M. and midnight. However, if the golf course uses a water source other than that provided by the City, the facility shall not be subject to these regulations.
- g. All restaurants are prohibited from serving water to patrons except upon request of the patron.
- h. The following uses of water are defined as nonessential and are prohibited:
 - (1) Wash down of any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas.
 - (2) Use of water to wash down buildings or structures for purposes other than immediate fire protection.
 - (3) Use of water for dust control.
 - (4) Flushing gutters or permitting water to run or accumulate in any gutter or street.
 - (5) Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s).

D. Stage 3 Response-Severe Water Shortage Conditions

- 1. Target-Achieve a 20 percent reduction in dally water demand.
- 2. Best Management Practices for Supply Management-The City will reduce water demand by discontinuing the flushing of water mains and reducing irrigation of public landscaped areas.
- 3. Water Use Restrictions for Demand Reduction-All requirements of Stage 2 shall remain in effect during Stage 3 except the following:
 - a. Irrigation of landscaped areas shall be limited to designated watering days between the hours of midnight and 10 A.M. and between 8 P.M. and midnight and

shall be by means of hand-held hoses, hand-held buckets, drip irrigation, or permanently installed automatic sprinkler system only. The use of hose-end sprinklers is prohibited at all times.

- b. The watering of golf course tees is prohibited unless the golf course uses a water source other than that provided by the City.
- c. The use of water for construction purposes from designated fire hydrants under special permit is to be discontinued.

E. Stage 4 Response-Critical Water Shortage Conditions

- 1. Target-Achieve a 25 percent reduction in daily water demand.
- 2. Best Management Practices for Supply Management-The City will reduce water demand by discontinuing the flushing of water mains and reducing irrigation of public landscaped areas under the threat of penalty.
- 3. Water Use Restrictions for Reducing Demand-All requirements of Stage 2 and 3 shall remain in effect during Stage 4 except:
 - a. Irrigation of landscaped areas shall be limited to designated watering days between the hours of 6 A.M. and 10 P.M. and between 8 P.M. and midnight and shall be by means of hand-held hoses, hand-held buckets, or drip irrigation only. The use of hose-end sprinklers or permanently installed automatic sprinkler systems are prohibited at all times.
 - b. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle not occurring on the premises of a commercial car wash and commercial service stations and not in the immediate interest of public health, safety, and welfare is prohibited. Further, such vehicle washing at commercial car washes and commercial service stations shall occur only between the hours of 6:00 a.m. and 10 A.M. and between 6 P.M. and 10 P.M.
 - c. The filling, refilling, or adding of water to swimming pools, wading pools, and Jacuzzi-type pools is prohibited.
 - d. Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.
 - e. No application for new, additional, expanded, or increased-in-size water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be approved, and time limits for approval of such applications are hereby suspended for such time as this drought response stage or a higher-numbered stage shall be in effect.

F. Stage 5 Response Emergency Water Shortage Conditions

1. Target-Achieve a 30 percent reduction in daily water demand.
2. Best Management Practices for Supply Management-The City will reduce water demand by discontinuing the flushing of water mains and reducing irrigation of public landscaped areas under the threat of penalty.
3. Water Use Restrictions for Reducing Demand-All requirements of Stage 2, 3, and 4 shall remain in effect during Stage 5 except the following:
 - a. Irrigation of landscaped areas is absolutely prohibited.
 - b. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is absolutely prohibited.

G. Stage 6 Response-Water Allocation

In the event that water shortage conditions threaten public health, safety, and welfare, the Mayor is hereby authorized to allocate water according to the following water allocation plan:

1. Single-Family Residential Customers-The allocation to residential water customers residing in a single-family dwelling shall be as follows:

Persons per Household	Gallons per Month
1 to 2	7,000
3 to 4	8,000
5 to 6	9,000
7 to 8	10,000
9 to 10	11,000
11 or more	13,000

"Household" means the residential premises served by the customer's meter. "Persons per household" include only those persons currently physically residing at the premises and expected to reside there for the entire billing period. It shall be assumed that a particular customer's household is comprised of two persons unless the customer notifies the City of a greater number of persons per household on a form prescribed by the Mayor. The Mayor shall give his/her best effort to see that such forms are mailed, otherwise provided, or made available to every residential customer. If, however, a customer does not receive such a form, it shall be the customer's responsibility to go to the City offices to complete and sign the form claiming more than two persons per household. New customers may claim more persons per household at the time of applying for water service on the form prescribed by the Mayor. When the number of persons per household increases so as to place the customer in a different allocation category, the customer may notify the City on such form and the change will be implemented in the next practicable billing period. If the number of persons in a household is reduced, the customer shall notify the City in writing within two days. In prescribing the method for claiming more than two persons per household, the Mayor shall adopt methods to insure the accuracy of the claim. Any person who knowingly, recklessly, or with criminal negligence falsely reports

the number of persons in a household or fails to timely notify the City of a reduction in the number of person in a household shall be fined no less than \$2,000.00.

- a. Residential water customers shall pay the following surcharges:

Double the per 1,000-gallon rate for the first 1,000 gallons over allocation.

- b. Surcharges shall be cumulative.

2. Master-Metered Multi-Family Residential Customers:

The allocation to a customer billed from a master meter which jointly measures water to multiple permanent residential dwelling units (example: apartments or mobile homes) shall be allocated 6,000 gallons per month for each dwelling unit. It shall be assumed that such a customer's meter serves two dwelling units unless the customer notifies the City of a greater number on a form prescribed by the Mayor. The Mayor shall give his/her best effort to see that such forms are mailed, otherwise provided, or made available to every such customer. If, however, a customer does not receive such a form, it shall be the customer's responsibility to go to the City offices to complete and sign the form claiming more than two dwellings. A dwelling unit may be claimed under this provision whether it is occupied or not. New customers may claim more dwelling units at the time of applying for water service on the form prescribed by the Mayor. If the number of dwelling units served by a master meter is reduced, the customer shall notify the City in writing within two days. In prescribing the method for claiming more than two dwelling units, the Mayor shall adopt methods to ensure the accuracy of the claim. Any person who knowingly, recklessly, or with criminal negligence falsely reports the number of dwelling units served by a master meter or fails to timely notify the City of a reduction in the number of person in a household shall be fined not less than \$2,000.00.

- a. Customers billed from a master meter under this provision shall pay the following monthly surcharges:

Double the per 1,000-gallon rate for the first 1,000 gallons over allocation.

- b. Surcharges shall be cumulative.

3. Commercial Customers:

A monthly water allocation shall be established by the Mayor, or his/her designee, for each nonresidential commercial customer other than an industrial customer who uses water for processing purposes. The nonresidential customer's allocation shall be approximately 75 percent of the customer's usage for corresponding month's billing period for the previous 12 months. If the customer's billing history is shorter than 12 months, the monthly average for the period for which there is a record shall be used for any monthly period for which no history exists. The Mayor shall give his/her best effort to see that notice of each nonresidential customer's allocation is mailed to such customer. If, however, a customer does not receive such notice, it shall be the customer's responsibility to contact the City to determine the allocation. Upon request of the customer or at the initiative of the Mayor, the allocation may be reduced or increased if, the designated period does not accurately reflect the customer's normal water usage, one nonresidential customer agrees to transfer

part of its allocation to another nonresidential customer, or other objective evidence demonstrates that the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the Mayor.

- a. Nonresidential commercial customers shall pay the following surcharges:

Double the per 1,000-gallon rate for uses over allocation gallons.

- b. The surcharges shall be cumulative. As used herein, "block rate" means the charge to the customer per 1,000 gallons at the regular water rate schedule at the level of the customer's allocation.

ENFORCEMENT

- A. No person shall knowingly or intentionally allow the use of water from the City for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this Plan, or in an amount in excess of that permitted by the drought response stage in effect at the time pursuant to action taken by Mayor, or his/her designee, in accordance with provisions of this Plan.
- B. Any person who violates this Plan is guilty of a misdemeanor and, upon conviction shall be punished by a fine of not more than \$2,000.00. Each day that one or more of the provisions in this Plan is violated shall constitute a separate offense. If a person is convicted of three or more distinct violations of this Plan, the Mayor shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a reconnection charge and any other costs incurred by the City in discontinuing service. In addition, suitable assurance must be given to the Mayor that the same action shall not be repeated while the Plan is in effect. Compliance with this Plan may also be sought through injunctive relief in the district court.
- C. Any person, including a person classified as a water customer of the City, in apparent control of the property where a violation occurs or originates shall be presumed to be the violator. Proof that the violation occurred on the person's property shall constitute a rebuttable presumption that the person in apparent control of the property committed the violation, but any such person shall have the right to show that he/she did not commit the violation. Parents shall be presumed to be responsible for violations of their minor children and proof that a violation, committed by a child, occurred on property within the parents' control shall constitute a rebuttable presumption that the parent committed the violation, but any such parent may be excused if he/she proves that he/she had previously directed the child not to use the water as it was used in violation of this Plan and that the parent could not have reasonably known of the violation.
- D. Any employee of the City, police officer, department head, or other employee designated by the Mayor, may issue a citation to a person he/she reasonably believes to be in violation of this Ordinance. The citation shall be prepared in duplicate and shall contain the name and address of the alleged violator (if known) the offense charged, and shall direct him/her to appear in the municipal court on the date shown on the citation for which the date shall not be less than 3 days nor more than 5 days from the date the citation was issued. The alleged violator shall be served a copy of the citation. Service of the citation shall be complete upon delivery of the citation to the alleged violator, to an agent or employee of a violator, or to a person over 14 years of age who is

a member of the violator's immediate family or is a resident of the violator's residence. The alleged violator shall appear in municipal court to enter a plea of guilty or not guilty for the violation of this Plan. If the alleged violator fails to appear in municipal court, a warrant for his/her arrest may be issued. A summons to appear may be issued in lieu of an arrest warrant. These cases shall be expedited and given preferential setting in municipal court before all other cases.

VARIANCES

The Mayor, or his/her designee, may, in writing, grant temporary variance for existing water uses otherwise prohibited under this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

- A. Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.
- B. Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Ordinance shall file a petition for variance with the City within 5 days after the Plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the Mayor, or his/her designee, and shall include the following:

- A. Name and address of the petitioner(s).
- B. Purpose of water use.
- C. Specific provision(s) of the Plan from which the petitioner is requesting relief.
- D. Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this Ordinance.
- E. Description of the relief requested.
- F. Period of time for which the variance is sought.
- G. Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
- H. Other pertinent information.

Variances granted by the City shall be subject to the following conditions, unless waived or modified by the Mayor, or designee:

- A. Variances granted shall include a timetable for compliance.
- B. Variances granted shall expire when the Plan is no longer in effect, unless the petitioner has failed to meet specific requirements.

No variance shall be retroactive of otherwise justify any violation of this Plan occurring prior to the issuance of the variance.

City of Magnolia Application for Boards, Commissions and Committees

INSTRUCTIONS: If applying for more than one position, please indicate the order of your preference by placing a number in the space to the left of the board/committee for which you are applying (#1 your 1st choice, #3 your last choice). If a board has more than five applicants per opening, interviews will only be granted to those who have chosen that board as their first choice. Please note that choosing more than one board increases the chances of being appointed.

<p><input checked="" type="checkbox"/> 4A Economic Development Corporation</p> <p>The 4A EDC is charged with promoting economic development and advising the City Council in regard to incentives for the development of industrial and commercial districts. *Five members *Meets monthly: 2nd Thursday at 4:00 p.m.</p>	<p><input checked="" type="checkbox"/> 4B Community Development Corporation</p> <p>In addition to promoting economic development, 4B CDC strives to improve the quality of life in Magnolia by assisting and funding a variety of projects. *Seven members *Meets monthly: 2nd Thursday at 5:30 p.m.</p>
<p><input type="checkbox"/> Planning & Zoning Commission</p> <p>The P&Z Commission's primary responsibility is to make recommendations to Council regarding a master plan, city planning, land use issues, such as zoning and subdivision plat requests. *Seven members *Meets the third Thursday at 4:30 p.m.</p>	<p><input type="checkbox"/> Board of Adjustment</p> <p>This board interprets and modifies zoning regulations in specific cases as circumstances require and has the authority to grant relief to the enforcement of provisions of the Zoning Ordinance on a case-by-case basis. *Five members, two alternates. *Meets as needed.</p>

- Some boards permit non-city residents (must be Montgomery County resident).
- Candidates cannot have been convicted of a felony or a misdemeanor crime of moral turpitude for which he/she has not been pardoned within the last ten (10) years.
- Candidates cannot have been removed from a board or commission because of failure to attend meetings within the last three (3) years.

If asked to serve on a different board than you indicated, would you be interested? ____ YES ____ NO
 Would you be interested in serving on any Ad Hoc Committee that may arise during the year? ____ YES ____ NO

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION CLEARLY IN BLACK INK ONLY

☐ Ms.
☒ Mrs.
☐ Mr.

HALL	AMANDA	I.
Last Name	First Name	MI
210 DOGWOOD TRAIL	MAGNOLIA	77354
Home Address	City	Zip Code
2555 S. LOOP 336 W.	CONROE	77304
Business Address	City	Zip Code
MANDY.I.ODGERS@GMAIL.COM		
Email Address		

Resident of City for 10 years. Registered to vote in City of Magnolia? ☒ YES ____ NO
 Are you a business owner/operator/employee in the City of Magnolia? ____ YES ☒ NO
 Resident of Montgomery County? ☒ YES ____ NO
 Have you ever served as a member of any Magnolia boards/commissions/committees? ____ YES ☒ NO
 If YES, specify which one (s) and approximate dates of service:

List any civic or community activities in which you have been involved:

Spay and neuter events throughout Harris and Montgomery County; providing low-cost spay, neuter and vaccinations to community members in need.

So the Council may know more about you, please complete the following:

Education: Doctor of Veterinary Medicine; Master of Public Health; BA in Communications

Related experience/community service: Medical director for Harris County Animal Shelter; volunteer with various rescue groups

Areas of interests related to this committee: Community development and beautification. I want to see Magnolia blossom.

Please specify membership on any other governmental board/commission/committee:
none

Please provide a brief narrative outline on your reasons for seeking appointment to this board/commission/committee:
I love Magnolia and grew up here--recently returning to buy a home right in the city limits. This town means a lot to me and I want to see it flourish and thrive. I'd like to assist with community events, help in building outlets to encourage comradery (i.e. sidewalks, parks, etc.)

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Please call Kandice Garrett at (281) 305-0550 for more information about the City's boards, commissions, and committees.

NOTE: APPLICATION MUST BE SIGNED BELOW BY THE APPLICANT

Statement of Intent:

"If appointed, I agree to serve on the board/commission/committee for which I have applied. I do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment as a reward to secure my appointment or confirmation, so help me God."

Date: 11/29/2022

Signature: 

Return in person, by mail or email to: City of Magnolia
Attn: City Secretary
18111 Buddy Riley Blvd.
Magnolia, TX 77354

kgarrett@cityofmagnolia.com

This information is public record.
Public Service Opportunities are offered by the City of Magnolia without regard to race, color, national origin, religion, sex, or disability.

For Office Use Only

Date Received: _____

City of Magnolia Application for Boards, Commissions and Committees

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- Candidates cannot have been removed from a board or commission because of failure to attend meetings within the last three (3) years.

If asked to serve on a different board than you indicated, would you be interested? ☒ YES ☐ NO
Would you be interested in serving on any Ad Hoc Committee that may arise during the year? ☒ YES ☐ NO

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION CLEARLY IN BLACK INK ONLY

☐ Ms.
☐ Mrs.
☒ Mr. Hook Andrew K
Last Name First Name MI

14876 PRICKLY PEAR COVE MAGNOLIA 77354 (832) 242-3900
Home Address City Zip Code Home or Mobile Phone

419 Commerce MAGNOLIA 77354 (281) 356-6647
Business Address City Zip Code Business Phone

pastorandrew.munc@gmail.com
Email Address

Resident of City for 3 years. Registered to vote in City of Magnolia? ☒ YES ☐ NO
Are you a business owner/operator/employee in the City of Magnolia? ☒ YES ☐ NO
Resident of Montgomery County? ☒ YES ☐ NO
Have you ever served as a member of any Magnolia boards/commissions/committees? ☐ YES ☒ NO
If YES, specify which one (s) and approximate dates of service:

List any civic or community activities in which you have been involved:

S.O.S BOARD, PASTOR of MAGNOLIA UNITED METHODIST CHURCH

So the Council may know more about you, please complete the following:

Education: B.A. HISTORY & POLITICAL SCIENCE TEXAS A&M, M.DIV DUKE UNIVERSITY

Related experience/community service: PASTOR of MUMC 3 YEARS, 9 YEARS TOTAL PASTORAL EXP.

Areas of interests related to this committee: PARKS, RECREATION, COMMUTER ACCESS FOR QUALITY OF LIFE AND COMMUNITY DEVELOPMENT ARE of HIGH IMPORTANCE TO ME.

Please specify membership on any other governmental board/commission/committee:
N/A.

Please provide a brief narrative outline on your reasons for seeking appointment to this board/commission/committee:

MAKING MAGNOLIA A PLACE WHERE FAMILIES AND INDIVIDUALS WANT TO LIVE AND BE A PART OF IS IMPORTANT TO ME. AS MAGNOLIA RAPIDLY GROWS, PROVIDING THE AMENITIES FOR A QUALITY LIFE AND TO CREATE COMMUNITY IS A PRIORITY.

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Please call Kandice Garrett at (281) 305-0550 for more information about the City's boards, commissions, and committees.

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Date: 28 FEB 2022

Signature: 

Return in person, by mail or email to: City of Magnolia
Attn: City Secretary
18111 Buddy Riley Blvd.
Magnolia, TX 77354

kgarrett@cityofmagnolia.com

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For Office Use Only

Date Received: _____

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If asked to serve on a different board than you indicated, would you be interested? ☒ YES ☐ NO

Would you be interested in serving on any Ad Hoc Committee that may arise during the year? ☒ YES ☐ NO

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION CLEARLY IN BLACK INK ONLY

☐ Ms.

☐ Mrs.

☒ Mr.

Jacobs	Brandon	L
Last Name	First Name	MI
18034 Rolling Hills Dr.	Magnolia	77354
Home Address	City	Zip Code
150 N. Dairy Ashford	Houston	77079
Business Address	City	Zip Code
brandonjacobs@icloud.com		(281) 736-6483
Email Address		Home or Mobile Phone
		()
		Business Phone

Resident of City for 6 years. Registered to vote in City of Magnolia? ☒ YES ☐ NO

Are you a business owner/operator/employee in the City of Magnolia? ☐ YES ☒ NO

Resident of Montgomery County? ☒ YES ☐ NO

Have you ever served as a member of any Magnolia boards/commissions/committees? ☐ YES ☒ NO

If YES, specify which one (s) and approximate dates of service:

N/A

List any civic or community activities in which you have been involved:

Various activities at Magnolia Heritage Academy, Volunteer instructor for Junior Achievement

So the Council may know more about you, please complete the following:

Education: MBA, University of Houston, BS Civil Engineering, Michigan Technological University

Related experience/community

service: Engineering & Construction Conference Community Outreach Committee

Areas of interests related to this

committee: Interested in involvement/oversight of projects in the City

Please specify membership on any other governmental board/commission/committee:

None

Please provide a brief narrative outline on your reasons for seeking appointment to this board/commission/committee:

My 17 year career in cost estimating, cost and schedule management on capital projects from \$50k to \$7 billion would be of benefit to this board by allowing me to share my experience with the City in the execution of projects to improve quality of life.

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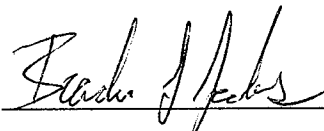
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Date: 10/25/2022

Signature: 

Return in person, by mail or email to: City of Magnolia
Attn: City Secretary
18111 Buddy Riley Blvd.
Magnolia, TX 77354

kgarrett@cityofmagnolia.com

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For Office Use Only

Date Received: _____

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If asked to serve on a different board than you indicated, would you be interested? ☒ YES ☐ NO
Would you be interested in serving on any Ad Hoc Committee that may arise during the year? ☒ YES ☐ NO

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION CLEARLY IN BLACK INK ONLY

☐ Ms.
☐ Mrs.
☒ Mr. SIMS BRETT A.
Last Name First Name MI

34234 SANDERS RANCH RD. MAGNOLIA 77355 (936) 714-7237
Home Address City Zip Code Home or Mobile Phone

19010 FM 1488 MAGNOLIA 77355 (936) 714-7237
Business Address City Zip Code Business Phone

BRETT.A.SIMS@GMAIL.COM
Email Address

Resident of City for _____ years. Registered to vote in City of Magnolia? ☐ YES ☒ NO

Are you a business owner/operator/employee in the City of Magnolia? ☒ YES ☐ NO

Resident of Montgomery County? ☒ YES ☐ NO

Have you ever served as a member of any Magnolia boards/commissions/committees? ☒ YES ☐ NO

If YES, specify which one (s) and approximate dates of service:

4B COMMUNITY DEVELOPMENT CORPORATION

List any civic or community activities in which you have been involved:

MAGNOLIA LIONS CLUB- VICE PRESIDENT, SOCIETY OF SAMARITANS - BOARDED MEMBER
GREATER MAGNOLIA PARKWAY CHAMBER, 4B COMMUNITY DEV. CORPORATION
So the Council may know more about you, please complete the following:

Education: LONESTAR COLLEGE, UHd, SOME COMPLETED

Related experience/community

service: ASSISTANT VICE PRESIDENT - WOODFOREST BANK, BUSINESS OWNER - MAGNOLIA
FLOWER PATCH

Areas of interests related to this

committee: TO SERVE WITHIN THE COMMUNITY, TO HELP SUPPORT
SUCCESS WITHIN OUR COMMUNITY, TO SUPPORT A COMMUNITY PEOPLE ENJOY, &
HAVE ACCESS TO AMENITIES TO ENJOY WITH THEIR FAMILIES.

Please specify membership on any other governmental board/commission/committee:

MAGNOLIA 4-B DEVELOPMENT CORPORATION

Please provide a brief narrative outline on your reasons for seeking appointment to this board/commission/committee:

I WOULD LIKE TO RENEW MY POSITION, WITH HAVING SERVED A SHORT TERM
THUS FAR, I FEEL I HAVE JUST BEGAN TO GIVE BACK FROM A DIFFERENT
PERSPECTIVE. I TRULY LOVE MAGNOLIA AND AM EXCITED TO BE A PART OF
THE FUTURE OF MAGNOLIA W/HELPING SUPPORT A GREAT PLACE TO LIVE & WORK.

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Date: 10/14/2022

Signature: 

Return in person, by mail or email to: City of Magnolia
Attn: City Secretary
18111 Buddy Riley Blvd.
Magnolia, TX 77354

kgarrett@cityofmagnolia.com

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If asked to serve on a different board than you indicated, would you be interested? ____ YES ____ NO
Would you be interested in serving on any Ad Hoc Committee that may arise during the year? ____ YES ____ NO

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION CLEARLY IN BLACK INK ONLY

☐ Ms.

☐ Mrs.

☒ Mr. Brown

Last Name	First Name	MI
32027 Edgewater Drive	Magnolia	77354
Home Address	City	Zip Code
507 Commerce St	Magnolia	77355
Business Address	City	Zip Code

(713) 304.5069
Home or Mobile Phone
(713) 304.5069
Business Phone

Email Address

trevor@lonepint.com

Resident of City for 0 years. Registered to vote in City of Magnolia? ____ YES ☒ NO

Are you a business owner/operator/employee in the City of Magnolia? ☒ YES ____ NO

Resident of Montgomery County? ☒ YES ____ NO

Have you ever served as a member of any Magnolia boards/commissions/committees? ☒ YES ____ NO

If YES, specify which one (s) and approximate dates of service:

Currently serving on P&Z, 4B, and as a BOA alternate.

List any civic or community activities in which you have been involved:

Festivals, Christmas parade, police and fire department fund raisers, many charitable donations.

So the Council may know more about you, please complete the following:

Education: BS in Industrial Engineering from Pennstate, Texas PE# 90099

Related experience/community

service: Currently serving on P&Z, 4B, and as a BOA alternate.

Areas of interests related to this

committee: My business is located in Magnolia. I would like to help Magnolia grow.

Please specify membership on any other governmental board/commission/committee:

Please provide a brief narrative outline on your reasons for seeking appointment to this board/commission/committee:

I have enjoyed serving on these boards and would like to continue doing so.

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Please call (281) 356-2266 for more information about the City's boards, commissions, and committees.

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Date: 11/23/22

Signature:

Trevor Brown

Return in person or by mail to: City of Magnolia
Attn: City Secretary
18111 Buddy Riley Blvd.
Magnolia, TX 77354

**Magnolia 4B
2023 Project List**

#	Description	Total Budget
1.	FM 1774 Sewer Line Extension ^{1*}	
	Project Design and Engineering, Supplemental services including surveys, title reports, permits, etc.	\$160,000.00
2.	Unity Park Maintenance and Operations	
	Asphalt Paving of Parking Lots, Markings Stripes	\$ 8,622.00
	Lighting and Electrical Work	\$17,150.00
	Trash Cans	\$16,200.00
3.	Grant Program	\$55,000.00
4.	Comprehensive Plan	\$85,000.00
5.	Commerce Street	\$35,000.00
6.	Magnolia Temporary Water System	\$80,000.00
7.	PER for FM 1488 Utility Extension Services	\$40,000.00

¹ Project budget is developed annually. For the FY 22-23 fiscal year no funds will be needed to fund the construction portion of this project.

*All FM 1774 Sewer Extension project costs are shared and split between the Magnolia 4A and 4B Corporations.



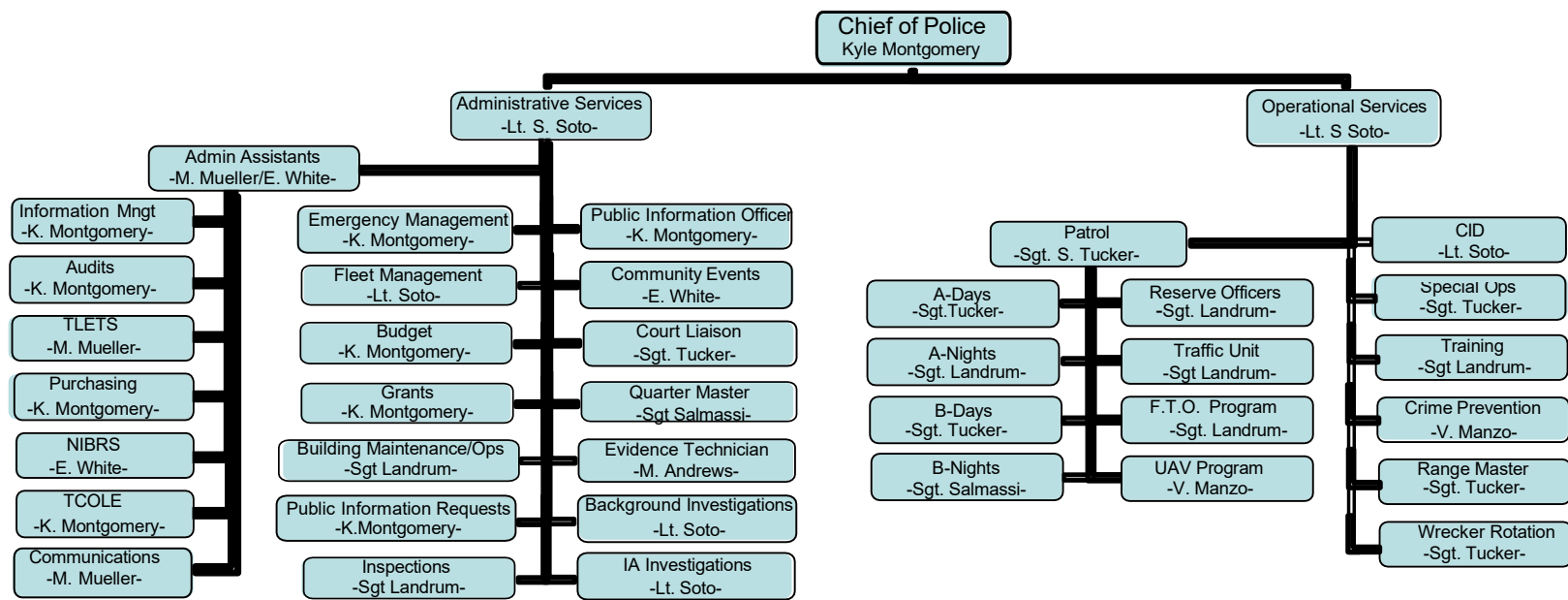
DEPARTMENT REPORT

November 2022

Prepared by:
Kyle Montgomery
Chief of Police

ADMINISTRATIVE

Organizational Chart



PATROL

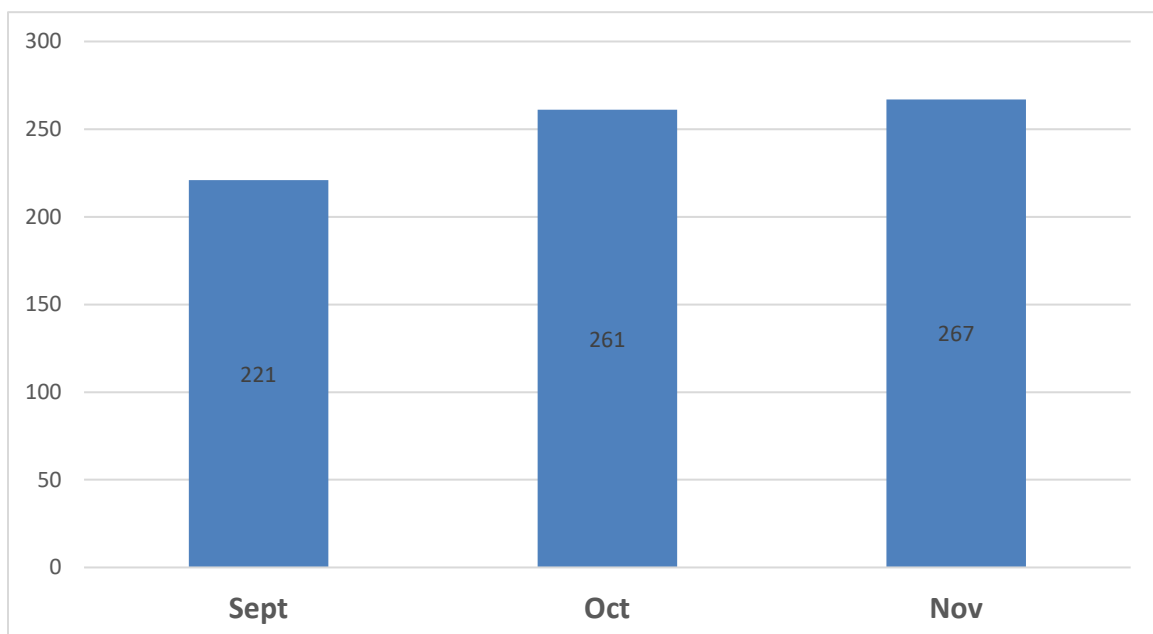
ALL BREAKDOWN

	Oct	Nov	Monthly Change
EMERGENCY	21	20	-1
NON-EMERGENCY	240	247	+7

CALLS FOR SERVICE

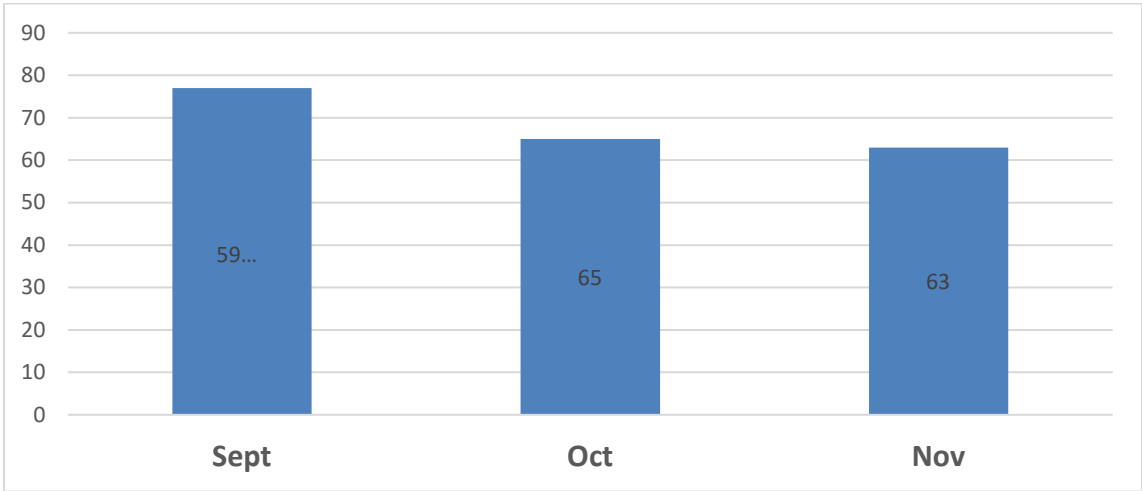
	Oct	Nov	Monthly Change	2022
Total Calls for Service	261	267	+6	2,897

*The total calls for service include all priorities, event entries, and officer-initiated calls.



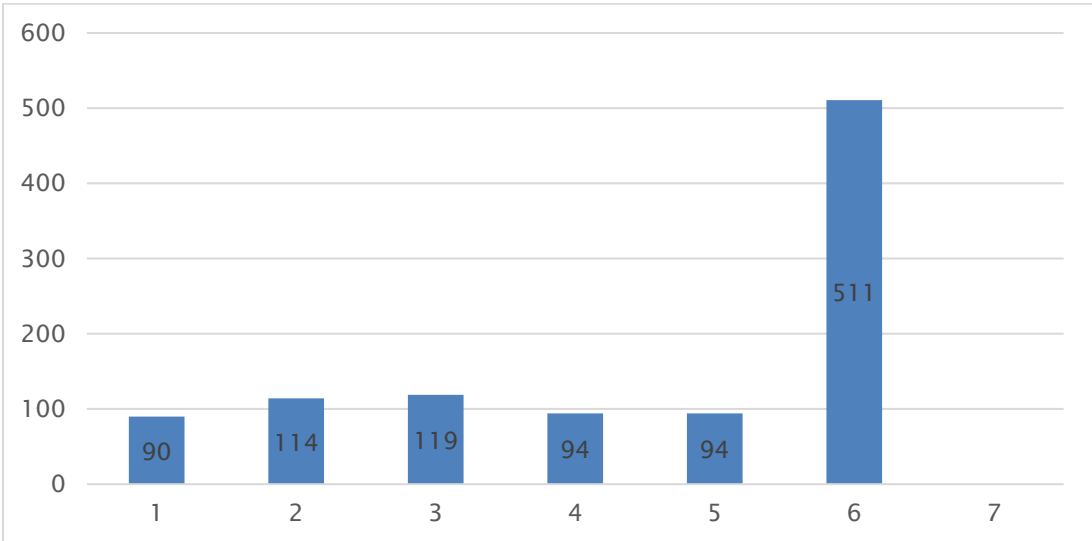
OFFENSE REPORTS

	Oct	Nov	Monthly Change
Report Totals	65	63	-2



RESIDENTIAL PATROLS

	Windmill Estates	Magnolia Ridge	Dogwood Patches	Mustang Ridge	Timber Hollow	Total
Oct	107	128	119	84	100	538
Nov	90	114	119	94	94	511



CALL TOTALS

OFFENSES	Oct	Nov	MONTHLY CHANGE
Burglary of a Vehicle	1	0	-1
Burglary of a Building	0	0	-
Burglary of a Habitation	0	0	-
Theft	2	6	+4
Fraud/Forgery	1	1	-
Criminal Mischief	0	3	+3
Robbery	1	0	-1
Assault/Family Violence	1	1	-
Death Investigation	0	0	-
Sexual Assault	0	0	-
Motor Vehicle Crash	19	13	-3
Alarms	33	21	-12
Medical calls	24	14	-10
Welfare Checks	21	10	-11
Disturbances	7	3	-4
Assist Outside Agency	9	14	+5
Narcotics	13	5	-8
DWI	10	15	+5
Suspicious Person/Vehicle	9	10	+1

CRIMINAL ARRESTS

	Oct	Nov	MONTHLY CHANGE
TOTAL ARRESTS	33	29	-4
NARCOTICS	13	5	-8
DWI	10	15	+5

TRAFFIC CONTACTS BY RACE

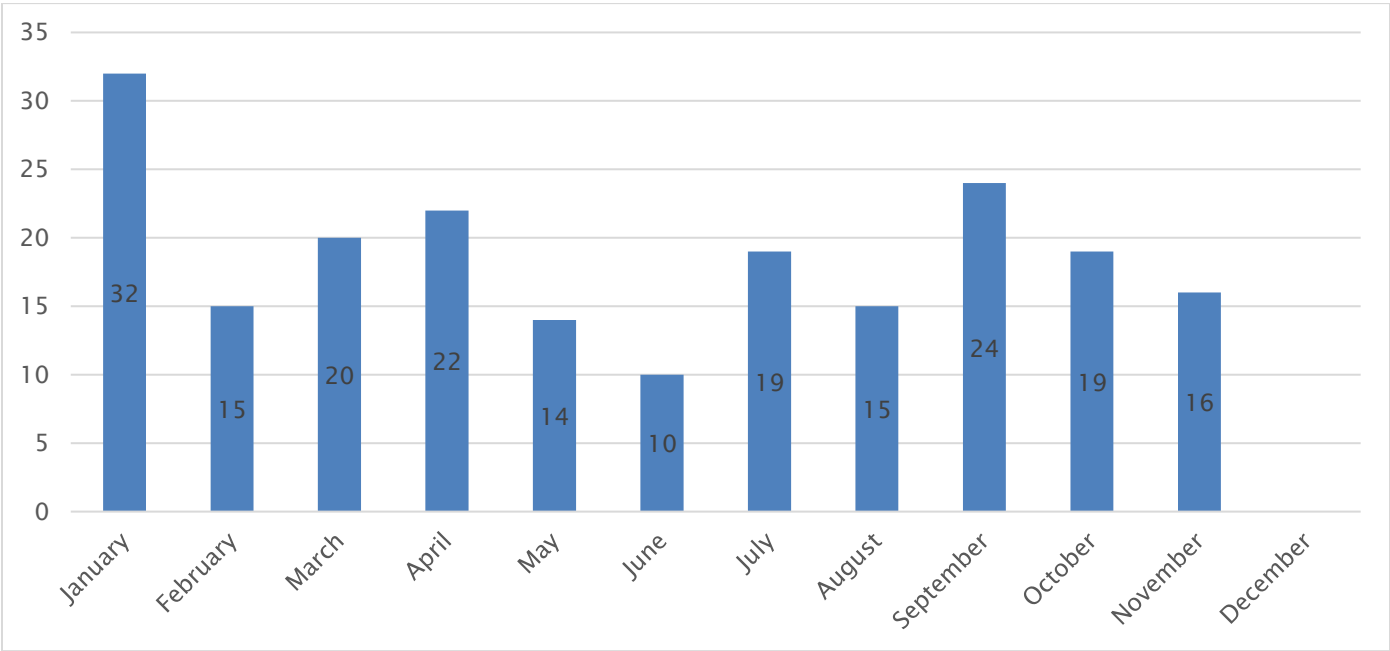
	Asian Pacific	Black	Hispanic	Alaskan Indian	White
Oct	6	44	154	1	339
Nov	8	59	188	2	390
Change	+2	+15	+34	+1	+51

TRAFFIC CRASHES

	Oct	Nov	MONTHLY CHANGE
Fatal	0	0	0
Injury	2	3	+1
Non-Injury	17	13	-4

TRAFFIC CRASH TREND 2022

Total Collisions (Fatal, Injury, Non-Injury)



TRAFFIC ENFORCEMENT

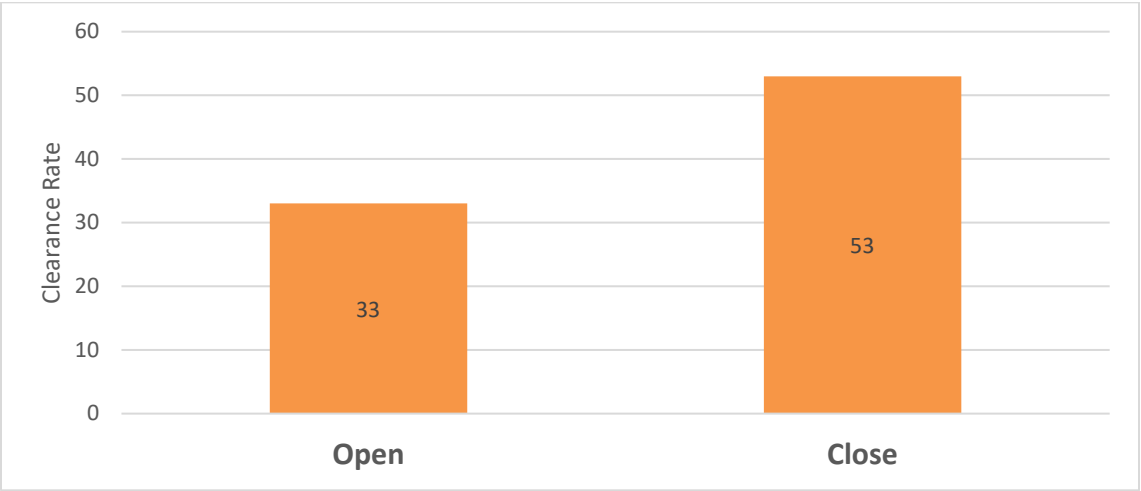
	Oct	Nov	MONTHLY CHANGE
FM 1488	257	330	+73
FM 1774	165	211	+46
Magnolia Blvd	233	257	+24
Buddy Riley	61	51	-10
Nichols Sawmill	32	42	+10
Total Violations	731	852	+121

COMMERCIAL PATROLS

	Oct	Nov	MONTHLY CHANGE
Business Checks	673	678	+5
Business Contacts	40	26	-14
Totals	713	704	-9

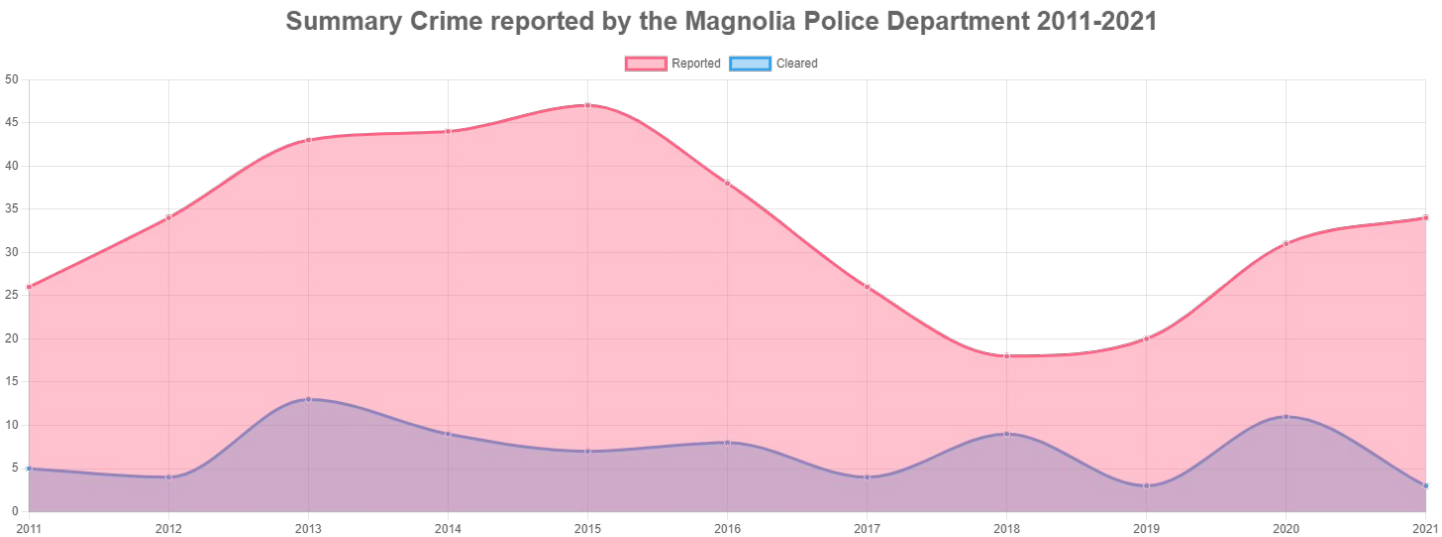
CRIMINAL INVESTIGATIONS

	Oct	Nov	MONTHLY CHANGE
Assault	2	3	+2
Sexual Assault	0	1	+1
Robbery	0	0	-
Death	0	0	-
Persons Crime Totals	2	1	-1
Burglary-Building	0	0	-
Burglary-Vehicle	0	1	+1
Burglary-Habitation	0	0	-
Theft	1	1	-
Hit and Run Crashes	0	0	-
Financial Crime	0	2	+2
Criminal Mischief	0	1	+1
Property Crime Totals	1	5	+4
Arrests/Warrants	6	2	-4

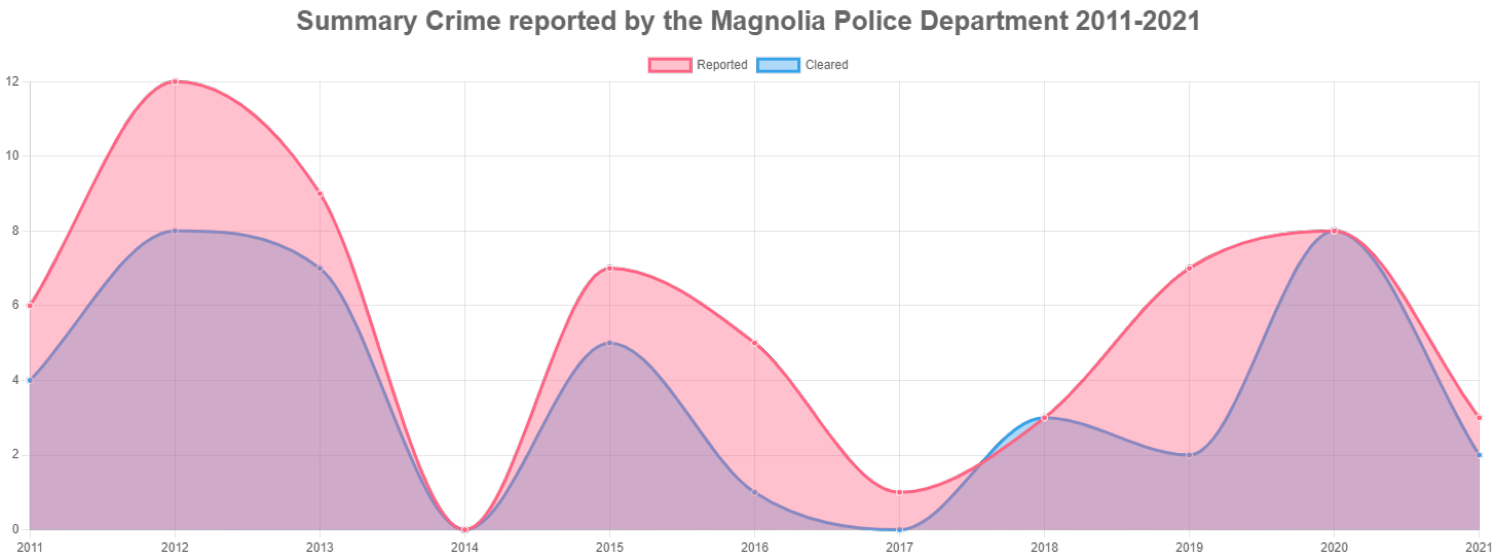


	2022
Total Cases	80
Cleared	53
Clearance Rate	66%

Property Crimes 2011-2021



Violent Crimes 2011-2021



City of Magnolia

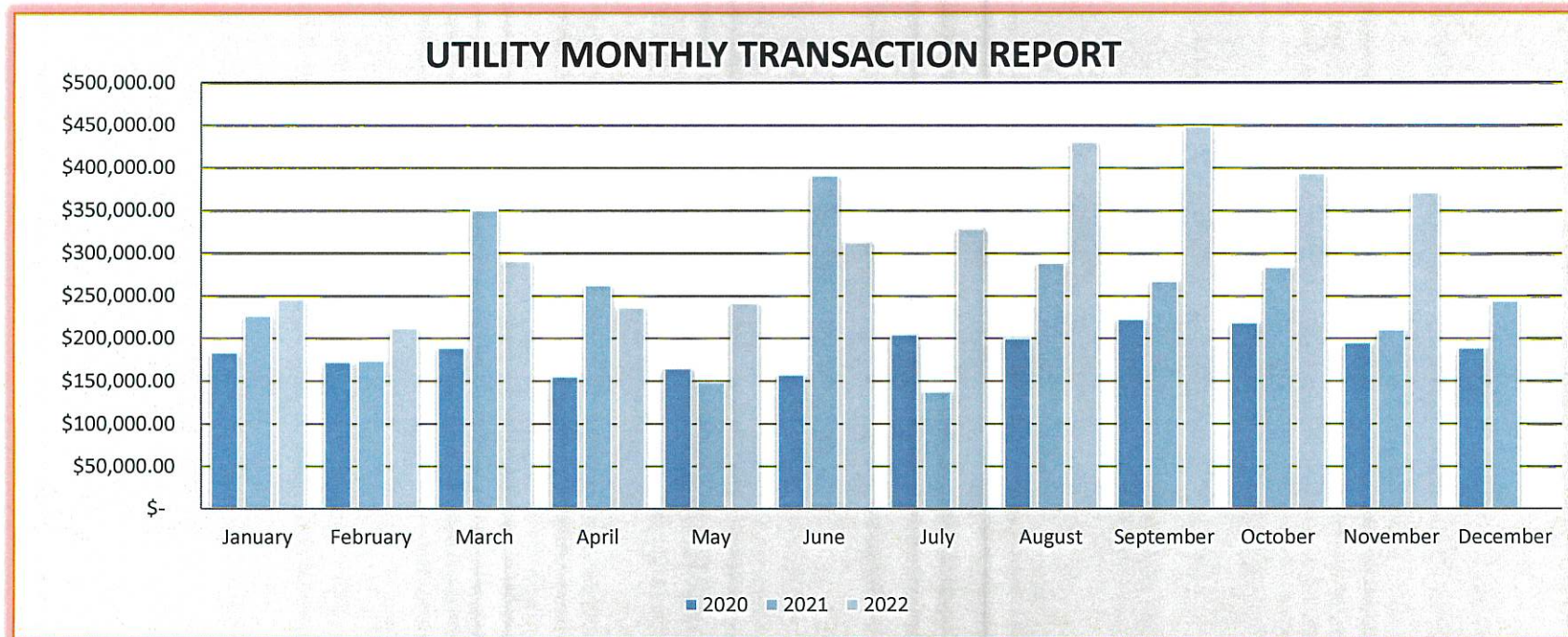
Public Works Report

Nov-22

		# Worked/Completed		
AFTER HOURS CALLS		10		
Water leaks		10		
Water taps		48		
Sewer leaks		3		
Sewer taps		48		
Description		# Worked/Completed		
Hydrants/Blow-offs done		15		
Lift station CALLED IN REPAIRS		3		
Lift Station repairs by PW		0		
Street signs		2		
Street patching		6		
Turn Off's/Turn On's		9	35	
Mowed		see	tracker	NONE
Work orders completed		167		
Shop work Description				
PD Vehicle repairs Svenni		4		
PD Oil changes Svenni		2		
PW Vehicle Work Orders		3		
PW Vehicle Oil changes		2		
TOTAL		11		
		This year	Last Year	
		Nov-22	Nov-21	Difference
Gallons pumped well#1		2,817.000	2,646.000	171.000
Gallons pumped well#2		3,541.000	2,711.000	830.000
Gallons pumped well#3		26,668.000	25,101.000	1,567.000
Total for the month for all 3		33,026.000	30,458.000	2,568.000
Sewer plants inspected 7 days a week by law				
		Current yr.	Last yr.	
		Nov-22	Nov-21	Difference
Treated gallons pumped plant#1		9,359.000	6,472.000	2,887.000
ALL METERS READ IN THOUSANDS				

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	2059	\$ 448,301.48	67.81%
October-21	1394	\$ 283,617.23	October-22	2169	\$ 393,764.08	38.84%
November-21	1291	\$ 210,024.35	November-22	2070	\$ 371,611.87	76.94%
December-21	1335	\$ 243,703.91	December-22			-100.00%
AVG	1243	\$ 248,484.44	AVG	1788	\$ 319,282.14	28.49%



City Administrator's Report for December 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:

11/02 Attended pre-construction meeting

11/08 Attended AEI Engineering Teams meeting for review of projects

11/10 Attend pre-construction meeting

11/10 Attended 4A Meeting

11/10 Attended 4B meeting

11/15 Teleconference with City Engineer

11/16 Attended part of Records Management Training Session

11/16 Tele-conference with City Engineer and City Attorney

11/17 Attended Chamber of Commerce meeting

11/17 Planning & Zoning Commission meeting

11/21 Met with EDC Director and Engineer

11/22 Attended AEI Engineering Teams meeting for review of projects

11/22 Attended 4A special meeting

11/29 Met with City Engineer, Attorneys and Phase 3 Sewer Line Contractor

11/30 Met with EDC Director and Engineer

11/30 Attended Well # 8 pre-bid meeting

12/02 Met with property owner concerning FM 1774 Sewer Line Extension

12/02 Attended Christmas Tree Lighting at City Hall

12/03 Attended Chamber of Commerce Christmas Parade

12/06 Attended AEI Engineering Teams meeting for review of projects

12/06 Attended UDC Committee meeting

12/06 Teleconference with City Attorneys and City Engineer concerning Moratorium

12/07 Met/teleconference with EDC Director and Engineers concerning platting issues

12/08 Attended 4A meeting

12/08 Attended 4B meeting

I have attached a 2 - page Financial Summary

Don Doering

**City of Magnolia
Financial Summary
November 30, 2022
17% of Fiscal Year**

	Budgeted	Actual	Percent
General Fund			
Revenue	\$7,334,459	\$1,032,408	14%
Expenses	\$5,001,366	\$980,834	20%
Water & Sewer Fund			
Revenue	\$10,895,537	\$1,733,468	16%
Expenses	\$4,994,293	\$1,244,128	25%
Capital Projects Enter.			
Revenue	\$1,936,137	\$0	0%
Expenses	\$3,596,622	\$901,239	25%
Debt Service			
Revenue	\$786,235	\$258	0%
Expenses	\$785,718	\$113,923	14%
4B Community Dev.			
Revenue	\$674,274	\$100,116	15%
Expenses	\$547,292	\$11,874	2%
4A Economic Dev.			
Revenue	\$1,340,733	\$206,383	15%
Expenses	\$400,397	\$22,095	6%
Red Light Camera			
Revenue	\$0	\$0	0%
Expenses	\$0	\$0	0%
445 Road Repair			
Revenue	\$647,850	\$108,627	17%
Expenses	\$300,000	\$1,008	0%
Hotel/Motel Occup.			
Revenue	\$55,000	\$10,931	20%
Expenses	\$40,000	\$9,640	24%
MC Security Fund			
Revenue	\$7,000	\$1,259	18%
Expenses	\$5,000	\$1,401	28%

**City of Magnolia
Financial Summary
November 30, 2022
17% of Fiscal Year**

	Budgeted	Actual	
MC Tech. Fund			
Revenue	\$9,000	\$1,403	16%
Expenses	\$8,100	\$1,466	18%
Scofflaw			
Revenue	\$0	\$0	0%
Expenses	\$0	\$0	0%
In-Kind Franchise			
Revenue	\$0	\$1,945	0%
Expenses	\$0	\$0	0%
Capital Projects			
Revenue	\$0	\$0	0%
Expenses	\$0	\$0	0%
Magnolia Ridge PID			
Revenue	\$124,315	\$1,466	1%
Expenses	\$117,495	\$0	0%
Seized Property			
Revenue	\$0	\$1,919	0%
Expenses	\$0	\$0	0%
Judicial Efficiency			
Revenue	\$200	\$354	177%
<u>Expenses</u>	<u>\$0</u>	<u>\$0</u>	<u>0%</u>
Total Revenue	\$23,810,740	\$3,200,537	13%
Total Expenses	\$15,796,283	\$3,287,608	21%
Total Rev - Capital P.	\$21,874,603	\$3,200,537	15%
Total Exp. - Capital P.	\$12,199,661	\$2,386,369	20%

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	MISC. VENDOR	11/23/22	TUFF SEC DEP REFUND	1,500.00
		INTERNAL REVENUE SERVICE	11/09/22	FEDERAL INCOME TAX W/H	6,561.46
			11/28/22	FEDERAL INCOME TAX W/H	7,049.71
			11/09/22	FICA WITHHOLDING	4,892.40
			11/28/22	FICA WITHHOLDING	5,085.65
			11/09/22	MEDICARE WITHHOLDING	1,144.18
			11/28/22	MEDICARE WITHHOLDING	1,189.36
		C & C SURVEYING, INC.	11/23/22	315 KELLY ESCROW RET	850.00
			11/23/22	PURVIS-LEE ADDITION REPLAT	1,060.00
		TX CHILD SUPPORT DISBURSEMENT UNIT	11/09/22	#201127387-0012459516 - HU	325.38
			11/28/22	#201127387-0012459516 - HU	325.38
		HUMANA HLTH PLN TEXAS	11/23/22	HUMANA HLTH PLN TEXAS	4,205.31
		A.E.I. ENGINEERING	11/23/22	MUSTANG RIDGE SEC 3 FINAL	118.75
			11/23/22	CHRISTIAN BROTHERS AUTOMOT	440.00
			11/23/22	MILL CREEK ESTATES SEC 7	320.00
			11/23/22	PARKSIDE MAGNOLIA WSDP	1,275.00
			11/23/22	MR. CARWASH MAGNOLIA	535.00
		GLOBE LIFE/LIBERTY NATIONAL	11/08/22	NOV 2022 PREMIUMS	802.56
		CALIFORNIA STATE DISBURSEMENT UNIT	11/09/22	CASE ID200000002223575-FON	372.92
			11/23/22	CASE ID200000002223575-FON	372.92
		ST9 GAS & OIL	11/23/22	NOVEMBER INVOICE	10,417.67
		AFLAC	11/23/22	AFLAC	338.44
				TOTAL:	49,182.09
ADMINISTRATION	GENERAL FUND	INTERNAL REVENUE SERVICE	11/09/22	FICA WITHHOLDING	371.32
			11/28/22	FICA WITHHOLDING	375.01
			11/09/22	MEDICARE WITHHOLDING	86.84
			11/28/22	MEDICARE WITHHOLDING	87.70
		AMERICAN EXPRESS	11/23/22	MEMBERSHIP-AMEX	75.00
			11/23/22	PARADE-REGISTRATION	75.00
			11/23/22	MEMBERSHIP- AMEX	75.00
			11/23/22	POSTAGE	3.49
			11/23/22	ADOBE	16.08
			11/23/22	ADOBE	16.08
			11/23/22	COPY PAPER	20.34
			11/23/22	KEYBOARD	34.77
			11/23/22	POSTAGE	200.00
			11/23/22	CLYDE	139.95
			11/23/22	INK	97.38
			11/23/22	MEMBERSHIP-AMAZON	179.00
			11/23/22	ADVERTISING OVER PMT	222.34-
			11/23/22	8/25 POWER STRIP	17.49
			11/23/22	AMAZON CORR 9/28 CK	45.51-
		HEARST NEWSPAPERS,LLC	11/08/22	LEGAL NOTICES	76.24
			11/08/22	HCN LEGAL LINER	75.39
		BUREAU VERITAS NORTH AMERICA, INC.	11/08/22	22061592	76.92
			11/08/22	22061568	76.92
			11/08/22	22061585	785.00
			11/08/22	22061576	76.92
			11/08/22	22061564	50.00
			11/08/22	22061589	76.92
			11/08/22	22061563	1,725.21
			11/08/22	22061591	76.92
			11/08/22	22061564	76.92
			11/08/22	22061579	958.25
			11/08/22	22061582	160.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
			11/08/22	22061577	76.92
			11/08/22	22061596	76.92
			11/08/22	22061587	785.00
			11/08/22	22063482	373.94
			11/08/22	22061588	76.92
			11/08/22	22063482	575.25
			11/08/22	22061581	76.92
			11/08/22	22061597	76.92
			11/08/22	22061565	968.05
			11/08/22	22063483	764.25
			11/08/22	22061594	957.90
			11/08/22	22063483	497.09
			11/08/22	22061570	76.92
			11/08/22	22061590	76.92
			11/08/22	22061563	1,123.43
			11/08/22	22061578	1,024.40
			11/08/22	22061562	920.80
			11/08/22	22061573	76.92
			11/08/22	22061569	50.00
			11/08/22	22061583	160.00
			11/08/22	22061595	76.92
			11/08/22	22061572	76.92
			11/08/22	22061561	1,044.00
			11/08/22	22061580	871.10
			11/08/22	22061575	160.00
			11/08/22	22061569	76.92
			11/08/22	22061560	883.70
			11/08/22	22061598	76.92
			11/08/22	22061574	76.92
			11/08/22	22061593	76.92
			11/08/22	22061586	785.00
			11/08/22	22061586	968.05
			11/08/22	22061566	871.10
			11/08/22	22061584	785.00
			11/08/22	22063484	1,333.45
			11/08/22	22061571	160.00
		JK GRAPHICS, INC	11/23/22	PARADE SIGNAGE	110.00
			11/23/22	#10 WINDOW ENVELOPES (1000	235.00
		LEONARD V SCHNEIDER IV dba	11/08/22	OCT 31	5,774.97
		HUMANA HLTH PLN TEXAS	11/23/22	HUMANA HLTH PLN TEXAS	2,328.75
		GREATAMERICAN FINANCIAL SRVCS	11/08/22	STANDARD PAYMENT	680.00
		HUNT, CLYDE M	11/08/22	CODE COMPLIANCE	2,060.00
		GO TO COMMUNICATIONS, INC.	11/08/22	MONTHLY SERVICE CHARGE	174.37
		OPTIMUM COMPUTER SOLUTIONS, INC	11/23/22	BEVERLY	62.50
			11/23/22	ROBERT BAKER	62.50
			11/23/22	MELISSA MOORE	62.50
			11/23/22	BEVERLY	125.00
		A.E.I. ENGINEERING	11/23/22	MUNICIPAL CONSULTATION SER	17,317.50
			11/23/22	UTILITY MAP	13,119.80
			11/23/22	NEG. CONTRACT WITH AUDUBON	245.00
			11/23/22	SB3 EMERGENCY PLAN	1,493.75
			11/23/22	TRANSPORTATION PLAN	10,181.25
			11/23/22	SCADA MASTER PLAN	5,973.12
			11/23/22	CONST. MANAGMENT SERVICES	1,625.01
			11/23/22	BRIAN DR DRAINANGE IMPROV	831.25
		OPTIQUEST INTERNET SERVICES, INC.	11/08/22	HOSTING SPAM FILTERING	365.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
			11/23/22	EMAIL HOSTING	220.00
			11/23/22	EMAIL HOSTING	362.50
		ODP BUSINESS SOLUTIONS, LLC	11/08/22	COFFEE	20.55
			11/08/22	BINDER CLIPS	3.38
			11/08/22	BINDER CLIPS	3.38
			11/08/22	BINDER CLIPS	5.69
			11/08/22	PAPER	140.97
		QUILL CORPORATION	11/23/22	PAD	13.99
		SKELTON BUSINESS EQUIPMENT	11/23/22	FINANCE-COPIES	27.43
			11/23/22	ADMIN COLOR COPIES	142.20
			11/23/22	ADMIN B/W COPIES	83.42
		AT&T MOBILITY	11/23/22	AT&T MOBILITY 10/8-11/07	39.29
			11/23/22	AT&T MOBILITY 10/8-11/07	39.29
		PITNEY BOWES PURCHASE POWER	11/23/22	REFILL	145.00
			11/23/22	PITNEY BOWES PURCHASE POWE	290.00
			TOTAL:		87,396.96
POLICE	GENERAL FUND	INTERNAL REVENUE SERVICE	11/09/22	FICA WITHHOLDING	2,652.39
			11/28/22	FICA WITHHOLDING	2,725.87
			11/09/22	MEDICARE WITHHOLDING	620.30
			11/28/22	MEDICARE WITHHOLDING	637.48
		FEDEX	11/23/22	SUSAN BUDO	32.44
		AMERICAN EXPRESS	11/23/22	MEMBERSHIPS-AMEX-2, TMP, A	239.99
			11/23/22	OFFICE SUPPLIES	139.48
			11/23/22	COMPUTER SOFTWARE	104.81
			11/23/22	VEHICLE MAINTENANCE	883.00
			11/23/22	TRAINING FUEL	2,163.99
			11/23/22	OUTSIDE	536.00
			11/23/22	UNIFORMS	316.09
			11/23/22	MOTOR	4,950.36
			11/23/22	COMP MONITORS	419.98
			11/23/22	PLATES AND (5) CALENDAR	74.49
			11/23/22	HOUSTON CHRONICAL STMT CLS	24.76
		NAPA AUTO PARTS - MAGNOLIA	11/08/22	DEXRON	90.72
		JOSE G. AMADOR	11/08/22	JULY-SEPT UNLIMITED CARWASH	300.00
		COBAN TECHNOLOGIES, INC	11/08/22	SUPPORT KIT	140.00
		TLO, LLC	11/08/22	OCT 2022 USAGE	232.40
		HUMANA HLTH PLN TEXAS	11/23/22	HUMANA HLTH PLN TEXAS	22,110.79
		MIDTEX OIL, L.P.	11/23/22	MIDTEX OIL, L.P. 10/12	4,048.34
			11/08/22	MIDTEX OIL, L.P.	3,492.10
			11/23/22	MIDTEX OIL, L.P.11/7	4,230.23
		CINTAS CORPORATION NO 2	11/08/22	MEDICINE CABINET REFILLS	170.18
		S & B STORAGE & TOWING	11/23/22	TOWING UNIT#1903	100.00
		MEDELLA URGENT CARE, PLLC	11/08/22	MEDELLA URGENT CARE, PLLC	70.00
		VERIZON CONNECT NWF, INC	11/23/22	MONTHLY INTERNET SERVICE C	129.52
		OPTIMUM COMPUTER SOLUTIONS, INC	11/23/22	LT SOTO SET UP COMPUTERS (62.50
			11/23/22	ONLINE SUPPORT-SPILLMAN IN	531.25
		SALT TECHNOLOGIES	11/08/22	REPAIR VIDEO SYSTEM	250.00
		PROFORCE MARKETING INC	11/08/22	M26/X26	946.25
		OPTIQUEST INTERNET SERVICES, INC.	11/23/22	REMOTE BACKUP HOSTING	315.00
		MATTHEW CLINE	11/08/22	GRAPHICS UNIT 2103	300.00
		ARCHIVE SOCIAL, INC.	11/08/22	SOCIAL MEDIA ARCHIVE SUB	2,988.00
		JOHN WIESNER INC	11/08/22	MOUNT	259.61
			11/08/22	HOSE	62.85
			11/08/22	CYLINDER	142.55
		AMERICAN NATIONAL LEASING COMPANY	11/02/22	AM NAT LEASING 10003042 11	13,522.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
			11/02/22	AM NAT LEASING #10003043 1	13,415.00
		GALL'S, LLC	11/08/22	POLICE GEAR	2,821.32
		GT DISTRIBUTORS, INC	11/23/22	BIANCHI ELITE BELT 7950 XS	49.98
		SKELTON BUSINESS EQUIPMENT	11/23/22	PD COLOR COPIES	43.45
			11/23/22	PD B/W COPIES	15.11
		AT&T MOBILITY	11/23/22	AT&T MOBILITY 10/8-11/07	1,288.44
		ALLEN'S SAFE AND LOCK	11/23/22	EXTERIOR DOOR KEYS	<u>170.00</u>
				TOTAL:	88,819.02
PUBLIC WORKS	GENERAL FUND	INTERNAL REVENUE SERVICE	11/09/22	FICA WITHHOLDING	1,219.62
			11/28/22	FICA WITHHOLDING	1,256.78
			11/09/22	MEDICARE WITHHOLDING	285.23
			11/28/22	MEDICARE WITHHOLDING	293.92
		AMERICAN EXPRESS	11/23/22	TABLET COVER AND PROTECTOR	160.71
			11/23/22	DEWALT BATTERIES	513.07
			11/23/22	FIRST AID KIT	138.10
			11/23/22	SOCKET, RATCHET, WRENCH	389.28
			11/23/22	CORDLESS SAW	279.26
			11/23/22	ROTARY CUTTER	1,999.99
			11/23/22	LUNCHEON	20.00
			11/23/22	PENS AND CALENDAR	15.97
		NAPA AUTO PARTS - MAGNOLIA	11/08/22	CLEANERS FOR CARS	41.02
			11/08/22	OIL FILTER	52.68
			11/08/22	OIL FILTER	15.99
			11/08/22	CLEANERS	12.31
			11/08/22	AIR HOSE	69.17
			11/08/22	OIL DRY, ROPE HANDLE	86.27
			11/08/22	BEARING SET	73.58
			11/08/22	OIL FILTER	6.69
			11/08/22	AIR FILTER	21.77
			11/08/22	PIPE GASKET	21.18
			11/08/22	DRAIN PAN	23.99
			11/08/22	AIR FILTER	34.66
			11/08/22	OIL FILTER WRENCH	27.98
			11/08/22	RADIATOR	205.29
			11/08/22	GLASS CLEANER	36.56
		JK GRAPHICS, INC	11/08/22	BANNERS	220.00
			11/08/22	STAGE 1,2 SIGNS & STAKES	839.50
			11/23/22	GRAPHICS FOR TRUCKS	270.00
		LANSDOWNE-MOODY CO, LP	11/02/22	C55437 KUBOTA STAND ON MOW	9,499.00
			11/02/22	KUBOTA STAND ON MOWER-WARR	537.90
			11/23/22	ZERO TURN MOWER	73.46
			11/23/22	KUBOTA	894.85
		HUMANA HLTH PLN TEXAS	11/23/22	HUMANA HLTH PLN TEXAS	11,643.70
		MIDTEX OIL, L.P.	11/29/22	105 ELM ST- DEISEL	1,691.57
			11/23/22	MIDTEX OIL, L.P. 10/12	1,735.00
			11/08/22	MIDTEX OIL, L.P.	1,496.61
			11/23/22	MIDTEX OIL, L.P.11/7	1,812.95
		TEX TRAINING	11/08/22	BRENDEN BASIC WATERWORKS	200.00
		RAGO TRAINING	11/23/22	JOE LUCAS	300.00
		COBURN SUPPLY COMPANY, INC	11/08/22	CARSTOP, TXI WOOD PALLET	607.90
		MEDELLA URGENT CARE, PLLC	11/08/22	MEDELLA URGENT CARE, PLLC	70.00
		SUMMER ENERGY,LLC	11/23/22	151 COE STREET LIGHTS	108.81
			11/08/22	151 COE RD-STREET LIGHTS	15.95
			11/08/22	151 COE RD-STREET LIGHTS	184.02
			11/08/22	151 COE RD-STREET LIGHTS	140.19

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
			11/08/22	151 COE RD-STREET LIGHTS	592.39
			11/08/22	538 SABINO SKY CT	18.83
			11/08/22	151 COE RD-STREET LIGHTS	271.02
			11/08/22	151 COE RD-STREET LIGHTS	160.14
			11/08/22	151 COE RD-STREET LIGHTS	628.83
			11/08/22	151 COE RD-STREET LIGHTS	1,367.17
			11/08/22	151 COE RD-STREET LIGHTS	1,016.62
			11/23/22	151 COE STREET LIGHTS	5.41
		AMERICAN FLAGPOLE & FLAG CO.	11/08/22	MILITARY FLAGS	340.83
		TITAN GAS LLC	11/08/22	1508 ESCONDID DR	91.49
			11/08/22	30910 NICHOL SAWMILL	1,362.60
		MAGNOLIA HARDWARE AND SUPPLY	11/08/22	PIPE CUTTER	119.95
			11/08/22	TOOLD FOR JORGES GUYS	102.98
			11/08/22	FEMALE ADAPTER	42.15
			11/08/22	CLEAR BASE MEDALLION	49.99
			11/08/22	SPRAY PAINT	27.96
			11/08/22	SHOVEL	25.99
			11/08/22	STORAGE HOOK	21.90
			11/08/22	LUMBER	15.57
			11/08/22	PADLOCK	53.97
			11/08/22	SPRAY PAINT	15.98
			11/08/22	COWHIDE FENCER	36.88
			11/08/22	LUMBER	15.57
			11/08/22	STREET SIGN	15.98
			11/08/22	TOOL STOCK	417.20
			11/08/22	STOCK	43.50
			11/08/22	COUPLER BLOW GUN	45.56
			11/08/22	NEW SHOP	161.92
			11/08/22	PROPANE	65.25
		UNIFIRST CORPORATION	11/08/22	PUBLIC WKS UNIFORMS CLEANE	222.13
			11/23/22	PUBLIC WKS UNIFORMS CLEANE	937.11
		PARKWAY CHEVROLET	11/08/22	2022 CHEVY SILVERADO	30,308.75
			11/08/22	2022 CHEVY SILVERADO	30,308.75
		TRACTOR SUPPLY COMPANY	11/08/22	PPE/ LIT ARM BRUSHIG CAT	400.36
		AT&T MOBILITY	11/23/22	AT&T MOBILITY 10/8-11/07	<u>701.68</u>
			TOTAL:		109,654.89
MUNICIPAL COURT	GENERAL FUND	INTERNAL REVENUE SERVICE	11/09/22	FICA WITHHOLDING	222.11
			11/28/22	FICA WITHHOLDING	222.78
			11/09/22	MEDICARE WITHHOLDING	51.95
			11/28/22	MEDICARE WITHHOLDING	52.10
		AMERICAN EXPRESS	11/23/22	POSTAGE	24.99
		HUMANA HLTH PLN TEXAS	11/23/22	HUMANA HLTH PLN TEXAS	2,328.74
		REDWINE, SHANNA RENEE	11/23/22	REDWINE, SHANNA RENEE 11/1	450.00
			11/23/22	REDWINE, SHANNA RENEE 11/1	450.00
		OPTIMUM COMPUTER SOLUTIONS, INC	11/23/22	ENCODE/FRANCES	93.75
		PEACE, CHAD L	11/18/22	SERVICES FOR NOV	<u>1,000.00</u>
			TOTAL:		4,896.42
FINANCE	GENERAL FUND	MISC. VENDOR CHESTER FARMER	11/08/22	CHESTER FARMER:REPL CKS RE	30.00
		INTERNAL REVENUE SERVICE	11/09/22	FICA WITHHOLDING	256.58
			11/28/22	FICA WITHHOLDING	334.83
			11/09/22	MEDICARE WITHHOLDING	60.01
			11/28/22	MEDICARE WITHHOLDING	78.31
		AMERICAN EXPRESS	11/23/22	LABLES	11.25
			11/23/22	FOLDERS	22.71

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
		HUMANA HLTH PLN TEXAS	11/23/22	HUMANA HLTH PLN TEXAS	2,328.74
		ODP BUSINESS SOLUTIONS, LLC	11/08/22	BINDER CLIPS	3.38
			11/08/22	BINDER CLIPS	3.38
			11/08/22	BINDER CLIPS	5.69
			TOTAL:		3,134.88
CITY SECRETARY	GENERAL FUND	INTERNAL REVENUE SERVICE	11/09/22	FICA WITHHOLDING	170.38
			11/28/22	FICA WITHHOLDING	170.38
			11/09/22	MEDICARE WITHHOLDING	39.85
			11/28/22	MEDICARE WITHHOLDING	39.85
		AMERICAN EXPRESS	11/23/22	CHAIR CUSHION INSERT	42.99
			11/23/22	COMP CHAIR	42.99-
		HUMANA HLTH PLN TEXAS	11/23/22	HUMANA HLTH PLN TEXAS	1,164.37
		OPTIMUM COMPUTER SOLUTIONS, INC	11/23/22	KANDICE	343.75
		MARK TURNBULL, COUNTY CLE	11/08/22	EASEMENT 1 OF 7	47.00
			TOTAL:		1,975.58
FACILITIES	GENERAL FUND	THOMAS M. ESTRADA	11/23/22	SERVICES 10/20-11/20	1,350.00
		AMERICAN EXPRESS	11/23/22	COFFEE	14.97
			11/23/22	COFFEE	68.15
			11/23/22	KLEENEX	28.99
			11/23/22	SALES TAX 9/14 SAMS CLUB O	10.46
		COUNTRY AIR	11/08/22	SERVER ROOM	371.95
			11/08/22	MAINTENANCE CONTRACT	975.00
			11/08/22	DATA ROOM	304.58
		ADT SECURITY SERVICES	11/23/22	11/29/22-4/27/2023	174.06
		CINTAS CORPORATION NO 2	11/08/22	REPLENISH	91.57
		AT&T CORP	11/08/22	ETHERNET	708.46
		MITEL NETWORKS, INC.	11/23/22	SERVICE 12/01-12/31/2022	830.93
		NATIONAL BUSINESS FURNITURE, LLC	11/08/22	2 SEATER AND 2 CHAIRS TABL	4,318.49
		SUMMER ENERGY, LLC	11/08/22	426 MELTON ST	23.68
			11/08/22	909 MAGNOLIA BLVD	4.60
			11/08/22	17603 1/2 FM 1488 RD	4.58
			11/08/22	110 CLEPPER ST	7.69
			11/08/22	17351 FM 1488 RD	4.62
			11/08/22	110 1/3 CLEPPER ST	37.64
			11/08/22	18111 BUDDY RILEY BLVD	1,175.08
			11/08/22	110 1/3 MAGNOLIA BLVD	85.55
			11/08/22	214 1/3 LEE ST	19.49
			11/08/22	17530 1/3 FM 1488 RD	12.09
		HERNANDEZ, MARCO	11/23/22	REPLACE LOCK CITY HALL	285.00
		MAGNOLIA HARDWARE AND SUPPLY	11/08/22	SEED RYE GRASS	38.59
		QUILL CORPORATION	11/08/22	MANILLA FOLDERS	22.28
			11/23/22	FURNITURE POLISH	22.59
		UNIFIRST CORPORATION	11/08/22	UNIFIRST HOLDINGS, ADMIN	88.67
			11/08/22	UNIFIRST HOLDINGS, L.P.-CO	177.33
			11/23/22	UNIFIRST HOLDINGS, ADMIN	417.41
			11/23/22	UNIFIRST HOLDINGS, L.P.-CO	208.70
		NEIL TECHNICAL SERVICES CORP.	11/08/22	CITY HALL	420.00
			TOTAL:		12,303.20
CITY COUNCIL	GENERAL FUND	HUMANA HLTH PLN TEXAS	11/23/22	HUMANA HLTH PLN TEXAS	3,558.21
		AT&T MOBILITY	11/23/22	AT&T MOBILITY 10/8-11/07	263.73
			TOTAL:		3,821.94
PARKS	GENERAL FUND	AMERICAN EXPRESS	11/23/22	WILDFLOWER SEED MIX	238.46

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT	
		LANDSDOWNE-MOODY CO, LP	11/23/22	KUBOTA RTV-X1100CRL-A ATV	25,750.00	
		SUMMER ENERGY,LLC	11/08/22	120 6TH STREET	27.54	
			11/08/22	901 CLOYD DR	216.44	
		MAGNOLIA HARDWARE AND SUPPLY	11/08/22	VAVES, NOZZLE	59.60	
			11/08/22	WEED KILLER	207.22	
			11/08/22	STHIL OIL PADLOCK	65.34	
			11/08/22	PADLOCK COMBO	38.97	
			11/08/22	MOTOR OIL, GLOVES	149.65	
			11/08/22	HITCH PIN	8.69	
			11/08/22	CEMENT	12.99	
			11/08/22	COWHIDE FENCER	36.88	
		NEIL TECHNICAL SERVICES CORP.	11/08/22	SPLAH PAD	<u>630.00</u>	
			TOTAL:		27,441.78	
NON-DEPARTMENTAL	WATER	MISC. VENDOR	BEYER CONSTRUCTION	11/08/22	REFUND: BULK WATER	1,151.85
			LONNIE LISCHKA	11/23/22	LONNIE LISCHKA BULK METER	1,151.95
			CHESTER FARMER	11/08/22	CHESTER FARMER:REPL CKS RE	328.16
		INTERNAL REVENUE SERVICE		11/09/22	FEDERAL INCOME TAX W/H	144.80
				11/28/22	FEDERAL INCOME TAX W/H	129.33
				11/09/22	FICA WITHHOLDING	174.60
				11/28/22	FICA WITHHOLDING	171.93
				11/09/22	MEDICARE WITHHOLDING	40.83
				11/28/22	MEDICARE WITHHOLDING	<u>40.21</u>
			TOTAL:		3,333.66	
WATER	WATER	LONE STAR GROUNDWATER	11/23/22	ALLOC INCR 4TH 2022/1ST 20	8,175.58	
			11/23/22	PUBLICATION CREDIT	75.00-	
		INTERNAL REVENUE SERVICE	11/09/22	FICA WITHHOLDING	174.60	
			11/28/22	FICA WITHHOLDING	171.93	
			11/09/22	MEDICARE WITHHOLDING	40.83	
			11/28/22	MEDICARE WITHHOLDING	40.21	
		TEXAS COMMISSION ON	11/23/22	PERMIT	6,423.01	
		NORTH WATER DISTRICT LABORATORY SERVIC	11/08/22	WEEKDAY COLLECTION	2,145.00	
			11/08/22	WEEKDAY COLLECTION	265.00	
		MAGNA FLOW ENVIRONMENTAL, INC.	11/23/22	SLUDGE	10,868.80	
		SJRA-GRP DIVISION	11/08/22	SJRA-OCTOBER 2022 USAGE	98,057.12	
		WCA WASTE SYSTEMS, INC.	11/08/22	WCA WASTE SYSTEMS, INC.	21,117.32	
		HUMANA HLTH PLN TEXAS	11/23/22	HUMANA HLTH PLN TEXAS	2,328.74	
		G J BORING & CONSTRUCTION SERVICES, IN	11/08/22	G J BORING & CONSTRUCTION	4,800.00	
			11/08/22	17649 FM 1488	5,600.00	
			11/08/22	17919 LOOKOUT LAKE LN	7,200.00	
			11/08/22	CLEARWATER EXPRESS	6,200.00	
		THE BANK OF NEW YORK MELLON	11/23/22	12/30/2022-12/29/2023	750.00	
		AOS TREATMENT SOLUTIONS, LLC	11/08/22	CALCIUM HYPOCHLORITE	675.00	
		COBURN SUPPLY COMPANY, INC	11/08/22	COLLAR LEAK CLAMP	413.34	
		FORTILINE, INC	11/08/22	CORP STOP, BID LINE	113.69	
			11/08/22	BALL CORP	346.89	
			11/08/22	PVC CAP	13.69	
			11/08/22	BALL CORP	434.92	
		MONT CO MUD#165 /ALLEN BOONE HUMPHRIES	11/08/22	MILL CREEK IMPACT FEES	200.00	
		OPTIMUM COMPUTER SOLUTIONS, INC	11/08/22	SOFTWARE FOR NEW WWTP	1,209.00	
			11/23/22	ADANDY WWTP	156.25	
			11/23/22	WWTP	906.25	
			11/08/22	SOFTWARE FOR NEW WWTP	1,430.67	
		AGUAWORKS PIPE & SUPPLY, LLC	11/08/22	AGUAWORKS PIPE & SUPPLY, L	6,291.30	
			11/08/22	AGUAWORKS PIPE & SUPPLY, L	128.00	

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
			11/08/22	FLOWIQ	23,324.00
		SUMMER ENERGY, LLC	11/08/22	114 1/3 LEE ST	22.68
			11/08/22	140 KELLY RD	10.59
			11/08/22	42130 1/2 FM 1774 RD	127.75
			11/08/22	217 LEE ST	30.16
			11/08/22	30910 NICHOLS SAWMILL RD	4,429.95
			11/08/22	555 MAGNOLIA RIDGE BLVD	57.40
			11/08/22	731 LITTLE TWIG LN	4.76
			11/08/22	299 MAGNOLIA RIDGE BLVD	201.21
			11/08/22	312 EDWARDS DR	7.01
			11/08/22	31641 HANKS RD	27.75
			11/08/22	407 MELTON ST	23.32
			11/08/22	105 ROY ST	19.35
			11/08/22	17703 WINDWARD	100.27
			11/08/22	19013 FM 1488 RD	7.62
			11/08/22	38851 SPUR 149 RD	120.18
			11/08/22	423 MAGNOLIA BLVD	6.54
			11/08/22	18103 LOOKOUT LANE	13.59
			11/08/22	15683 FM 1488 RD	547.06
			11/08/22	743 1/2 KELLY RD	8,041.08
			11/08/22	30910 1/3 NICHOLS SAWMILL	42.52
			11/08/22	17509 LITTLE BOUGH LN	14.55
			11/08/22	819 CLOYD DR	56.35
			11/08/22	623 1/2 KELLY RD	205.07
			11/08/22	105 ELM ST	2,634.19
		HERNANDEZ, MARCO	11/23/22	WINDOW LOCK AND DEAD BOLT	1,120.00
		MONT CO MUD#174/ALLEN BOONE HUMPHRIES,	11/08/22	ESCONDIDO IMPACT FEE	260.00
		HYDRO CLEAR SERVICES, LLC	11/23/22	MELTON ST LIFT STATION	2,018.75
		ARTURO MENDOZA CONSTRUCTION INC	11/23/22	BASEBOARD TRIM LABOR/MATER	2,700.00
		JOHNSON, RICHARD	11/08/22	ELECTRICAL WORK AT NEW SHO	25,341.66
		WEIRICH, LLC	11/23/22	MATERIALS FOR BUILD OUT WW	40,159.00
		GERARDO MORALES ESPARZA	11/29/22	LABOR/SHEETROCK MATERIALS	14,650.00
		MAGNOLIA HARDWARE AND SUPPLY	11/08/22	LONG SWEET ELBOW	9.98
			11/08/22	PVC PIPE	17.81
			11/08/22	OVC COUPLING	22.98
			11/08/22	REDI MIX	20.36
			11/08/22	PADLOCK	53.97
			11/08/22	RED MIX	20.36
			11/08/22	RED MIX	20.36
			11/08/22	METAL KEY	14.31
			11/08/22	BUSING PVC COUPLING BALL V	31.90
			11/08/22	PVC, BUSING, BALL VALVE	44.13
		POSTMASTER	11/02/22	POSTAGE FOR PERMIT #2	2,000.00
		NEIL TECHNICAL SERVICES CORP.	11/23/22	WINDWARD LIFT STATION	6,615.00
			11/23/22	WWTP #1 REPAIR	9,542.50
			11/08/22	KELLY ST WATER PLANT	1,615.00
			11/08/22	MAG WEST LIFT STATION	1,049.50
			11/23/22	KELLY ST-SOLENOID VALVE RE	1,118.00
			11/23/22	WWTP	540.00
			11/08/22	KELLY ST	238.50
		DXI INDUSTRIES, INC.	11/23/22	CHLROINE	310.00
		TEXAS DEPT. OF HEALTH SERVICES	11/08/22	MONTHLY STATEMENT	415.68
		TYLERWORKS, INCODE DIVISION	11/08/22	PRORATED 11/1/22-2/28/2023	2,383.33
			11/23/22	GO LIVE ASSISTANCE	30.00
			11/23/22	METER READING INTERFACE	540.00
			11/23/22	PROJECT MANAGEMENT	250.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
			11/23/22	METER READER INTERFACE	360.00
		CITY OF MAGNOLIA	11/08/22	SJRA HELD USAGE	28,318.23
			11/08/22	PENALTIES	6,583.03
		ALWAYS ANSWER	11/08/22	PERSONALIZED COMMUNICATION	143.90
			11/08/22	PERSONALIZED COMMUNICATION	<u>143.90</u>
			TOTAL:		375,379.23
SEWER	SEWER	MAGNA FLOW ENVIRONMENTAL, INC.	11/08/22	1488 LIFT STATION	<u>2,878.73</u>
			TOTAL:		2,878.73
NON-DEPARTMENTAL	CAPITAL PROJ-ENTER A.E.I. ENGINEERING		11/23/22	WATER WELL NO. 8	<u>20,000.00</u>
			TOTAL:		20,000.00
DEBT SVC-ENTERPRISE	CAPITAL PROJ-ENTER A.E.I. ENGINEERING		11/23/22	WATER PLANT NO. 3	3,100.00
			11/23/22	WATER PLANT NO. 3	5,300.02
			11/23/22	NICHOLS SAWMILL PH II	87.50
			11/23/22	NICHOLS SAWMILL PHSE III	25,640.73
			11/23/22	1488 FORCE MAIN RELOCATION	12,115.63
			11/23/22	WWTP EXPANSION	6,480.00
		BALLAST POINT CONSTRUCTION, INC	11/02/22	BALLAST POINT CONSTRUCTION	345,959.60
		TACKLE CONSTRUCTION CO., INC	11/02/22	TACKLE CONSTRUCTION CO., I	39,950.00
		RAILPROS FIELD SERVICES, INC	11/29/22	RAILPROS (for Ballast Poin	31,266.50
			11/29/22	RAILPROS (for Ballast Poin	5,624.00
			11/29/22	RAILPROS (for Ballast Poin	<u>43,700.00</u>
			TOTAL:		519,223.98
4B / COMMUNITY DEV.	4B COMMUNITY DEV.	LEONARD V SCHNEIDER IV dba	11/10/22	LEONARD V SCHNEIDER INV 23	277.50
		STEELE, RACHEL	11/10/22	STEELE, RACHEL OCT 2022	4,583.33
		HIGH STAR, INC	11/10/22	HIGH STAR, INC DECEMBER 2	625.00
		TECH92, LLC	11/10/22	SITES USA INV 225985	2,217.50
		AT&T MOBILITY	11/10/22	AT&T MOBILITY- R STEELE	<u>20.90</u>
			TOTAL:		7,724.23
INVALID DEPARTMENT	4B COMMUNITY DEV.	TAMMY J MCRAE	11/10/22	PRORATED TAXES R270238	<u>2,458.54</u>
			TOTAL:		2,458.54
NON-DEPARTMENTAL	4A ECONOMIC DEV.	A.E.I. ENGINEERING	11/10/22	A.E.I. ENGINEERING INV 024	<u>87.50</u>
			TOTAL:		87.50
4A / ECONOMIC DEV.	4A ECONOMIC DEV.	LEONARD V SCHNEIDER IV dba	11/10/22	LEONARD V SCHNEIDER INV 21	55.00
		STEELE, RACHEL	11/10/22	STEELE, RACHEL OCTOBER 20	4,583.33
		ADIM MEDIA, LLC	11/10/22	ADIM MEDIA, LLC INV BD05F1	4,150.00
		HIGH STAR, INC	11/10/22	HIGH STAR, INC DECEMBER 2	625.00
		TECH92, LLC	11/10/22	SITES USA INV 225985	2,217.50
		AT&T MOBILITY	11/10/22	AT&T MOBILITY R STEELE	<u>20.91</u>
			TOTAL:		11,651.74
HB 445 1/4 SALES TAX	HB 445 ROAD REPAIR VULCAN CONSTRUCTION MATERIALS, LLC		11/01/22	BASE - A-2 & FUEL CHG & F	<u>1,007.93</u>
			TOTAL:		1,007.93
Hotel/Motel Occupancy	HOTEL/MOTEL OCCUPA MURPHY, BRITTANY		11/18/22	MURPHY, BRITTANY TRF 11/12	528.00
			11/04/22	MURPHY, BRITTANY 10/29-30	524.80
			11/23/22	MURPHY, BRITTANY TRF 11/19	528.00
			11/30/22	MURPHY, BRITTANY TRF 11/25	832.00
			11/11/22	MURPHY, BRITTANY TRF 11/5-	525.60
		MURPHY, III, RAYMOND L	11/04/22	MURPHY, III, RAYMOND TRF 1	524.80

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
			11/18/22	MURPHY, RAYMOND TRF 11/12-	528.00
			11/23/22	MURPHY, RAYMOND TRF 11/19	528.00
			11/30/22	MURPHY, RAYMOND TRF 11/25-	832.00
			11/11/22	MURPHY, RAYMOND TRF 11/5-	<u>525.60</u>
				TOTAL:	5,876.80

MC TECHNOLOGY FUND	MC TECHNOLOGY FUND	LEXISNEXIS RISK SOLUTIONS	11/08/22	OCT CONTRACT FEE	93.50
		CERTIFIED LANGUAGES INTERNATIONAL	11/08/22	10/31/2022	73.00
		SKELTON BUSINESS EQUIPMENT	11/08/22	SKELTON BUSINESS EQUIPMENT	40.00
			11/23/22	COURT COLOR COPIES	138.70
			11/23/22	COURT B/W COPIES	<u>26.27</u>
				TOTAL:	371.47

===== FUND TOTALS =====

01	GENERAL FUND	388,626.76
02	WATER	378,712.89
03	SEWER	2,878.73
04	CAPITAL PROJ-ENTERPRISE	539,223.98
06	4B COMMUNITY DEV.	10,182.77
07	4A ECONOMIC DEV.	11,739.24
11	HB 445 ROAD REPAIR	1,007.93
17	HOTEL/MOTEL OCCUPANCY TAX	5,876.80
19	MC TECHNOLOGY FUND	371.47

GRAND TOTAL: 1,338,620.57

TOTAL PAGES: 10

APPROVED BY: _____

APPROVED BY: _____

APPROVED BY: _____

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	187,642.34	0.00	(187,642.34)
	GENERAL AND ADMINISTRATIV	5,577,937.00	402,696.07	787,288.23	14.11	4,790,648.77
	POLICE	3,000.00	500.00	500.00	16.67	2,500.00
	STREETS	0.00	0.00	0.00	0.00	0.00
	COURTS	340,500.00	29,389.16	55,740.31	16.37	284,759.69
	CITY MARSHALL	0.00	0.00	0.00	0.00	0.00
	PROJECT REVENUE	0.00	0.00	0.00	0.00	0.00
	RESTRICTED ACCOUNTS	0.00	0.00	0.00	0.00	0.00
	INTRA-FUND TRANSFERS IN	<u>1,032,060.00</u>	<u>618.70</u>	<u>1,237.40</u>	<u>0.12</u>	<u>1,030,822.60</u>
	*** TOTAL REVENUES ***	6,953,497.00	433,203.93	1,032,408.28	14.85	5,921,088.72
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	CITY HALL / ADMIN	1,291,784.00	99,016.99	249,589.78	19.32	1,042,194.22
	POLICE	2,080,757.00	182,660.49	356,102.75	17.11	1,724,654.25
	PUBLIC WORKS	1,485,132.00	151,377.21	233,298.74	15.71	1,251,833.26
	MUNICIPAL COURT	229,871.00	12,540.09	27,538.79	11.98	202,332.21
	FINANCE	207,559.00	17,750.91	36,033.92	17.36	171,525.08
	CITY SECRETARY	132,514.00	7,737.76	18,202.28	13.74	114,311.72
	FACILITES	98,500.00	12,280.92	19,702.12	20.00	78,797.88
	CITY COUNCIL	53,630.00	3,821.94	11,202.09	20.89	42,427.91
	PARKS	<u>65,450.00</u>	<u>28,049.68</u>	<u>29,163.64</u>	<u>44.56</u>	<u>36,286.36</u>
	*** TOTAL EXPENDITURES ***	5,645,197.00	515,235.99	980,834.11	17.37	4,664,362.89
		=====	=====	=====	=====	=====
	*** REVENUES OVER/(UNDER) EXPENDITURES *	1,308,300.00	(82,032.06)	51,574.17	3.94	1,256,725.83
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

01 -GENERAL FUND

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE</u>						
40005	TRANSFER TO/FROM FUND 5	0.00	0.00	0.00	0.00	0.00
40009	TRANSFER TO DSF-PROP TAX	0.00	0.00	0.00	0.00	0.00
40014	PROCEEDS TX GEN LAND OFF	0.00	0.00	187,642.34	0.00	(187,642.34)
40016	GRANT 4269 & 4272- APRIL 2016	0.00	0.00	0.00	0.00	0.00
40021	TX CLFRF GRANT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUE		0.00	0.00	187,642.34	0.00	(187,642.34)

GENERAL AND ADMINISTRATIV

40102	Gen/Admin. Donations	0.00	0.00	25.00	0.00	(25.00)
40102.06	COMMUNITY EVENTS	11,568.00	0.00	0.00	0.00	11,568.00
40104	Liquor License Fee	500.00	0.00	0.00	0.00	500.00
40105	Ad Valorem Tax Revenue	580,869.00	65,647.90	89,243.80	15.36	491,625.20
40105.01	Ad Valorem -Magnolia Ridge PI	0.00	0.00	0.00	0.00	0.00
40106	Penalty and Interest	0.00	0.00	0.00	0.00	0.00
40107	Mix Beverage Tax Revenue	30,000.00	2,936.29	5,650.88	18.84	24,349.12
40109	HB 445 1/4 % Sales Tax	0.00	0.00	0.00	0.00	0.00
40110	Wrecker Permit Fees	1,000.00	457.00	607.00	60.70	393.00
40111	4A Sales Tax Revenue 1/2%	0.00	0.00	0.00	0.00	0.00
40114	4B Sales Tax Revenue 1/4	0.00	0.00	0.00	0.00	0.00
40115	Misc.-Tax Assessor-Collector	0.00	0.00	0.00	0.00	0.00
40116	Sales Tax Revenue	3,000,000.00	208,553.62	387,071.39	12.90	2,612,928.61
40116.01	CONTRA SALES TAX ABATEMENTS (850,000.00)	(10,417.67)	(17,338.10)	2.04	(832,661.90)	
40117	Misc. Income	5,000.00	597.00	700.00	14.00	4,300.00
40117.01	UNITY PARK RENTAL	4,000.00	(1,500.00)	(1,380.00)	34.50-	5,380.00
40118	License and Permits	2,500,000.00	109,780.37	294,306.76	11.77	2,205,693.24
40119	Sign Permit Revenue	6,000.00	295.00	610.00	10.17	5,390.00
40120	Franchise Tax Revenue	260,000.00	25,896.56	27,341.50	10.52	232,658.50
40120.01	IN KIND FRANCHISE INCOME	0.00	0.00	0.00	0.00	0.00
40122	Interest Income / General Fun	0.00	0.00	0.00	0.00	0.00
40127	Rendition Penalty Fee/Mont. C	0.00	0.00	0.00	0.00	0.00
40128	Vehicle & Equip. Sales	0.00	0.00	0.00	0.00	0.00
40129	Sale of Assets	0.00	0.00	0.00	0.00	0.00
40133	Plat Fee Revenue	25,000.00	450.00	450.00	1.80	24,550.00
40134	A/R- Engineering Fee Collecte	0.00	0.00	0.00	0.00	0.00
40135	MISC TAX- JR MOORE	0.00	0.00	0.00	0.00	0.00
40142	Proceeds-2017 TxDot SIB Loan	0.00	0.00	0.00	0.00	0.00
40199	DELINQ PROP TAX/PENALTIES/INT	<u>4,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.00</u>
TOTAL GENERAL AND ADMINISTRATIV		5,577,937.00	402,696.07	787,288.23	14.11	4,790,648.77

POLICE

40203	Police Department Donations	0.00	0.00	0.00	0.00	0.00
40204	Police Dept- Grants	0.00	0.00	0.00	0.00	0.00
40205	Click it or Ticket it-Grant	0.00	0.00	0.00	0.00	0.00
40206	Grant-Impaired Driv Mobility	0.00	0.00	0.00	0.00	0.00
40207	Officer Safety Equip. Program	0.00	0.00	0.00	0.00	0.00
40208	Crime Stoppers Revenue	0.00	0.00	0.00	0.00	0.00
40209	Police Grant - TAPEIT	0.00	500.00	500.00	0.00	(500.00)

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

01 -GENERAL FUND

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
40220	Red Light Cameras	0.00	0.00	0.00	0.00	0.00
40223	SEIZED POLICE PROPERTY	0.00	0.00	0.00	0.00	0.00
40224	Asset Forfeitures	3,000.00	0.00	0.00	0.00	3,000.00
40233	S.T.E.P. Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL POLICE		3,000.00	500.00	500.00	16.67	2,500.00

STREETS

40310	SETTING CULVERT FEES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL STREETS		0.00	0.00	0.00	0.00	0.00

COURTS

40401	Summoning Jury Fee	0.00	10.76	10.22	0.00	(10.22)
40402	Indigent Defense Fee Income	0.00	8.00	8.00	0.00	(8.00)
40403	Judicial Fee / City	0.00	2.40	2.40	0.00	(2.40)
40404	Judicial Fee / County	0.00	21.60	21.60	0.00	(21.60)
40405	State Jury Fee	0.00	16.00	16.00	0.00	(16.00)
40407	OMNI Revenue	2,000.00	170.00	210.00	10.50	1,790.00
40409	Warrant Fee Revenue	20,000.00	589.19	1,796.65	8.98	18,203.35
40410	Traffic Fine Revenue	250,000.00	23,846.17	41,777.01	16.71	208,222.99
40411	Overpay Refunds (Court Fines)	0.00	0.00	0.00	0.00	0.00
40413	Bond Escrow/Bond Refund	35,000.00	120.08	92.50	0.26	34,907.50
40414	C.O.L.A.G.Y.	32,000.00	580.50	2,332.73	7.29	29,667.27
40416	Child Safety (School Zone)	0.00	0.00	21.23	0.00	(21.23)
40417	Civil Justice Fee	0.00	0.18	0.18	0.00	(0.18)
40418	Arrest Fees	0.00	553.13	526.37	0.00	(526.37)
40419	Jury Fee	0.00	0.00	0.00	0.00	0.00
40420	Service of Peace Officer	0.00	0.00	0.00	0.00	0.00
40421	Trial Conviction Fee	0.00	0.00	0.00	0.00	0.00
40423	Bond	0.00	2,925.00	7,666.75	0.00	(7,666.75)
40424	Truancy Prevention Fund-City	1,500.00	538.15	1,250.67	83.38	249.33
40425	Truancy Prevention Fund-State	0.00	8.00	8.00	0.00	(8.00)
40430.01	CONTRA BAD DEBT ACCT.	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL COURTS		340,500.00	29,389.16	55,740.31	16.37	284,759.69

CITY MARSHALL

40800	City Marshal Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CITY MARSHALL		0.00	0.00	0.00	0.00	0.00

PROJECT REVENUE

40907	New City Park Property	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL PROJECT REVENUE		0.00	0.00	0.00	0.00	0.00

RESTRICTED ACCOUNTS

41100	TP-JE(Time Pmt Plan-Local) Re	0.00	0.00	0.00	0.00	0.00
41180	Muni Court Security Fund	0.00	0.00	0.00	0.00	0.00
41190	Muni Court Tech Fund	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL RESTRICTED ACCOUNTS		0.00	0.00	0.00	0.00	0.00

01 -GENERAL FUND
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
INTRA-FUND TRANSFERS IN						
49902	Intra-Fund Transfer (02)	1,021,695.00	0.00	0.00	0.00	1,021,695.00
49903	Intra-Fund Transfer (03)	0.00	0.00	0.00	0.00	0.00
49904	TRANSFER WITH FUND 04	0.00	0.00	0.00	0.00	0.00
49906	Intra-Fund Transfer 4B (06)	8,000.00	421.84	843.68	10.55	7,156.32
49907	Intra-Fund Transfer 4A (07)	2,365.00	196.86	393.72	16.65	1,971.28
49910	Intra-Fund Trans(10)Red light	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL INTRA-FUND TRANSFERS IN		1,032,060.00	618.70	1,237.40	0.12	1,030,822.60
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*** TOTAL REVENUE ***		6,953,497.00	433,203.93	1,032,408.28	14.85	5,921,088.72
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	264,013.00	12,670.72	25,406.53	9.62	238,606.47
501502	Car Allowance	12,000.00	461.54	923.08	7.69	11,076.92
501503	Overtime	2,000.00	21.17	181.68	9.08	1,818.32
501504	Event Overtime	0.00	0.00	0.00	0.00	0.00
501505	Cell Phone Allowance	0.00	0.00	0.00	0.00	0.00
501506	Salary 4B	0.00	0.00	0.00	0.00	0.00
501507	Salary 4A	0.00	0.00	0.00	0.00	0.00
501515	Longevity	175.00	0.00	0.00	0.00	175.00
501516	T.E.C.	540.00	0.00	0.00	0.00	540.00
501517	T.M.R.S.	12,884.00	646.53	646.53	5.02	12,237.47
501518	Worker's Comp.	675.00	0.00	0.00	0.00	675.00
501526	Insurance (Med/Den/Life/Vis.)	42,327.00	2,328.75	6,986.25	16.51	35,340.75
501536	Payroll Tax (F.I.C.A.)	24,724.00	920.87	1,857.40	7.51	22,866.60
501543	Educ., Travel & Cert.	3,000.00	24.56	24.56	0.82	2,975.44
501547	Drug Test	100.00	0.00	0.00	0.00	100.00
501550	Dues & Memberships	<u>1,620.00</u>	<u>329.00</u>	<u>329.00</u>	<u>20.31</u>	<u>1,291.00</u>
TOTAL PERSONNEL SERVICES		364,058.00	17,403.14	36,355.03	9.99	327,702.97

CONTRACTUAL EXPENSES

501625	Maintenance & Repair Vehicles	2,000.00	14,128.47	14,162.22	708.11	(12,162.22)
501629	Inspection Services	330,000.00	7,149.90	51,586.80	15.63	278,413.20
501632	Consultant/Contract Services	29,720.00	2,060.00	4,060.00	13.66	25,660.00
501632.01	Contract-ST9 380 Agreement	0.00	0.00	0.00	0.00	0.00
501632.05	Contract-Realtor's Commission	75,000.00	0.00	0.00	0.00	75,000.00
501640	Legal	80,000.00	5,774.97	11,766.62	14.71	68,233.38
501640.01	Legal Fees-Disaster	0.00	0.00	0.00	0.00	0.00
501640.02	LEGAL - TX LEGISLATURE MONITO	30,000.00	0.00	0.00	0.00	30,000.00
501641	Accounting	18,585.00	0.00	0.00	0.00	18,585.00
501642	Appraisal District Fee	0.00	0.00	0.00	0.00	0.00
501643	Engineering	250,000.00	49,466.57	122,040.21	48.82	127,959.79
501644	Delinquent Tax Attorney Fee	0.00	0.00	0.00	0.00	0.00
501645	Cost of Election	0.00	0.00	0.00	0.00	0.00
501670	Rental of Office Equipment	6,200.00	26.39	983.59	15.86	5,216.41
501673	Computer Software (S/W)	42,611.00	821.53	2,257.72	5.30	40,353.28
501674	Posting / Advertising	0.00	(222.34)	(222.34)	0.00	222.34
501677	Computer Asst (IT Services)	<u>15,000.00</u>	<u>582.50</u>	<u>2,238.75</u>	<u>14.93</u>	<u>12,761.25</u>
TOTAL CONTRACTUAL EXPENSES		879,116.00	79,787.99	208,873.57	23.76	670,242.43

MISCELLANIOUS EXPENSES

501744	Minor Equipment	1,000.00	0.00	6.99	0.70	993.01
501750	Park Restroom Supplies	0.00	0.00	0.00	0.00	0.00
501751	Misc Expense - Prior Year	0.00	0.00	0.00	0.00	0.00
501760	Fuel	0.00	0.00	0.00	0.00	0.00
501766	Office Supplies	5,000.00	709.66	1,306.38	26.13	3,693.62
501768	Planning Comm. Expenses	16,400.00	214.13	480.55	2.93	15,919.45
501774	Phones & Communication Equip.	960.00	78.58	157.16	16.37	802.84
501775	Ref. Books, Reports, Subscrip	1,000.00	0.00	0.00	0.00	1,000.00

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

01 -GENERAL FUND

CITY HALL / ADMIN

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
501778	Flower Fund	750.00	0.00	0.00	0.00	750.00
501779	Morale/Welfare	<u>1,000.00</u>	<u>0.00</u>	<u>19.98</u>	<u>2.00</u>	<u>980.02</u>
	TOTAL MISCELLANIOUS EXPENSES	26,110.00	1,002.37	1,971.06	7.55	24,138.94

EXPENSES (Continued)

501800	Bank Fees	2,000.00	0.00	50.00	2.50	1,950.00
501801	Mayor/Council Christmas Recep	0.00	0.00	0.00	0.00	0.00
501806	City Administrator's Fund	3,000.00	0.00	817.04	27.23	2,182.96
501807	Community Special Events	14,000.00	185.00	555.00	3.96	13,445.00
501807.06	COMMUNITY EVENTS	0.00	0.00	0.00	0.00	0.00
501810	Advertising	0.00	0.00	0.00	0.00	0.00
501833	Postage	3,500.00	638.49	968.08	27.66	2,531.92
501841	J.R. MOORE GEN	0.00	0.00	0.00	0.00	0.00
501888	Ad Val Trans to 2006 C/O's I&	0.00	0.00	0.00	0.00	0.00
501889	TRANSFER TO 2014 C/O'S I & S	0.00	0.00	0.00	0.00	0.00
501890	OTHER USES-GRANT REPAYMENT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL EXPENSES (Continued)	22,500.00	823.49	2,390.12	10.62	20,109.88

CAPITAL EXPENSES

501919	City Hall Furnishing-Lease Pm	0.00	0.00	0.00	0.00	0.00
501920	Computer Equipment	0.00	0.00	0.00	0.00	0.00
501924	NEW CITY PARK	0.00	0.00	0.00	0.00	0.00
501999	DUE TO STATE PAYMENT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CAPITAL EXPENSES	0.00	0.00	0.00	0.00	0.00

TOTAL CITY HALL / ADMIN	1,291,784.00	99,016.99	249,589.78	19.32	1,042,194.22
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FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	1,207,552.00	85,171.29	170,820.90	14.15	1,036,731.10
502503	Overtime	30,000.00	3,443.14	5,458.47	18.19	24,541.53
502504	S.T.E.P. Overtime	0.00	0.00	0.00	0.00	0.00
502505	Cell Phone Allowance	0.00	0.00	0.00	0.00	0.00
502510	Salary Benefit Reimbursement	0.00	0.00	0.00	0.00	0.00
502515	Longevity	7,000.00	0.00	0.00	0.00	7,000.00
502516	T.E.C.	4,140.00	0.00	8.05	0.19	4,131.95
502517	T.M.R.S.	60,734.00	4,193.30	4,193.30	6.90	56,540.70
502518	Worker's Comp.	30,000.00	0.00	0.00	0.00	30,000.00
502526	Insurance (Med/Den/Life/Vis.)	324,510.00	22,110.79	64,003.63	19.72	260,506.37
502536	Payroll Tax (F.I.C.A.)	95,208.00	6,636.04	13,185.56	13.85	82,022.44
502543	Educ., Travel & Cert.	20,000.00	2,711.39	14,176.39	70.88	5,823.61
502544	State P.D. Education	0.00	0.00	750.00	0.00	(750.00)
502547	Drug Test	600.00	70.00	114.00	19.00	486.00
502550	Dues, Promotions & Membership	3,000.00	3,227.99	5,577.97	185.93	(2,577.97)
502587	Texas BEST Practices	0.00	0.00	0.00	0.00	0.00
502588	Child Support	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES		1,782,744.00	127,563.94	278,288.27	15.61	1,504,455.73

CONTRACTUAL EXPENSES

502604	Police Department Cell Phones	12,000.00	1,288.44	2,411.04	20.09	9,588.96
502605	UTILITIES/TELEPHONE	0.00	0.00	0.00	0.00	0.00
502625	Maintenance & Repair/Vehicles	35,000.00	7,262.09	8,804.57	25.16	26,195.43
502630	Outside Services	2,500.00	786.00	1,542.54	61.70	957.46
502633	Maint. & Repair/Building/Equi	0.00	0.00	0.00	0.00	0.00
502634	Maint. & Repair Office Equip.	500.00	0.00	0.00	0.00	500.00
502637	Radios	4,100.00	0.00	3,780.00	92.20	320.00
502638	Harris Co. Contract-Radios	0.00	0.00	0.00	0.00	0.00
502640	Legal	0.00	0.00	0.00	0.00	0.00
502654	Capital Lease-Principal	0.00	0.00	0.00	0.00	0.00
502670	Copy Machine / Lease of O.E.	4,000.00	511.90	594.24	14.86	3,405.76
502672	Contractual Leases	0.00	0.00	0.00	0.00	0.00
502673	Computer Software	27,898.00	886.71	4,643.75	16.65	23,254.25
502677	IT Services	<u>14,000.00</u>	<u>908.75</u>	<u>1,536.25</u>	<u>10.97</u>	<u>12,463.75</u>
TOTAL CONTRACTUAL EXPENSES		99,998.00	11,643.89	23,312.39	23.31	76,685.61

MISCELLANIOUS EXPENSES

502744	Minor Equipment	9,000.00	0.00	1,420.00	15.78	7,580.00
502760	Fuel	50,000.00	11,770.67	11,770.67	23.54	38,229.33
502762	Uniforms & Badges	23,000.00	3,187.39	4,974.08	21.63	18,025.92
502763	Motor Vehicle Supplies	0.00	0.00	0.00	0.00	0.00
502764	Impaired Driving Mobility Exp	0.00	0.00	0.00	0.00	0.00
502765	Expense -Tobacco Grant	0.00	0.00	0.00	0.00	0.00
502766	Office Supplies	7,450.00	578.91	2,081.41	27.94	5,368.59
502767	Safety Equipment	0.00	0.00	0.00	0.00	0.00
502768	Click It or Ticket Campaign	0.00	0.00	0.00	0.00	0.00
502769	Evidence Supplies	2,750.00	0.00	(196.50)	7.15-	2,946.50

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

01 -GENERAL FUND

POLICE

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
502770	Special Operations	1,500.00	0.00	0.00	0.00	1,500.00
502771	Citizens Police Academy	0.00	0.00	0.00	0.00	0.00
502772	Office Safety Equip Program	0.00	0.00	0.00	0.00	0.00
502773	SPECIAL OPERATIONS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL MISCELLANIOUS EXPENSES	93,700.00	15,536.97	20,049.66	21.40	73,650.34
<u>EXPENSES (Continued)</u>						
502827	Fleet Insurance - TML	23,000.00	0.00	0.00	0.00	23,000.00
502828	Law Enforcement Liability	15,000.00	0.00	0.00	0.00	15,000.00
502830	Special Events	0.00	0.00	0.00	0.00	0.00
502833	Postage	<u>200.00</u>	<u>32.44</u>	<u>82.43</u>	<u>41.22</u>	<u>117.57</u>
	TOTAL EXPENSES (Continued)	38,200.00	32.44	82.43	0.22	38,117.57
<u>CAPITAL EXPENSES</u>						
502920	Computer Equipment	0.00	0.00	0.00	0.00	0.00
502921	Radios	5,000.00	0.00	0.00	0.00	5,000.00
502922	Tasers	8,500.00	946.25	7,433.00	87.45	1,067.00
502924	Safety Vests	0.00	0.00	0.00	0.00	0.00
502951	Motor Vehicles	52,615.00	0.00	0.00	0.00	52,615.00
502954	Capital lease-Principal	0.00	26,937.00	26,937.00	0.00	(26,937.00)
502955	Capital Lease-Interest	0.00	0.00	0.00	0.00	0.00
502960	CAPITAL-OFFICE FURNITURE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CAPITAL EXPENSES	66,115.00	27,883.25	34,370.00	51.99	31,745.00
<u>TOTAL POLICE</u>						
		2,080,757.00	182,660.49	356,102.75	17.11	1,724,654.25
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FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	721,010.00	38,748.84	77,649.23	10.77	643,360.77
503503	Overtime	20,000.00	1,735.68	2,819.64	14.10	17,180.36
503505	Cell Phone Allowance	0.00	0.00	0.00	0.00	0.00
503506	SALARY 4B	0.00	0.00	0.00	0.00	0.00
503515	Longevity	1,190.00	0.00	0.00	0.00	1,190.00
503516	T.E.C.	3,420.00	0.00	20.26	0.59	3,399.74
503517	T.M.R.S.	36,219.00	1,878.70	1,878.70	5.19	34,340.30
503518	Worker's Comp.	15,000.00	0.00	0.00	0.00	15,000.00
503526	Insurance (Med/Den/Life/Vis.)	268,074.00	11,643.70	38,424.21	14.33	229,649.79
503536	Payroll Tax (F.I.C.A.)	56,778.00	3,055.55	6,087.38	10.72	50,690.62
503543	Educ., Travel & Cert.	5,000.00	520.00	520.00	10.40	4,480.00
503547	Drug Test	500.00	70.00	70.00	14.00	430.00
503588	CHILD SUPPORT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES		1,127,191.00	57,652.47	127,469.42	11.31	999,721.58

CONTRACTUAL EXPENSES

503602	Utilities/Water/Montgomery Co	0.00	0.00	0.00	0.00	0.00
503604	Electric (Street Lights)	50,000.00	5,963.47	11,060.90	22.12	38,939.10
503605	Cell Phones	5,500.00	701.68	1,395.32	25.37	4,104.68
503625	Maintenance & Repair/Vehicle	10,000.00	966.14	2,094.27	20.94	7,905.73
503632	Contract/Consulting Services	4,500.00	0.00	404.40	8.99	4,095.60
503632.01	FEMA#4269 EXPENSE	0.00	0.00	0.00	0.00	0.00
503633	Maint & Repair Equip.-Heavy	4,000.00	968.31	1,265.49	31.64	2,734.51
503643	Engineering	0.00	0.00	0.00	0.00	0.00
503650	Mowing	20,000.00	0.00	0.00	0.00	20,000.00
503653	Ditch Renovations	0.00	0.00	0.00	0.00	0.00
503654	Road Repaving & Repair	0.00	0.00	0.00	0.00	0.00
503655	Street Signs & Flags	3,000.00	1,400.33	1,479.23	49.31	1,520.77
503663	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		100,000.00	9,999.93	17,699.61	17.70	82,300.39

MISCELLANIOUS EXPENSES

503700	Gen Supplies	11,300.00	1,593.08	3,087.18	27.32	8,212.82
503744	Minor Tools & Equipment	20,000.00	3,581.96	3,750.49	18.75	16,249.51
503749	Street Supplies	1,000.00	0.00	0.00	0.00	1,000.00
503760	Fuel	35,000.00	6,736.13	6,746.95	19.28	28,253.05
503761	Tires and Tubes	3,000.00	0.00	1,225.00	40.83	1,775.00
503762	Uniforms & Badges	<u>15,000.00</u>	<u>1,159.24</u>	<u>2,043.59</u>	<u>13.62</u>	<u>12,956.41</u>
TOTAL MISCELLANIOUS EXPENSES		85,300.00	13,070.41	16,853.21	19.76	68,446.79

EXPENSES (Continued)

503801	Expense Reimbursement	0.00	0.00	0.00	0.00	0.00
503827	Fleet Insurance - TML	10,000.00	0.00	0.00	0.00	10,000.00
503831	Damage Claims	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EXPENSES (Continued)		10,000.00	0.00	0.00	0.00	10,000.00

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

01 -GENERAL FUND

PUBLIC WORKS

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>CAPITAL EXPENSES</u>						
503940	Mowers & Edgers	32,000.00	10,036.90	10,659.00	33.31	21,341.00
503945	Other Equipment	0.00	0.00	0.00	0.00	0.00
503951	Motor Vehicles	<u>130,641.00</u>	<u>60,617.50</u>	<u>60,617.50</u>	<u>46.40</u>	<u>70,023.50</u>
TOTAL CAPITAL EXPENSES		162,641.00	70,654.40	71,276.50	43.82	91,364.50
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TOTAL PUBLIC WORKS		1,485,132.00	151,377.21	233,298.74	15.71	1,251,833.26
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FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	90,927.00	7,244.31	14,500.23	15.95	76,426.77
504503	Overtime	3,000.00	0.00	168.96	5.63	2,831.04
504515	Longevity	515.00	0.00	0.00	0.00	515.00
504516	T.E.C.	360.00	0.00	0.00	0.00	360.00
504517	T.M.R.S.	4,609.00	359.36	359.36	7.80	4,249.64
504518	Worker's Comp.	232.00	0.00	0.00	0.00	232.00
504526	Insurance (Med/Den/Life/Vis.)	28,218.00	2,328.74	6,986.22	24.76	21,231.78
504536	Payroll Tax (F.I.C.A.)	7,225.00	548.94	1,111.70	15.39	6,113.30
504543	Educ.,Travel & Cert.	1,500.00	0.00	0.00	0.00	1,500.00
504547	Drug Test	35.00	0.00	0.00	0.00	35.00
504550	Dues & Memberships	200.00	0.00	0.00	0.00	200.00
504565	Security Fund Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES		136,821.00	10,481.35	23,126.47	16.90	113,694.53

CONTRACTUAL EXPENSES

504600	Technical Fund Expense	0.00	0.00	0.00	0.00	0.00
504605	Utilities/Telephone/Internet	0.00	0.00	0.00	0.00	0.00
504632	Contract/Outside Services	13,000.00	1,000.00	2,000.00	15.38	11,000.00
504633	Maint. & Repair/Building/Equi	0.00	0.00	0.00	0.00	0.00
504640	Legal	12,000.00	900.00	1,800.00	15.00	10,200.00
504670	RENTAL OF OFFICE EQUIPMENT	1,000.00	0.00	0.00	0.00	1,000.00
504673	Computer Software & Support	16,500.00	0.00	192.20	1.16	16,307.80
504677	Computer Asst. / IT Services	<u>5,000.00</u>	<u>93.75</u>	<u>93.75</u>	<u>1.88</u>	<u>4,906.25</u>
TOTAL CONTRACTUAL EXPENSES		47,500.00	1,993.75	4,085.95	8.60	43,414.05

MISCELLANIOUS EXPENSES

504766	Office Supplies	5,000.00	40.00	51.40	1.03	4,948.60
504769	Office Equipment	2,500.00	0.00	0.00	0.00	2,500.00
504775	Ref. Books, Reports, Subscrip	<u>100.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL MISCELLANIOUS EXPENSES		7,600.00	40.00	51.40	0.68	7,548.60

EXPENSES (Continued)

504800	Bank Fees	250.00	0.00	0.00	0.00	250.00
504801	Misc. Expense Reimbursement	0.00	0.00	0.00	0.00	0.00
504802	2003-2008 BAD CHECK REIMBURSE	0.00	0.00	0.00	0.00	0.00
504803	Over/Short Cash	0.00	0.00	0.00	0.00	0.00
504810	Court Jurors	200.00	0.00	0.00	0.00	200.00
504812	OMNI	0.00	0.00	0.00	0.00	0.00
504814	C.O.L.A.G.Y.	35,000.00	0.00	0.00	0.00	35,000.00
504815	State Comptroller Fees	0.00	0.00	0.00	0.00	0.00
504817	TCLEOSE	0.00	0.00	0.00	0.00	0.00
504833	Postage	2,500.00	24.99	274.97	11.00	2,225.03
504845	JUDICIAL EFFICIENCY EXPENSE	0.00	0.00	0.00	0.00	0.00
504850	Security Fund Expense	0.00	0.00	0.00	0.00	0.00
504855	Technical Fund Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EXPENSES (Continued)		37,950.00	24.99	274.97	0.72	37,675.03

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

01 -GENERAL FUND

MUNICIPAL COURT

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
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CAPITAL EXPENSES						
504920	Computer Equipment	0.00	0.00	0.00	0.00	0.00
	TOTAL CAPITAL EXPENSES	0.00	0.00	0.00	0.00	0.00
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TOTAL MUNICIPAL COURT		229,871.00	12,540.09	27,538.79	11.98	202,332.21
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FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	123,760.00	8,662.29	16,396.89	13.25	107,363.11
505503	Overtime	12,000.00	749.51	2,550.11	21.25	9,449.89
505506	SALARY 4B	2,400.00	184.62	369.24	15.39	2,030.76
505515	Longevity	990.00	0.00	0.00	0.00	990.00
505516	T.E.C.	540.00	0.00	7.74	1.43	532.26
505517	T.M.R.S.	4,936.00	470.45	470.45	9.53	4,465.55
505518	Worker's Comp	350.00	0.00	0.00	0.00	350.00
505526	Insurance (Med/Den/Life/Vis.)	28,218.00	2,328.74	6,986.22	24.76	21,231.78
505536	Payroll Tax (F.I.C.A.)	10,645.00	729.73	1,468.52	13.80	9,176.48
505543	Educ., Travel & Cert.	1,000.00	0.00	0.00	0.00	1,000.00
505547	Drug Test	70.00	0.00	0.00	0.00	70.00
505550	Dues & Memberships	<u>350.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>350.00</u>
TOTAL PERSONNEL SERVICES		185,259.00	13,125.34	28,249.17	15.25	157,009.83
<u>CONTRACTUAL EXPENSES</u>						
505632	Contract/Outside Services	0.00	0.00	0.00	0.00	0.00
505644	Appraisal District Fee	<u>10,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,000.00</u>
TOTAL CONTRACTUAL EXPENSES		10,000.00	0.00	0.00	0.00	10,000.00
<u>MISCELLANIOUS EXPENSES</u>						
505766	Office Supplies	1,000.00	46.41	280.42	28.04	719.58
505769	Office Equipment	3,000.00	0.00	0.00	0.00	3,000.00
505774	Communications Equip / Phones	0.00	0.00	0.00	0.00	0.00
505775	Ref. Books, Reports, Subscrip	<u>200.00</u>	<u>0.00</u>	<u>30.93</u>	<u>15.47</u>	<u>169.07</u>
TOTAL MISCELLANIOUS EXPENSES		4,200.00	46.41	311.35	7.41	3,888.65
<u>EXPENSES (Continued)</u>						
505800	Bank Fees	600.00	4,579.16	7,473.40	245.57	(6,873.40)
505805	Mileage Reimbursement	0.00	0.00	0.00	0.00	0.00
505820	Surety & Fidelity Bonds	7,500.00	0.00	0.00	0.00	7,500.00
505883	Postage	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EXPENSES (Continued)		8,100.00	4,579.16	7,473.40	92.26	626.60
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TOTAL FINANCE		207,559.00	17,750.91	36,033.92	17.36	171,525.08
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FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

01 -GENERAL FUND

CITY SECRETARY

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
506501	Salary	66,950.00	5,150.00	10,300.00	15.38	56,650.00
506503	Overtime	0.00	0.00	0.00	0.00	0.00
506505	CELL PHONE ALLOWANCE	300.00	23.08	46.16	15.39	253.84
506506	Salary 4B	2,100.00	161.54	323.08	15.38	1,776.92
506507	Salary 4A	2,100.00	161.54	323.08	15.38	1,776.92
506515	Longevity	125.00	0.00	0.00	0.00	125.00
506516	T.E.C.	360.00	0.00	0.00	0.00	360.00
506517	T.M.R.S.	3,494.00	266.02	266.02	7.61	3,227.98
506518	Workers Comp.	171.00	0.00	0.00	0.00	171.00
506526	Insurance (Med/Den/Life/Vis.)	14,109.00	1,164.37	3,493.11	24.76	10,615.89
506536	Payroll Tax (F.I.C.A.)	5,475.00	420.46	840.92	15.36	4,634.08
506543	Educ., Travel & Cert.	2,500.00	0.00	965.16	38.61	1,534.84
506547	Drug Test	35.00	0.00	0.00	0.00	35.00
506550	Dues & Memberships	<u>495.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>495.00</u>
TOTAL PERSONNEL SERVICES		98,214.00	7,347.01	16,557.53	16.86	81,656.47
<u>CONTRACTUAL EXPENSES</u>						
506673	COMPUTER SOFTWARE (S/W)	1,000.00	343.75	1,597.75	159.78	(597.75)
506674	Posting & Advertising	<u>10,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,000.00</u>
TOTAL CONTRACTUAL EXPENSES		11,000.00	343.75	1,597.75	14.53	9,402.25
<u>MISCELLANIOUS EXPENSES</u>						
506766	Office Supplies	0.00	0.00	0.00	0.00	0.00
506769	Office Equipment	1,000.00	0.00	0.00	0.00	1,000.00
506773	Cost of Election	21,000.00	0.00	0.00	0.00	21,000.00
506774	Communication Equip./Telephon	0.00	0.00	0.00	0.00	0.00
506775	Magazines, Maps & Books	300.00	0.00	0.00	0.00	300.00
506777	Election Material	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL MISCELLANIOUS EXPENSES		22,300.00	0.00	0.00	0.00	22,300.00
<u>EXPENSES (Continued)</u>						
506833	Postage	0.00	0.00	0.00	0.00	0.00
506834	Recording Fees	1,000.00	47.00	47.00	4.70	953.00
506836	Printing	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EXPENSES (Continued)		1,000.00	47.00	47.00	4.70	953.00
<u>CAPITAL EXPENSES</u>						
506960	CAPITAL-OFFICE FURNITURE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CAPITAL EXPENSES		0.00	0.00	0.00	0.00	0.00
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TOTAL CITY SECRETARY		132,514.00	7,737.76	18,202.28	13.74	114,311.72
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FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

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>						
509602	Water & Sewer	0.00	0.00	0.00	0.00	0.00
509603	Utilities / Electric	18,000.00	1,375.02	3,040.78	16.89	14,959.22
509604	Utilities / Gas	0.00	0.00	0.00	0.00	0.00
509605	Telephone & Internet	18,000.00	1,539.39	3,237.61	17.99	14,762.39
509632	Contractual Services	2,000.00	1,149.06	1,149.06	57.45	850.94
509633	Building/Grounds Maintenance	12,000.00	285.00	1,314.61	10.96	10,685.39
509634	Heat/AC	4,000.00	1,096.53	1,096.53	27.41	2,903.47
509650	MOWING	0.00	0.00	0.00	0.00	0.00
509671	Janitorial Services / Cleanin	17,000.00	1,350.00	2,700.00	15.88	14,300.00
509672	Garbage	0.00	0.00	0.00	0.00	0.00
509673	Computer S/W Licens. & Upgra	0.00	0.00	0.00	0.00	0.00
509677	IT Services	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CONTRACTUAL EXPENSES		71,000.00	6,795.00	12,538.59	17.66	58,461.41
<u>MISCELLANIOUS EXPENSES</u>						
509700	Supplies (Misc.)	15,000.00	1,167.43	2,845.04	18.97	12,154.96
509700.01	COVID-19 Expenses	0.00	0.00	0.00	0.00	0.00
509705	Hurricane "IKE" Disaster Reco	0.00	0.00	0.00	0.00	0.00
509744	Minor Equipment	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>
TOTAL MISCELLANIOUS EXPENSES		17,000.00	1,167.43	2,845.04	16.74	14,154.96
<u>EXPENSES (Continued)</u>						
509826	Building Insurance	<u>4,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,500.00</u>
TOTAL EXPENSES (Continued)		4,500.00	0.00	0.00	0.00	4,500.00
<u>CAPITAL EXPENSES</u>						
509920	Capital-Computer Equipment	0.00	0.00	0.00	0.00	0.00
509950	Capital-Building Improvements	6,000.00	4,318.49	4,318.49	71.97	1,681.51
509974	Capital Outlay	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CAPITAL EXPENSES		6,000.00	4,318.49	4,318.49	71.97	1,681.51
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TOTAL FACILITES		98,500.00	12,280.92	19,702.12	20.00	78,797.88
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FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

01 -GENERAL FUND

CITY COUNCIL

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
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PERSONNEL SERVICES

510501	Council Meeting Stipend	0.00	0.00	0.00	0.00	0.00
510526	Insurance (Med,Dental,Vision)	43,700.00	3,558.21	10,674.63	24.43	33,025.37
510536	Payroll Tax (F.I.C.A.)	0.00	0.00	0.00	0.00	0.00
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		46,200.00	3,558.21	10,674.63	23.11	35,525.37

CONTRACTUAL EXPENSES

510604	CELL PHONES	2,880.00	263.73	527.46	18.31	2,352.54
510632	Consultant Services	0.00	0.00	0.00	0.00	0.00
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	263.73	527.46	16.08	2,752.54

MISCELLANIOUS EXPENSES

510744	Minor Equipment	2,000.00	0.00	0.00	0.00	2,000.00
510766	Office Supplies	350.00	0.00	0.00	0.00	350.00
510774	Phone / Communication Equip	0.00	0.00	0.00	0.00	0.00
510775	Ref. Books, Reports, Subscrip	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL MISCELLANIOUS EXPENSES		2,350.00	0.00	0.00	0.00	2,350.00

EXPENSES (Continued)

510801	Misc. Expense Reimbursement	0.00	0.00	0.00	0.00	0.00
510879	Elected Officials Ins. -TML	<u>1,800.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,800.00</u>
TOTAL EXPENSES (Continued)		1,800.00	0.00	0.00	0.00	1,800.00

CAPITAL EXPENSES

510920	Computers & Equipment	0.00	0.00	0.00	0.00	0.00
510999	EXPENSE (AUDIT ADJ)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CAPITAL EXPENSES		0.00	0.00	0.00	0.00	0.00

TOTAL CITY COUNCIL		53,630.00	3,821.94	11,202.09	20.89	42,427.91
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FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

01 -GENERAL FUND

PARKS

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
511501	Salaries	0.00	0.00	0.00	0.00	0.00
511503	Overtime	0.00	0.00	0.00	0.00	0.00
511515	Longevity	0.00	0.00	0.00	0.00	0.00
511516	T.E.C.	0.00	0.00	0.00	0.00	0.00
511517	TMRS	0.00	0.00	0.00	0.00	0.00
511518	Worker's Comp.	0.00	0.00	0.00	0.00	0.00
511526	Insurance	0.00	0.00	0.00	0.00	0.00
511536	Payroll Tax (F.I.C.A.)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES		0.00	0.00	0.00	0.00	0.00
<u>CONTRACTUAL EXPENSES</u>						
511603	Utilities/Electric	3,500.00	243.98	707.94	20.23	2,792.06
511632	Contractual Services/Parks	3,000.00	0.00	0.00	0.00	3,000.00
511633	Grounds Maintenance	15,000.00	630.00	780.00	5.20	14,220.00
511634	Building Maintenance	3,000.00	0.00	0.00	0.00	3,000.00
511650	Mowing	0.00	0.00	0.00	0.00	0.00
511663	RENTAL OF EQUIPMENT	3,000.00	0.00	0.00	0.00	3,000.00
511671	Janitorial Services/cleaning	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CONTRACTUAL EXPENSES		27,500.00	873.98	1,487.94	5.41	26,012.06
<u>MISCELLANIOUS EXPENSES</u>						
511700	Supplies	3,500.00	1,366.10	1,366.10	39.03	2,133.90
511744	Minor Tools & Equipment	6,400.00	59.60	59.60	0.93	6,340.40
511760	Gas/Oil	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL MISCELLANIOUS EXPENSES		9,900.00	1,425.70	1,425.70	14.40	8,474.30
<u>EXPENSES (Continued)</u>						
511826	Property Insurance-TML	<u>2,200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,200.00</u>
TOTAL EXPENSES (Continued)		2,200.00	0.00	0.00	0.00	2,200.00
<u>CAPITAL EXPENSES</u>						
511940	Equipment	0.00	0.00	0.00	0.00	0.00
511950	Capital-Bldg Improvements	0.00	0.00	0.00	0.00	0.00
511960	Capital Outlay	<u>25,850.00</u>	<u>25,750.00</u>	<u>26,250.00</u>	<u>101.55</u>	<u>(400.00)</u>
TOTAL CAPITAL EXPENSES		25,850.00	25,750.00	26,250.00	101.55	(400.00)
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TOTAL PARKS		65,450.00	28,049.68	29,163.64	44.56	36,286.36
		=====	=====	=====	=====	=====
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*** TOTAL EXPENDITURES ***		5,645,197.00	515,235.99	980,834.11	17.37	4,664,362.89
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*** REVENUES OVER/ (UNDER) EXPENDITURES *		1,308,300.00	(82,032.06)	51,574.17	0.00	1,256,725.83
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

02 -WATER

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
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<u>REVENUE SUMMARY</u>						
	REVENUE	10,452,000.00	847,574.18	1,776,555.93	17.00	8,675,444.07
	GENERAL AND ADMINISTRATIV	266,971.00	0.00	0.00	0.00	266,971.00
	PROJECT REVENUE	<u>0.00</u>	<u>0.00</u>	<u>(43,087.50)</u>	<u>0.00</u>	<u>43,087.50</u>
***	TOTAL REVENUES ***	10,718,971.00	847,574.18	1,733,468.43	16.17	8,985,502.57
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	WATER	5,685,544.00	383,136.79	1,244,128.42	21.88	4,441,415.58
	PENSION EXP	0.00	0.00	0.00	0.00	0.00
	BOND EXPENSE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
***	TOTAL EXPENDITURES ***	5,685,544.00	383,136.79	1,244,128.42	21.88	4,441,415.58
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	5,033,427.00	464,437.39	489,340.01	9.72	4,544,086.99
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

02 -WATER

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE</u>						
40000	TRANSFERS-NET UTILITY FUND	0.00	0.00	0.00	0.00	0.00
40001	Water Fund Revenue	1,750,000.00	193,267.30	415,220.10	23.73	1,334,779.90
40001.03	Sewer Fund Revenue	1,200,000.00	120,770.76	244,821.60	20.40	955,178.40
40002.09	Water Impact Revenue	1,600,000.00	106,000.00	218,500.00	13.66	1,381,500.00
40003	Road Bore Fee	10,000.00	0.00	6,820.00	68.20	3,180.00
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	181,000.00	367,200.00	11.48	2,832,800.00
40004	Water Tap Fees	400,000.00	42,930.73	99,319.48	24.83	300,680.52
40004.03	Sewer Tap Fees	550,000.00	27,750.00	87,875.00	15.98	462,125.00
40005	Reconnect Fees	40,000.00	4,349.23	9,494.23	23.74	30,505.77
40006	Credit Card Fees	30,000.00	693.75	1,670.15	5.57	28,329.85
40009	Application Fee	0.00	0.00	0.00	0.00	0.00
40010.03	Garbage Collection Fees	4,000.00	354.87	674.69	16.87	3,325.31
40011.03	Garbage Revenue	350,000.00	32,169.43	62,348.24	17.81	287,651.76
40012	Misc. Revenue	0.00	15,595.00	16,095.00	0.00	(16,095.00)
40012.03	Misc. Revenues-Sewer	0.00	0.00	0.00	0.00	0.00
40015	Cash Collections / Misc.	0.00	0.00	0.83	0.00	(0.83)
40016	Late Fees-Water	25,000.00	4,328.68	7,400.32	29.60	17,599.68
40016.03	Late Fees-Sewer	25,000.00	1,255.32	2,225.77	8.90	22,774.23
40018	Disconnect Fees	30,000.00	5,670.00	5,670.00	18.90	24,330.00
40019	COLLECTIONS (LOCKBOX)	0.00	0.00	0.00	0.00	0.00
40020	Interest Income	0.00	0.12	0.22	0.00	(0.22)
40020.09	Impact Fund Interest	6,000.00	25,526.97	46,290.97	771.52	(40,290.97)
40024	LoneStarGroundwaterConservati	30,000.00	4,328.06	9,368.04	31.23	20,631.96
40025	San Jac River Authority Fee	500,000.00	78,199.67	169,035.09	33.81	330,964.91
40026	Major Maintenance Fee	22,500.00	1,767.74	3,378.44	15.02	19,121.56
40027	Depreciation Fee	19,000.00	1,564.35	3,030.31	15.95	15,969.69
40028	TX DOT Reimbursement	0.00	0.00	0.00	0.00	0.00
40029	INSTITUTIONAL/NON PRF/EXEMPT	1,000.00	52.20	117.45	11.75	882.55
40030	GRANT INCOME	0.00	0.00	0.00	0.00	0.00
40033	Transfer In	0.00	0.00	0.00	0.00	0.00
40034	TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
40040	Transfer in from Debt Service	<u>654,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>654,500.00</u>
TOTAL REVENUE		10,452,000.00	847,574.18	1,776,555.93	17.00	8,675,444.07

GENERAL AND ADMINISTRATIV

40106	Transfer in from 4B	266,971.00	0.00	0.00	0.00	266,971.00
40129	SALE OF ASSETS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL GENERAL AND ADMINISTRATIV		266,971.00	0.00	0.00	0.00	266,971.00

PROJECT REVENUE

40900	GRANT REVENUE-WATER	0.00	0.00	0.00	0.00	0.00
40900.03	GRANT REVENUE-SEWER	<u>0.00</u>	<u>0.00</u>	<u>(43,087.50)</u>	<u>0.00</u>	<u>43,087.50</u>
TOTAL PROJECT REVENUE		0.00	0.00	(43,087.50)	0.00	43,087.50

*** TOTAL REVENUE ***	10,718,971.00	847,574.18	1,733,468.43	16.17	8,985,502.57
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FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

02 -WATER

WATER

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>I & S PAYMENTS</u>						
500033	2017 SIB PRIN I&S PMT	0.00	0.00	0.00	0.00	0.00
500033.01	2017 SIB INT I&S PMT	16,906.00	0.00	0.00	0.00	16,906.00
500034	Interest Expense-2011 SIB Loa	16,183.00	0.00	0.00	0.00	16,183.00
500035	2014 C/O Interest Expense	167,075.00	0.00	84,437.50	50.54	82,637.50
500036	Adj Interest Expense	0.00	0.00	0.00	0.00	0.00
500040	Interest Expense-2022 SIB Loa	22,240.00	0.00	0.00	0.00	22,240.00
500045	INTEREST EXP-2019 W/F BRDG LN	0.00	0.00	0.00	0.00	0.00
500050	INTEREST EXP-2019 TAX/REV C/O	0.00	0.00	0.00	0.00	0.00
500051	INT EXP-2021 GO REFUNDING BON	214,349.00	0.00	114,261.88	53.31	100,087.12
500052	INT EXP 2022 TAX REV C/O	773,951.00	0.00	338,913.27	43.79	435,037.73
500099	Amortization of Premium	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL I & S PAYMENTS		1,210,704.00	0.00	537,612.65	44.40	673,091.35

PERSONNEL SERVICES

500501	Salaries	77,256.00	5,018.23	9,580.25	12.40	67,675.75
500503	Overtime	4,000.00	679.69	769.69	19.24	3,230.31
500505	Cell Phone Allowance	0.00	0.00	0.00	0.00	0.00
500515	Longevity	145.00	0.00	0.00	0.00	145.00
500516	T.E.C.	360.00	0.00	0.28	0.08	359.72
500517	T.M.R.S.	3,972.00	225.16	225.16	5.67	3,746.84
500518	Worker's Comp.	197.00	0.00	0.00	0.00	197.00
500519	COMPENSATED ABSENCES ADJ	0.00	0.00	0.00	0.00	0.00
500526	Insurance (Med/Den/Life/Vis.)	28,218.00	2,328.74	6,986.22	24.76	21,231.78
500536	Payroll Tax (F.I.C.A.)	6,227.00	427.57	775.52	12.45	5,451.48
500543	Educ.,Travel & Cert.	1,000.00	0.00	0.00	0.00	1,000.00
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	84,998.00	0.00	44,152.50	51.95	40,845.50
500588	CHILD SUPPORT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES		206,773.00	8,679.39	62,489.62	30.22	144,283.38

CONTRACTUAL EXPENSES

500602	Utilities / Water	0.00	0.00	0.00	0.00	0.00
500602.03	UTILITIES/ GAS	0.00	0.00	0.00	0.00	0.00
500603	Utilities/Electric-Water	70,000.00	10,675.27	22,314.26	31.88	47,685.74
500603.03	Utilities/Electric-Sewer	65,000.00	6,075.68	16,174.95	24.88	48,825.05
500605	Utilities/ Telephone-Water	500.00	0.00	0.00	0.00	500.00
500605.03	Utilities/Telephone-Sewer	0.00	0.00	0.00	0.00	0.00
500625	Maint. & Repair/Vehicles	0.00	0.00	0.00	0.00	0.00
500627	Maintenance & Repair-Water	50,000.00	0.00	0.00	0.00	50,000.00
500627.03	Maint. & Repair/Sewer	100,000.00	17,747.00	47,765.75	47.77	52,234.25
500631	Contract Service Utilities(TN	0.00	0.00	0.00	0.00	0.00
500632	Contract/Consultant Svcs-Wate	75,000.00	12,997.40	13,634.32	18.18	61,365.68
500632.03	Contract/Consultant Svcs-Sewe	125,000.00	14,063.90	14,160.82	11.33	110,839.18
500633	Maint. & Repair Water Equipme	6,000.00	1,531.34	3,375.11	56.25	2,624.89
500633.03	Maint & Repair Sewer Equipmen	17,000.00	2,018.75	6,401.44	37.66	10,598.56
500640	Legal	0.00	0.00	0.00	0.00	0.00

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

02 -WATER

WATER

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
500640.03	LEGAL	0.00	0.00	0.00	0.00	0.00
500641	Auditing & Accounting/Service	0.00	0.00	0.00	0.00	0.00
500643	Engineering-Water	40,000.00	0.00	0.00	0.00	40,000.00
500643.03	Engineering-Sewer	0.00	0.00	0.00	0.00	0.00
500652	Permits,Fees,Testing-Water	27,000.00	17,349.27	19,549.23	72.40	7,450.77
500652.03	Permits & Testing-Sewer	12,000.00	0.00	0.00	0.00	12,000.00
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	0.00	0.00	6,000.00
500672	Garbage Service	0.00	0.00	0.00	0.00	0.00
500672.03	Garbage Service	187,500.00	21,117.32	41,492.86	22.13	146,007.14
500673	Computer Software/Updates	19,630.00	7,265.50	11,538.85	58.78	8,091.15
500674	Posting & Advertising	0.00	0.00	0.00	0.00	0.00
500677	Minor Tools & Equipment-Water	<u>5,000.00</u>	<u>0.00</u>	<u>50.97</u>	<u>1.02</u>	<u>4,949.03</u>
TOTAL CONTRACTUAL EXPENSES		810,630.00	110,841.43	196,458.56	24.24	614,171.44

MISCELLANIOUS EXPENSES

500700	General Supplies (Misc.)-Wate	60,000.00	(301.52)	(551.02)	0.92-	60,551.02
500700.03	General Supplies (Misc.)-Sewe	8,000.00	53.97	53.97	0.67	7,946.03
500744.03	Minor Tools & Equip.-Sewer	5,000.00	0.00	0.00	0.00	5,000.00
500760	Fuel	0.00	0.00	0.00	0.00	0.00
500762	Uniforms & Badges	0.00	0.00	0.00	0.00	0.00
500766	Office Supplies	2,500.00	0.00	0.00	0.00	2,500.00
500780	Chemicals/Water Treatment	30,000.00	985.00	17,197.99	57.33	12,802.01
500780.03	Chemicals/Sewer Treatment	<u>11,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>11,000.00</u>
TOTAL MISCELLANIOUS EXPENSES		116,500.00	737.45	16,700.94	14.34	99,799.06

EXPENSES (Continued)

500800	Bank Fees	20,000.00	1,246.65	1,541.58	7.71	18,458.42
500801	Road Boring	0.00	0.00	0.00	0.00	0.00
500802.09	Water Impact Expense	4,000.00	460.00	470.00	11.75	3,530.00
500803.09	Sewer Impact Expense	0.00	0.00	0.00	0.00	0.00
500804	San Jacinto River Authority	675,000.00	132,958.38	249,481.24	36.96	425,518.76
500805	Lone Star Water Conservation	30,000.00	0.00	0.00	0.00	30,000.00
500825.03	Sewer Liability Ins.-TML	1,500.00	0.00	0.00	0.00	1,500.00
500826	Water Plant Insurance - TML	9,000.00	0.00	0.00	0.00	9,000.00
500826.03	Sewer Plant Insurance-TML	12,000.00	0.00	0.00	0.00	12,000.00
500827	Fleet Insurance	0.00	0.00	0.00	0.00	0.00
500830.03	Personal Property Ins.-TML	2,000.00	0.00	0.00	0.00	2,000.00
500831.03	Damage Claims	1,000.00	0.00	0.00	0.00	1,000.00
500833	Postage	10,000.00	2,000.00	2,000.00	20.00	8,000.00
500855	Bad Debts	0.00	0.00	0.00	0.00	0.00
500857.03	Sludge Hauling	82,000.00	13,747.53	24,632.48	30.04	57,367.52
500858	Depreciation	0.00	0.00	0.00	0.00	0.00
500859	Transfer to General Fund	1,021,695.00	0.00	0.00	0.00	1,021,695.00
500861	Transfer to/from Debt Service	0.00	0.00	0.00	0.00	0.00
500862	Transfer to C/O's 2006	0.00	0.00	0.00	0.00	0.00
500863	TRANSFER EXPENSE	1,000,000.00	0.00	0.00	0.00	1,000,000.00
500864	TRANSFER TO 2017 SIB LOAN	0.00	0.00	0.00	0.00	0.00
500888.03	INTEREST - BONDS WATER	0.00	0.00	0.00	0.00	0.00
500890	2014 C/O PRIN PAY	0.00	0.00	0.00	0.00	0.00

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

02 -WATER

WATER

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
500891	2014 C/O INT PMT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL EXPENSES (Continued)	2,868,195.00	150,412.56	278,125.30	9.70	2,590,069.70
<u>CAPITAL EXPENSES</u>						
500920	Computer Equipment	0.00	0.00	0.00	0.00	0.00
500950	Vehicle Payments	0.00	0.00	0.00	0.00	0.00
500950.03	Capital-Vehicles-Sewer	0.00	0.00	0.00	0.00	0.00
500960	Capital Outlay/Equipment-Wate	350,000.00	29,615.30	46,778.02	13.37	303,221.98
500960.03	Capital Outlay - Sewer	122,742.00	82,850.66	105,963.33	86.33	16,778.67
500975	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
500981	GAIN/LOSS ON DISPOSAL	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CAPITAL EXPENSES	472,742.00	112,465.96	152,741.35	32.31	320,000.65

TOTAL WATER	5,685,544.00	383,136.79	1,244,128.42	21.88	4,441,415.58
	=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

02 -WATER

PENSION EXP

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL	CURRENT	Y-T-D	% OF	BUDGET
		BUDGET	PERIOD	ACTUAL	BUDGET	BALANCE
CAPITAL EXPENSES						
510900	PENSION EXPENSE (GAIN)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CAPITAL EXPENSES	0.00	0.00	0.00	0.00	0.00
	TOTAL PENSION EXP	0.00	0.00	0.00	0.00	0.00
		=====	=====	=====	=====	=====

02 -WATER

BOND EXPENSE

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
<u>I & S PAYMENTS</u>						
590000	BOND ISSUANCE EXPENSE	0.00	0.00	0.00	0.00	0.00
590002	BOND ISSUANCE DISCOUNT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL I & S PAYMENTS	0.00	0.00	0.00	0.00	0.00
<hr/>						
	TOTAL BOND EXPENSE	0.00	0.00	0.00	0.00	0.00
		=====	=====	=====	=====	=====
<hr/>						
***	TOTAL EXPENDITURES ***	5,685,544.00	383,136.79	1,244,128.42	21.88	4,441,415.58
<hr/>						
***	REVENUES OVER/ (UNDER) EXPENDITURES *	5,033,427.00	464,437.39	489,340.01	0.00	4,544,086.99
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

04 -CAPITAL PROJ-ENTERPRISE

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	250,000.00	0.00	0.00	0.00	250,000.00
	GENERAL AND ADMINISTRATIV	0.00	0.00	0.00	0.00	0.00
	PROJECT REVENUE	250,000.00	0.00	0.00	0.00	250,000.00
	INTRA-FUND TRANSFERS IN	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
***	TOTAL REVENUES ***	500,000.00	0.00	0.00	0.00	500,000.00
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	CAPITAL PROJ-ENTERPRISE	<u>4,020,000.00</u>	<u>557,422.38</u>	<u>901,239.34</u>	<u>22.42</u>	<u>3,118,760.66</u>
***	TOTAL EXPENDITURES ***	4,020,000.00	557,422.38	901,239.34	22.42	3,118,760.66
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES (3,520,000.00)	(557,422.38)	(901,239.34)	25.60	(2,618,760.66)	
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

04 -CAPITAL PROJ-ENTERPRISE

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE</u>						
40000	TRANSFERS - NET UTILITY FUND	0.00	0.00	0.00	0.00	0.00
40001	TAX REVENUE	0.00	0.00	0.00	0.00	0.00
40003	ROAD BORE FEE	0.00	0.00	0.00	0.00	0.00
40004	TAP FEES	0.00	0.00	0.00	0.00	0.00
40005	RECONNECT FEES	0.00	0.00	0.00	0.00	0.00
40006	OTHER FEES	0.00	0.00	0.00	0.00	0.00
40007	INPACT FEES	0.00	0.00	0.00	0.00	0.00
40008	GRAND OAKS GAS CONNECTIONS	0.00	0.00	0.00	0.00	0.00
40012	MISC. REVENUE	0.00	0.00	0.00	0.00	0.00
40016	LATE FEES	0.00	0.00	0.00	0.00	0.00
40018	DISCONNECT FEE	0.00	0.00	0.00	0.00	0.00
40020	INTEREST INCOME	0.00	0.00	0.00	0.00	0.00
40021	INTEREST	0.00	0.00	0.00	0.00	0.00
40023	TX POOL INTEREST	0.00	0.00	0.00	0.00	0.00
40032	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00
40033	TRANSFER IN	<u>250,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250,000.00</u>
TOTAL REVENUE		250,000.00	0.00	0.00	0.00	250,000.00

GENERAL AND ADMINISTRATIV

40117	MISC INCOME	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL GENERAL AND ADMINISTRATIV		0.00	0.00	0.00	0.00	0.00

PROJECT REVENUE

40900	PROCEEDS-2017 TXDOT SIB LOAN	0.00	0.00	0.00	0.00	0.00
40901	FEMA Grant	0.00	0.00	0.00	0.00	0.00
40902	Proceeds-USDA Loan	0.00	0.00	0.00	0.00	0.00
40903	PROCEEDS TX GEN LAND OFF	250,000.00	0.00	0.00	0.00	250,000.00
40905	PROCEEDS-2019 TAX/REV C/O	0.00	0.00	0.00	0.00	0.00
40908	PROCEEDS-2021 GO REF BD I&S	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL PROJECT REVENUE		250,000.00	0.00	0.00	0.00	250,000.00

INTRA-FUND TRANSFERS IN

49991	TRANSFER WITH GENERAL FUND	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL INTRA-FUND TRANSFERS IN		0.00	0.00	0.00	0.00	0.00

*** TOTAL REVENUE ***	500,000.00	0.00	0.00	0.00	500,000.00
	=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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
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I & S PAYMENTS

500033	2017 SIB I&S PRINCIPAL PMT	0.00	0.00	0.00	0.00	0.00
500034	2017 SIB I&S INTEREST PMT	0.00	0.00	0.00	0.00	0.00
500035	2014 C/O I&S INTEREST PAYMENT	0.00	0.00	0.00	0.00	0.00
500045	INTEREST-WFNB-USDA GAP LOAN	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL I & S PAYMENTS		0.00	0.00	0.00	0.00	0.00

PERSONNEL SERVICES

500501	SALARY EXPENSE-GAS	0.00	0.00	0.00	0.00	0.00
500503	OVERTIME	0.00	0.00	0.00	0.00	0.00
500515	LONGEVITY	0.00	0.00	0.00	0.00	0.00
500516	T.E.C.	0.00	0.00	0.00	0.00	0.00
500517	RETIREMENT	0.00	0.00	0.00	0.00	0.00
500518	WORKERS COMP -GAS	0.00	0.00	0.00	0.00	0.00
500526	HEALTH INS	0.00	0.00	0.00	0.00	0.00
500527	DENTAL/LIFE INSURANCE	0.00	0.00	0.00	0.00	0.00
500536	PAYROLL TAXES	0.00	0.00	0.00	0.00	0.00
500543	EDUCATION	0.00	0.00	0.00	0.00	0.00
500547	DRUG TEST	0.00	0.00	0.00	0.00	0.00
500590	AFLAC INSURANCE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES		0.00	0.00	0.00	0.00	0.00

CONTRACTUAL EXPENSES

500602	UTILITY/WATER	0.00	0.00	0.00	0.00	0.00
500603	UTILITIES/ELECTRIC	0.00	0.00	0.00	0.00	0.00
500605	UTILITIES/TELEPHONE	0.00	0.00	0.00	0.00	0.00
500625	MAINTENANCE & REPAIR EQUIPMEN	0.00	0.00	0.00	0.00	0.00
500626	MAINTENANCE & REPAIR VEHICLES	0.00	0.00	0.00	0.00	0.00
500627	MAINT. & REPAIR/BLDG. & PLANT	0.00	0.00	0.00	0.00	0.00
500632	CONTRACTING SERVICES	0.00	0.00	0.00	0.00	0.00
500633	ROAD BORING	0.00	0.00	0.00	0.00	0.00
500640	LEGAL FEES	0.00	0.00	0.00	0.00	0.00
500641	AUDITING AND ACCOUNTING	0.00	0.00	0.00	0.00	0.00
500643	CONSULTING FEES	0.00	0.00	0.00	0.00	0.00
500645	ENGINEERING	0.00	0.00	0.00	0.00	0.00
500646	MEALS AND TRAVEL	0.00	0.00	0.00	0.00	0.00
500663	RENTALS GAS	0.00	0.00	0.00	0.00	0.00
500673	COMPUTER UPDATE	0.00	0.00	0.00	0.00	0.00
500674	PUBLISHING & ADVERTISING	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CONTRACTUAL EXPENSES		0.00	0.00	0.00	0.00	0.00

MISCELLANEOUS EXPENSES

500700	SUPPLIES	0.00	0.00	0.00	0.00	0.00
500701	POSTAGE	0.00	0.00	0.00	0.00	0.00
500730	TAP EXPENSE	0.00	0.00	0.00	0.00	0.00
500760	FUEL AND LUBE	0.00	0.00	0.00	0.00	0.00
500761	TIRES AND TUBES	0.00	0.00	0.00	0.00	0.00
500762	UNIFORMS	0.00	0.00	0.00	0.00	0.00

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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
500766	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00
500780	CHEMICALS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL MISCELLANIOUS EXPENSES	0.00	0.00	0.00	0.00	0.00
<u>EXPENSES (Continued)</u>						
500800	BANK FEES	0.00	0.00	0.00	0.00	0.00
500806	REPLACEMENT/LINES	0.00	0.00	0.00	0.00	0.00
500824	E & O INSURANCE	0.00	0.00	0.00	0.00	0.00
500825	LIABILITY INS	0.00	0.00	0.00	0.00	0.00
500827	FLEET INSURANCE	0.00	0.00	0.00	0.00	0.00
500829	PLANT INSURANCE	0.00	0.00	0.00	0.00	0.00
500830	TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00
500840	TRAVEL AND MEALS	0.00	0.00	0.00	0.00	0.00
500850	PROJECT EXPENSE	0.00	0.00	0.00	0.00	0.00
500855	BAD DEBTS	0.00	0.00	0.00	0.00	0.00
500858	DEPRECIATION	0.00	0.00	0.00	0.00	0.00
500885	BAD DEBITS	0.00	0.00	0.00	0.00	0.00
500888.01	PRINCIPAL PAY'T-2014 C/O	0.00	0.00	0.00	0.00	0.00
500888.02	INTEREST PAY'T-2014 C/O	0.00	0.00	0.00	0.00	0.00
500890	CLECO ENERGY LLC	0.00	0.00	0.00	0.00	0.00
500895	WFNB-USDA GAP CLOSING COSTS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL EXPENSES (Continued)	0.00	0.00	0.00	0.00	0.00
<u>CAPITAL EXPENSES</u>						
500900	DEPRECIATION	0.00	0.00	0.00	0.00	0.00
500915	STORAGE RM	0.00	0.00	0.00	0.00	0.00
500920	COMPUTER EQUIPMENT	0.00	0.00	0.00	0.00	0.00
500940.01	NS INTERCEPTOR PHASE 1	0.00	0.00	36,478.87	0.00	(36,478.87)
500940.03	UNITY PK DR TO COMMERCE	0.00	0.00	0.00	0.00	0.00
500940.10	TIMBERBROOK EST DRAINAGE IMPR	0.00	0.00	780.00	0.00	(780.00)
500945	GRANT ADMINISTRATION	0.00	0.00	0.00	0.00	0.00
500950	ENGINEERING EXPENSE	0.00	0.00	0.00	0.00	0.00
500950.02	ENGINEERING-FM 1774 UTILITIES	0.00	0.00	0.00	0.00	0.00
500950.03	ENGINEERING-HEB WATER EXT	0.00	0.00	0.00	0.00	0.00
500950.05	ENGINEERING-WWTP PKG PLANT	0.00	0.00	0.00	0.00	0.00
500950.06	WWTP-EXPAN & SANITARY SWR REP 1,000,000.00		6,480.00	17,955.00	1.80	982,045.00
500950.07	ENGINEERING-FM1488 UTIL RELOC	0.00	12,115.63	12,115.63	0.00	(12,115.63)
500950.08	HUD-GLO PHASE 2 NICHOLS SAWMI 550,000.00		40,037.50	58,787.50	10.69	491,212.50
500950.09	PROJECT-BUDDY RILEY EXP-USDA 1,000,000.00		0.00	0.00	0.00	1,000,000.00
500950.10	ENG:TIMBERBROOK DRAINAGE	0.00	0.00	0.00	0.00	0.00
500950.12	FM 1488 FORCE MAIN RELOCATION 270,000.00		0.00	8,018.19	2.97	261,981.81
500950.14	WATER PLANT # 3	0.00	8,400.02	21,943.77	0.00	(21,943.77)
500950.15	FM 249 SEWER EXTENSION	0.00	0.00	0.00	0.00	0.00
500950.16	TXDOT PROJ-FM1488 WIDENING	0.00	0.00	0.00	0.00	0.00
500950.17	NICHOLS SAWMILL PHASE 3 1,200,000.00		470,389.23	555,098.63	46.26	644,901.37
500950.18	TXDOT-FM1488 TO W OF FM 149	0.00	0.00	0.00	0.00	0.00
500950.19	WATER PLANT #8	0.00	20,000.00	170,000.00	0.00	(170,000.00)
500950.20	BUDDY RILEY SEWER LINE/STAKIN	0.00	0.00	20,061.75	0.00	(20,061.75)
500950.21	WWTP PHASE III	0.00	0.00	0.00	0.00	0.00
500951	NEW VEHICLE	0.00	0.00	0.00	0.00	0.00

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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
500960	OTHER EQUIPMENT AND TOOLS	0.00	0.00	0.00	0.00	0.00
500970	TAP EXPENSE	0.00	0.00	0.00	0.00	0.00
500999	INCOME TRANSFER	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CAPITAL EXPENSES		4,020,000.00	557,422.38	901,239.34	22.42	3,118,760.66
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TOTAL CAPITAL PROJ-ENTERPRISE		4,020,000.00	557,422.38	901,239.34	22.42	3,118,760.66
		=====	=====	=====	=====	=====
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*** TOTAL EXPENDITURES ***		4,020,000.00	557,422.38	901,239.34	22.42	3,118,760.66
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*** REVENUES OVER/ (UNDER) EXPENDITURES	(3,520,000.00)	(557,422.38)	(901,239.34)	0.00	(2,618,760.66)	
	=====	=====	=====	=====	=====	

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

05 -DEBT SERVICE - GENERAL

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
REVENUE SUMMARY						
	REVENUE	783,735.00	257.87	473.60	0.06	783,261.40
	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	257.87	473.60	0.06	785,761.40
		=====	=====	=====	=====	=====
EXPENDITURE SUMMARY						
	DEBT SERVICE GENERAL	<u>785,718.00</u>	<u>0.00</u>	<u>113,922.50</u>	<u>14.50</u>	<u>671,795.50</u>
***	TOTAL EXPENDITURES ***	785,718.00	0.00	113,922.50	14.50	671,795.50
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	517.00	257.87	(113,448.90)	943.69-	113,965.90
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	0.00	0.00	0.00	781,935.00
40009	TRFR FROM GEN-PROP TAX	0.00	0.00	0.00	0.00	0.00
40020	2004 C/O's I &S Int. Earned	0.00	0.00	0.00	0.00	0.00
40028	TRANSFER TO/FROM FUND 28	0.00	0.00	0.00	0.00	0.00
40032	TRANS FROM 02/WATER FUND	0.00	0.00	0.00	0.00	0.00
40033	TRANSFER FROM OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
40034	2014 G/O I&S INT EARNED	<u>1,800.00</u>	<u>257.87</u>	<u>473.60</u>	<u>26.31</u>	<u>1,326.40</u>
TOTAL REVENUE		783,735.00	257.87	473.60	0.06	783,261.40

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

*** TOTAL REVENUE ***	786,235.00	257.87	473.60	0.06	785,761.40
	=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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
<u>I & S PAYMENTS</u>						
500033	2014 G/O I&S PRINCIPAL PMT	91,500.00	0.00	94,500.00	103.28	(3,000.00)
500034	2014 G/O I&S INTEREST PMT	<u>39,218.00</u>	<u>0.00</u>	<u>18,922.50</u>	<u>48.25</u>	<u>20,295.50</u>
TOTAL I & S PAYMENTS		130,718.00	0.00	113,422.50	86.77	17,295.50
<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>						
500800	BANK FEES	0.00	0.00	0.00	0.00	0.00
500888	2004 C/O's I&S Prin. Payment	0.00	0.00	0.00	0.00	0.00
500889	2014 C/O's I&S Int. Payment	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EXPENSES (Continued)		0.00	0.00	0.00	0.00	0.00
<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
<hr/>						
TOTAL DEBT SERVICE GENERAL		785,718.00	0.00	113,922.50	14.50	671,795.50
		=====	=====	=====	=====	=====
<hr/>						
*** TOTAL EXPENDITURES ***		785,718.00	0.00	113,922.50	14.50	671,795.50
<hr/>						
*** REVENUES OVER/(UNDER) EXPENDITURES *		517.00	257.87	(113,448.90)	0.00	113,965.90
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

06 -4B COMMUNITY DEV.

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	782,821.00	54,000.24	100,115.75	12.79	682,705.25
	GENERAL AND ADMINISTRATIV	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
***	TOTAL REVENUES ***	782,821.00	54,000.24	100,115.75	12.79	682,705.25
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	4B COMMUNITY DEVELOPMENT	<u>782,821.00</u>	<u>8,146.07</u>	<u>9,415.25</u>	<u>1.20</u>	<u>773,405.75</u>
***	TOTAL EXPENDITURES ***	782,821.00	8,146.07	9,415.25	1.20	773,405.75
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	0.00	45,854.17	90,700.50	0.00	(90,700.50)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

06 -4B COMMUNITY DEV.

REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE</u>						
40001	Sale of the City Hall Buildin	0.00	0.00	0.00	0.00	0.00
40002	Proceeds from Loan	0.00	0.00	0.00	0.00	0.00
40014	4B 1/4 % Sales Tax Revenue	781,621.00	52,210.52	96,910.93	12.40	684,710.07
40022	4B Interest Earned	1,200.00	1,789.72	3,204.82	267.07	(2,004.82)
40023	Income on Investments	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUE		782,821.00	54,000.24	100,115.75	12.79	682,705.25

GENERAL AND ADMINISTRATIV

40122	SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00
40124	MISC. REVENUES	0.00	0.00	0.00	0.00	0.00
40126	Project Fund	0.00	0.00	0.00	0.00	0.00
40127	Park Rental Fees	0.00	0.00	0.00	0.00	0.00
40128	Yellow House Rental Fees	0.00	0.00	0.00	0.00	0.00
40129	6th Street Extension	0.00	0.00	0.00	0.00	0.00
40130	Community Marketing	0.00	0.00	0.00	0.00	0.00
40131	Economic Development Grants	0.00	0.00	0.00	0.00	0.00
40132	Gateways	0.00	0.00	0.00	0.00	0.00
40133	The Stroll	0.00	0.00	0.00	0.00	0.00
40134	FM 1774 Utility Relocation	0.00	0.00	0.00	0.00	0.00
40135	Pressure Valve-Unity Park	0.00	0.00	0.00	0.00	0.00
40136	Downtown Revitalization	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL GENERAL AND ADMINISTRATIV		0.00	0.00	0.00	0.00	0.00

*** TOTAL REVENUE ***	782,821.00	54,000.24	100,115.75	12.79	682,705.25
	=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	8,000.00	421.84	843.68	10.55	7,156.32
500502	CAR ALLOWANCE	0.00	0.00	0.00	0.00	0.00
500517	RETIREMENT- 4 B	0.00	0.00	0.00	0.00	0.00
500536	PAYROLL TAX- 4 B	0.00	0.00	0.00	0.00	0.00
500543	Training & Travel	1,500.00	0.00	0.00	0.00	1,500.00
500547	Drug Test	0.00	0.00	0.00	0.00	0.00
500550	Dues & Memberships	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
TOTAL PERSONNEL SERVICES		10,500.00	421.84	843.68	8.04	9,656.32

CONTRACTUAL EXPENSES

500602	Utilities/Water & Sewer	0.00	0.00	0.00	0.00	0.00
500605	Telephone	0.00	20.90	20.90	0.00	(20.90)
500632	Contract/Consultant Services	103,800.00	4,583.33	4,583.33	4.42	99,216.67
500632.01	OFFICE RENTAL	12,000.00	625.00	1,250.00	10.42	10,750.00
500640	Legal	5,000.00	277.50	277.50	5.55	4,722.50
500641	Auditing/Accounting Services	2,750.00	0.00	0.00	0.00	2,750.00
500642	Appraisal	0.00	0.00	0.00	0.00	0.00
500643	Engineering	0.00	0.00	0.00	0.00	0.00
500673	Computer Software	2,500.00	0.00	0.00	0.00	2,500.00
500674	Posting & Advertising	5,350.00	0.00	0.00	0.00	5,350.00
500675	Promotions	1,000.00	0.00	0.00	0.00	1,000.00
500676	Promo-MusicFest Facilities/Op	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CONTRACTUAL EXPENSES		132,400.00	5,506.73	6,131.73	4.63	126,268.27

MISCELLANIOUS EXPENSES

500742	Magazines, Maps, & Books	8,000.00	2,217.50	2,217.50	27.72	5,782.50
500743	Copies / Admin.	5,000.00	0.00	0.00	0.00	5,000.00
500744	Minor Tools / Equipment	0.00	0.00	0.00	0.00	0.00
500745	Refreshments-Hospitality	0.00	0.00	0.00	0.00	0.00
500746	Magnolia Tomorrow/Grow Magnol	0.00	0.00	0.00	0.00	0.00
500766	Office Supplies	250.00	0.00	0.00	0.00	250.00
500769	Office Equipment	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL MISCELLANIOUS EXPENSES		13,250.00	2,217.50	2,217.50	16.74	11,032.50

EXPENSES (Continued)

500800	Bank Fees	0.00	0.00	0.00	0.00	0.00
500801	Expense Reimbursement	0.00	0.00	0.00	0.00	0.00
500806	Sales Tax Repay - Texas Compt	0.00	0.00	0.00	0.00	0.00
500824	Errors & Omissions Insurance	2,200.00	0.00	0.00	0.00	2,200.00
500825	Liability Insurance 4B - TML	1,300.00	0.00	0.00	0.00	1,300.00
500833	Postage	0.00	0.00	0.00	0.00	0.00
500836	Printing	0.00	0.00	0.00	0.00	0.00
500839	Economic Dev. Planning Expens	0.00	0.00	0.00	0.00	0.00
500840	Eco Dev Bus Improvement Grant	55,000.00	0.00	0.00	0.00	55,000.00
500841	Farmers Market, Market Park	0.00	0.00	0.00	0.00	0.00
500842	Depot Park Improvements	0.00	0.00	0.00	0.00	0.00
500843	Saturday in the Park	0.00	0.00	0.00	0.00	0.00

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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
500844	Community Design Guidelines	0.00	0.00	0.00	0.00	0.00
500845	Monuments/Signs	0.00	0.00	0.00	0.00	0.00
500846	Beautification	0.00	0.00	0.00	0.00	0.00
500847	Park(s) Events	0.00	0.00	0.00	0.00	0.00
500848	Park Maintenance	56,200.00	0.00	0.00	0.00	56,200.00
500850	Other Expenses	0.00	0.00	0.00	0.00	0.00
500851	Downtown Revitalization	85,000.00	0.00	0.00	0.00	85,000.00
500858	Depreciation Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL EXPENSES (Continued)	199,700.00	0.00	0.00	0.00	199,700.00

CAPITAL EXPENSES

500900	4B Loan/B.Riley 2941 Prin.Pym	0.00	0.00	0.00	0.00	0.00
500902	4B Loan/B.Riley 2941 Int. Pym	0.00	0.00	0.00	0.00	0.00
500920	18111 BUDDY RILEY EXPENSE	0.00	0.00	0.00	0.00	0.00
500924	2011 SIB Loan I&S Transfer	165,167.00	0.00	0.00	0.00	165,167.00
500925	2017 SIB Loan I&S Transfer	40,000.00	0.00	0.00	0.00	40,000.00
500926	2021 SIB Loan I&S Transfer	61,804.00	0.00	0.00	0.00	61,804.00
500955	COMMERCE ST PROJ	0.00	0.00	0.00	0.00	0.00
500970	Computer Equipment	0.00	0.00	0.00	0.00	0.00
500971	Yellow House	0.00	0.00	0.00	0.00	0.00
500972	Prop Purchase(Commerce/Nichol	0.00	0.00	0.00	0.00	0.00
500973	6th Street Extension	0.00	0.00	0.00	0.00	0.00
500974	FM1774 Utility Relocation	0.00	0.00	222.34	0.00	(222.34)
500975	Pressure Valve-Unity Park	0.00	0.00	0.00	0.00	0.00
500976	CAPITAL EXPENSES	<u>160,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>160,000.00</u>
	TOTAL CAPITAL EXPENSES	426,971.00	0.00	222.34	0.05	426,748.66

TOTAL 4B COMMUNITY DEVELOPMENT	782,821.00	8,146.07	9,415.25	1.20	773,405.75
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*** TOTAL EXPENDITURES ***	782,821.00	8,146.07	9,415.25	1.20	773,405.75
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*** REVENUES OVER/(UNDER) EXPENDITURES *	0.00	45,854.17	90,700.50	0.00	(90,700.50)
	=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

07 -4A ECONOMIC DEV.

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	1,302,000.00	111,261.35	206,200.11	15.84	1,095,799.89
	GENERAL AND ADMINISTRATIV	<u>0.00</u>	<u>183.00</u>	<u>183.00</u>	<u>0.00</u>	(<u>183.00</u>)
***	TOTAL REVENUES ***	1,302,000.00	111,444.35	206,383.11	15.85	1,095,616.89
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	4A ECONOMIC DEVELOPMENT	<u>1,174,720.00</u>	<u>11,936.10</u>	<u>22,094.97</u>	<u>1.88</u>	<u>1,152,625.03</u>
***	TOTAL EXPENDITURES ***	1,174,720.00	11,936.10	22,094.97	1.88	1,152,625.03
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	127,280.00	99,508.25	184,288.14	144.79	(57,008.14)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	1,300,000.00	104,421.03	193,821.86	14.91	1,106,178.14
40021	TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
40022	4A Interest Earned	<u>2,000.00</u>	<u>6,840.32</u>	<u>12,378.25</u>	<u>618.91</u>	<u>(10,378.25)</u>
TOTAL REVENUE		1,302,000.00	111,261.35	206,200.11	15.84	1,095,799.89

GENERAL AND ADMINISTRATIV

40102	City Park Donations	0.00	0.00	0.00	0.00	0.00
40107	2014 LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00
40122	Sale of Assets	0.00	0.00	0.00	0.00	0.00
40124	Misc. Revenue	0.00	183.00	183.00	0.00	(183.00)
40126	Grant Proceeds	0.00	0.00	0.00	0.00	0.00
40127	INCLUSIVE PARK INCOME	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL GENERAL AND ADMINISTRATIV		0.00	183.00	183.00	0.00	(183.00)

*** TOTAL REVENUE ***	1,302,000.00	111,444.35	206,383.11	15.85	1,095,616.89
	=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	2,365.00	196.86	393.72	16.65	1,971.28
500502	CAR ALLOWANCE	0.00	0.00	0.00	0.00	0.00
500517	RETIREMENT - 4 A	0.00	0.00	0.00	0.00	0.00
500536	PAYROLL TAX - 4 A	0.00	0.00	0.00	0.00	0.00
500543	Training & Travel	1,500.00	0.00	0.00	0.00	1,500.00
500547	Drug Test	0.00	0.00	0.00	0.00	0.00
500550	Dues & Memberships	800.00	0.00	0.00	0.00	800.00
500551	INTEREST EXPENSE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES		4,665.00	196.86	393.72	8.44	4,271.28

CONTRACTUAL EXPENSES

500605	Telephone	505.00	20.91	20.91	4.14	484.09
500632	Contract/Consultant Services	75,000.00	4,583.33	4,583.33	6.11	70,416.67
500632.01	Downtown Revitalizaion Projec	0.00	0.00	0.00	0.00	0.00
500632.02	OFFICE RENTAL	9,000.00	625.00	1,250.00	13.89	7,750.00
500640	Legal	5,000.00	55.00	55.00	1.10	4,945.00
500641	Auditing/Accounting Services	2,750.00	0.00	0.00	0.00	2,750.00
500643	Engineering	0.00	0.00	0.00	0.00	0.00
500673	Computer Software	2,700.00	0.00	0.00	0.00	2,700.00
500674	Posting & Advertising	<u>500.00</u>	<u>4,150.00</u>	<u>4,150.00</u>	<u>830.00</u>	<u>(3,650.00)</u>
TOTAL CONTRACTUAL EXPENSES		95,455.00	9,434.24	10,059.24	10.54	85,395.76

MISCELLANIOUS EXPENSES

500742	Magazines, Maps & Books	8,500.00	2,217.50	2,217.50	26.09	6,282.50
500743	Copies / Admin.	500.00	0.00	0.00	0.00	500.00
500744	Minor Equipment	0.00	0.00	0.00	0.00	0.00
500745	Hospitality, Refreshments	0.00	0.00	0.00	0.00	0.00
500746	Magnolia Tomorrow	0.00	0.00	0.00	0.00	0.00
500766	Office Supplies	1,500.00	0.00	0.00	0.00	1,500.00
500769	Office Equipment	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL MISCELLANIOUS EXPENSES		10,500.00	2,217.50	2,217.50	21.12	8,282.50

EXPENSES (Continued)

500800	Bank Fees	0.00	0.00	403.15	0.00	(403.15)
500824	Error & Omissions Ins.- 4A-TM	2,500.00	0.00	0.00	0.00	2,500.00
500825	Liability Insurance 4A - TML	1,600.00	0.00	0.00	0.00	1,600.00
500833	Postage	0.00	0.00	0.00	0.00	0.00
500836	Printing	0.00	0.00	0.00	0.00	0.00
500838	Promotional Expense	60,000.00	0.00	0.00	0.00	60,000.00
500839	Economic Dev. Plan Expenses	0.00	0.00	0.00	0.00	0.00
500840	Steering Committee Expenses	0.00	0.00	0.00	0.00	0.00
500842	Downtown Impr, Infra, Acquis, Be	0.00	0.00	0.00	0.00	0.00
500843	Bus Recruitment Pkg	0.00	0.00	0.00	0.00	0.00
500844	Comm Property Website	0.00	0.00	0.00	0.00	0.00
500845	Community Survey	0.00	0.00	0.00	0.00	0.00
500847	INCLUSIVE PARK EXPENSES	0.00	0.00	0.00	0.00	0.00
500850	4A 1/2% Tax Expenditures	0.00	0.00	0.00	0.00	0.00

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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
500851	Park Maintenance	0.00	0.00	0.00	0.00	0.00
500858	Depreciation Expense	0.00	0.00	0.00	0.00	0.00
500875	2012 REV BOND INT PAY'T	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL EXPENSES (Continued)	64,100.00	0.00	403.15	0.63	63,696.85

CAPITAL EXPENSES

500900	4A Loan Ind./Prk. Prin. Paymn	0.00	0.00	0.00	0.00	0.00
500901	4A Loan/Ind. Prk. Int. Paymen	0.00	0.00	0.00	0.00	0.00
500902	2014 Bank Loan Principal	0.00	0.00	0.00	0.00	0.00
500903	2014 Bank Loan Interest	0.00	0.00	0.00	0.00	0.00
500906	Trfr to EDC Promissory Note	0.00	0.00	0.00	0.00	0.00
500908	Transfers to General	0.00	0.00	0.00	0.00	0.00
500908.01FM 1774 WATER/SEWER EXT PROJ		1,000,000.00	87.50	9,021.36	0.90	990,978.64
500909	Trfr to 2012 Rev Bond I&S	0.00	0.00	0.00	0.00	0.00
500910	4A Loan /Melton Prin. Paymnt	0.00	0.00	0.00	0.00	0.00
500952	4A Loan/Melton Int. Payment	0.00	0.00	0.00	0.00	0.00
500959	LAND PURCHASE	0.00	0.00	0.00	0.00	0.00
500961	Unity Park Road Construction	0.00	0.00	0.00	0.00	0.00
500970	Computer Equipment	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CAPITAL EXPENSES	1,000,000.00	87.50	9,021.36	0.90	990,978.64

TOTAL 4A ECONOMIC DEVELOPMENT	1,174,720.00	11,936.10	22,094.97	1.88	1,152,625.03
	=====	=====	=====	=====	=====

*** TOTAL EXPENDITURES ***	1,174,720.00	11,936.10	22,094.97	1.88	1,152,625.03
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*** REVENUES OVER/(UNDER) EXPENDITURES *	127,280.00	99,508.25	184,288.14	0.00	(57,008.14)
	=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

11 -HB 445 ROAD REPAIR

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	<u>662,000.00</u>	<u>58,647.76</u>	<u>108,626.91</u>	<u>16.41</u>	<u>553,373.09</u>
	*** TOTAL REVENUES ***	662,000.00	58,647.76	108,626.91	16.41	553,373.09
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	HB 445 ROAD REPAIR	<u>450,000.00</u>	<u>1,007.93</u>	<u>1,007.93</u>	<u>0.22</u>	<u>448,992.07</u>
	*** TOTAL EXPENDITURES ***	450,000.00	1,007.93	1,007.93	0.22	448,992.07
		=====	=====	=====	=====	=====
	*** REVENUES OVER/(UNDER) EXPENDITURES *	212,000.00	57,639.83	107,618.98	50.76	104,381.02
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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%	650,000.00	52,210.51	96,910.92	14.91	553,089.08
40014	TRANSFER FROM FUND 14	0.00	0.00	0.00	0.00	0.00
40020	HB 445 Interest Earned	12,000.00	6,437.25	11,715.99	97.63	284.01
40023	Income on Investments	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUE		662,000.00	58,647.76	108,626.91	16.41	553,373.09
<hr/>						
*** TOTAL REVENUE ***		662,000.00	58,647.76	108,626.91	16.41	553,373.09
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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
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EXPENSES (Continued).

500800	BANK FEES	0.00	0.00	0.00	0.00	0.00
500805	Sales Taxes - Repay Texas Com	0.00	0.00	0.00	0.00	0.00
500850	HB445 Road Repair	<u>450,000.00</u>	<u>1,007.93</u>	<u>1,007.93</u>	<u>0.22</u>	<u>448,992.07</u>
	TOTAL EXPENSES (Continued)	450,000.00	1,007.93	1,007.93	0.22	448,992.07

CAPITAL EXPENSES

500999	DUE TO STATE PAYMENT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CAPITAL EXPENSES	0.00	0.00	0.00	0.00	0.00

TOTAL HB 445 ROAD REPAIR	450,000.00	1,007.93	1,007.93	0.22	448,992.07
	=====	=====	=====	=====	=====

*** TOTAL EXPENDITURES ***	450,000.00	1,007.93	1,007.93	0.22	448,992.07
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*** REVENUES OVER/(UNDER) EXPENDITURES *	212,000.00	57,639.83	107,618.98	0.00	104,381.02
	=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

17 -HOTEL/MOTEL OCCUPANCY TAX

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	GENERAL AND ADMINISTRATIV	<u>50,000.00</u>	<u>7,414.90</u>	<u>10,930.50</u>	<u>21.86</u>	<u>39,069.50</u>
***	TOTAL REVENUES ***	50,000.00	7,414.90	10,930.50	21.86	39,069.50
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	HOTEL/MOTEL OCCUPANCY TX	<u>25,000.00</u>	<u>5,876.80</u>	<u>9,640.21</u>	<u>38.56</u>	<u>15,359.79</u>
***	TOTAL EXPENDITURES ***	25,000.00	5,876.80	9,640.21	38.56	15,359.79
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	25,000.00	1,538.10	1,290.29	5.16	23,709.71
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	50,000.00	7,414.90	10,930.50	21.86	39,069.50
40117	Event Donations	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL GENERAL AND ADMINISTRATIV		50,000.00	7,414.90	10,930.50	21.86	39,069.50
<hr/>						
*** TOTAL REVENUE ***		50,000.00	7,414.90	10,930.50	21.86	39,069.50
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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>25,000.00</u>	<u>5,876.80</u>	<u>9,640.21</u>	<u>38.56</u>	<u>15,359.79</u>
TOTAL PERSONNEL SERVICES		25,000.00	5,876.80	9,640.21	38.56	15,359.79
<hr/>						
TOTAL HOTEL/MOTEL OCCUPANCY TX		25,000.00	5,876.80	9,640.21	38.56	15,359.79
		=====	=====	=====	=====	=====
<hr/>						
*** TOTAL EXPENDITURES ***		25,000.00	5,876.80	9,640.21	38.56	15,359.79
<hr/>						
*** REVENUES OVER/ (UNDER) EXPENDITURES *		25,000.00	1,538.10	1,290.29	0.00	23,709.71
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

18 -MC SECURITY FUND

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
COURTS		<u>7,000.00</u>	<u>539.40</u>	<u>1,259.49</u>	<u>17.99</u>	<u>5,740.51</u>
*** TOTAL REVENUES ***		7,000.00	539.40	1,259.49	17.99	5,740.51
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
MC SECURITY		<u>5,000.00</u>	<u>791.54</u>	<u>1,401.35</u>	<u>28.03</u>	<u>3,598.65</u>
*** TOTAL EXPENDITURES ***		5,000.00	791.54	1,401.35	28.03	3,598.65
		=====	=====	=====	=====	=====
*** REVENUES OVER/(UNDER) EXPENDITURES *		2,000.00	(252.14)	(141.86)	7.09-	2,141.86
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	7,000.00	539.40	1,259.49	17.99	5,740.51
40422	Cr Card Convience Fee	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL COURTS		7,000.00	539.40	1,259.49	17.99	5,740.51
<hr/>						
*** TOTAL REVENUE ***		7,000.00	539.40	1,259.49	17.99	5,740.51
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

18 -MC SECURITY FUND

MC SECURITY

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
504565	MC Security Expense	<u>5,000.00</u>	<u>791.54</u>	<u>1,401.35</u>	<u>28.03</u>	<u>3,598.65</u>
TOTAL PERSONNEL SERVICES		5,000.00	791.54	1,401.35	28.03	3,598.65
<u>CONTRACTUAL EXPENSES</u>						
504638	HARRIS CO. CONTRACT-RADIOS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CONTRACTUAL EXPENSES		0.00	0.00	0.00	0.00	0.00
<u>CAPITAL EXPENSES</u>						
504915	BUILD OUT OF CLERKS' WINDOWS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CAPITAL EXPENSES		0.00	0.00	0.00	0.00	0.00
<hr/>						
TOTAL MC SECURITY		5,000.00	791.54	1,401.35	28.03	3,598.65
		=====	=====	=====	=====	=====
<hr/>						
*** TOTAL EXPENDITURES ***		5,000.00	791.54	1,401.35	28.03	3,598.65
<hr/>						
*** REVENUES OVER/(UNDER) EXPENDITURES *		2,000.00	(252.14)	(141.86)	0.00	2,141.86
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	0.00	0.00	0.00
	RESTRICTED ACCOUNTS	<u>9,000.00</u>	<u>602.42</u>	<u>1,402.81</u>	<u>15.59</u>	<u>7,597.19</u>
***	TOTAL REVENUES ***	9,000.00	602.42	1,402.81	15.59	7,597.19
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	MC TECHNOLOGY FUND	<u>8,100.00</u>	<u>990.65</u>	<u>1,465.75</u>	<u>18.10</u>	<u>6,634.25</u>
***	TOTAL EXPENDITURES ***	8,100.00	990.65	1,465.75	18.10	6,634.25
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	900.00	(388.23)	(62.94)	6.99-	962.94
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL COURTS	0.00	0.00	0.00	0.00	0.00
 <u>RESTRICTED ACCOUNTS</u>						
41190	MC Technology Fund Fee	<u>9,000.00</u>	<u>602.42</u>	<u>1,402.81</u>	<u>15.59</u>	<u>7,597.19</u>
	TOTAL RESTRICTED ACCOUNTS	9,000.00	602.42	1,402.81	15.59	7,597.19
<hr/>						
*** TOTAL REVENUE ***		9,000.00	602.42	1,402.81	15.59	7,597.19
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	8,100.00	990.65	1,465.75	18.10	6,634.25
519571	Computer Server	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES		8,100.00	990.65	1,465.75	18.10	6,634.25
<hr/>						
TOTAL MC TECHNOLOGY FUND		8,100.00	990.65	1,465.75	18.10	6,634.25
		=====	=====	=====	=====	=====
<hr/>						
*** TOTAL EXPENDITURES ***		8,100.00	990.65	1,465.75	18.10	6,634.25
<hr/>						
*** REVENUES OVER/(UNDER) EXPENDITURES *		900.00	(388.23)	(62.94)	0.00	962.94
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

27 -IN-KIND FRANCHISE FEES

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	GENERAL AND ADMINISTRATIV	<u>0.00</u>	<u>1,944.60</u>	<u>1,944.60</u>	<u>0.00</u>	<u>(1,944.60)</u>
***	TOTAL REVENUES ***	0.00	1,944.60	1,944.60	0.00	(1,944.60)
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	IN-KIND FRANCHISE FEES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
***	TOTAL EXPENDITURES ***	0.00	0.00	0.00	0.00	0.00
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	0.00	1,944.60	1,944.60	0.00	(1,944.60)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	<u>0.00</u>	<u>1,944.60</u>	<u>1,944.60</u>	<u>0.00</u>	<u>(1,944.60)</u>
	TOTAL GENERAL AND ADMINISTRATIV	0.00	1,944.60	1,944.60	0.00	(1,944.60)
<hr/>						
*** TOTAL REVENUE ***		0.00	1,944.60	1,944.60	0.00	(1,944.60)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

27 -IN-KIND FRANCHISE FEES

IN-KIND FRANCHISE FEES

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
CAPITAL EXPENSES						
500925	2017 SIB Loan I&S Transfer	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENSES		0.00	0.00	0.00	0.00	0.00
<hr/>						
TOTAL IN-KIND FRANCHISE FEES		0.00	0.00	0.00	0.00	0.00
		=====	=====	=====	=====	=====
<hr/>						
*** TOTAL EXPENDITURES ***		0.00	0.00	0.00	0.00	0.00
<hr/>						
*** REVENUES OVER/ (UNDER) EXPENDITURES *		0.00	1,944.60	1,944.60	0.00	(1,944.60)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

32 -MAGNOLIA RIDGE - PID

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
GENERAL AND ADMINISTRATIV		<u>124,315.00</u>	<u>1,466.41</u>	<u>1,466.41</u>	<u>1.18</u>	<u>122,848.59</u>
*** TOTAL REVENUES ***		124,315.00	1,466.41	1,466.41	1.18	122,848.59
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
MAGNOLIA RIDGE PID		<u>115,785.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>115,785.00</u>
*** TOTAL EXPENDITURES ***		115,785.00	0.00	0.00	0.00	115,785.00
		=====	=====	=====	=====	=====
*** REVENUES OVER/(UNDER) EXPENDITURES *		8,530.00	1,466.41	1,466.41	17.19	7,063.59
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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>1,466.41</u>	<u>1,466.41</u>	<u>1.18</u>	<u>122,848.59</u>
TOTAL GENERAL AND ADMINISTRATIV		124,315.00	1,466.41	1,466.41	1.18	122,848.59
<hr/>						
*** TOTAL REVENUE ***		124,315.00	1,466.41	1,466.41	1.18	122,848.59
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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
<u>I & S PAYMENTS</u>						
500033	2018 PID BOND PRINCIPAL PAY'T	30,000.00	0.00	0.00	0.00	30,000.00
500034	2018 PID BOND INTEREST PAY'T	85,785.00	0.00	0.00	0.00	85,785.00
TOTAL I & S PAYMENTS		115,785.00	0.00	0.00	0.00	115,785.00
<u>CONTRACTUAL EXPENSES</u>						
500650	DEVELOPER COST EXPENSE	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRACTUAL EXPENSES		0.00	0.00	0.00	0.00	0.00
<u>MISCELLANIOUS EXPENSES</u>						
500750	DEVELOPER COST EXPENSE	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANIOUS EXPENSES		0.00	0.00	0.00	0.00	0.00
<u>EXPENSES (Continued)</u>						
500800	BANK FEES	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES (Continued)		0.00	0.00	0.00	0.00	0.00
TOTAL MAGNOLIA RIDGE PID		115,785.00	0.00	0.00	0.00	115,785.00
		=====	=====	=====	=====	=====
*** TOTAL EXPENDITURES ***		115,785.00	0.00	0.00	0.00	115,785.00
*** REVENUES OVER/ (UNDER) EXPENDITURES *		8,530.00	1,466.41	1,466.41	0.00	7,063.59
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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>1,918.79</u>	<u>1,918.79</u>	<u>0.00</u>	<u>(1,918.79)</u>
*** TOTAL REVENUES ***		0.00	1,918.79	1,918.79	0.00	(1,918.79)
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
SEIZED POLICE PROPERTY		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL EXPENDITURES ***		0.00	0.00	0.00	0.00	0.00
		=====	=====	=====	=====	=====
*** REVENUES OVER/(UNDER) EXPENDITURES *		0.00	1,918.79	1,918.79	0.00	(1,918.79)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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>1,918.79</u>	<u>1,918.79</u>	<u>0.00</u>	<u>(1,918.79)</u>
	TOTAL POLICE	0.00	1,918.79	1,918.79	0.00	(1,918.79)
<hr/>						
*** TOTAL REVENUE ***		0.00	1,918.79	1,918.79	0.00	(1,918.79)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

40 -SEIZED PROPERTY

SEIZED POLICE PROPERTY

DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>CONTRACTUAL EXPENSES</u>						
500673	COMPUTER SOFTWARE	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRACTUAL EXPENSES		0.00	0.00	0.00	0.00	0.00
<u>MISCELLANIOUS EXPENSES</u>						
500700	GENERAL SUPPLIES	0.00	0.00	0.00	0.00	0.00
500744	MINOR EQUIPMENT	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANIOUS EXPENSES		0.00	0.00	0.00	0.00	0.00
<u>CAPITAL EXPENSES</u>						
500960	CAPITAL EQUIPMENT	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENSES		0.00	0.00	0.00	0.00	0.00
<hr/>						
TOTAL SEIZED POLICE PROPERTY		0.00	0.00	0.00	0.00	0.00
		=====	=====	=====	=====	=====
<hr/>						
*** TOTAL EXPENDITURES ***		0.00	0.00	0.00	0.00	0.00
<hr/>						
*** REVENUES OVER/(UNDER) EXPENDITURES *		0.00	1,918.79	1,918.79	0.00	(1,918.79)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

50 -JUDICIAL EFFICIENCY

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<hr/>						
REVENUE SUMMARY						
<hr/>						
RESTRICTED ACCOUNTS		200.00	169.63	354.46	177.23	(154.46)
*** TOTAL REVENUES ***		200.00	169.63	354.46	177.23	(154.46)
		=====	=====	=====	=====	=====
EXPENDITURE SUMMARY						
<hr/>						
JUDICIAL EFFICIENCY FUND		0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***		0.00	0.00	0.00	0.00	0.00
		=====	=====	=====	=====	=====
*** REVENUES OVER/(UNDER) EXPENDITURES *		200.00	169.63	354.46	177.23	(154.46)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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	169.63	354.46	177.23	(154.46)
	TOTAL RESTRICTED ACCOUNTS	200.00	169.63	354.46	177.23	(154.46)
<hr/>						
*** TOTAL REVENUE ***		200.00	169.63	354.46	177.23	(154.46)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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						
500766	OFFICE EXPENSE	0.00	0.00	0.00	0.00	0.00
	TOTAL MISCELLANIOUS EXPENSES	0.00	0.00	0.00	0.00	0.00
<hr/>						
TOTAL JUDICIAL EFFICIENCY FUND		0.00	0.00	0.00	0.00	0.00
		=====	=====	=====	=====	=====
<hr/>						
*** TOTAL EXPENDITURES ***		0.00	0.00	0.00	0.00	0.00
<hr/>						
*** REVENUES OVER/ (UNDER) EXPENDITURES *		200.00	169.63	354.46	0.00	(154.46)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

51 -LOCAL MUNICIPAL JURY FUND

FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
COURTS		0.00	0.00	14.64	0.00	(14.64)
*** TOTAL REVENUES ***		0.00	0.00	14.64	0.00	(14.64)
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
*** TOTAL EXPENDITURES ***		0.00	0.00	0.00	0.00	0.00
		=====	=====	=====	=====	=====
*** REVENUES OVER/(UNDER) EXPENDITURES *		0.00	0.00	14.64	0.00	(14.64)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT - UNAUDITED

AS OF: NOVEMBER 30TH, 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>14.64</u>	<u>0.00</u>	(<u>14.64</u>)
TOTAL COURTS		0.00	0.00	14.64	0.00	(14.64)
<hr/>						
*** TOTAL REVENUE ***		0.00	0.00	14.64	0.00	(14.64)
		=====	=====	=====	=====	=====
<hr/>						
*** TOTAL EXPENDITURES ***		0.00	0.00	0.00	0.00	0.00
<hr/>						
*** REVENUES OVER/ (UNDER) EXPENDITURES *		0.00	0.00	14.64	0.00	(14.64)
		=====	=====	=====	=====	=====

STATEMENT OF REVENUES - BUDGET VS. ACTUAL

AS OF: NOVEMBER 30TH, 2022

% OF YEAR COMPLETED: 16.67

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	1,206,243.95	7,334,458.54	433,203.93	1,032,408.28	6,302,050.26	14.08
02 -WATER	5,467,293.61	1,329,816.46	10,895,537.31	847,574.18	1,733,468.43	9,162,068.88	15.91
04 -CAPITAL PROJ-ENTERPRISE	3,204,350.00	0.00	1,936,137.00	0.00	0.00	1,936,137.00	0.00
05 -DEBT SERVICE - GENERAL	676,235.00	11,425.28	786,235.00	257.87	473.60	785,761.40	0.06
06 -4B COMMUNITY DEV.	322,500.00	112,062.14	674,273.87	54,000.24	100,115.75	574,158.12	14.85
07 -4A ECONOMIC DEV.	620,000.00	224,660.04	1,340,733.00	111,444.35	206,383.11	1,134,349.89	15.39
10 -ATS-RED LIGHT CAMERA	1,500.00	4.40	0.00	0.02	0.04	(0.04)	0.00
11 -HB 445 ROAD REPAIR	312,000.00	112,394.63	647,850.00	58,647.76	108,626.91	539,223.09	16.77
17 -HOTEL/MOTEL OCCUPANCY	45,000.00	10,488.20	55,000.00	7,414.90	10,930.50	44,069.50	19.87
18 -MC SECURITY FUND	5,500.00	1,692.69	7,000.00	539.40	1,259.49	5,740.51	17.99
19 -MC TECHNOLOGY FUND	11,000.00	1,887.67	9,000.00	602.42	1,402.81	7,597.19	15.59
27 -IN-KIND FRANCHISE FEE	0.00	1,719.45	0.00	1,944.60	1,944.60	(1,944.60)	0.00
32 -MAGNOLIA RIDGE - PID	124,315.00	6,519.38	124,315.00	1,466.41	1,466.41	122,848.59	1.18
40 -SEIZED PROPERTY	0.00	8,363.00	0.00	1,918.79	1,918.79	(1,918.79)	0.00
50 -JUDICIAL EFFICIENCY	600.00	77.22	200.00	169.63	354.46	(154.46)	177.23
51 -LOCAL MUNICIPAL JURY	0.00	31.25	0.00	0.00	14.64	(14.64)	0.00
GRAND TOTAL REVENUES	15,712,288.56	3,027,385.76	23,810,739.72	1,519,184.50	3,200,767.82	20,609,971.90	13.44

STATEMENT OF EXPENDITURES - BUDGET vs ACTUAL

AS OF: NOVEMBER 30TH, 2022

% OF YEAR COMPLETED: 16.67

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	617,077.05	5,001,365.78	515,235.99	980,834.11	4,020,531.67	19.61
02 -WATER	3,263,955.09	554,350.02	4,994,293.49	383,136.79	1,244,128.42	3,750,165.07	24.91
04 -CAPITAL PROJ-ENTERPRISE	12,473,850.00	364,932.48	3,596,622.00	557,422.38	901,239.34	2,695,382.66	25.06
05 -DEBT SERVICE - GENERAL	674,917.50	112,295.00	785,718.00	0.00	113,922.50	671,795.50	14.50
06 -4B COMMUNITY DEV.	320,037.00	10,765.52	547,292.18	10,604.61	11,873.79	535,418.39	2.17
07 -4A ECONOMIC DEV.	100,563.00	12,484.76	400,397.00	11,936.10	22,094.97	378,302.03	5.52
10 -ATS-RED LIGHT CAMERA	344,838.10	9,681.50	50,000.00	0.00	0.00	50,000.00	0.00
11 -HB 445 ROAD REPAIR	300,000.00	0.00	300,000.00	1,007.93	1,007.93	298,992.07	0.34
17 -HOTEL/MOTEL OCCUPANCY	45,000.00	8,483.33	40,000.00	5,876.80	9,640.21	30,359.79	24.10
18 -MC SECURITY FUND	5,000.00	812.24	5,000.00	791.54	1,401.35	3,598.65	28.03
19 -MC TECHNOLOGY FUND	15,600.00	1,113.75	8,100.00	990.65	1,465.75	6,634.25	18.10
32 -MAGNOLIA RIDGE - PID	113,920.00	0.00	117,495.00	0.00	0.00	117,495.00	0.00
GRAND TOTAL EXPENDITURES	21,382,294.01	1,691,995.65	15,846,283.45	1,487,002.79	3,287,608.37	(12,558,675.08)	20.75
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(5,670,005.45)	1,335,390.11	7,964,456.27	32,181.71	(86,840.55)	8,051,296.82	1.09-

FY 2022 MAGNOLIA MUNICIPAL COURT COLLECTIONS REPORT

MONTH	CITATIONS PAID THROUGH TRAFFIC PAYMENT.COM	CITATIONS PAID IN OFFICE OR THROUGH THE MAIL	TOTAL COURT COLLECTIONS
OCT.2021	23,274.55	17,855.25	41,129.80
Nov.2021	19,180.72	10,980.89	30,161.61
DEC.2021			
JAN.2022			
FEB.2022			
MAR.2022			
APR. 2022			
MAY 2022			
JUN. 2022			
JUL. 2022			
AUG. 2022			
SEPT. 2022			
TOTAL:	42,455.27	28,838.14	71,291.41
	BY: FRANCES SUAREZ 12/05/2022		

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	184	251	251	201	60	40	4	0	0	6
October	154	212	432	68	37	44	3	0	0	9
November	249	347	300	0	25	22	4	0	0	8
December										
TOTAL	1792	2576	3950	1982	577	478	33	3	0	69
Completed By: Frances Suarez										

For Month Of NOVEMBER

22

[illegible]

ENGINEERING REPORT

DECEMBER 13, 2022

1. CAPITAL IMPROVEMENT PLAN PROJECTS IN DESIGN

A. Ground Storage Tank (GST) Addition at Water Plant No. 2

Design is underway. The current scope of work is to design an additional GST for redundancy if the existing GST is taken offline. After further evaluation, it was determined a hydropneumatic tank (HPT) is needed at the plant for redundancy in event the elevated storage tank (EST) needs to be taken offline for rehabilitation or maintenance. This will prevent the entire plant from being taken offline if the EST is taken offline.

For action: Consider authorization of work order amendment for design of an HPT.

B. Dogwood Patches Sanitary Sewer Rehabilitation (CDBG Funding)

We are coordinating with GrantWorks, Inc. on the final contract language needed per state and federal guidelines. Once the contract is complete, we will work with City Staff for signature.

C. Water Plant No. 3

45-Acre Tract Wetlands Delineation and Phase I ESA (no update)

Ephemeral and intermittent tributaries were located along the current riverine system that drains the tract, which are potential jurisdictional waters. Modifying or draining into potential jurisdictional waters may require Corps review and a Nationwide Permit. Water Plant No. 3 drainage design is underway. Once complete, coordination with the Corps will begin.

45-Acre Tract Surveying and Platting

The Water Plant No. 3 preliminary and final plats were approved at the PZC meeting. Approval of the plats by City Council is included as part of a separate agenda item.

Water Plant No. 3 Phase II Design (GST, MCC Building, Detention, Site)

Engineering design is underway.

D. Water Well No. 8 at Water Plant No. 2

A pre-bid conference was held on Wednesday, November 30th and the bid opening was scheduled for Wednesday, December 7th. However, all the bidders indicated that the project could not be completed in the 270 calendar day time. We are postponing the bidding for two weeks and are reducing the capacity of the well to approximately 500 gallons per minute. The lower capacity is intended to get into the off the shelf equipment which will allow the well to be put into service much quicker. We will have the award of contract at the meeting following the bidding.

A permit allocation increase has been requested with Lone Star Groundwater Conservation District (LSGCD).

E. Amarillo Street Repairs

We have received a revised geotechnical report with recommendations for pavement and stabilized base replacement. We will provide the City with cost estimates to replace the street with asphalt pavement and with concrete pavement at the January meeting. The presentation will include pros and cons to each type of pavement.

2. CAPITAL IMPROVEMENT PLAN PROJECTS IN CONSTRUCTION

A. Timberbrook Drainage Improvements (GLO Funding)

The contract was awarded to LG&G Construction at the October meeting. LG&G has substantially completed the project and documents for project close out are being presented as a separate meeting item. The final walkthrough punchlist items included removing sod from the flow line of the ditch and seeding or hydro mulching the flow line to establish vegetation.



Drainage Swale Along Bryan Drive



Relocated Timber Retaining Wall

B. Water Plant No. 3

Phase I

Contractor: R & B Group, Inc.; Drilling Subcontractor: Weisinger, Inc.

Contract Time / Completion Date: 270 calendar days / June 30, 2023

Contract Amount: \$3,281,100.00

The drilling rig has mobilized. Drilling the pilot hole began on November 13 and was completed on November 16. The well was logged on November 17. The pilot hole reaming was completed and sampling began on November 21. On November 28, the sampling was completed, and the rig demobilized. Remobilization will occur after the settings are recommended by the contractor and approved by AEI Engineering, a Baxter & Woodman Company (AEI/B&W). AEI is investigating the possibility of utilizing a rental pump and

motor to put the well in service before the final equipment is delivered. We will report to the City Administrator on this possibility as soon as we can work out the details.

We are continuing to coordinate with CenterPoint regarding their easement to provide power to the site. They are requiring the current landowners, Audubon and Magnolia 4A Economic Development Corporation, consent to the easement in writing before proceeding. We are coordinating with the landowners on this process.



Drilling Rig and Surface Casing



Drilling Rig

C. Nichols Sawmill Interceptor Sewer Replacement Phase II (GLO Funding)

Ballast Point Construction is essentially complete with construction. The small unpaved area at Betty Hall Street was paved by D. L. Glover, Inc. as part of the FM1488 Force Main Construction and Water Line Relocation project. Sealing the manholes and performing vacuum testing is proposed to be completed as part of Allco, LLC's Change Order No. 4 for the Wastewater Treatment Plant Expansion.

It is our understanding that GrantWorks, Inc. is working with Strand Associates, Inc. to complete the required close-out documentation of this project.

D. Nichols Sawmill Interceptor Sewer Replacement Phase III

The project is approximately 87% complete. Remaining items of work include pressure testing of approximately 200 linear feet of sanitary sewer, connection of some services and paving of damaged areas. AEI/B&W met with the Contractor, the Contractor's Attorney, the City Administrator and the City Attorney to work out the final issues to get the project completed. The Contractor's Attorney prepared a Memorandum of Understanding to ensure all parties were on the same page. We continue to work the issue to ensure that the City's interests are protected. Change Order No. 3 picks up several items that were in dispute. The Change Order is currently a deduct for \$84,480.54; however, there will be several additive items in Change Order No. 4. We are still working on receiving documentation for some items and providing our documentation that will bring all parties to a final agreement.

For action: Consideration and possible action to approve Ballast Point Construction Change Order No. 3 for modifications to contract documents of Nichols Sawmill Interceptor Sewer Replacement for a deduct in the amount of \$84,480.54.

We received Pay Estimate No. 6 and will present it for payment this week.



Site Restoration



Manhole Vacuum Testing

E. FM 1488 Force Main Construction and Water Line Relocation

D. L. Glover, Inc. has completed the crossing of SH 249. Remaining items include tying in the new water line to the water system and tying the new force main into the sanitary sewer system once the Nichols Sawmill Sewer Interceptor Replacement Phase III project is online. Then, the existing water line will be abandoned. The project is approximately 88% complete.

We present Pay Estimate No. 7 for \$177,025.80. This amount represents partial payment for installation of 115 linear feet of force main, trenchless installation of 475 linear feet of force main in welded steel casing, installation of 100 linear feet of water main, Change Order No. 1, and work per Change Order No. 2. Payment to the contractor is recommended at this time.

We present Change Order No. 3 for lowering 450 linear feet of 16-inch force main, installation of one (1) 16-inch by 12-inch TS&V on the existing 16-inch water line, and one (1) 16-inch by 12-inch tee and 12-inch gate valve on the new 16-inch water line. This lowering of the force main is required in accordance with the Texas Department of Transportation's clearance requirements between utilities and proposed roadway entrances. Additionally, the tee and gate valve along with one (1) TS&V are being installed for future water line tie ins that will serve new development in the area.

For action: Consideration and possible action to approve D. L. Glover, Inc. Change Order No. 3 for modifications to contract documents of FM 1488 Force Main Construction and Water Line Relocation in the amount of \$78,740.00.



Asphalt Replacement at Commerce
Street and Dean



Bore Pit and Machine

F. Nichols Sawmill WWTP Expansion

Allco, LLC is continuing to work on site performance testing of the equipment. The project is approximately 93% complete.

Due to recent failures of the existing plant, transfer of service to the new WWTP began the week of December 5 - 9. We expect the plant to be fully operational in hand mode prior to the Christmas Holidays. The full controls to the plant will be finalized after the new year.

We present Pay Estimate No. 26 for \$101,565.45 and Pay Estimate No. 27 for \$340,599.98. Pay Estimate No. 26 represents partial payment for demolition of existing facilities, installation of construction fencing, stainless steel splash curtain, miscellaneous metals for the chlorine chemical building, startup/testing of Treatment Unit No. 3, installation of chemical feed equipment, and HVAC/Louvers in the electrical and chemical buildings. Pay Estimate No. 27 represents recommended reduction in retainage to two percent (2%), partial payment for testing of Treatment Unit No. 3 and Treatment Unit No. 3 blowers, various start-ups including submersible pumps, guiderail accessories, and hoist for the influent structure, post aeration, blowers, and rapid mixer for the chlorine contact basin, start-up of chemical feed equipment, installation of acoustic ceiling, HVAC, electrical work for Treatment Unit No's 1 and 2, and work per Change Order No. 2. Payment to the contractor is recommended at this time.

We present Change Order No. 4 to seal the Nichols Sawmill Sewer Interceptor Replacement Phase II manholes to protect the manholes and sewer system from inflow and infiltration and to add chemical storage tank piping for a fully operational chemical feed system.

For action: Consideration and possible action to approve Allco, LLC Change Order No. 4 for modifications to contract documents of Nichols Sawmill Wastewater Treatment Plant Expansion in the amount of \$84,681.00.

3. EVALUATION OF EXISTING 0.30 (TREATMENT UNIT 1) AND 0.35 (TREATMENT UNIT 2) MGD PLANTS (NO UPDATE)

AEI is awaiting completion of the current WWTP expansion and transfer of service to the new plant before initiating the inspection of the existing plant structures. Once service is transferred to the new plant, the existing treatment units will be taken out of service and evaluated.

4. REGULATORY COMPLIANCE PROJECTS

A. Emergency Preparedness Plan (EPP) and Critical Load Coordination

TCEQ provided comments to the EPP. AEI has addressed the comments and provided the TCEQ the revised plan. We are awaiting their approval to proceed with the next steps.

B. Sanitary Sewer Overflow (SSO) Initiative

SSO Initiative Plan (No Update)

There is no update this reporting period. The report was submitted to the TCEQ on January 31, 2022. We are awaiting a response from the TCEQ.

Sanitary Sewer Flow Monitoring

Duke's has compiled the data from the iTrackers in the area around Tractor Supply, and the results indicate there are no I&I issues from Tractor Supply. AEI will coordinate with the Director of Public Works on dye testing lines in the area to determine flow directions that will help us better understand what is occurring in this area.

5. PLANNING PROJECTS

A. Master Thoroughfare Plan

A draft of the Master Thoroughfare Plan was provided to the City on October 25. We are planning to schedule a public Open House meeting in January.

B. Unified Development Code

The first task force meeting is scheduled for December 6, 2022.

6. FUTURE WATER PLANT NO. 4

LJA Engineering, Inc. is performing the land acquisition of the site located at the southwest intersection of Whistle Stop Lane and Magnolia Bend Trace. LJA has made contact with the landowner and is in negotiations.

7. FUTURE WWTP (NO UPDATE)

This item is part of the negotiations with Audubon.

8. CITY LIMITS, ETJ, AND ZONING MAP

The City Limits and ETJ map is approximately 85% complete. We are in coordination with the City to obtain additional ordinances needed for the map.

9. SCADA EVALUATION

The final report is undergoing QA/QC review. The final report will be provided to the City soon.

10. FUNDING FOR PROJECTS

A. TWDB State Revolving Funds for Wastewater Treatment Plant Expansion (No Update)

The City has been invited to apply for the funds and AEI has submitted the Intent to Apply for the WWTP expansion. We are working on the application that is due December 19, 2022. A pre-submission application meeting is scheduled for December 6, 2022, with TWDB.

For action: Consideration and possible action on decision to request financial assistance from TWDB.

B. American Rescue Plan Act of 2021 (ARPA) Funding (No Update)

AEI provided project costs and descriptions to GrantWorks, Inc. for the Elm Street Water Plant 212,000-Gallon GST rehabilitation and 100,000-Gallon GST rehabilitation and the Kelly Road Water Plant 200,000-Gallon GST rehabilitation on October 3. We are now awaiting direction from them for the next steps.

11. DEVELOPMENT AND PLAN REVIEWS

A. Current and Proposed Development

Attached is a spreadsheet of the status of plan reviews completed and in progress.

AEI met with the following entities to discuss development within the City and its ETJ:

- HEB and Stratus: Met 11/3 to discuss water pressure.
- Crostex, Rain for Rent, and Gemini: Met on 11/22 to discuss temporary water facilities.
- Lovett: Met on 11/28 to discuss development

B. Development Acceptance (no changes)

Final inspections have been held and passed for Magnolia Ridge Forest Sections 1-6. We are awaiting the Engineer's certification of construction to finalize the recommendation of acceptance by City Council into the City maintained system.

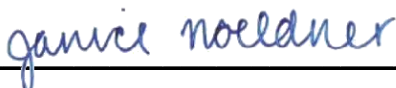
We have punchlist items for Magnolia Ridge Forest Sections 7, 11, and 12 which appear to be complete. The Developer's Engineer need to provide certification of construction prior to recommendation of acceptance by City Council into the City maintained system.

The final inspection of Detention Facilities to serve Magnolia Ridge Forest Sections 13 and 14 has been held and the punchlist has been checked. It was reported to be complete last month; however, items remain to be completed. Once it is complete and all documentation is complete, we will move forward with acceptance.

For Magnolia Ridge Blvd, AEI conducted an acceptance inspection and prepared a punchlist. Additionally, AEI prepared a striping layout for further traffic control. It is our understanding that the estimated costs have been sent to the developer with a punch list.

12. GENERAL ITEMS

- (No Update) We are in coordination with TxDOT regarding reimbursement for City of Magnolia easements during the FM 1488 right-of-way expansion. We provided easement documents to TxDOT on October 27.
- The Elm Street Water Plant hydropneumatic tank (HPT) has been temporarily relocated to the Water Plant No. 3 site.
- AEI is continuing to work on GIS updates to the City's GIS system. Recent updates include:
 - Incorporating utilities from the FM 1774 sanitary sewer extension survey and the 44-AC MEDC tract survey for Water Plant No. 3.
 - Adding in Magnolia Ridge Forest Sections 1-6 utilities.
- AEI is reviewing the City's standard specifications and will provide comments. We are about 50% complete.
- AEI completed the temporary pressure system design and all necessary contracts were signed by the MEDC. Gravel was placed at the site on December 5th. The mats were scheduled to be delivered on December 7th with the parties meeting on-site to layout in paint the configuration and location of the necessary components. We held a meeting to include the parties and coordinate the connection of the piping and electrical. We hope to have the system in place not later than December 19th.
- Connections are nearly exceeding capacity. As a result AEI is investigating possible temporary solutions that can be in place until the permanent wells are completed. We have contacted Aqua Texas about a cooperative private well that the City could receive service from. We will be meeting with them in the near future to discuss what is necessary to move the project forward.



Janice C. Noeldner, P.E.

Project Manager

AEI Engineering, a Baxter & Woodman Company

TBPELS Registration No. F-21783

Attachments

PLAN REVIEW PROJECT STATUS
12/5/2022

B&W No.	Client & Project Name			Engineer	Plat				Plans Submittal No. 1				Plans Submittal No. 2				Plans Submittal No. 3				Plans Submittal No. 4				Plans Submittal No. 5				Plans Submittal No. 5				Montgomery County		TCEQ	
					Preliminary Plat Received	Preliminary Plat Approved	Final Plat Received	Final Plat Approved	Plans Received	Administratively Complete	Plan Review Letter Sent	No Objection Letter Sent	Plans Received	Administratively Complete	Plan Review Letter Sent	No Objection Letter Sent	Plans Received	Administratively Complete	Plan Review Letter Sent	No Objection Letter Sent	Plans Received	Administratively Complete	Plan Review Letter Sent	No Objection Letter Sent	Plans Received	Administratively Complete	Plan Review Letter Sent	No Objection Letter Sent	Plans Received	Administratively Complete	Plan Review Letter Sent	No Objection Letter Sent	Drainage Approval	Engineering Approval	Water - Approval	WW - Approval
211709.80-001	MAGNC	Ranco Grande Restaurant	REG	No	No				08/12/21	Yes	08/17/21																									
220756.80-001	MAGNC	Magnolia Village South Final Plat	BJ	Yes	Yes				04/05/22	Yes	04/15/22																									
220758.80-001	MAGNC	Detention Facilities to Serve Magonlia Ridge Forest Sec 17, 18 & 19	MN	Yes	Yes				04/06/22	Yes	04/18/22																									
220780.80-001	MAGNC	C-Store & Gas Station	CT	No					04/12/22	Yes	04/26/22																									
220837.80-001	MAGNC	Carrios Magnolia Reserve Preliminary Plat	BJ	No					04/19/22	Yes	05/02/22																									
220876.80-001	MAGNC	Magnolia Ridge Forest Section 18 Final Plat	CRE	Yes	Yes				04/25/22	Yes	05/04/22																									
220877.80-001	MAGNC	Magnolia Ridge Forest Section 19 Final Plat	CRE	Yes	Yes				04/25/22	Yes	05/04/22																									
221258.80-001	MAGNC	Mill Creek Estates Phase IV Mass Grading and Detention	TDH	No	No				06/09/22	Yes	06/17/22																									
221273.80-001	MAGNC	Escondido Section 5 WSDP	TDH	Yes	No				06/10/22	Yes	06/22/22																									
221390.80-001	MAGNC	Escondido Sec 5 Final Plat	CRE	Yes	Yes	Yes			06/27/22	Yes	07/08/22																									
221399.80-001	MAGNC	Mill Creek Estates Sec 8 WSDP	TDH	Yes	Yes	No			06/27/22	Yes	07/06/22																									
221489.80-001	MAGNC	Escondido Sec 7 Final Plat	CRE	Yes	Yes	Yes			06/28/22	Yes	07/13/22																									
221519.80-001	MAGNC	MHT Homes Magnolia Private Improvements	MJM	No	No				07/15/22	Yes	08/04/22																									
221563.80-001	MAGNC	Mill Creek Estates Sec 9 WSDP	TDH	Yes	Yes	No			07/22/22	Yes	08/02/22																									
221580.80-001	MAGNC	Magnolia Parkway Storage Phase II	TDH	No	No	Yes	Yes		07/22/22	Yes	08/02/22																									
221633.80-001	MAGNC	TxDOT Driveway Permit Deceleration Lane and 16-inch Water Line	REG	N/A	N/A	N/A	N/A		07/25/22	Yes	08/02/22																									
221634.80-001	MAGNC	Mill Creek Estates Boulevard WSDP & FM	TDH	Yes	Yes	No			08/01/22	Yes	08/15/22																									
221646.80-001	MAGNC	Escondido Section 9 Final Plat	CRE	Yes	Yes	No			08/03/22	Yes	08/04/22																									
221654.80-001	MAGNC	Christian Brothers Automotive Plan Review	CP	Yes	Yes				08/04/22	Yes	08/16/22																									
221654.80-001	MAGNC	Christian Brothers Automotive Site Plan Review	CRE	Yes	Yes	Yes	Yes		10/26/22	Yes	11/04/22																									
221678.80-001	MAGNC	Magnolia Ridge Forest Sec 18 WSDP	TDH	Yes	Yes				08/09/22	Yes	08/23/22																									
221696.80-001	MAGNC	Mill Creek Estates Sec 7 Final Plat	CRE	Yes	No				08/08/22	Yes	08/15/22																									
221697.80-001	MAGNC	Water Plant No. 3 Preliminary Plat	CRE	Yes	No				08/08/22	Yes	08/15/22																									
221716.80-001	MAGNC	Mill Creek Estates Sec 10 WSDP	TDH	Yes	Yes				08/11/22	Yes	08/24/22																									
221751.80-001	MAGNC	29 Acres Located at NE Corner of FM1774 and FM1486	CP	No					08/16/22	Yes	08/29/22																									
221943.80-001	MAGNC	Escondido Onsite Collector Road WSDP	TDH	Yes	Yes				09/06/22	Yes		09/16/22																								
222047.80-001	MAGNC	Parkside Magnolia WSDP	TDH	Yes	Yes				09/23/22	Yes		10/04/22																								
222157.80-001	MAGNC	Mister Car Wash (Site Plan Only)	TDH	Yes	Yes	Yes	Yes		10/06/22	Yes	10/21/22																									
222267.80-001	MAGNC	Magnolia Ridge Forest Section 20 - DIA	SMA	N/A	N/A	N/A	N/A		10/25/22	Yes	11/29/22																									
222269.80-001	MAGNC	HEB Temporary Facilities (Site Plan Only)	TC/JCN	N/A	N/A	N/A	N/A		10/26/22	Yes	10/26/22																									
222287.80-001	MAGNC	Magnolia Place Section 2 (WSDP)	TDH	Yes	Yes				10/27/22	Yes	11/09/22																									
222391.80-001	MAGNC	Water Plant No 3 Final Plat	CE	Yes	No	Yes	No		11/08/22	Yes	In progress																									
222551.80-001	MAGNC	Magnolia Place Sec 2 Final Plat	CE	Yes	Yes	No			12/05/22	No	Not Complete																									

1. All plan review requests go directly to REG from MAK. Send to JCN when REG is out of office.
2. All agency-approved plan sets or plats are to be sent to the Production Manager to save in the appropriate spot on the server.
3. CenterPoint maps expires 6 months after the request.
4. AT&T maps expire 12 months after the request.