

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
Tim Robertson, City Engineer
Mike Kurzy, Baxter & Woodman
Christian Gable, Interim City Secretary

NOTICE OF PUBLIC MEETING OF THE MAGNOLIA CITY COUNCIL

**AMENDED AGENDA
REGULAR CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 12, 2023 – 6:00 PM**
Sewall Smith Council Chambers
18111 Buddy Riley Blvd., Magnolia, Texas 77354

1. CALL MEETING TO ORDER

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

2. CITIZEN 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. 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 August 8, 2023.

b. CONSIDERATION – APPROVAL OF MINUTES

Consideration and possible action to approve the minutes of the Special City Council Meeting held August 29, 2023.

c. CONSIDERATION – APPROVAL OF MINUTES

Consideration and possible action to approve the minutes of the Special City Council Meeting held August 30, 2023.

4. **CONSIDERATION – APPROVE REQUEST FOR STREET CLOSURES DEAN, R.L. BUTLER, AND UNITY PARK DR. FOR “STROLL THROUGH THE RENAISSANCE” EVENT SATURDAY, SEPTEMBER 30 FROM 3:00-7:00 PM** (Mayor Todd Kana)
5. **CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. R-2023-004 TO PROCLAIM OCTOBER 5, 2023, AS CITY OF MAGNOLIA TEACHERS’ DAY** (Mayor Todd Kana)
6. **CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. R-2023-005 TO NOMINATE FOR THE MONTGOMERY CENTRAL APPRAISAL DISTRICT’S BOARD OF DIRECTORS ELECTION, 2024-2025 TERM** (Mayor Todd Kana)
7. **CONSIDERATION – CASTING VOTE FOR CANDIDATE APPOINTMENT TO 9-1-1 MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT BOARD OF MANAGERS TO SERVE THE TWO-YEAR TERM CURRENTLY HELD BY PAUL VIRGADAMO FOR OCTOBER 1, 2023 – SEPTEMBER 30, 2025** (Mayor Todd Kana)
8. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. R-2023-006 AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION** (Mayor Todd Kana)
9. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE SITE PLAN FOR 5POINT CREDIT UNION** (Mayor Todd Kana)
10. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE SITE PLAN FOR VALVOLINE** (Mayor Todd Kana)

11. 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 on water well built by Audubon.

The City Council may enter into executive session under Texas Government Code Section 551.071 to receive legal advice on MISD v City of Magnolia, Et Al.

The City Council may enter into executive session under Texas Government Code Section 551.071 to receive legal advice concerning the Wholesale Water Supply and Sanitary Sewer Agreement and addendums between the City of Magnolia and Audubon.

12. **RECONVENE** into regular session and consider and/or take action on item(s) discussed in executive session.

13. **CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE AN AMENDMENT TO WORK ORDER 23-002 IN THE AMOUNT OF \$13,125 FOR THE GEOTECHNICAL SERVICES RELATED TO LOCATING THE 500,000-GALLON EST AT WATER PLANT NO. 4 INSTEAD OF AT WATER PLANT NO. 3.** (Mayor Todd Kana)

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

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

15. 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 _____
TIME _____
TAKEN DOWN _____

Christian Gable, Interim 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
Leonard Schneider, City Attorney
Kyle Montgomery, Police Chief
Beverly Standley, Finance/HR Administrator
Tim Robertson, City Engineer
Mike Kurzy, Baxter & Woodman
Christian Gable, Interim City Secretary

MINUTES OF PUBLIC MEETING OF THE MAGNOLIA CITY COUNCIL AUGUST 8, 2023

A meeting of the City Council was held on this date, August 8, 2023, beginning at 6:00pm in the Sewall Smith Council Chambers 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL MEETING TO ORDER

Mayor Kana called the meeting to order at 6:00 pm.

a. INVOCATION

Councilmember Dantzer delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Mayor Kana led the Pledge of Allegiance to the USA and Texas flags.

c. ROLL CALL AND CERTIFICATION OF A QUORUM

Mayor Kana called the roll and certified a quorum was present with the following Council members in attendance: Todd Kana, Richard Carby, Daniel Miller, Matthew Dantzer and Jack L Huitt Jr.

Absent: Brenda Hoppe

Staff present: City Administrator Don Doering, City Attorney Leonard Schneider, City Engineer Tim Robertson, Finance/HR Administrator Beverly Standley, Economic Development Director Rachel Steele, Police Chief Kyle Montgomery, Interim City Secretary Christian Gable.

2. CITIZEN 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. OPEN PUBLIC HEARING

Mayor Kana opened the public hearing at 6:02 pm and read the Notice of Public Hearing. There were no comments from the public.

NOTICE OF PUBLIC HEARING ON THE EXTENSION OF A MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE

SUBDIVISION, SITE PLANNING, DEVELOPMENT, PROPERTY DEVELOPMENT, OR
CONSTRUCTION IN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS,
UNDER CHAPTER 212, TEXAS LOCAL GOVERNMENT CODE.

On Thursday, December 16, 2022, a temporary moratorium was put 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. A continuing Moratorium was imposed by the adoption of Ordinance No. O-2022-031 on December 21, 2022 with an expiration date of April 20, 2023.

Thereafter, on April 11, 2023, the City adopted Ordinance No. O-2023-003, with an effective date of April 20, 2023 extending the moratorium an additional 120 days. The Current Moratorium is set to expire on or about August 18, 2023 unless it is extended before that date by Ordinance adopted by City Council.

City residents and affected parties are encouraged to provide input on whether the Current Moratorium should be extended an additional 120 days. The Public hearing to extend the Current Moratorium and City Council Meeting will be held on the following date and time:

Hearing: City Council, Tuesday, August 8, 2023 at 6:00p.m.

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

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 Moratorium is necessary to maintain the status quo and suspend further development during a period while the City actively took steps to alleviate the inadequacy of the existing water facilities to prevent a shortage of essential public facilities. The public hearing is to receive public input on whether the Current Moratorium should be extended.

4. CLOSE PUBLIC HEARING

Mayor Kana closed the public hearing and reconvened the regular meeting at 6:03 pm.

5. 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 City Council Meeting held July 11, 2023.

**b. CONSIDERATION – APPROVAL OF PUBLIC FUNDS INVESTMENT PORTFOLIO
– 2ND QUARTER ENDING JUNE 2023**

- c. **CONSIDERATION – ACCEPT EXCESS COLLECTIONS FOR 2022 DEBT SERVICE AND CERTIFICATION FOR DEBT SERVICE COLLECTION RATE FOR 2023/2024**
- d. **CONSIDERATION – APPROVAL OF INVESTMENT POLICY**

MOTION: Upon a motion to approve the Consent Agenda made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 4-0.

- 6. **CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. O-2023-011 EXTENDING THE MORATORIUM ENACTED BY ORDINANCE O-2022-031**
(Mayor Todd Kana)

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 4-0.

- 7. **BUDGET CONSIDERATION – TAX RATE** (Mayor Todd Kana)
Consideration and possible action if proposed tax rate exceeds the Voter approval rate or the No New Revenue rate (whichever is lower), take record vote to place proposed tax rate/increase on future agenda and set public hearing for August 22, 2023 at 6:00 pm.

MOTION: Upon a motion to approve the proposed voter approved tax rate of 0.2948 made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, Daniel Miller – Aye, Richard Carby – Aye, Matthew Dantzer – Aye, and Jack L. Huitt Jr. – Aye, and the motion carried unanimously, 4-0.

MOTION: Upon a motion to set a public hearing for proposed voter approved tax rate on August 22, 2023 at 6:00 pm made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 4-0.

- 8. **CONSIDERATION – APPROVAL OF 2022-2023 BUDGET ADJUSTMENTS**
(Mayor Todd Kana)

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 4-0.

- 9. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE ALCOHOL CONSUMPTION AT UNITY PARK FOR A BIRTHDAY PARTY ON AUGUST 19**
(Mayor Todd Kana)

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 4-0.

10. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ALCOHOL SALE AND CONSUMPTION AT UNITY PARK FOR PATRIOTS OF TEXAS FESTIVAL FROM SEPTEMBER 22nd TO 23rd (Mayor Todd Kana)

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Miller, the Councilmembers voted, and the motion carried unanimously, 4-0.

11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ALCOHOL SALE AND CONSUMPTION ALONG THE MAGNOLIA STROLL FOR STROLL THROUGH THE RENAISSANCE EVENT ON SEPTEMBER 30 (Mayor Todd Kana)

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 4-0.

12. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ALCOHOL SALE AND CONSUMPTION AT UNITY PARK FOR MAGNOLIA CHRISTMAS IN THE PARK DECEMBER 16 (Mayor Todd Kana)

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 4-0.

13. CONSIDERATION AND POSSIBLE ACTION TO APPROVE DEVELOPMENT AGREEMENT WITH MAGNOLIA PARAGON, LLC (Mayor Todd Kana)

Kevin Mokos, Magnolia Paragon representative, and Andrew Vaughn with ABHR explained how the Planning & Zoning Commission held two special meetings to recommend changes to the proposed agreement and the development team has worked to make them for Council approval.
City Attorney Leonard Schneider pointed out the specific revisions that are defined in the meeting packet.

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 4-0.

14. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SANDRA DEE LANE SECTION 1, PRELIMINARY PLAT, +/- 1.925 ACRES (Mayor Todd Kana)

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 4-0.

15. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO GIRASOL STREET AND RESERVE, PRELIMINARY PLAT, +/- 13.384 ACRES (Mayor Todd Kana)

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 4-0.

16. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SECTION 5, FINAL PLAT, +/- 29.567 ACRES (Mayor Todd Kana)

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 4-0.

17. 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 receive legal advice on MISD v City of Magnolia, Et Al.

The City Council may enter into executive session under Texas Government Code Section 551.071 to receive legal advice on future water and sanitary sewer connection distribution.

Mayor Kana convened into Closed Executive Session at 6:17 pm.
Councilmember Huitt left the meeting during Closed Executive Session.

18. RECONVENE into regular session and consider and/or take action on item(s) discussed in executive session.

Mayor Kana adjourned Closed Executive Session and reconvened the open meeting at 7:08 pm.

19. CONSIDERATION AND POSSIBLE ACTION TO APPROVE UTILITY/INFRASTRUCTURE CONVEYANCE WITH SHADYSIDE LAND COMPANY, LLC (Mayor Todd Kana)

City Engineer Tim Robertson explained this an overdue book-keeping requirement and recommends approval.

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 3-0.

20. CONSIDERATION AND POSSIBLE ACTION TO APPROVE PETITION REQUESTING CONSENT TO MUD 116'S APPLICATION FOR ROAD POWER AUTHORITY

(Mayor Todd Kana)

Andrew Vaughn with ABHR, representing Montgomery MUD 116, gave the history of the MUD, existing utility agreements, and explained the purpose of the petition found in the meeting packet.

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 3-0.

21. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE WORK ORDER 23-005 FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE GROUND STORAGE TANK AND HYDROPNEUMATIC TANK ADDITION AT KELLY ROAD WATER PLANT FOR A TOTAL COST OF \$65,418 (Mayor Todd Kana)

City Engineer Tim Robertson recommends approval as the work order and cost is normal and expected for the project at hand.

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 3-0.

22. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE BAXTER & WOODMAN WORK ORDER 22-010 AMENDMENT NO. 1 FOR AN INCREASE OF \$25,500 FOR A NEW TOTAL COST OF \$139,600. (Mayor Todd Kana)

City Engineer Tim Robertson explained that this Work Order used to be \$255,000 but the engineering team has pulled services out of it to be done by city staff to reduce the cost.

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 3-0.

23. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE WORK ORDER 23-004 FOR CONSTRUCTION MANAGEMENT SERVICES FOR WATER PLANT NO. 3 PHASE II FOR A COST OF \$88,154. (Mayor Todd Kana)

Mike Kurzy with Baxter & Woodman explained the purpose of the cost increase based on the change in scope of work.

Mayor Kana requested a change in wording for the term "not-to-exceed" included in future work orders.

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 3-0.

24. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE BAXTER & WOODMAN WORK ORDER 22-006 AMENDMENT NO. 2 FOR AN INCREASE OF \$36,847 FOR A NEW TOTAL COST OF \$77,347. (Mayor Todd Kana)

Mike Kurzy with Baxter & Woodman explained the purpose of the cost increase based on the change in scope of work.

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 3-0.

25. ADMINISTRATION - DEPARTMENT REPORTS

ACTIVITIES/ UPDATES/ ANNOUNCEMENTS AND ITEMS OF COMMUNITY INTEREST

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

Police Chief Kyle Montgomery summarized the report found in the meeting packet. He explained that they are noticing changes based on the growing new developments that they hadn't delt with as often in the past.

b. PUBLIC WORKS DEPARTMENT (City Administrator, Don Doering)

City Administrator Don Doering explained that we have 5 operating wells and mentioned the many meetings he has attended and will attend for new development. He proceeded to give a summary of the report provided in the meeting packet.

c. ADMINISTRATION DEPARTMENT (City Administrator, Don Doering)

City Administrator Don Doering mentioned that he met with Black Fin, a natural gas line company, and explained the proposed project location running through Audubon, along 1488, and crossing a small portion of Mill Creek Road. He also gave a summary of the financial report found in the meeting packet.

26. ADJOURN

MOTION: Upon a motion to adjourn made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, the motion carried unanimously, 3-0, and the meeting adjourned at 7:29 pm.

Todd Kana, Mayor

CERTIFICATION

I certify that this is a true and correct copy of the minutes of the City Council meeting held on August 8, 2023.



Christian Gable, Interim City Secretary



MINUTES OF SPECIAL PUBLIC MEETING OF THE MAGNOLIA CITY COUNCIL AUGUST 29, 2023

A special meeting of the City Council was held on this date, August 29, 2023, beginning at 6:02pm in the Sewall Smith Council Chambers 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL MEETING TO ORDER

Mayor Pro Tem Richard Carby called the meeting to order at 6:02 pm.

a. INVOCATION

Mayor Pro Tem Carby delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Carby led the Pledge of Allegiance to the USA and Texas flags.

c. ROLL CALL AND CERTIFICATION OF A QUORUM

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

Absent: Todd Kana, Brenda Hoppe

Staff Present: City Administrator Don Doering, Finance/HR Administrator Beverly Standley, Interim City Secretary Christian Gable

2. OPEN PUBLIC HEARING

Mayor Pro Tem Carby opened the public hearing at 6:03 pm.

NOTICE OF PUBLIC HEARING ON 2024 ANNUAL BUDGET

The City of Magnolia will hold a Public Hearing on the proposed Operating Budget for the fiscal year that begins on October 1, 2023 and ends on September 30, 2024. The hearing will be held at 6:00 p.m. in the City Council Chambers, 18111 Buddy Riley Blvd., Magnolia, Texas, on August 29, 2023. All interested parties are invited to attend.

This budget will raise more revenue from property taxes than last year's budget by an amount of \$17,963 which is a .93 percent

increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$234,252.

A copy of the proposed budget is on file with the City Secretary for public review and inspection. The City Secretary's office is located at City Hall and is open from 8:00 a.m. – 12:30 p.m. and 1:30 p.m. – 5:00 p.m. Monday through Friday and is also accessible at www.cityofmagnolia.com on the Home page.

There were no public comments.

3. CLOSE PUBLIC HEARING

Mayor Pro Tem Carby closed the public hearing and reconvened the special meeting at 6:04 pm.

4. CONSIDERATION – ORDINANCE NO. O-2023-012 – ADOPT FISCAL YEAR 2023-2024 ANNUAL OPERATING BUDGET, OR VOTE TO POSTPONE THE FINAL BUDGET VOTE UNTIL AUGUST 30, 2023 MEETING AT 6:00 PM (Mayor Todd Kana)

Consideration and possible action to either adopt:

ORDINANCE NO. O-2023-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, APPROVING AND ADOPTING THE FISCAL YEAR 2023-2024 ANNUAL OPERATING BUDGET OF THE CITY OF MAGNOLIA, TEXAS; MAKING APPROPRIATIONS FOR THE CITY FOR SUCH YEAR AS REFLECTED IN SAID BUDGET; AND MAKING CERTAIN FINDINGS AND CONTAINING CERTAIN PROVISIONS RELATING TO THE SUBJECT.

or, vote to postpone the final budget vote until August 30, 2023 at 6:00 p.m.

"I move to adopt Ordinance No. 0-2023-012 which approves and adopts the annual operating budget of the City of Magnolia, Texas for the fiscal year 2023-2024."

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Miller, the Councilmembers voted, Daniel Miller – Aye, Matthew Dantzer – Aye, Rick Carby – Aye, Jack Huitt – Aye, and the motion carried unanimously, 4-0.

5. CONSIDERATION – RATIFICATION TAX REVENUE INCREASE REFLECTED IN THE ADOPTED 2023-2024 ANNUAL OPERATING BUDGET (Mayor Todd Kana)

Consideration, discussion and possible action to ratify the tax revenue increase of \$17,963 reflected in the adopted 2023-2024 Annual Operating Budget.

"I move to ratify the increase in more revenue from property taxes than last year's budget by an amount of \$17,963 which is an .93% increase from last year's budget and by an additional amount of \$234,252 of property tax revenue from new property added to the tax roll this year."

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by

Councilmember Miller, the Councilmembers voted, Daniel Miller – Aye, Matthew Dantzer – Aye, Rick Carby – Aye, Jack Huitt – Aye, and the motion carried unanimously, 4-0.

6. CONSIDERATION – APPROVE ORDINANCE NO. O-2023-013 FOR 2022-2023 BUDGET AMENDMENTS (Mayor Todd Kana)

Consideration and possible action to adopt:

ORDINANCE NO. O-2023-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, AMENDING THE FISCAL YEAR 2022-2023 ANNUAL BUDGET, ORDINANCE NO. O-2022-023, TO AMEND ADOPTED EXPENDITURES AND REVENUES OF THE BUDGET; AND DECLARING AN EFFECTIVE DATE.

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, Daniel Miller – Aye, Matthew Dantzer – Aye, Rick Carby – Aye, Jack Huitt – Aye, and the motion carried unanimously, 4-0.

7. ADJOURN

MOTION: Upon a motion to adjourn made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, the motion carried unanimously, 4-0, and the meeting adjourned at 6:09 pm.

Richard Carby, Mayor Pro Tem

CERTIFICATION

I certify that this is a true and correct copy of the minutes of the special City Council meeting held on August 29, 2023.



Christian Gable, Interim City Secretary



MINUTES OF SPECIAL PUBLIC MEETING OF THE MAGNOLIA CITY COUNCIL AUGUST 30, 2023

A special meeting of the City Council was held on this date, August 30, 2023, beginning at 6:00pm in the Sewall Smith Council Chambers 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL MEETING TO ORDER

Mayor Pro Tem Richard Carby called the meeting to order at 6:00 pm.

a. INVOCATION

Mayor Pro Tem Carby delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Carby led the Pledge of Allegiance to the USA and Texas flags.

c. ROLL CALL AND CERTIFICATION OF A QUORUM

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

Absent: Todd Kana, Brenda Hoppe

Staff Present: City Administrator Don Doering, Finance/HR Administrator Beverly Standley, Interim City Secretary Christian Gable

2. CONSIDERATION – ORDINANCE NO. O-2023-012 – ADOPT FISCAL YEAR 2023-2024 ANNUAL OPERATING BUDGET (Mayor Todd Kana)

Consideration and possible action to adopt:

ORDINANCE NO. O-2023-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, APPROVING AND ADOPTING THE FISCAL YEAR 2023-2024 ANNUAL OPERATING BUDGET OF THE CITY OF MAGNOLIA, TEXAS; MAKING APPROPRIATIONS FOR THE CITY FOR SUCH YEAR AS REFLECTED IN SAID BUDGET; AND MAKING CERTAIN FINDINGS AND CONTAINING CERTAIN PROVISIONS RELATING TO THE SUBJECT.

"I move to adopt Ordinance No. O-2023-012 which approves and adopts the annual operating budget of the City of Magnolia, Texas for the fiscal year 2023-2024."

"I move to ratify the increase in more revenue from property taxes than last year's budget by an amount of \$17,963 which is an .93% increase from last year's budget and by an additional amount of \$234,252 of property tax revenue from new property added to the tax roll this year."

No action taken. Motion was made at the previous City Council meeting held August 29, 2023.

- 3. CONSIDER, ADOPT, AND SET BY ORDINANCE NO. O-2023-014 THE 2023 AD VALOREM TAX RATE FOR MAINTENANCE AND OPERATION ("M&O") - \$.1038/\$100** (Mayor Todd Kana)
Consideration and possible action to adopt Ordinance No. O-2023-014 to set the 2023 Ad Valorem Tax Rate for M&O at \$.1038/\$100.

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Huitt, the Councilmembers voted, Daniel Miller – Aye, Matthew Dantzer – Aye, Rick Carby – Aye, Jack Huitt – Aye, and the motion carried unanimously, 4-0.

- 4. CONSIDER, ADOPT, AND SET BY ORDINANCE NO. O-2023-014 THE 2023 AD VALOREM TAX RATE FOR DEBT SERVICE ("DS") - \$.1910/\$100** (Mayor Todd Kana)
Consideration and possible action to adopt Ordinance No. O-2023-014 to set the 2023 Ad Valorem Tax Rate for DS at \$.1910/\$100.

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, Daniel Miller – Aye, Matthew Dantzer – Aye, Rick Carby – Aye, Jack Huitt – Aye, and the motion carried unanimously, 4-0.

- 5. CONSIDERATION – ORDINANCE NO. O-2023-014 PROVIDES FOR ASSESSMENT, LEVY, AND COLLECTION OF AD VALOREM TAXES** (Mayor Todd Kana)
Consideration and possible action to adopt:

ORDINANCE NO. O-2023-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, PROVIDING FOR THE ASSESSMENT, LEVY, AND COLLECTION OF AD VALOREM TAXES OF THE CITY OF MAGNOLIA, TEXAS, FOR THE YEAR 2022 AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

MOTION: Upon a motion to approve made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, Daniel Miller – Aye, Matthew Dantzer – Aye, Rick Carby – Aye, Jack Huitt – Aye, and the motion carried unanimously, 4-0.

6. **ADJOURN**

MOTION: Upon a motion to adjourn made by Councilmember Carby and seconded by Councilmember Dantzer, the Councilmembers voted, the motion carried unanimously, 4-0, and the meeting adjourned at 6:05 pm.

Richard Carby, Mayor Pro Tem

CERTIFICATION

I certify that this is a true and correct copy of the minutes of the special City Council meeting held on August 30, 2023.



Christian Gable, Interim City Secretary



UNITY PARK DR

RL BUTLER

DEAN

NICHOLS SAWMILL

August 23, 2023

Dear Mayor Todd Kana ,

Texas teachers have responded to extreme challenges and a lack of resources with resilience, creativity, and passion. They deserve to feel the appreciation of the communities they serve and pride for the teaching profession and the futures it creates.

That is why the statewide #TeachersCan was launched. That's why more than 150 Texas associations, businesses, community organizations and chambers, and universities have signed on to be part of #TeachersCan. And that is why **#TeachersCan is again celebrating World Teachers' Day on Thursday, October 5** — and throughout that entire week. We hope you will join us.

Below are four easy opportunities for your city to honor teachers in your community during that week:

1. LIGHT UP BUILDINGS IN LIGHT BLUE

On October 5 iconic buildings and municipal facilities across Texas will be illuminated in light blue to show appreciation for our teachers who continue to be that bright, guiding light for our students during this dark and challenging time.

2. ISSUE A PROCLAMATION

Issue a mayoral proclamation on October 5 as (YOUR CITY) Teachers' Day. Sample language for a proclamation is included in this email.

3. DISPLAY #TeachersCan RIBBONS

Display #TeachersCan branded light blue ribbons around trees near/around City Hall to help bring attention to teachers on this day. We will happily provide you with a free 100-foot roll of ribbon — enough for 25 four-foot sheets.

4. CELEBRATE WITH CONTENT

Share messages and stories about the importance of teachers, and perhaps some personal stories about your favorite teachers through your social media and/or email newsletters. Encourage city staff to do the same. Tag @TxTeachersCan and use the hashtags #TeachersCan and #WTD2023.

Can we count on your participation?

Our #TeachersCan public relations team also can partner with your public information representatives on media and social media outreach and to brainstorm other promotional opportunities. Thank you for your consideration, and support of teachers, and we look forward to hearing back.

RESOLUTION NO. R-2023-004

A RESOLUTION PROCLAIMING OCTOBER 5, 2023,
AS MAGNOLIA TEACHERS' DAY

WHEREAS, City of Magnolia, Texas', future strength depends on providing a high-quality education to all students; and

WHEREAS, teacher quality matters more to student achievement than any other school-related factor; and

WHEREAS, teachers spend countless hours preparing lesson plans and supporting students; and

WHEREAS, our City of Magnolia teachers have demonstrated great resilience, adaptability, and creativity during the COVID-19 crisis; and

WHEREAS, our community recognizes and supports its teachers in educating the children of this community; and

WHEREAS, #TeachersCan is a statewide movement supported by more than 150 partnering businesses and organizations committed to elevating the teaching profession and honoring the critical role teachers play in the success of Texas; and

NOW, THEREFORE, be it resolved, that the City Council of the City of Magnolia joins #TeachersCan and its partnering entities across Texas in celebrating World Teachers' Day and proclaims October 5, 2023, to be City of Magnolia Teachers' Day; and

BE IT FURTHER RESOLVED that the City of Magnolia City Council encourages members of our community to personally express appreciation to our teachers and display a light blue ribbon outside your homes or businesses the week of October 5 as a symbol of support for our educators.

PASSED AND ADOPTED this the _____ day of _____, 2023.



CITY OF MAGNOLIA, TEXAS

Todd Kana, Mayor

ATTEST:

Christian Gable, Interim City Secretary

RESOLUTION NO. R-2023-005

**A RESOLUTION SUBMITTING NOMINEE(S) AS CANDIDATE(S)
FOR THE ELECTION OF THE MONTGOMERY CENTRAL
APPRAISAL DISTRICT'S BOARD OF DIRECTORS 2024-2025 TERM**

WHEREAS, the City of Magnolia, Texas, "the City", of Montgomery County, Texas has been certified by the Chief Appraiser of the Montgomery Central Appraisal District as being eligible and entitled to nominate candidates to be placed on the county-wide ballot for the Montgomery Central Appraisal District's Board of Directors; and

WHEREAS, the City of Magnolia has considered such candidates;

NOW, THEREFORE, be it resolved, that the City Council of the City of Magnolia hereby nominates to the Montgomery Central Appraisal District's Board of Directors the following candidate(s):

PASSED AND APPROVED this the _____ day of _____, 2023.



CITY OF MAGNOLIA, TEXAS

Todd Kana, Mayor

ATTEST:

Christian Gable, Interim City Secretary

August 2, 2023

Mayor Todd Kana
City of Magnolia
18111 Buddy Riley Boulevard
Magnolia, TX 77354

Dear Mayor Kana:

As previously notified, Paul Virgadamo's service on the Board of Manager of the Montgomery County Emergency Communication District expires on September 30, 2023. Mr. Virgadamo was elected to serve in one of the two positions that represent all the cities in the county. Nominations were requested for any qualified individual willing to serve a two-year term, expiring September 30, 2025.

Nominee is:

Paul Virgadamo

Nominations were received from:

Mayor Reed, City of Willis
Mayor Bond, City of Oak Ridge North
Mayor Escoto, City of Shenandoah
Mayor Welch, City of Splendora
Mayor Tyson, City of Woodbranch Village

Enclosed with this letter is a ballot for the election based on the nominations received. Please return it as soon as possible but no later than 11:00 a.m. on September 15, 2023.

Thank you for your participation in selecting a member of the MCECD Board of Managers. If you should have any questions, please call me at (936) 523-5915.

Sincerely,

Chip VanSteenberg
Executive Director

Enclosure

Mayors of the Cities and Towns of Montgomery County
9-1-1 Board of Managers Appointment for
October 1, 2023 - September 30, 2025

BALLOT

Nominee **Place an "X" in the box for your Candidate**

Paul Virgadamo, nominated by Mayor Reed, Willis

Signature: -----

Printed Name: -----

Date: -----

City: -----

Please complete and fax to (936) 539-9111, or email to tgill@mc911.org no later than 11:00 a.m. on September 15, 2023.

RESOLUTION NO. R-2023-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS,
AUTHORIZING PUBLICATION OF NOTICE
OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §
CITY OF MAGNOLIA §

WHEREAS, the City Council of the City of Magnolia, Texas (the “City”), deems it advisable to issue certificates of obligation of the City in accordance with the notice hereinafter set forth; Now, Therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS:

Section 1. The facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 2. The Interim City Secretary is hereby authorized and directed to cause to be published in the manner required by law and in substantially the form attached hereto as Exhibit A, a notice of intention to issue certificates of obligation (the “Notice”).

Section 3. The Notice set forth in Section 2 above shall be published once a week for two (2) consecutive weeks in a newspaper which is of general circulation in the City, the date of the first publication to be at least forty-six (46) days before the date tentatively set in said Notice for the passage of the ordinance authorizing the issuance of such certificates of obligation. Further, the Notice shall be continuously posted on the City’s Internet website, for at least forty-five (45) days before the date tentatively set for the passage of the ordinance authorizing the issuance of the certificates.

Section 4. For the purposes of the Notice, the City hereby designates as self-supporting those public securities listed in the attached Exhibit B, the debt service on which the City currently pays from sources other than ad valorem tax collections.

Section 5. The Mayor, Interim City Secretary, and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

Section 6. This resolution shall take effect immediately upon its passage.

Section 7. The Notice and agenda relating to this meeting and heretofore posted by the Interim City Secretary and the posting thereof, are hereby authorized, approved, and ratified. It is hereby officially found and determined that the meeting at which this resolution was adopted was open to the public, and public notice of the time, place and purposes of the meeting were given, as required by the Texas Open Meetings Act.

PASSED AND APPROVED the 12th day of September, 2023.



Todd Kana, Mayor

ATTEST:

Christian Gable, Interim City Secretary

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Magnolia, Texas (the “City”), will meet at the Sewall Smith Council Chambers at Magnolia City Hall, 18111 Buddy Riley Blvd, Magnolia, Texas 77354 at 6:00 p.m. on the 14th day of November, 2023, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City’s certificates of obligation, in the maximum aggregate principal amount of \$10,675,000 payable from ad valorem taxation and from a limited pledge of a subordinate lien on the net revenues of the City’s waterworks and sewer system, bearing interest at any rate or rates not to exceed the maximum interest rate now or hereafter authorized by law, as shall be determined within the discretion of the City Council at the time of issuance, and maturing over a period of years not to exceed thirty (30) years from the date thereof, for the purpose of evidencing the indebtedness of the City for all or any part of the costs associated with (i) the construction or acquisition of and/or improvements to the City’s water and wastewater system, including the Nichols Sawmill wastewater treatment plant expansion and (ii) the cost of professional services incurred in connection therewith.

It is estimated that the combined principal and interest required to pay the certificates on time and full is \$14,824,294. Such estimate is provided for illustrative purposes only, and is based on an assumed interest rate of 3.00%. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the City is \$1,098,000 and based on the City’s expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the City (excluding public securities secured by an ad valorem tax but designated by the City as self-supporting in Resolution No. R-2023-006, dated September 12, 2023, which resolution is available from the City upon request) on time and in full is \$1,374,833. Such amounts are derived from projections obtained from the City’s financial advisor based upon current market conditions and is provided from the City without assurance that such projections will be realized. The City cannot guarantee that such conditions will continue through the date of the sale of the Certificates.

WITNESS MY HAND this 12th day of September, 2023.

Christian Gable, Interim City Secretary

EXHIBIT B

SELF-SUPPORTING DEBT

Principal Amount Designated as Self Supporting	Series Designation
\$[]	General Obligation Refunding Bonds, Series 2014
\$[]	Certificates of Obligation, Series 2014
\$[]	General Obligation Refunding Bonds, Series 2021
\$[]	Combination Tax and Revenue Certificates of Obligation, Series 2022
\$[]	Total Outstanding Principal Amount Designated as Self-Supporting

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §
CITY OF MAGNOLIA §

We, the undersigned officers of the City Council (the “City Council”) of the City of Magnolia, Texas (the “City”), hereby certify as follows:

1. The City Council convened in a regular meeting on September 12, 2023, 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, to-wit:

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

and all of such persons were present except the following absentee(s): _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at such meeting: a written

RESOLUTION AUTHORIZING PUBLICATION OF NOTICE
OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

was duly introduced for the consideration of such City Council and read in full. It was then duly moved and seconded that such Resolution be adopted; and, after due discussion, such motion, carrying with it the adoption of such Resolution, prevailed and carried by the following vote:

AYES: ___ NAYS: ___ ABSTENTIONS: ___

2. A true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that such Resolution has been duly recorded in the City Council’s minutes of such meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Council’s minutes of such meeting pertaining to the adoption of such Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at such meeting, and each of such officers and members consented, in advance, to the holding of such meeting for such purpose; that such meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of such meeting was given as required by Chapter 551, Texas Government Code, as amended.

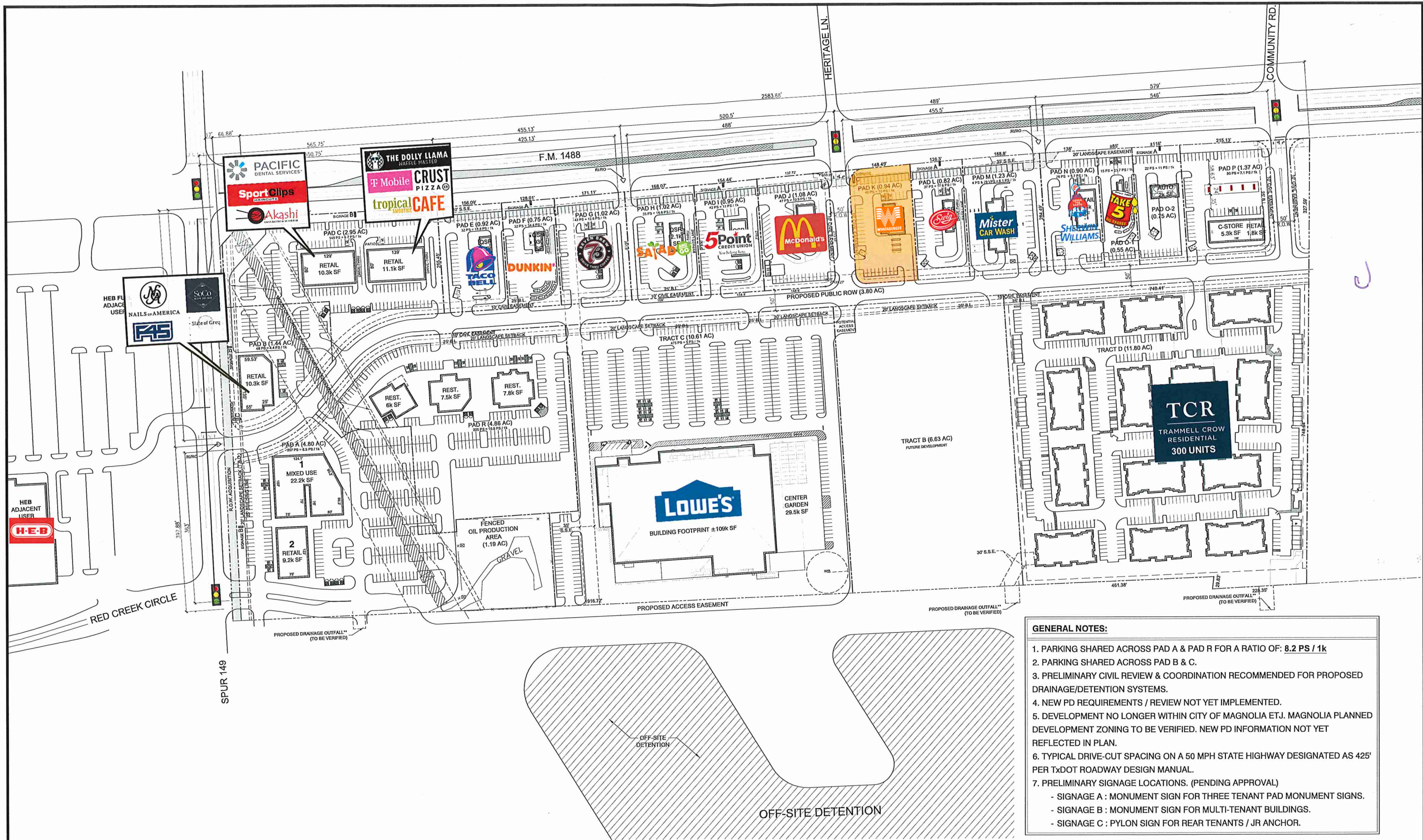
SIGNED AND SEALED this 12th day of September, 2023.



Todd Kana, Mayor
City of Magnolia, Texas

Christian Gable, Interim City Secretary
City of Magnolia, Texas

PROPOSED LINEUP



- GENERAL NOTES:**
1. PARKING SHARED ACROSS PAD A & PAD R FOR A RATIO OF: **8.2 PS / 1k**
 2. PARKING SHARED ACROSS PAD B & C.
 3. PRELIMINARY CIVIL REVIEW & COORDINATION RECOMMENDED FOR PROPOSED DRAINAGE/DETENTION SYSTEMS.
 4. NEW PD REQUIREMENTS / REVIEW NOT YET IMPLEMENTED.
 5. DEVELOPMENT NO LONGER WITHIN CITY OF MAGNOLIA ETJ. MAGNOLIA PLANNED DEVELOPMENT ZONING TO BE VERIFIED. NEW PD INFORMATION NOT YET REFLECTED IN PLAN.
 6. TYPICAL DRIVE-CUT SPACING ON A 50 MPH STATE HIGHWAY DESIGNATED AS 425' PER TxDOT ROADWAY DESIGN MANUAL.
 7. PRELIMINARY SIGNAGE LOCATIONS. (PENDING APPROVAL)
 - SIGNAGE A : MONUMENT SIGN FOR THREE TENANT PAD MONUMENT SIGNS.
 - SIGNAGE B : MONUMENT SIGN FOR MULTI-TENANT BUILDINGS.
 - SIGNAGE C : PYLON SIGN FOR REAR TENANTS / JR ANCHOR.

PRELIMINARY SITE PLAN

Scale: 1" = 100'

identityARCHITECTS

111 Travis Street, Houston, Texas 77002
www.identityarchitects.com 713.595.2150



COMMERCIAL DEVELOPMENT

March 17, 2023

SPUR 149 RD @ F.M. 1488
MAGNOLIA, TX
18050-01_SITE

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY, ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.

CONSTRUCTION PLANS FOR UTILITIES AND STORM DRAINAGE TO SERVE 5 POINT CREDIT UNION

WATER, SANITARY SEWER, DRAINAGE & PAVING

13341 FM 1488
CITY OF MAGNOLIA
MONTGOMERY COUNTY, TEXAS 77354
LJA JOB NO. 4034-0001
JULY 2023

LJA Engineering Inc.

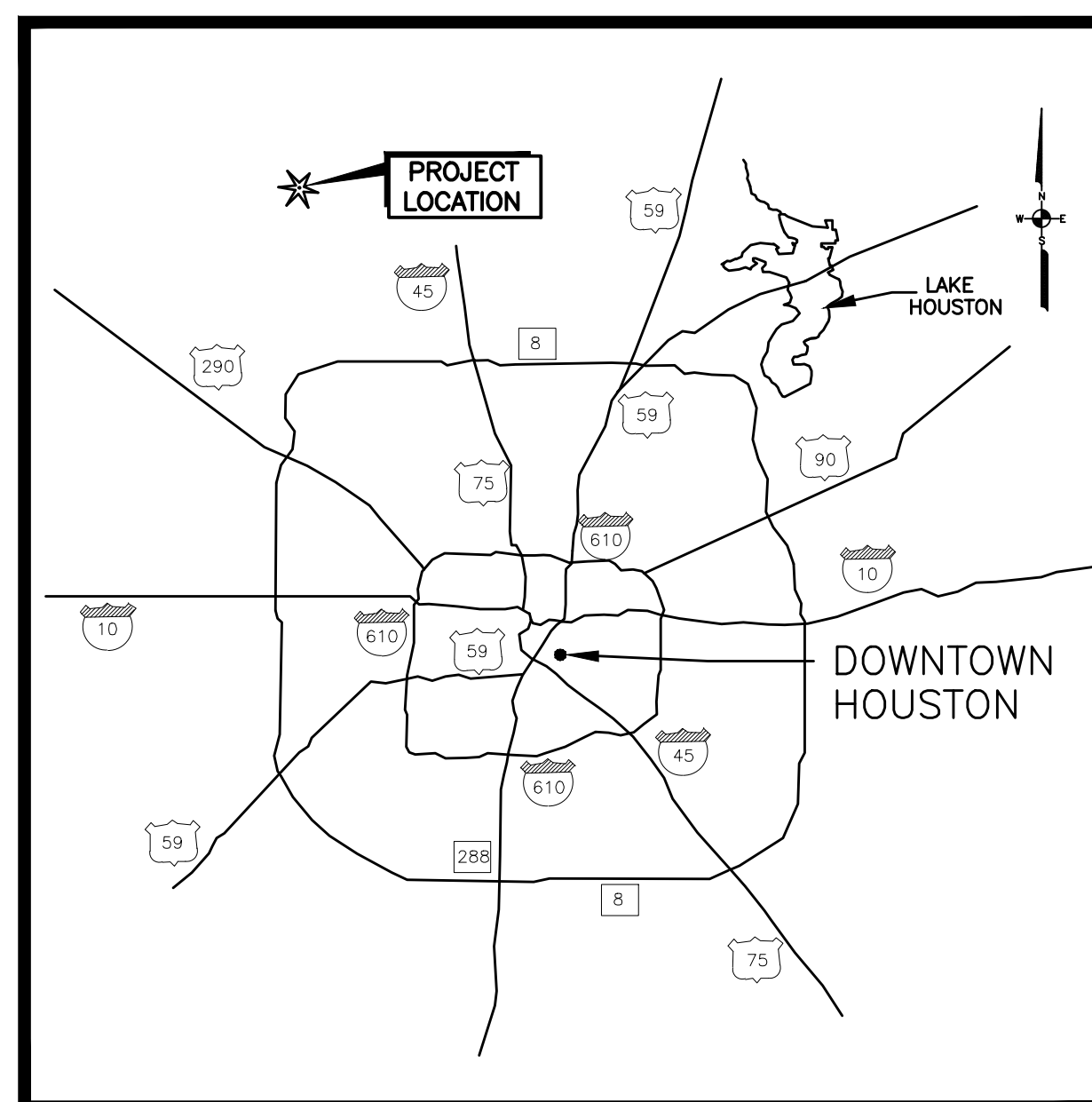
1904 W. Grand Pkwy N.
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

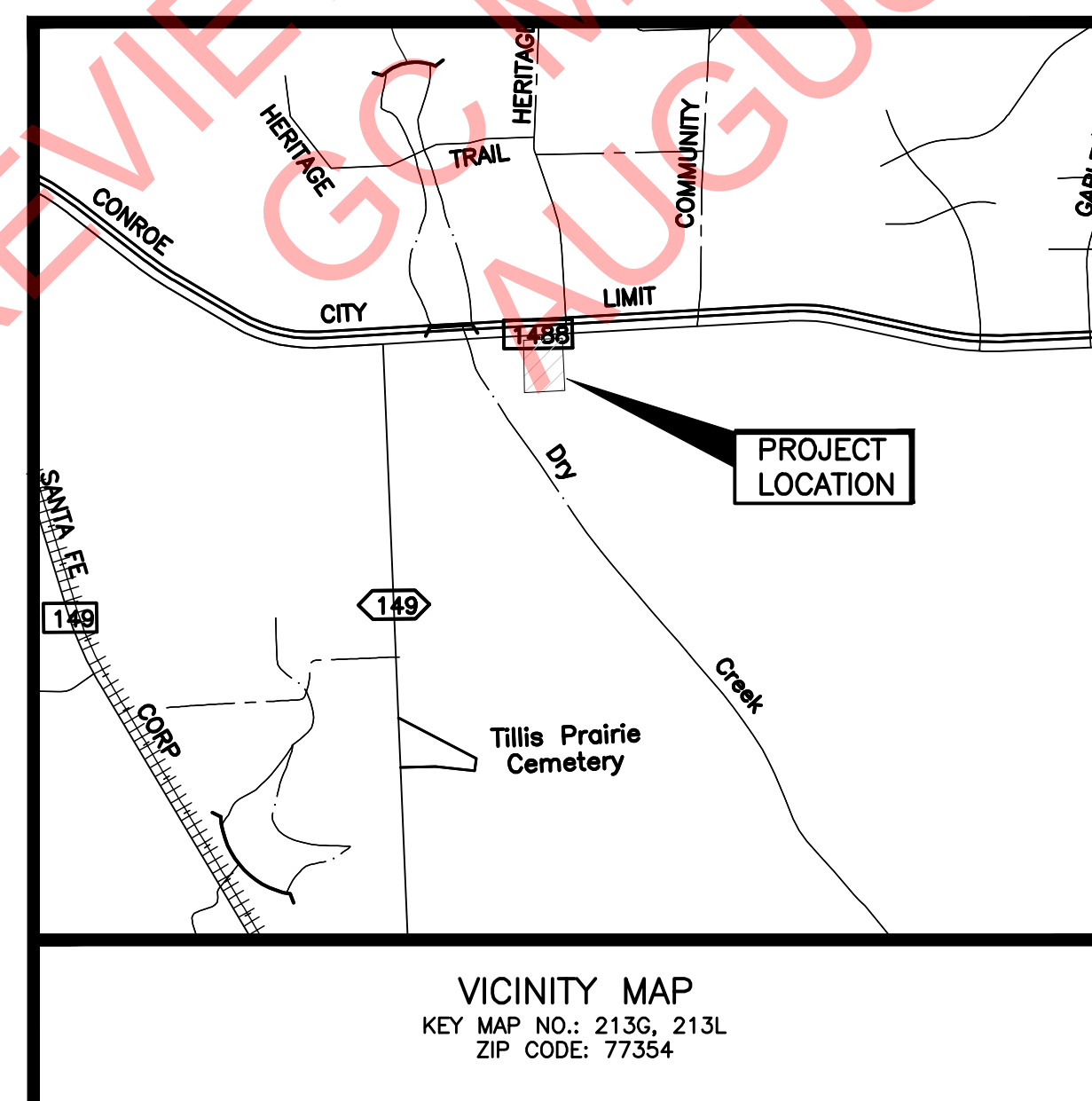


INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS (FOR REFERENCE ONLY)
C4	OVERALL SITE PLAN
C5	DIMENSION CONTROL PLAN
C6	UTILITY PLAN
C7	GRADING & PAVING PLAN
C8	DRAINAGE AREA MAP
C9	DRAINAGE AREA CALCULATIONS
C10	FIRE LANE PLAN
C11	STORM WATER POLLUTION PREVENTION PLAN
C12	STORM WATER POLLUTION PREVENTION DETAILS
C13	PAVEMENT DETAILS
C14	SANITARY SEWER DETAILS
C15	STORM SEWER DETAILS
C16	WATER DETAILS



LOCATION MAP
SCALE: N.T.S.



VICINITY MAP
KEY MAP NO.: 213G, 213L
ZIP CODE: 77354

SANITARY SEWER AND PORTABLE WATER:

DUSTIN ONEAL, PRESIDENT
MONTGOMERY COUNTY MUD 108
3200 SOUTHWEST FWY
SUITE 2600
HOUSTON, TX 77027-7537
BUSINESS PHONE: (713) 860-6400

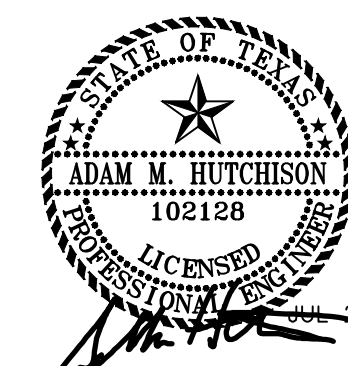
TAYLOR BAUMGARTNER, DISTRICT ENGINEER
LJA ENGINEERING INC
2929 BRIARPARK DR STE 600
HOUSTON, TX 77042-3703
BUSINESS PHONE: (713) 953-5039

ELECTRIC

SOTERO (CHARLES) BROWNE
(832) 773-6057
SOTERO.BROWNE@CENTERPOINTENERGY.COM

GAS

HAROLD FELLON
(713) 945-2468
HAROLD.FELLON@CENTERPOINTENERGY.COM



FLOODPLAIN INFORMATION

NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED AUGUST 18, 2014 MAP NUMBER 48339C0485G, ZONE(S) "X".

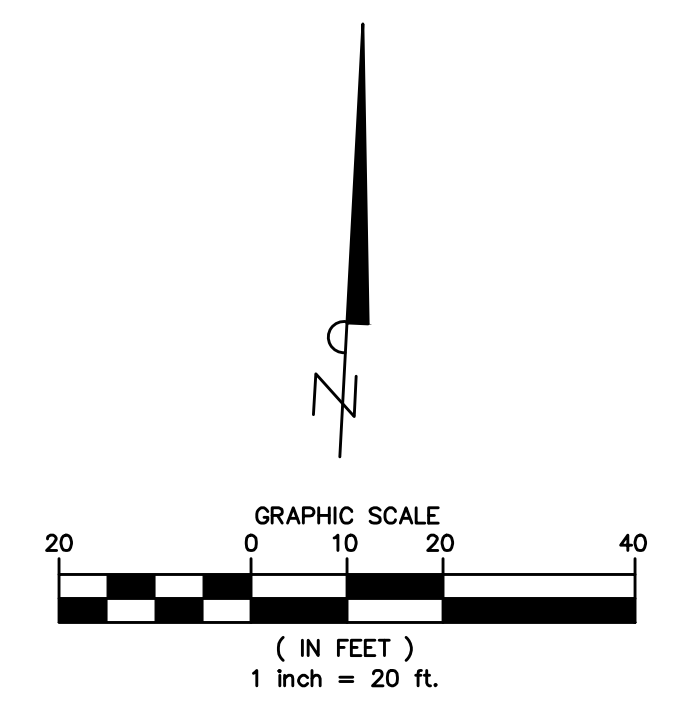
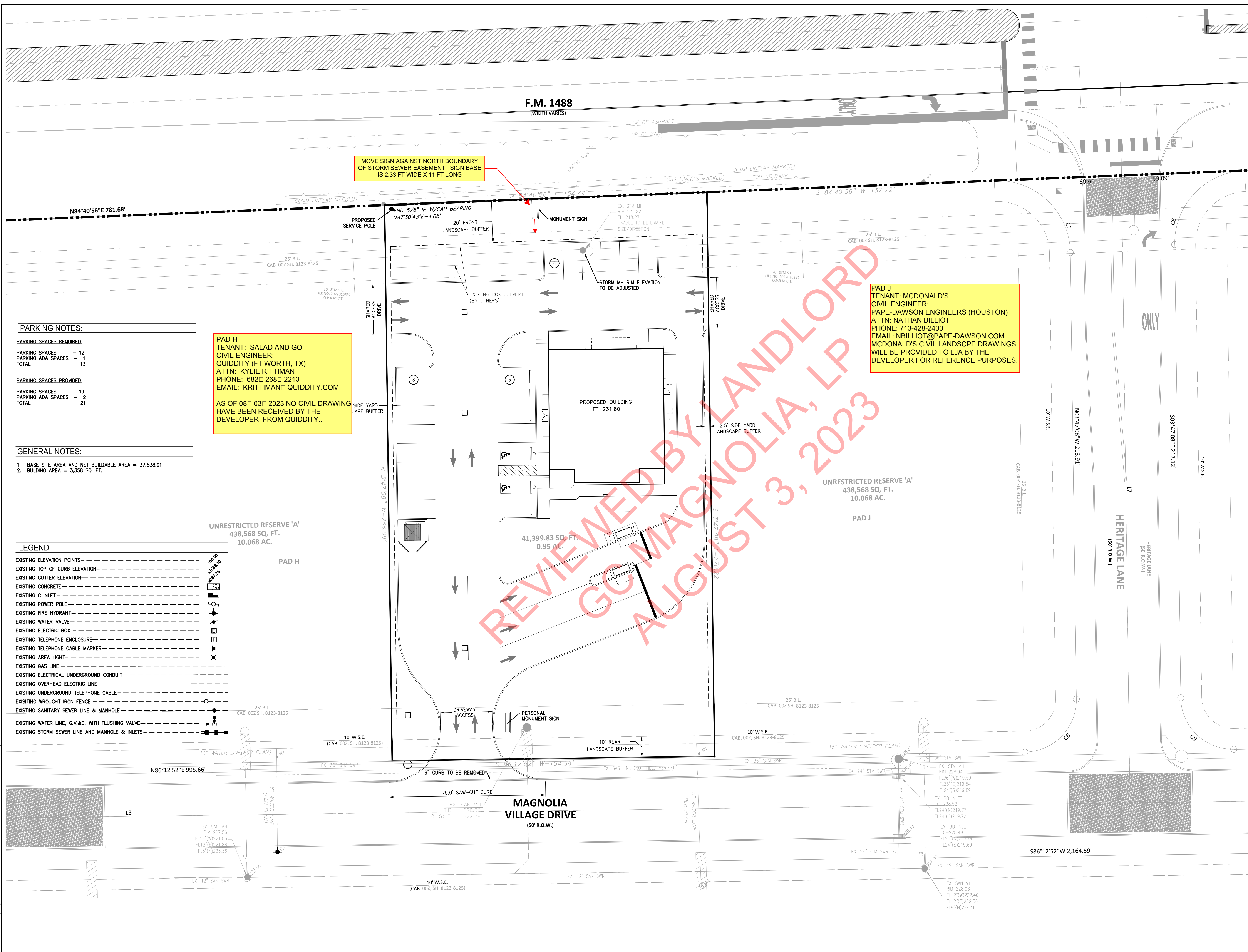
BENCHMARK NOTE

ELEV. 231.72'

FLOODPLAIN REFERENCE MARK NO. 100195 IS A BRASS DISK LOCATED FROM THE INTERSECTION OF FM 1488 AND FM 1774, SOUTHEAST ALONG FM 1774 0.4 MILES TO NICHOLS SAWMILL RD., SOUTH ALONG NICHOLS SAWMILL RD. 0.8 MILES TO THE BENCHMARK ON THE RIGHT.
ELEVATION: 231.72 (NAV088)(2001 ADJUSTMENT)

TEMPORARY BENCHMARK (T.B.M.) ELEV. 229.00'

CUT "X" ON THE SOUTHWEST CORNER OF A CONCRETE BASE OF A TSCB PEDESTAL LOCATED AT SOUTHEAST CORNER OF THE INTERSECTION OF FM 1488 AND SPUR 149.
ELEVATION: 229.00



FLOODPLAIN INFORMATION:
 NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED AUGUST 18, 2014 MAP NUMBER 48339C0485G, ZONE(S) "X".

PRIMARY BENCHMARK: ELEV.=231.72'
 FLOODPLAIN REFERENCE MARK NO. 100195 IS A BRASS DISK LOCATED FROM THE INTERSECTION OF FM 1488 AND FM 1774, SOUTHEAST ALONG FM 1774 0.4 MILES TO NICHOLS SAWMILL RD., SOUTH ALONG NICHOLS SAWMILL RD. 0.8 MILES TO THE BENCHMARK ON THE RIGHT.
 ELEVATION: 231.72 (NAV88)(2001 ADJUSTMENT)

TEMPORARY BENCHMARK: ELEV.=229.00'
 CUT "X" ON THE SOUTHWEST CORNER OF A CONCRETE BASE OF A TSCB PEDESTAL LOCATED AT SOUTHEAST CORNER OF THE INTERSECTION OF FM 1488 AND SPUR 149.
 ELEVATION: 229.00

PARKING NOTES:

PARKING SPACES REQUIRED
 PARKING SPACES - 12
 PARKING ADA SPACES - 1
 TOTAL - 13

PARKING SPACES PROVIDED
 PARKING SPACES - 19
 PARKING ADA SPACES - 2
 TOTAL - 21

PAD H
 TENANT: SALAD AND GO
 CIVIL ENGINEER:
 QUIDDITY (FT WORTH, TX)
 ATTN: KYLIE RITTIMAN
 PHONE: 682-268-2213
 EMAIL: KRITTIMAN@QUIDDITY.COM

AS OF 08/03/2023 NO CIVIL DRAWING HAVE BEEN RECEIVED BY THE DEVELOPER FROM QUIDDITY..

PAD J
 TENANT: MCDONALD'S
 CIVIL ENGINEER:
 PAPE-DAWSON ENGINEERS (HOUSTON)
 ATTN: NATHAN BILLIOT
 PHONE: 713-428-2400
 EMAIL: NBILLIOT@PAPE-DAWSON.COM
 MCDONALD'S CIVIL LANDSCAPE DRAWINGS WILL BE PROVIDED TO LJA BY THE DEVELOPER FOR REFERENCE PURPOSES.

GENERAL NOTES:

1. BASE SITE AREA AND NET BUILDABLE AREA = 37,538.91
2. BUILDING AREA = 3,358 SQ. FT.

LEGEND

EXISTING ELEVATION POINTS	---
EXISTING TOP OF CURB ELEVATION	---
EXISTING GUTTER ELEVATION	---
EXISTING CONCRETE	■
EXISTING C INLET	○
EXISTING POWER POLE	●
EXISTING FIRE HYDRANT	⊕
EXISTING WATER VALVE	⊕
EXISTING ELECTRIC BOX	□
EXISTING TELEPHONE ENCLOSURE	□
EXISTING TELEPHONE CABLE MARKER	⊕
EXISTING AREA LIGHT	⊕
EXISTING GAS LINE	---
EXISTING ELECTRICAL UNDERGROUND CONDUIT	---
EXISTING OVERHEAD ELECTRIC LINE	---
EXISTING UNDERGROUND TELEPHONE CABLE	---
EXISTING WROUGHT IRON FENCE	---
EXISTING SANITARY SEWER LINE & MANHOLE	---
EXISTING WATER LINE, G.V.&B. WITH FLUSHING VALVE	---
EXISTING STORM SEWER LINE AND MANHOLE & INLETS	---

UNRESTRICTED RESERVE 'A'
 438,568 SQ. FT.
 10.068 AC.

UNRESTRICTED RESERVE 'A'
 438,568 SQ. FT.
 10.068 AC.



NOTE:
 IN CASE OF CONFLICT BETWEEN DETAILS SHOWN ON THIS SHEET AND THE CITY MAGNOLIA DESIGN STANDARDS, THE MORE STRINGENT SHALL APPLY.

DATE	REVISION

MAGNOLIA VILLAGE DRIVE, HERITAGE LANE,
 COMMUNITY ROAD
 MAGNOLIA, TX 77354

UTILITIES AND STORM DRAINAGE
 TO SERVE FIVE POINT BANK

OVERALL SITE PLAN

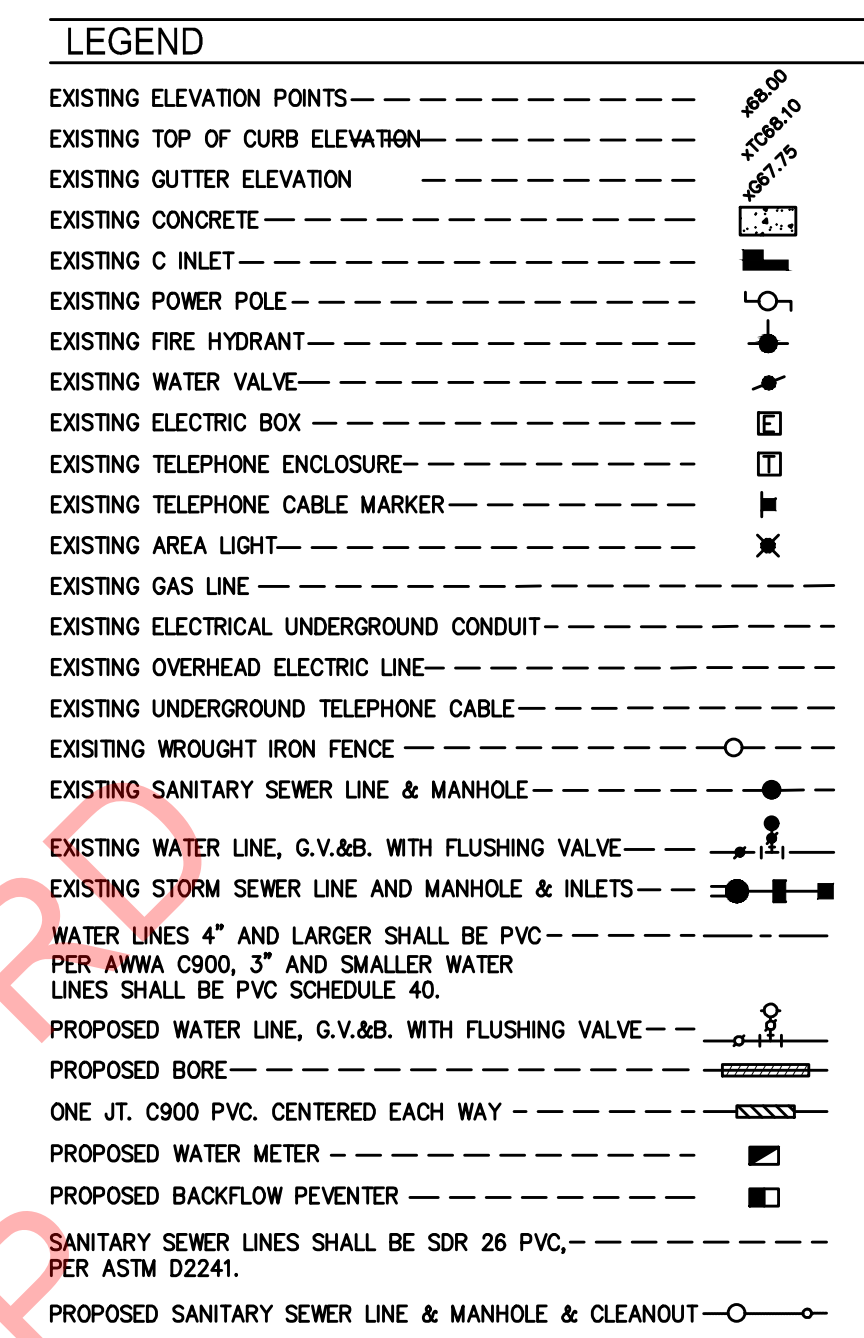
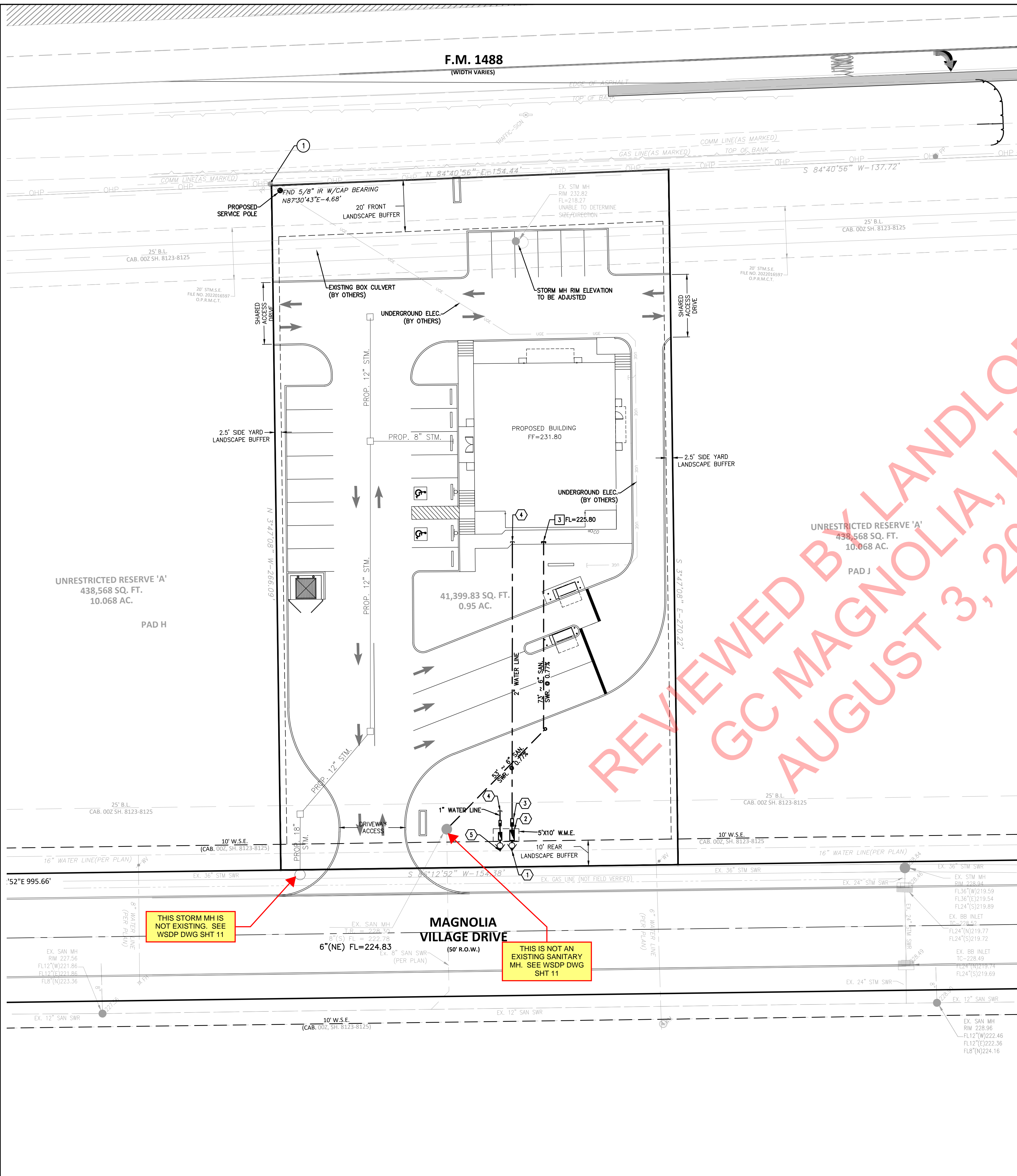
LJA Engineering Inc.
 1904 W. Grand Parkway N. Phone 713.953.5200
 Suite 100 Fax 713.953.5026
 Katy, Texas 77449 FRN-F-1386

LJA PROJECT NO.: 4034-0001

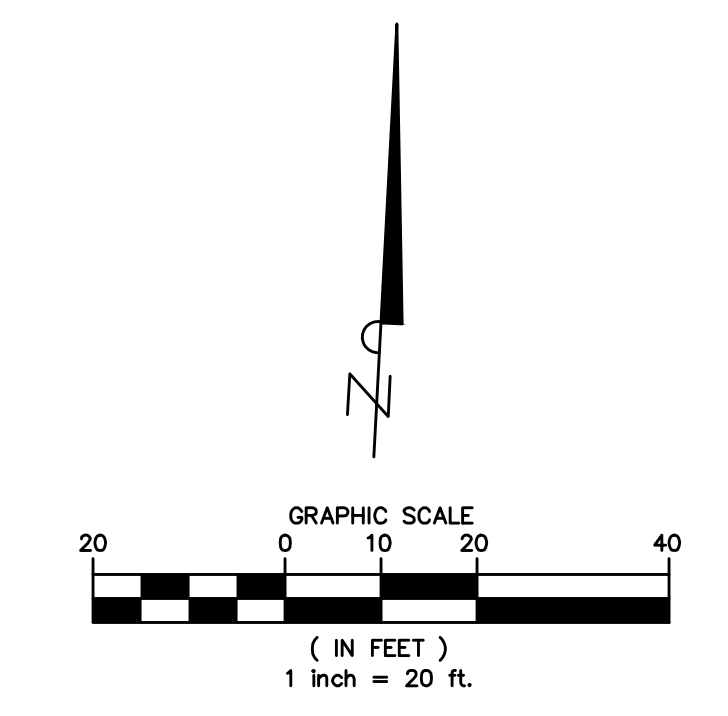
SUBMITTED:	DESIGNED BY: AH/BS
SCALE: 1"=20'	DRAWN BY: MN
DATE: JUNE, 2023	SHEET NO. C4 OF C16
SURVEYED BY: PREJEAN & COMPANY, INC.	CITY DWG NO:
F B NO:	

Date: Time: Thu, 27 Jul 2023 - 5:01pm User Name: jgomez
 Path Name: I:\Projects\4034\0001\CAD\Private\C4_OVERALL SITE PLAN.dwg

PRIVATE PLANS - UTILITIES AND STORM DRAINAGE TO SERVE FIVE POINT BANK; CITY OF MAGNOLIA, TX 77354



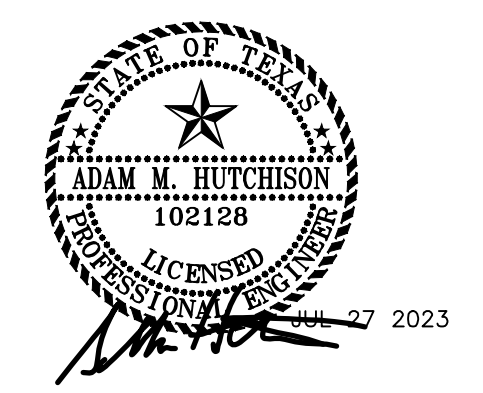
- LEGEND**
- GENERAL NOTES:**
- SEWER NOTES:**
- DRY UTILITY NOTES:**



FLOODPLAIN INFORMATION:
NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED AUGUST 18, 2014 MAP NUMBER 48339C0485G, ZONE(S) "X".

PRIMARY BENCHMARK: ELEV.=231.72'
A BRASS DISK LOCATED FROM THE INTERSECTION OF FM 1488 AND FM 1774, SOUTHEAST ALONG FM 1774 0.4 MILES TO NICHOLS SAWMILL RD., SOUTH ALONG NICHOLS SAWMILL RD. 0.8 MILES TO THE BENCHMARK ON THE RIGHT.

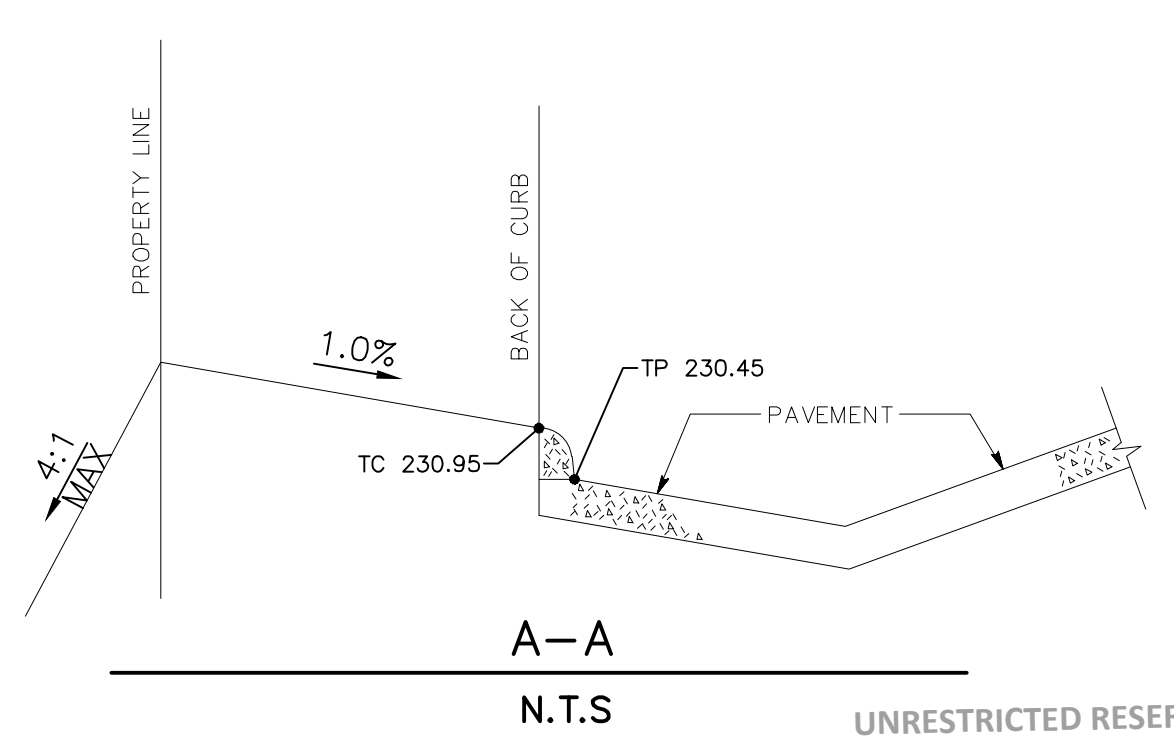
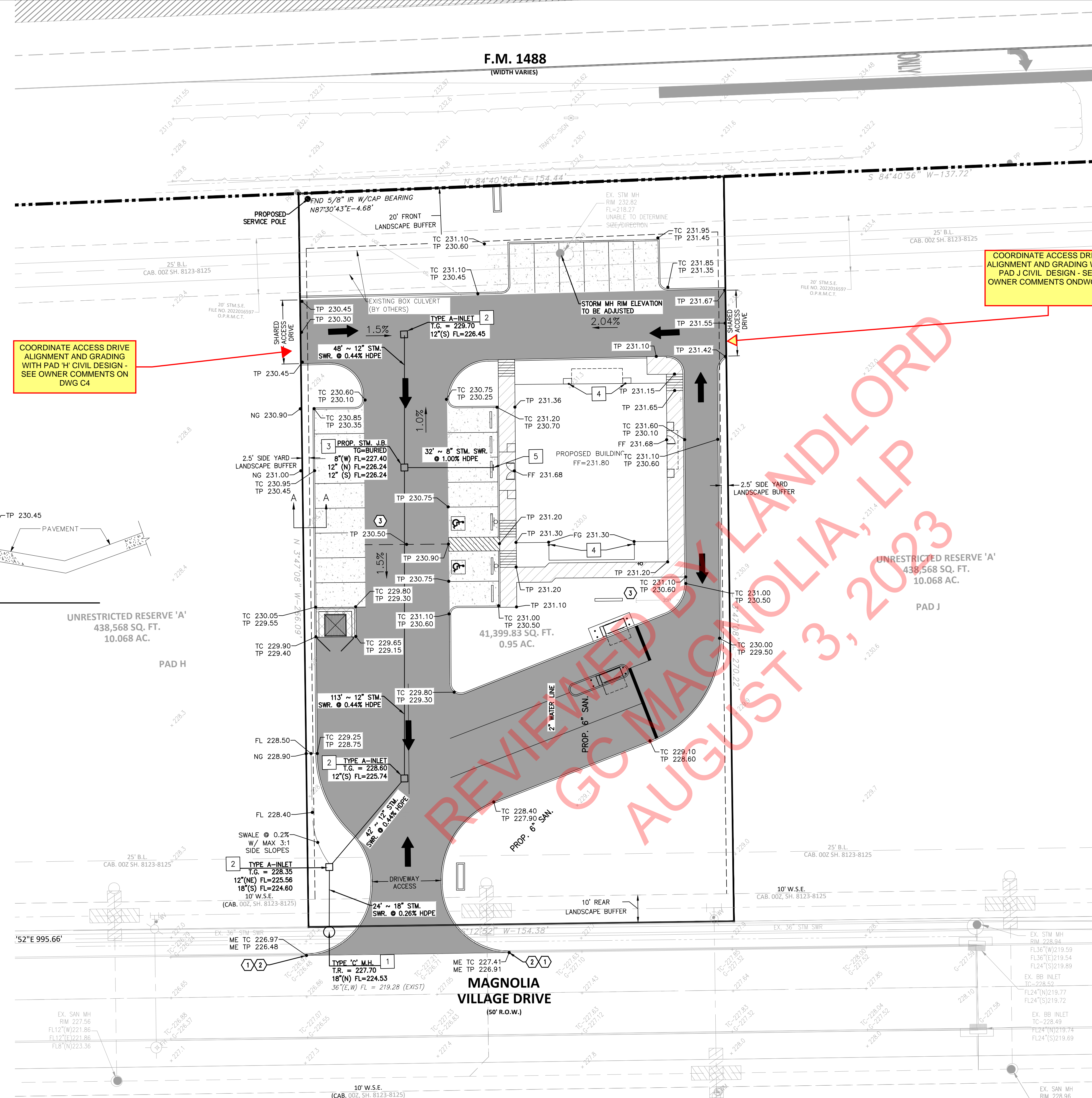
TEMPORARY BENCHMARK: ELEV.=229.00'
CUT "X" ON THE SOUTHWEST CORNER OF A CONCRETE BASE OF A TSCB PEDESTAL LOCATED AT SOUTHEAST CORNER OF THE INTERSECTION OF FM 1488 AND SPUR 149. ELEVATION: 229.00



NOTE:
IN CASE OF CONFLICT BETWEEN DETAILS SHOWN ON THIS SHEET AND THE CITY MAGNOLIA DESIGN STANDARDS, THE MORE STRINGENT SHALL APPLY.

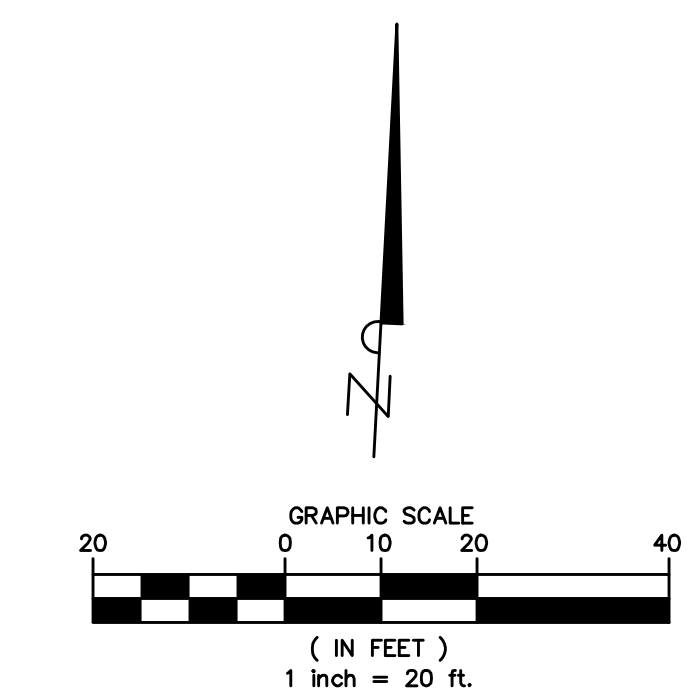
Date: Time: Thu, 27 Jul 2023 - 5:02pm; User Name: jprmeaz; Path Name: I:\Projects\6534\0001\CAD\Private\66 Utility Plan.dwg

PRIVATE PLANS - UTILITIES AND STORM DRAINAGE TO SERVE FIVE POINT BANK; CITY OF MAGNOLIA, TX 77354



LEGEND

- EXISTING ELEVATION POINTS
- EXISTING TOP OF CURB ELEVATION
- EXISTING GUTTER ELEVATION
- EXISTING CONCRETE
- EXISTING C INLET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING ELECTRIC BOX
- EXISTING TELEPHONE ENCLOSURE
- EXISTING TELEPHONE CABLE MARKER
- EXISTING AREA LIGHT
- EXISTING GAS LINE
- EXISTING ELECTRICAL UNDERGROUND CONDUIT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING WROUGHT IRON FENCE
- EXISTING SANITARY SEWER LINE & MANHOLE
- EXISTING WATER LINE, G.V.&B. WITH FLUSHING VALVE
- EXISTING STORM SEWER LINE AND MANHOLE & INLETS
- PROPOSED TYPE E INLET
- PROPOSED HIGH BANK ELEVATION
- PROPOSED POND TOE ELEVATION
- PROPOSED FLOW LINE ELEVATION
- PROPOSED CENTER LINE ELEVATION
- PROPOSED TOP OF PAVEMENT ELEVATION
- PROPOSED TOP OF GRATE ELEVATION
- PROPOSED GRADE BREAK
- SHEET FLOW
- PROPOSED 4" CONCRETE PAVEMENT
- PROPOSED 5" CONCRETE PAVEMENT
- PROPOSED 6" CONCRETE PAVEMENT
- PROPOSED 7" CONCRETE PAVEMENT



FLOODPLAIN INFORMATION:
 NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED AUGUST 18, 2014 MAP NUMBER 48339C0485G, ZONE(S) "X".

PRIMARY BENCHMARK: ELEV.=231.72'
 FLOODPLAIN REFERENCE MARK NO. 100195 IS A BRASS DISK LOCATED FROM THE INTERSECTION OF FM 1488 AND FM 1774, SOUTHEAST ALONG FM 1774 0.4 MILES TO NICHOLS SAWMILL RD., SOUTH ALONG NICHOLS SAWMILL RD. 0.8 MILES TO THE BENCHMARK ON THE RIGHT.
 ELEVATION: 231.72 (NAVD88)(2001 ADJUSTMENT)

TEMPORARY BENCHMARK: ELEV.=229.00'
 CUT "X" ON THE SOUTHWEST CORNER OF A CONCRETE BASE OF A TSCB PEDESTAL LOCATED AT SOUTHEAST CORNER OF THE INTERSECTION OF FM 1488 AND SPUR 149.
 ELEVATION: 229.00

GENERAL NOTES:

- ALL PROPOSED ELEVATIONS NOTED ARE TO FINISHED PAVEMENT GRADE. FOR TOP OF CURB GRADE, WHERE APPLICABLE, ADD 6"
- CONTRACTOR SHALL MAINTAIN SITE DRAINAGE AT ALL TIMES.
- ALL MATERIALS FROM DEMOLITION/REMOVALS AS WELL AS EXCESS MATERIALS FROM THE EXCAVATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL DISPOSE OFF-SITE IN A LAWFUL MANNER.
- GRADE PAVING UNIFORMLY BETWEEN INDICATED ELEVATIONS. ADJUST ELEVATIONS AS DIRECTED BY THE ENGINEER AND AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE AND PLEASANT APPEARANCE THROUGHOUT.
- ADJUST STRUCTURES (JUNCTION BOXES, VALVE BOXES, PULL BOXES, ETC.) AS REQUIRED TO CONFORM TO NEW FINISHED GRADES.
- CONTRACTOR TO ENSURE THAT ALL SIDEWALKS MEET ADA DESIGN STANDARDS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

GRADING NOTES:

- CONTRACTOR TO MATCH ELEVATION AT EXISTING PAVEMENT.
- CONTRACTOR TO FIELD VERIFY EXISTING ELEVATIONS PRIOR TO CONSTRUCTION. MAINTAIN POSITIVE DRAINAGE AT ALL TIMES. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES OCCUR.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.

IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G.-PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES, WHERE APPLICABLE. THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086.

STORM SEWER CONSTRUCTION NOTES:

- CONTRACTOR TO CORE INTO EXISTING STORM SEWER LINE AND INSTALL A NEW TYPE 'C' MANHOLE. MANHOLE TO BE PER CITY OF MAGNOLIA STANDARDS. SEE DETAIL SHEET C15
- CONTRACTOR TO CONSTRUCT TYPE "A" INLET. SEE DETAIL SHEET C15
- CONTRACTOR TO CONSTRUCT JUNCTION BOX. SEE DETAIL SHEET C15
- ROOF DRAIN. REFER TO PLUMBING PLANS.
- PROPOSED STORM SEWER STUB. SEE MEP PLANS FOR CONTINUATION.

DATE	REVISION

MAGNOLIA VILLAGE DRIVE, HERITAGE LANE, COMMUNITY ROAD
 MAGNOLIA, TX 77354

UTILITIES AND STORM DRAINAGE
 TO SERVE FIVE POINT BANK

GRADING & PAVING PLAN

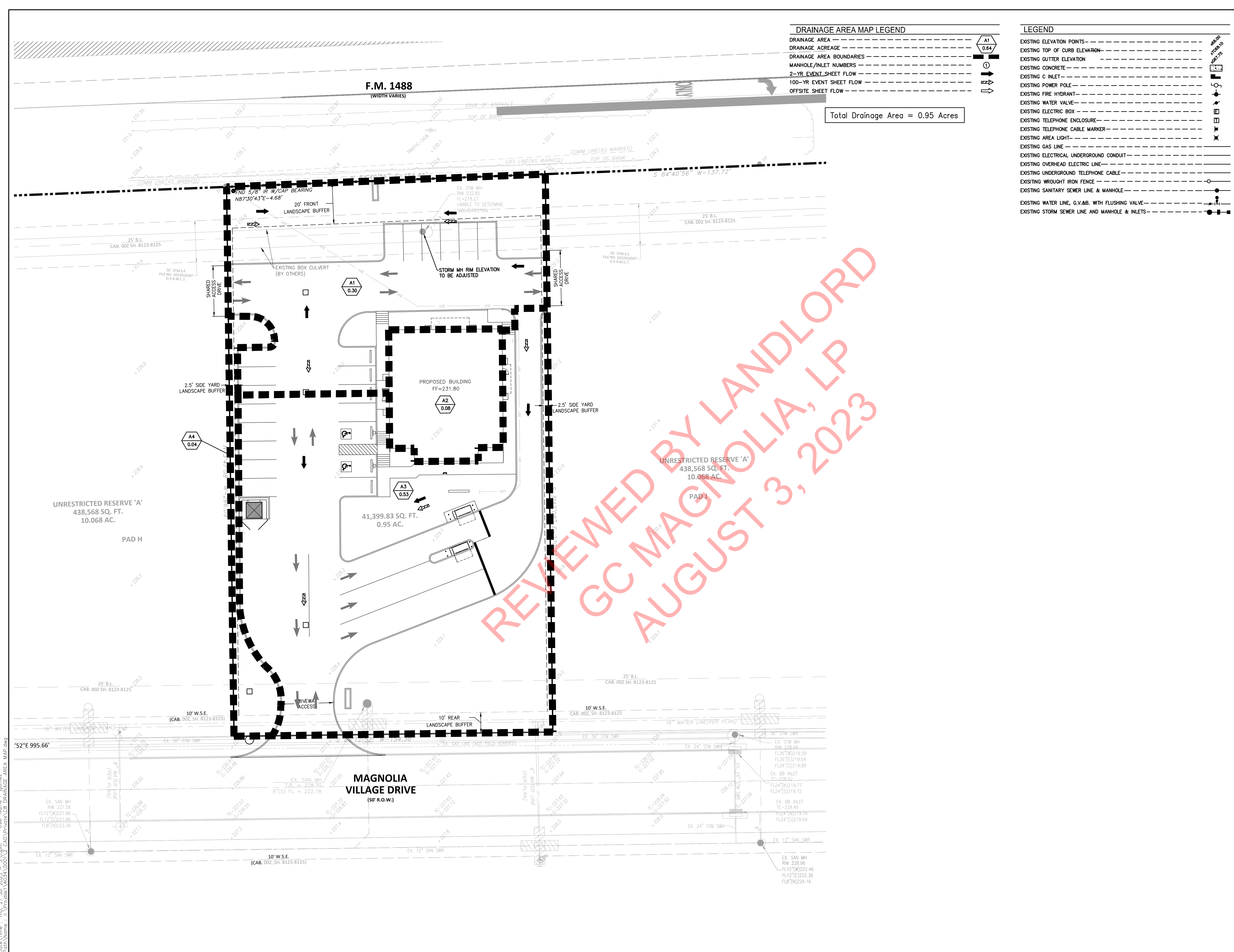
LJA Engineering Inc.
 1904 W. Grand Parkway N. Phone 713.953.5200
 Suite 100 Fax 713.953.5026
 Katy, Texas 77449 FRN-F-1386

LJA PROJECT NO.: 4034-0001

SUBMITTED: DESIGNED BY: AH/BS
 SCALE: 1"=20' DRAWN BY: MN
 DATE: JUNE, 2023 SHEET NO. C7 OF C16
 SURVEYED BY: PREJEAN & COMPANY, INC. CITY DWG NO:
 F B NO:

Date: Time: Thu, 27 Jul 2023 - 5:02pm User Name: jgomez
 Path Name: I:\Vpro\pki\6034\0001\CAD\Print\A7_Grading & Paving_Plan.dwg

PRIVATE PLANS - UTILITIES AND STORM DRAINAGE TO SERVE FIVE POINT BANK; CITY OF MAGNOLIA, TX 77354



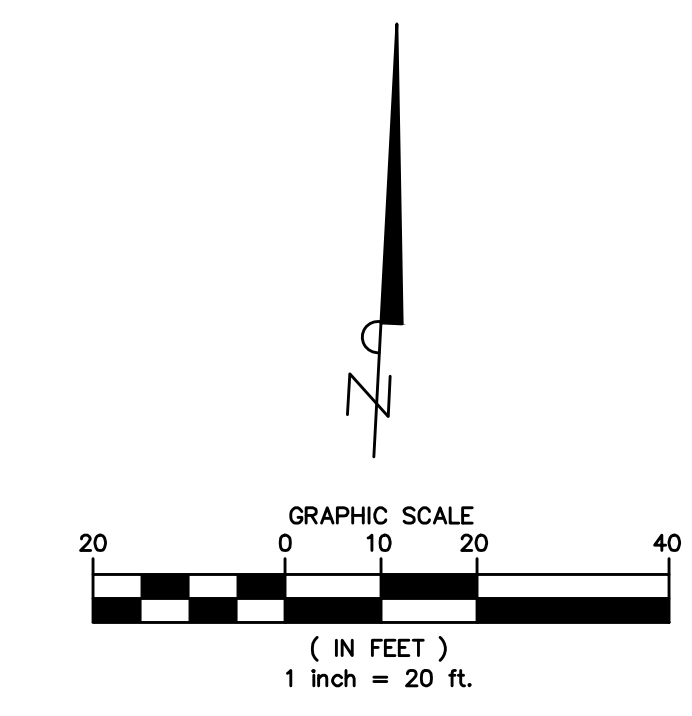
DRAINAGE AREA MAP LEGEND

DRAINAGE AREA	
DRAINAGE ACREAGE	
DRAINAGE AREA BOUNDARIES	
MANHOLE/INLET NUMBERS	
2-YR EVENT SHEET FLOW	
100-YR EVENT SHEET FLOW	
OFFSITE SHEET FLOW	

Total Drainage Area = 0.95 Acres

LEGEND

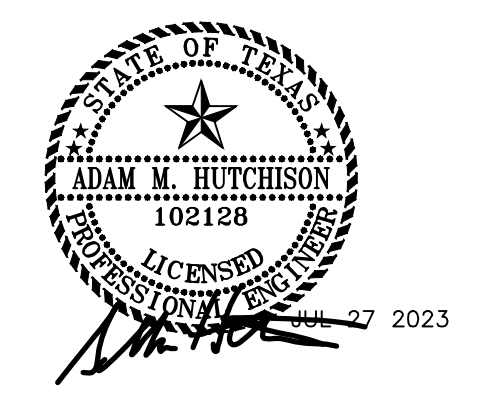
EXISTING ELEVATION POINTS	
EXISTING TOP OF CURB ELEVATION	
EXISTING GUTTER ELEVATION	
EXISTING CONCRETE	
EXISTING C INLET	
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING ELECTRIC BOX	
EXISTING TELEPHONE ENCLOSURE	
EXISTING TELEPHONE CABLE MARKER	
EXISTING AREA LIGHT	
EXISTING GAS LINE	
EXISTING ELECTRICAL UNDERGROUND CONDUIT	
EXISTING OVERHEAD ELECTRIC LINE	
EXISTING UNDERGROUND TELEPHONE CABLE	
EXISTING WROUGHT IRON FENCE	
EXISTING SANITARY SEWER LINE & MANHOLE	
EXISTING WATER LINE, G.V.&B. WITH FLUSHING VALVE	
EXISTING STORM SEWER LINE AND MANHOLE & INLETS	



FLOODPLAIN INFORMATION:
 NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED AUGUST 18, 2014 MAP NUMBER 48339C0485G, ZONE(S) "X".

PRIMARY BENCHMARK: ELEV.=231.72'
 FLOODPLAIN REFERENCE MARK NO. 100195 IS A BRASS DISK LOCATED FROM THE INTERSECTION OF FM 1488 AND FM 1774, SOUTHEAST ALONG FM 1774 0.4 MILES TO NICHOLS SAWMILL RD., SOUTH ALONG NICHOLS SAWMILL RD. 0.8 MILES TO THE BENCHMARK ON THE RIGHT.
 ELEVATION: 231.72 (NAV088)(2001 ADJUSTMENT)

TEMPORARY BENCHMARK: ELEV.=229.00'
 CUT "X" ON THE SOUTHWEST CORNER OF A CONCRETE BASE OF A TSCB PEDESTAL LOCATED AT SOUTHEAST CORNER OF THE INTERSECTION OF FM 1488 AND SPUR 149.
 ELEVATION: 229.00



NOTE:
 IN CASE OF CONFLICT BETWEEN DETAILS SHOWN ON THIS SHEET AND THE CITY MAGNOLIA DESIGN STANDARDS, THE MORE STRINGENT SHALL APPLY.

DATE	REVISION

MAGNOLIA VILLAGE DRIVE, HERITAGE LANE, COMMUNITY ROAD
 MAGNOLIA, TX 77354

UTILITIES AND STORM DRAINAGE TO SERVE FIVE POINT BANK

DRAINAGE AREA MAP

LJA Engineering Inc.
 1904 W. Grand Parkway N. Phone 713.953.5200
 Suite 100 Fax 713.953.5026
 Katy, Texas 77449 FRN-F-1386

LJA PROJECT NO.: 4034-0001

SUBMITTED:	DESIGNED BY: AH/BS
SCALE: 1"=20'	DRAWN BY: MN
DATE: JUNE, 2023	SHEET NO. C8 OF C16
SURVEYED BY: PREJEAN & COMPANY, INC.	CITY DWG NO:
F B NO:	

Date: Time: Thu, 27 Jul 2023 - 5:03pm
 User Name: jromez
 Path Name: I:\Projects\2023\4034\CAD\Private\C8_DRAINAGE_AREA_MAP.dwg

PRIVATE PLANS - UTILITIES AND STORM DRAINAGE TO SERVE FIVE POINT BANK; CITY OF MAGNOLIA, TX 77354

August 10, 2023

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

Reference: Valvoline Site Plan Review
City of Magnolia
AEI Job No. 2325429.00

Dear Mr. Doering:

We received documents for the Valvoline Site in Heritage Green on July 24, 2023. On behalf of the City of Magnolia (the "City"), we have reviewed the submitted documents and offer no objection to approval of this project, subject to the following comments:

1. For further review and context of location please provide an exhibit of a conceptual drawing showcasing the entire development if available
2. Before the building permit can be approved,
 - a. Provide evidence the lift station is energized.
 - b. Send the recorded park dedication and easement.
 - c. Send the approved maintenance bond.

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

Cristin Emshoff, MUP, ENV SP
Urban Planner

Baxter & Woodman Consulting Engineers
TBPELS Registration No. F-21783

XC: Ms. Christian Gable – City of Magnolia
Mr. Don Doering – City of Magnolia
Mr. Tim Robertson – City of Magnolia
Ms. Tiffany Bray - HFA
Mr. Michael A. Kurzy, P.E. – Baxter & Woodman Consulting Engineers
Ms. Karleigh Brown – Baxter and Woodman Consulting Engineers
Mr. Tommy Cormier, Jr., PE – Baxter & Woodman Consulting Engineers



Site Plan Application Form

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

CONTACT INFORMATION

Applicant

Tiffany Bray - Harrison French & Assoc.

Name

1705 S. Walton Blvd. Ste. 3

Street Address

Bentonville, AR 72712

City, State Zip

479-273-7780

Phone

Fax

tiffany.bray@hfa-ae.com

E-mail

Architect (if different)

Jami Cook - Harrison French & Assoc.

Name

1705 S. Walton Blvd. Ste. 3

Street Address

Bentonville, AR 72712

City, State Zip

479-273-7780

Phone

Fax

jami.cook@hfa-ae.com

E-mail

Property Owner (if different)

James L. Goettee, Jr. - SHADYSIDE LAND COMPANY LLC

Name

2131 SAN FELIPE ST

Street Address

HOUSTON, TX 77019-5620

City, State Zip

713-899-5600

Phone

Fax

jgoettee@western-general.com

E-mail

Engineer/Land Surveyor (if different)

Garrett Small - Harrison French & Assoc.

Name

1705 S. Walton Blvd. Ste. 3

Street Address

Bentonville, AR 72712

City, State Zip

479-273-7780

Phone

Fax

garrett.small@hfa-ae.com

E-mail

Project Name: VIOC Magnolia, TX Lot#: _____ Reviewer: _____

PROPERTY PROFILE

Site Address TBD (Near FM 1488 & SPUR 149) Magnolia TX 77354

Legal Description Heritage Green Portion of Unrestrictive Reserve "A" Block 1 - See enclosed survey for full legal description.
(Subdivision) (Lot) (Block)

Current Zoning AC Auto-Urban Commercial

Present Use of Property

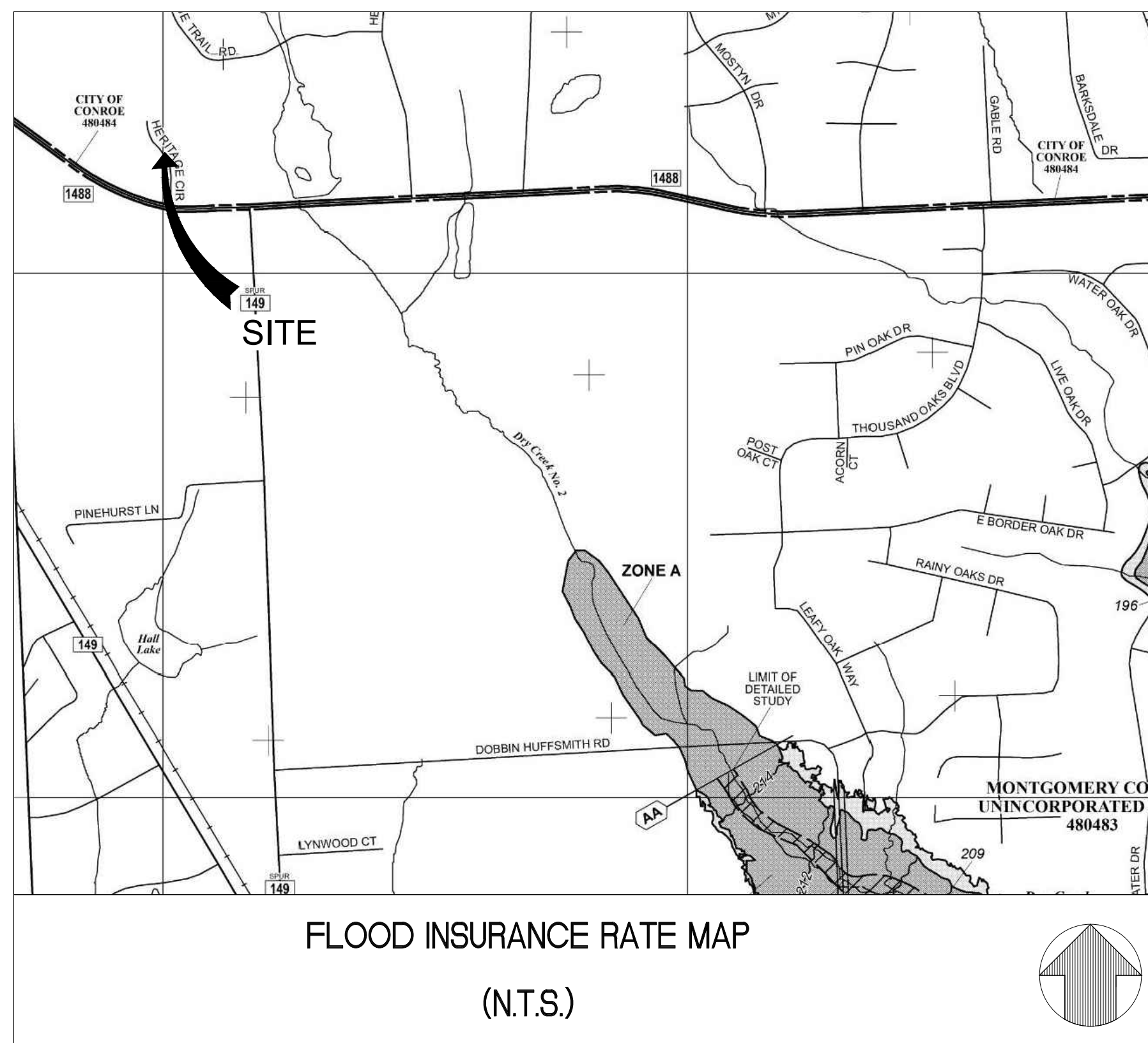
Undeveloped, Vacant Land within Heritage Green

Proposed Use of the Property

Our client is looking to develop this portion of the Heritage Green commercial subdivision into a Valvoline Instant Oil Change facility, with three service bays, having a building footprint of 2,039 SF, and a basement component.

Total Area of Site 0.9456 Ac.

Project Name: VIOC Magnolia, TX Lot#: _____ Reviewer: _____



DRAWING INDEX AND ISSUANCE LOG		DATE	ISSUE	PERMIT SET	REVISION 1	REVISION 2	REVISION 3	REVISION 4	REVISION 5	REVISION 6	REVISION 7	REVISION 8
PERMIT SET		04/06/23	OWNER REVIEW SET									
SHEET #	SHEET NAME	05/17/23	OWNER REVIEW SET									
C-1.0	COVER SHEET											
C-1.1	GENERAL NOTES											
C-2.0	ALTA SURVEY											
C-3.0	DEMOLITION PLAN											
C-3.1	EROSION CONTROL PLAN PHASE 1 OF 2											
C-3.2	EROSION CONTROL PLAN PHASE 2 OF 2											
C-4.0	SITE PLAN											
C-4.1	PAVING PLAN											
C-4.2	UTILITY PLAN											
C-4.3	FIRE LANE PLAN											
C-5.0	GRADING PLAN											
C-5.1	PRE-DEVELOPMENT DRAINAGE PLAN											
C-5.2	POST-DEVELOPMENT DRAINAGE PLAN											
C-5.3	SUB-DRAINAGE AREA MAP											
C-6.0	LANDSCAPE PLAN											
C-6.1	LANDSCAPE DETAILS											
C-6.2	IRRIGATION PLAN											
C-6.3	IRRIGATION DETAILS											
C-10.0	DETAILS SHEET 1 OF 2											
C-10.1	DETAILS SHEET 2 OF 2											
C-10.2	CITY DETAILS SHEET 1 OF 2											
C-10.3	CITY DETAILS SHEET 2 OF 2											
ATTACHMENT												

SITE DEVELOPMENT PLAN



FM1488 NEAR SPUR 149
MAGNOLIA
MONTGOMERY COUNTY, MAGNOLIA
ZONING: AC AUTO URBAN COMMERCIAL

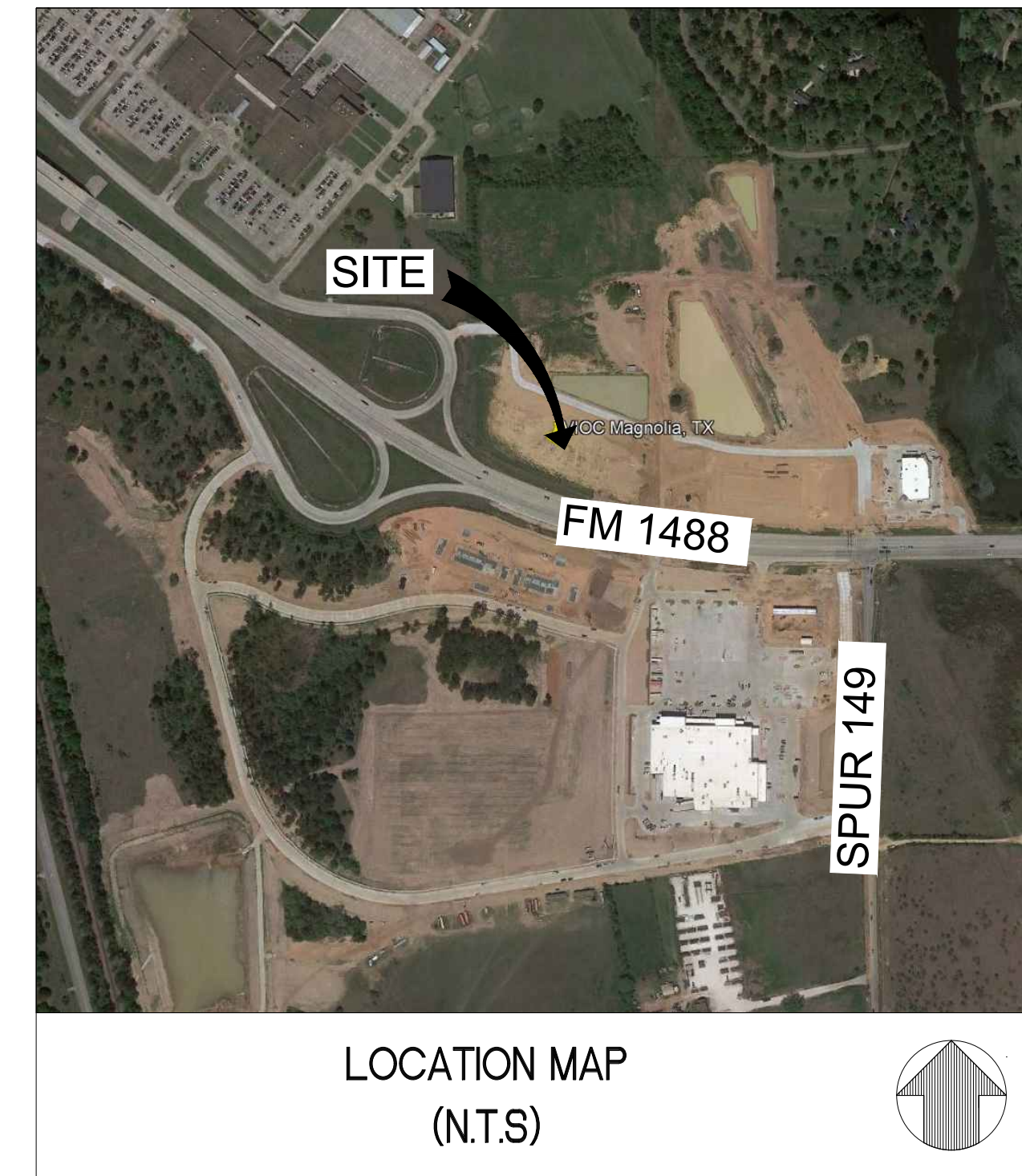
OWNER/DEVELOPER:

VALVOLINE
JAMES BOUTCHYARD, PROJECT MANAGER
100 VALVOLINE WAY
LEXINGTON, KY
210-915-0042
JAMES.BOUTCHYARD@VALVOLINE.COM

ENGINEER:



CONTACT: KELSEY KREHER
1705 S. WALTON BLVD, SUITE 3
BENTONVILLE, AR, 72712
CELL: (816) 872-7190
(479) 273-7780, EXT. 355



CONTACTS:

OWNER'S REP.

Valvoline Instant Oil Change
James Boutchyard
100 Valvoline Way
Lexington, KY 40509
Bus: (210) 915-0042

CIVIL P.M.

Harrison French & Associates
LTD
1705 S. Walton Blvd., Suite 3
Bentonville, AR 72712
479.273.7780
Kelsey Kreher

STRUCTURAL ENGINEER

Harrison French & Associates
LTD
1705 S. Walton Blvd., Suite 3
Bentonville, AR 72712
479.273.7780
Lungshen (Tiger) Tsao

PUBLIC WORKS

1811 Buddy Riley Blvd.
Magnolia, TX 77354
Burt Smith, Public Works Director

ELECTRIC

Reliant Energy
1423 Red Ventures Dr.
Fort Mill, SC 29707

OWNER'S P.M.

Valvoline Instant Oil Change
Lonny Brass
100 Valvoline Way
Lexington, KY 40509
Bus: (762) 778-9228

ARCHITECT

Harrison French & Associates
LTD
1705 S. Walton Blvd., Suite 3
Bentonville, AR 72712
479.273.7780
Jami Cook

PLANNING & ZONING

City of Magnolia
1811 Buddy Riley Blvd.
Christian Gable, Planning Coordinator
281-356-0547

GAS

Just Energy
5251 Westheimer Rd. Ste. 1000
Houston, TX 77056

LUBE EQUIPMENT SUPPLIER

Alernite
7845 Little Ave.
Charlotte, NC 28226
Bus: (800) 233-0400

LANDSCAPE ARCHITECT

Harrison French & Associates
LTD
1705 S. Walton Blvd., Suite 3
Bentonville, AR 72712
479.273.7780
Rick McGraw

FIRE

Magnolia Fire Dept.
Jimmy Williams
936-538-8288

WATER/WASTEWATER

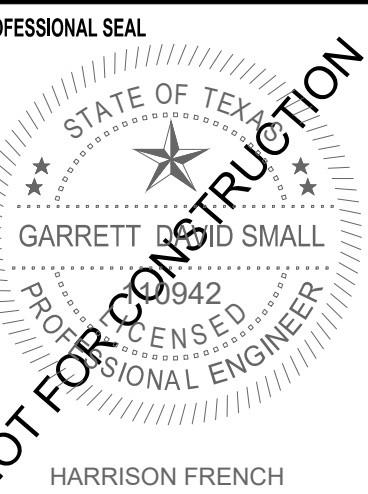
Magnolia Public Works
1811 Buddy Riley Blvd.
Magnolia, TX 77354
Burt Smith, Public Works Director



479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ac.com

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

DATE	ISSUE
05/03/2023	OWNER REVIEW SET
05/17/2023	PERMIT SET



PROFESSIONAL LICENSE NO.: 110942

PROFESSIONAL IN CHARGE
GARRETT DAVID SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP / ENH

PROJECT NAME



**VALVOLINE
INSTANT
OIL CHANGE**

FM 1488 NEAR SPUR 149
MAGNOLIA, TX

PROJECT NUMBER
06-22-20027

SHEET NAME
COVER SHEET

SHEET #
C-1.0



Know what's below.
Call before you dig.

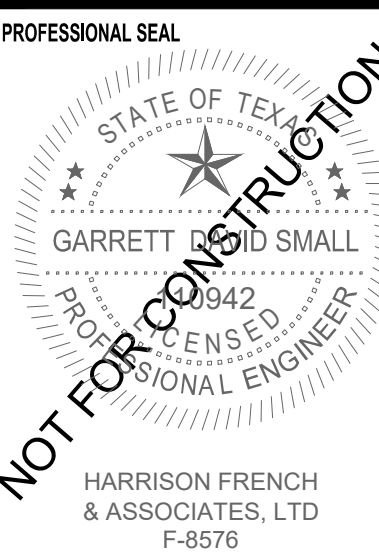
SURVEYOR
ALTA/NSPS LAND TITLE SURVEY
QUIDDITY
4350 LOCKHILL-SELMA RD, SUITE 100
SAN ANTONIO, TX 78249
(210) 494-5511
SURVEYOR'S JOB NO. 17066-0011-00

JOB NO. 06-22-20027

GEOTECHNICAL ENGINEER:
GILES ENGINEERING ASSOCIATES, INC.
2626 LOMBARDY LANE SUITE
DALLAS, TX 75220
(214) 358-5884
PROJECT NO. F-4090

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

DATE	ISSUE
05/03/2023	OWNER REVIEW SET
05/17/2023	PERMIT SET



PROFESSIONAL LICENSE NO.: 110942

PROFESSIONAL IN CHARGE
GARRETT DAVID SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP / ENH

PROJECT NAME



**VALVOLINE
INSTANT
OIL CHANGE**

FM 1488 NEAR SPUR 149
MAGNOLIA, TX

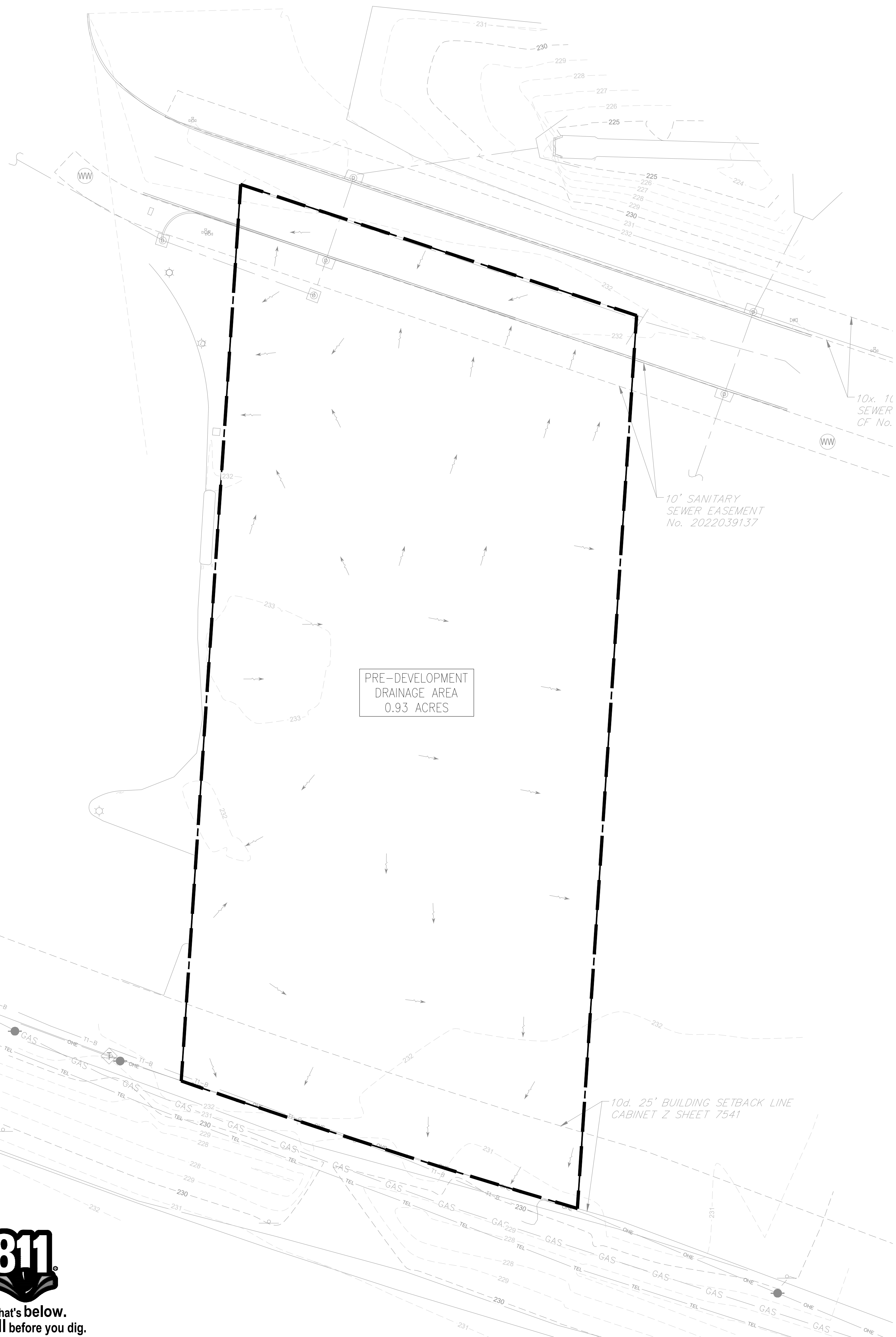
PROJECT NUMBER
06-22-20027

SHEET NAME
**PRE-DEVELOPMENT
DRAINAGE PLAN**

SHEET #
C-5.1

PROPOSED LEGEND:

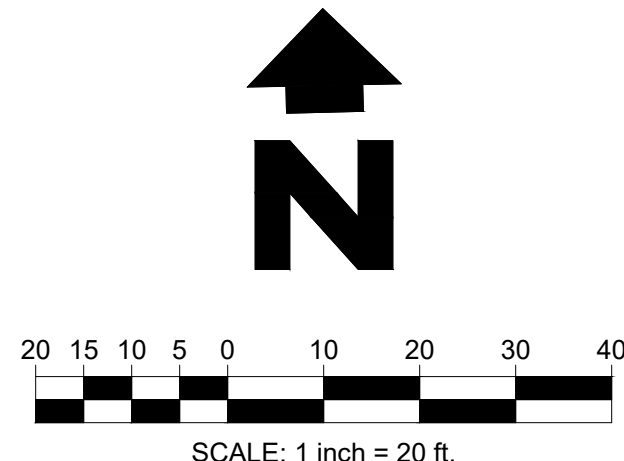
- PROPERTY LINE
- DRAINAGE BASIN
- DRAINAGE DIRECTION



Heritage Green Design											
	Area	Runoff Coefficient	Sum of C*A	Intensity (in/hr) for 22.4 minute Tc. Calculated per Heritage Green				Flow Rate (cfs)			
				2 Year	5 Year	25 Year	100 Year	2 Year	5 Year	25 Year	100 Year
Future Comm-2	1.38	0.95	1.30	3.95	5.48	6.91	8.95	5.14	7.12	8.98	11.64

REFERENCE THE HERITAGE GREEN COMMERCIAL RESERVE CIVIL PLANS AND DRAINAGE CALCULATIONS PREPARED BY JONES CARTER. FLOW RATES IN THE TABLE ABOVE ARE FROM THE HERITAGE GREEN COMMERCIAL RESERVE DRAINAGE CALCULATIONS PAGES DATED 01/12/2021.

NOTE THAT THE DRAINAGE BASINS IN THE PLANS AVAILABLE AT THE TIME OF DESIGN DO NOT MATCH THE SITE'S AREA, THEREFORE THE HERITAGE GREEN RUNOFF DOES NOT MATCH THE CALCULATED VALUES IN THESE PLANS. CALCULATIONS WILL BE UPDATED ACCORDINGLY.

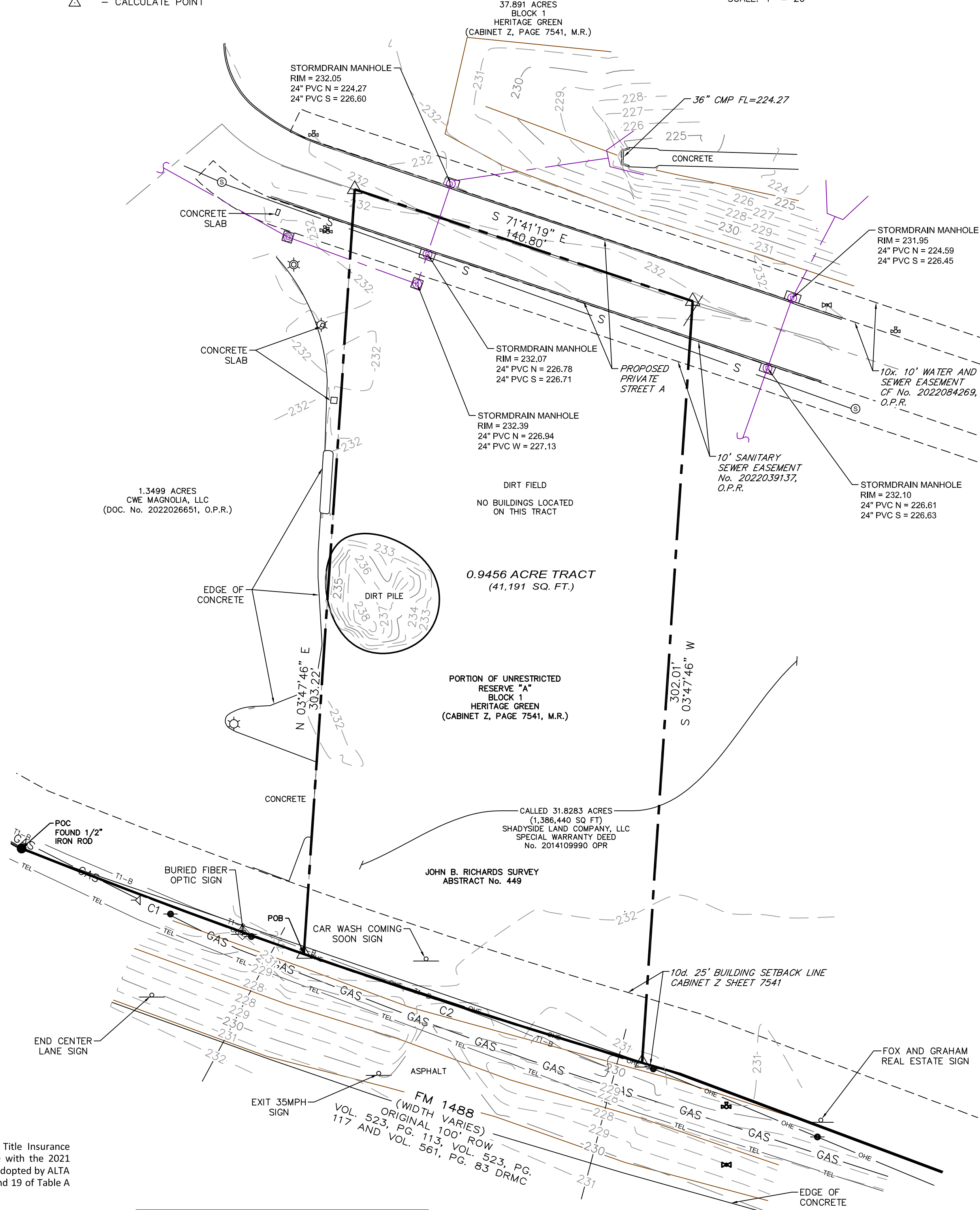
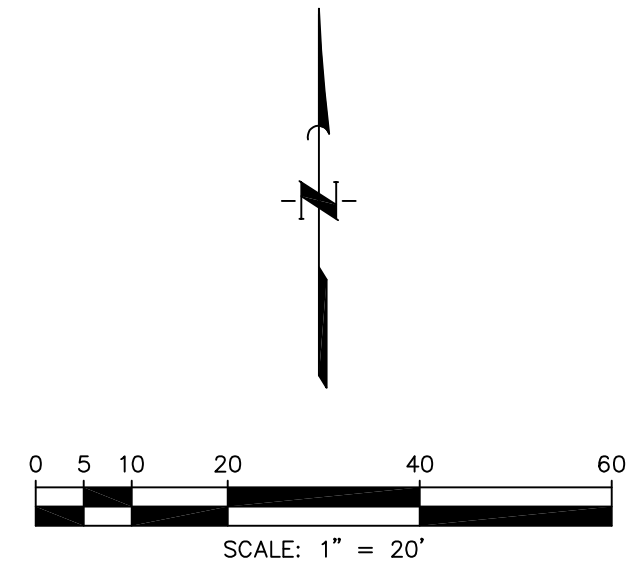


GENERAL NOTES

- This survey was performed utilizing that certain title report prepared by Fidelity National Title Insurance Company, OH NCS No. GLV2201921 & G.F. No. SAT-41-4000412202860-CV (Issue Date: October 10, 2022, Effective Date: September 27, 2022) pursuant to Section 663.16(b) of the Professional Land Surveying Practices Act (revised August, 2013) and reflects only those easements and encumbrances of record mentioned therein. Quiddity performed no additional research of the public records. The surveyed tract may be subject to additional government regulations and restrictions prior to further site development.
- The graphic location of the subject tract superimposed upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 48333C0485G, effective date August 18, 2014, indicates that the subject tract is located within Zone "X" (un-shaded) which is defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain" commonly known as the 500-year floodplain. Zone "X" (un-shaded) is outside of any FEMA established flood hazard zone. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall not create any liability on the part of Quiddity or the undersigned.
- This survey does not provide any determination concerning wetlands, fault lines, toxic wastes (or any other environmental issue), archeological sites or obscured or poorly marked gravestones. An expert consultant should address such matters.
- The subject tract has access to the public street right-of-way of F.M. 1488 (Cabinet Z, Page 7541).
- All square footage quantities shown on this survey are based upon the mathematical closure of the boundary courses and distances. Said quantities do not indicate the positional accuracy of the boundary monumentation.
- The bearings shown hereon are Texas State Coordinate System GRID, Central Zone (NAD'83), as determined by Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet. Please review the record instruments cited herein to compare the survey bearings and distances with the record calls.
- All elevations shown hereon are NAVD'88 datum, as determined by Global Positioning System (GPS). The contour interval is one foot.
- The underground improvements shown hereon are based upon a SUE Investigation Drawing prepared by Vosburg Welsh and S.U.E. (dated November 18, 2022).
- Quiddity makes no assessment whether the ramps or other handicap accessible structures shown hereon meet the standards of the Americans with Disabilities Act (ADA). An expert consultant should address such matters.
- This survey does not reflect lease interests.
- The word "certify" is understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief. As such, it constitutes neither a guarantee nor a warranty, expressed or implied.
- The adjoining ownership information was obtained from the Montgomery County Appraisal District tax rolls and may not reflect the current ownership status.
- This tract is situated within Zone "AC" (Auto-Urban Commercial) per City of Magnolia Planning & Zoning web site checked on November 18, 2022 and is therefore subject to the restrictions stipulated by the City of Magnolia for said zone.
- Zoning Requirements:
Source of Zoning Information: National Due Diligence Services.
Phone Number: (877) 439-2582
The effective date of the current zoning requirements is 11/21/2022.
The current zoning classification is: AC- Auto-Urban Commercial - Based on the zoning report provided to surveyor.
The property is zoned within the City of Magnolia.
Building Setback Requirements:
-Front: 25'
-Side: 25'
-Back: 25'
-Building Height Restrictions: 40' maximum 45' per the unified development code. No building shall be higher than 60' per first amendment to utility development agreement and chapter 380 agreement.
-Floor Space Area Restrictions: N/A
- There are no buildings or parking spaces located within this tract.
- There was evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- No information was found of proposed changes in street right of way lines or evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

SYMBOL LEGEND

- - SET 1/2-INCH IRON ROD
- ⊕ - FIRE HYDRANT
- ⊙ - SIGN
- - POWER POLE
- ⊙ - LIGHT POLE
- ⊙ - GUY ANCHOR
- ⊕ - IRRIGATION CONTROL VALVE
- ⊕ - STORM DRAIN MANHOLE
- ⊕ - MAP RECORDS MONTGOMERY COUNTY
- ⊕ - OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY
- ⊕ - WATER VALVE
- ⊕ - POINT OF BEGINNING
- ⊕ - POINT OF COMMENCEMENT
- △ - CALCULATE POINT



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	02°28'05"	2767.68'	119.22'	S69°28'47"E	119.21'
C2	02°54'32"	2767.91'	140.52'	N72°10'00"W	140.50'

SURVEYOR'S CERTIFICATE:

Subject to the General Notes shown hereon:

This is to certify to Valvoline LLC, a Delaware limited liability company and Fidelity National Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 through Items 7(a) and 7(b)(1); Items 8, 9, 11(b), 13, 14, 16, 17, and 19 of Table A thereof. The fieldwork was completed on November 9, 2022.

Date of Plat or Map: January 4, 2023

QUIDDITY

PRELIMINARY

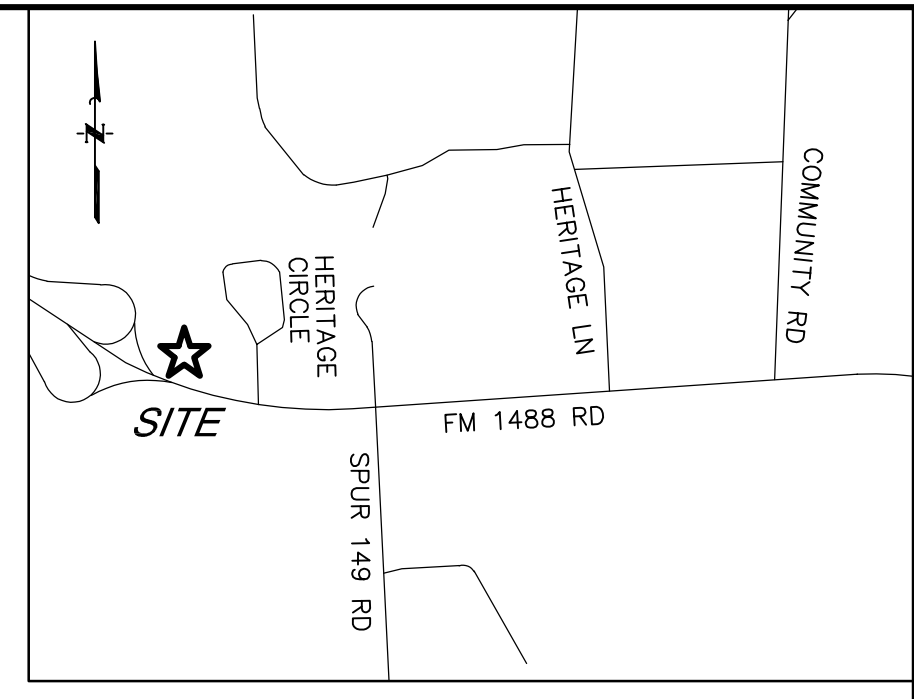
Troy A. Trobaugh
Registered Professional Land Surveyor No. 6241
Signature Date: January 4, 2023

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

THOSE RECORDED IN CABINET Z, SHEET 7541 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND THOSE RECORDED UNDER 8412009 AND AMENDED BY 2020032811, 202114496 AND CORRECTED BY 2021148100, 2022026651, 2022026652, AND 2022026656 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, (THE PROPERTY RELEASED UNDER THE 1ST AMENDMENT (09/18/2021) INCLUDES THE SUBJECT TRACT)

10. 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 building setback line, as disclosed by said mapplat recorded in Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas.
Affects: 25 feet wide along the western lower north property line; along the most eastern west property line; along a portion of the most northern property line; along FM 1488 and along Heritage Green Circle Right of Ways; (As shown hereon.)
- A building setback line, as disclosed by said mapplat recorded in Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas.
Affects: 70 feet wide along a portion of the most northern property line; along the most western east property line; and along the lower north property line. (Does not affect subject tract.)
- A building setback line, as disclosed by said mapplat recorded in Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas.
Affects: 15 feet wide along the most linear westerly property line(s) and along the most eastern property line. (Does not affect subject tract.)
Purpose: landscape buffer
Affects: 20 feet wide
Recording No: Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas. (Does not affect subject tract.)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated or as offered for dedication, on the map of said tract(s):
Purpose: take easement along the most eastern property line
Affects: 20 feet wide
Recording No: Cabinet Z, Sheet 89-E and Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas. (Does not affect subject tract.)
- An easement 150 feet wide containing 14,783 acres as granted to Houston Lighting and Power Company, as set out in instrument dated July 2, 1963, recorded under Clerk's File No. 8339810 of the Official Public Records of Real Property of Montgomery County, Texas, and shown on plat recorded in Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas. (Does not affect subject tract.)
- Pipeline easement 50 feet wide granted to Sinclair Pipe Line Company, as set out in instrument dated November 9, 1922, recorded in Volume 108, Page 48 of the Deed Records of Montgomery County, Texas, and by instrument dated January 4, 1923, recorded in Volume 108, Page 89 of the Deed Records of Montgomery County, Texas, Amended by Agreement and Partial Release dated February 21, 1972, recorded by Amco Pipe Line Company, recorded in Volume 766, Page 821 of the Deed Records of Montgomery County, Texas, and shown on plat recorded in Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas. (Does not affect subject tract.)
- Water and reserve easement recorded in Volume 472 Page 515 of the Deed Records of Montgomery County, Texas, granting an easement and right-of-way for permitting overflow and backwaters to extend over onto the subject property. (Does not affect subject tract.)
- Electrical easement 10 feet wide traversing the western portion of subject property, together with an unobstructed aerial easement 20 feet wide from a plane 20 feet above the ground upward adjoining thereto as granted to Houston Lighting & Power Company by instrument recorded in Volume 618 Page 789 of the Deed Records of Montgomery County, Texas and located as shown on sketch attached thereto. (Does not affect subject tract.)
- An easement Ten (10) feet in width and 1107.7 feet in length, adjacent to and adjoining the Amco Pipe Line, the centerline of said easement as located by the sketch appended thereto, together with an unobstructed aerial easement Ten (10) feet in width extending upward from a plane sixteen (16) feet above ground level adjoining both sides thereof, granted to Houston Lighting and Power Company, as set out in instrument dated April 19, 1984, recorded under Clerk's File No. 8437000 of the Official Public Records of Real Property of Montgomery County, Texas, and shown on plat recorded in Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas. (Does not affect subject tract.)
- Easements granted to Houston Lighting & Power Company by instrument recorded under Clerk's File No. 8500418 of the Real Property Records of Montgomery County, Texas, and shown on plat recorded in Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas. Affected by Release of Easement dated February 13, 2020, recorded by CenterPoint Energy Houston Electric, LLC, by instrument recorded under Clerk's File No. 2020014358 of the Official Public Records of Montgomery County, Texas. (Does not affect subject tract.)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Houston Lighting & Power Company
Purpose: easement for electric distribution facilities and appurtenances
Recording Date: May 5, 1986
Recording No: Clerk's File No. 861845 of the Official Public Records of Montgomery County, Texas.
Affects: an unobstructed easement ten (10) feet wide, the location of the centerline of which is shown by the dot-dash symbol on Sketch 148-852, hereto attached and made a part hereof, together with unobstructed aerial easements ten (10) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upwards, located on both sides of and adjoining said ten (10) foot wide easement, and including the necessary guy easement shown on said attached sketch. (Does not affect subject tract.)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Houston Lighting & Power Company, a Texas corporation
Purpose: easement for electric distribution facilities and appurtenances
Recording Date: June 16, 1993
Recording No: Clerk's File No. 933152 of the Official Public Records of Real Property of Montgomery County, Texas, and shown on plat recorded in Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas.
Affects:
1. An easement ten (10) feet wide, the location of the centerline of which is shown by a dot-dash symbol on Sketch No. 85-208, attached hereto and made a part hereof, along with unobstructed aerial easements ten (10) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upwards, located on both sides of and adjoining said ten (10) foot wide easement.
2. Three (3) feet wide easements at three (3) separate locations in the Grantor's guy easement purposes, the location of the centerline of each is shown by a guy symbol on said attached sketch. (Does not affect subject tract.)
- Easement 10 feet wide beginning on the easterly line of the 150' E. & P. easement and extending in a northerly direction, together with an unobstructed aerial easement 10 feet wide from a plane 10 feet above the ground adjoining thereto as granted to Houston Lighting & Power Company, a Texas corporation, as set forth by instrument dated October 31, 1994, recorded under Clerk's File No. 9487014 of the Real Property Records of Montgomery County, Texas, and located as shown on sketch attached thereto, and shown on plat recorded in Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas. (Does not affect subject tract.)
- Easement 10 feet wide centered on electrical distribution facilities, together with an unobstructed aerial easement 10 feet wide from a plane 10 feet above the ground adjoining thereto as granted to Houston Lighting & Power Company, a Texas corporation, by instrument dated November 25, 1995, recorded under County Clerk's File No. 9702076 of the Real Property Records of Montgomery County, Texas, and located as shown on sketch attached thereto, and shown on plat recorded in Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas. (Does not affect subject tract.)
- Right-of-Way easement 50 feet wide and Temporary Work Spaces granted to BridgeTex Pipeline Company, L.L.C. dated May 22, 2013, recorded under Clerk's File No. 2013079804 of the Official Public Records of Montgomery County, Texas, and shown on plat recorded in Cabinet Z, Sheet 7541 of the Map Records of Montgomery County, Texas. (Does not affect subject tract.)
- Pipe line easement and consent dated granted to BridgeTex Pipeline Company, L.L.C. dated October 29, 2013, recorded under Clerk's File No. 2013114403 of the Official Public Records of Montgomery County, Texas, executed by CENTERPOINT ENERGY HOUSTON ELECTRIC, L.L.C. a Texas corporation, and BridgeTex Pipeline Company, L.L.C. a Delaware limited liability company ("Grantor"). (Does not affect subject tract.)
- Guy easement granted by James S. Dugan and wife, Carrie Bell Dugan to Houston Lighting & Power Company by instrument dated July 8, 1996, recorded in Volume 623, Page 448 of the Deed Records of Montgomery County, Texas. (Does not affect subject tract.)
- A 20' wide drainage and utility easement reserved in deed recorded under Montgomery County Clerk's File No. 9468570. (Does not affect subject tract.)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: CenterPoint Energy Houston Electric, LLC
Purpose: electric easement and appurtenances
Recording Date: June 28, 2022
Recording No: Clerk's File No. 2022061617 of the Official Public Records of Montgomery County, Texas.
Affects:
1. An easement ten (10) feet wide, the location of which is shown by the hatched area on Plat Nos. 22-0223 and 22-0223A, attached hereto and made a part hereof, together with an unobstructed aerial easement eleven (11) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upwards, located on both sides of and adjoining said ten (10) foot wide easements. (Does not affect subject tract.)
2. Easements ten (10) feet wide, the location of the centerline of which are shown by the dashed symbols on said attached Plat Nos. 22-0223A and Plat Nos. 22-0223B and 22-0223C, attached hereto and made a part hereof, together with an unobstructed aerial easement ten (10) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upwards, located on both sides of and adjoining said ten (10) foot wide easements. (Does not affect subject tract.)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: The City, Atgardenia
Purpose: water and sewer easement
Recording Date: September 23, 2022
Recording No: Texas Clerk's File No. 2022117372 of the Official Public Records of Montgomery County, Texas.
Affects: 15 feet wide containing 0.1135 acres as described by metes and bounds description attached thereto. (Does not affect subject tract.)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: The City, Atgardenia
Purpose: water and sewer easement
Recording Date: September 23, 2022
Recording No: Texas Clerk's File No. 2022117372 of the Official Public Records of Montgomery County, Texas.
Affects: 20 feet wide containing 0.2267 acres as described by metes and bounds description attached thereto. (Does not affect subject tract.)
- Royalty Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document:
Recording No: Volume 218, Page 280, Volume 916, Page 272, and Volume 916, Page 276 of the Deed Records of Montgomery County, Texas.
Said mineral interest not traced subsequent to the date of the above-deed instrument. (Not a survey matter.)
- Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document:
Recording No: Volume 217, Page 637 of the Deed Records of Montgomery County, Texas.
Said mineral interest not traced subsequent to the date of the above-deed instrument. (Not a survey matter.)
- Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document:
Recording No: Volume 220, Page 27 of the Deed Records of Montgomery County, Texas.
Said mineral interest not traced subsequent to the date of the above-deed instrument. (Not a survey matter.)
- Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document:
Recording No: Volume 254, Page 76 of the Deed Records of Montgomery County, Texas.
Said mineral interest not traced subsequent to the date of the above-deed instrument. (Not a survey matter.)
- Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document:
Recording No: Volume 307, Page 107 of the Deed Records of Montgomery County, Texas.
Said mineral interest not traced subsequent to the date of the above-deed instrument. (Not a survey matter.)
- Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document:
Recording No: Clerk's File No. 948870 of the Official Public Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above-deed instrument. (Not a survey matter.)
- Leases) for coal, lignite, oil, gas or other minerals, together with rights incidental thereto recorded under Clerk's File No(s), 946008, 9509722, 9509973, 9567445, 9849884 of the Official Public Records of Montgomery County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). (Not a survey matter.)
- All terms, conditions, and provisions of that certain Service Plan contained in Ordinance No. O-2014-020 Amending Territory to the City of Magnolia, Texas, recorded under Clerk's File No. 2014082290 of the Official Public Records of Montgomery County, Texas. (Not a survey matter.)
- All terms, conditions, and provisions of that certain Service Plan contained in Ordinance No. O-2015-017 Amending Territory to the City of Magnolia, Texas, recorded under Clerk's File No. 2015104272 of the Official Public Records of Montgomery County, Texas. (Not a survey matter.)
- Reciprocal easements, for the purpose(s) shown below and rights incidental thereto as created by the following document:
Document: Reciprocal Access Easement Agreement
Executed by: DANIEL L. MORGAN and REBECCA E. MORGAN and SHADYSIDE LAND COMPANY, L.L.C. a Texas limited liability company
Purpose: common thoroughways, access ways and/or sidewalks
Recording Date: August 9, 2019
Recording No: Clerk's File No. 2019079128 of the Official Public Records of Montgomery County, Texas. (Does not affect subject tract.)
- All terms, conditions, and provisions of that certain Service Plan contained in Ordinance No. O-2020-015 Amending Territory to the City of Magnolia, Texas, recorded under Clerk's File No. 2020060473 of the Official Public Records of Montgomery County, Texas. (Not a survey matter.)
- First Amendment to Utility Development Agreement and Chapter 380 Agreement
Executed by: City of Magnolia and ShadySide Land Company, L.L.C. a Texas limited liability company Recorded in Volume 29, 2022
Recording No: Clerk's File No. 2022039137 of the Official Public Records of Montgomery County, Texas. (Affects, no platfile easements.)



VICINITY MAP
NOT TO SCALE

FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B EXCEPTIONS FROM COVERAGE
Effective Date: September 27, 2022, 8:00 AM
GF No.: SAT-41-4000412202860-CV
Issued: October 10, 2022, 8:00 AM
Commitment No. 4000412202860

Legal description of land:
UNRESTRICTED RESERVE "A", IN BLOCK ONE (1), OF HERITAGE GREEN, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 7541, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS; SAVE AND EXCEPT THE FOLLOWING TRACTS OF LAND:
THAT CERTAIN 2.380 ACRES GRANTED TO FIRST BITS MAGNOLIA, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY DEED DATED OCTOBER 8, 2021, RECORDED UNDER CLERK'S FILE NO. 2021144697 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, AND, THAT CERTAIN 1.3499 ACRES GRANTED TO CWE MAGNOLIA, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED DATED MARCH 1, 2022, RECORDED UNDER CLERK'S FILE NO. 2022026651 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

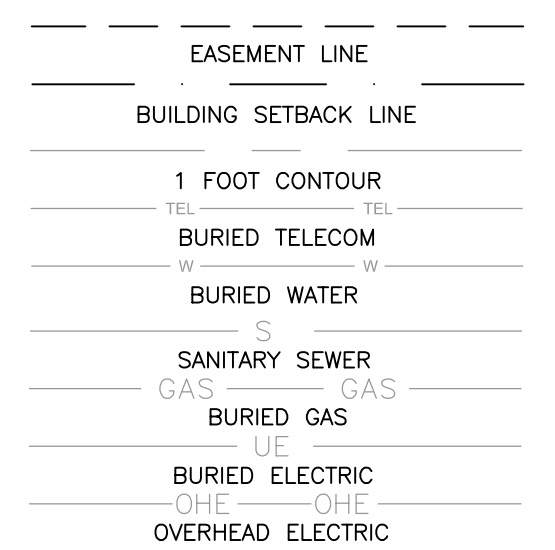
LEGAL DESCRIPTION OF LAND:
COMMENCING AT A 1/2-INCH IRON ROD with a "Jones Carter" (JC) cap found at the Northwest right-of-way setback of F.M. 1488 (Variable in width - Volume 523, Page 113 Deed Records Montgomery County, Texas D.R.M.C.);

THENCE, with the northeasterly line of said right-of-way along the arc of a curve to the left having a radius of 2767.68 feet, a central angle of 02°28'05", along chord bearing of South 69°28'47" East, 119.21 feet, and a total arc length of 119.22 feet to a calculated point for the POINT OF BEGINNING and the southwest corner of herein described tract;

THENCE, over-and-across said Block 1 the following four (4) courses and distances:

- North 03°47'46" East, 303.22 feet to a point for corner;
- South 71°41'19" East, 140.80 feet to a point for corner;
- South 03°47'46" West, 302.01 feet to a point for corner in the northeasterly line of said F.M. 1488;

with said right-of-way along the arc of a curve to the right having a radius of 2767.91 feet, a central angle of 02°54'32", a long chord bearing of North 72°10'00" West, 140.50 feet, and a total arc length of 140.52 feet to the POINT OF BEGINNING, containing 0.9456 of an acre of land in Montgomery County, Texas as shown on Drawing No. 18077 filed under Job No. 17066-0011-00 in the office of Quiddity, San Antonio, Texas.



ALTA/NSPS LAND TITLE SURVEY
OF
0.9456 ACRES
IN
BLOCK 1, HERITAGE GREEN
SUBDIVISION
CITY OF MAGNOLIA
MONTGOMERY COUNTY, TEXAS



Quiddity
TBPELS Registration Nos. F-23290 & 10046100
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
Austin • College Station • Dallas • Georgetown • Houston • Rosenberg • Round Rock • San Antonio • The Woodlands

**CITY OF MAGNOLIA
WATER PLANT NO. 3 PHASE III
WORK ORDER 23-002 AMENDMENT NO. 1**

Engineer's Project No. 211009.41

Project Description:

Baxter & Woodman, Inc. hereby submits this amendment to our Work Order No. 23-002 approved February 14, 2023, to separate the contract into two separate projects.

Engineering Services:

Baxter & Woodman, Inc. will perform design engineering services for Water Well No. 9 and Water Plant No. 4 Elevated Storage Tank (EST). Water Well No. 9 will include a water well in the Evangeline Aquifer and associated site work, electrical design, and structural design. Water Plant No. 4 Elevated Storage Tank will include an EST at Water Plant No. 4 and associated electrical design. The fee increase is for the additional geotechnical engineering at the Water Plant No. 4 EST.

A detailed scope of services for this Project is listed in Attachment A of this Work Order.

Compensation:

Compensation for the services to be provided under this Work Order will be in accordance with the Engineering Services Agreement dated September 14, 2021, and Attachment A to this Work Order. The Engineer's fee shall be \$13,125.00 for an amended total cost of \$288,125.00.

Submitted by: **Baxter & Woodman, Inc.**

By:


Michael A. Kurzy, PE

Title: Executive Vice President

Date: September 8, 2023

Approved by: **City of Magnolia**

By: _____

Title: _____

Date: _____

Additional Comments and Conditions: None.

Project Description

The Project consists of design engineering services for Water Plant No. 3 Phase III. The amendment is to separate the contract into two separate projects: Water Well No. 9 and Water Plant No. 4 Elevated Storage Tank (EST). The Water Plant No. 3 site is about 30 feet lower than the Water Plant No. 4 site. Constructing the EST at Water Plant No. 4 instead of Water Plant No. 3 will reduce the height of the pedestal by about 30 feet, reducing construction costs. Additionally, it will position the EST and associated EST branding/artwork along FM 1488. Geotechnical borings and a report have been completed for Water Plant No. 3. Additional geotechnical borings and a report will be needed for Water Plant No. 4 specifically for the EST.

Scope of Services

The following scope of services details the anticipated tasks necessary to successfully complete this Project:

1. Provide engineering plans and specifications for Water Well No. 9, including:
 - a. A water well in the Evangeline Aquifer
 - b. Associated site work, electrical design, and structural design
2. Provide the following additional service for Water Well No. 9:
 - a. Hydrogeological report
3. Provide engineering plans and specifications for Water Plant No. 4 EST, including:
 - a. One (1) 500,000-gallon EST
 - b. Associated site work and electrical design
4. Provide the following additional service for Water Plant No. 4 EST:
 - a. Geotechnical Report and recommendations
5. Submittal and coordination of water well permit with Lone Star Groundwater Conservation District (LSGCD).
6. Perform Quality Assurance and Quality Control review.
7. Submittal and coordination of project for approval by TCEQ.
8. Advertise project, conduct pre-bid conference, conduct bid opening, review bids, and recommend award of contract.

This scope does not include construction management services or field project representative services and a separate work order will be provided at that time.



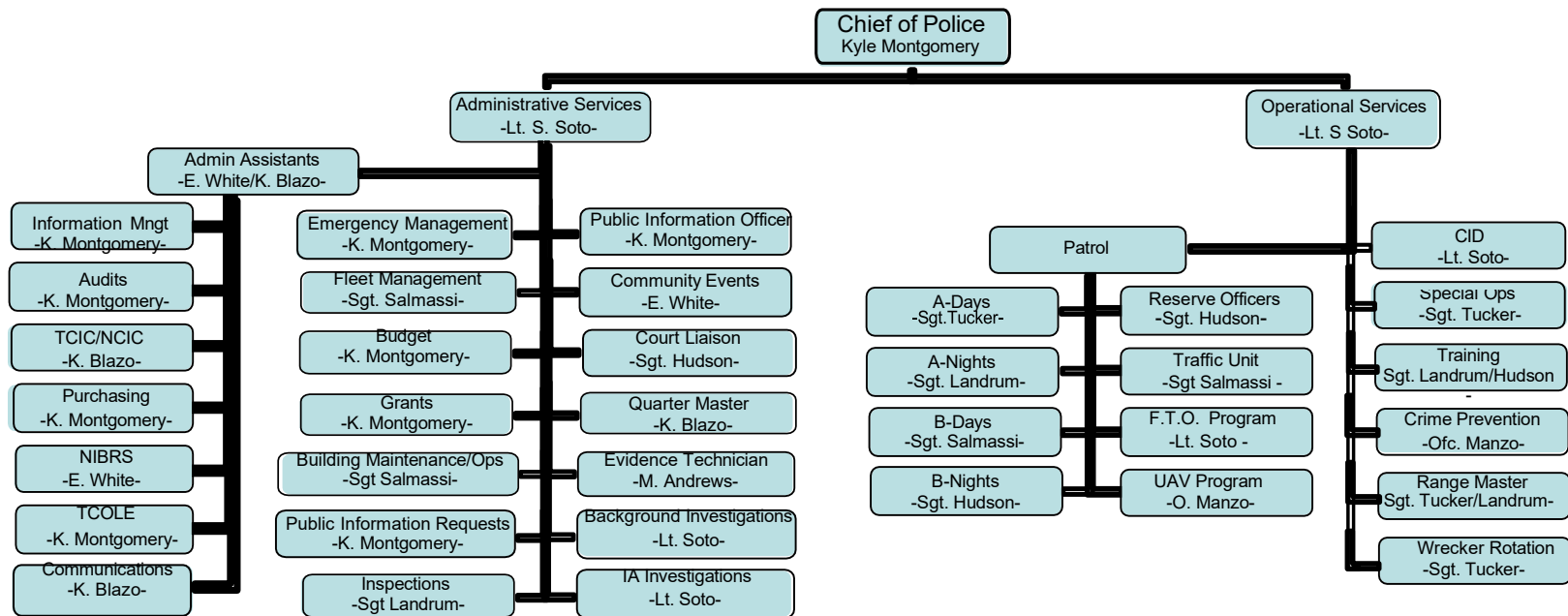
DEPARTMENT REPORT

August 2023

Prepared by:
Kyle Montgomery
Chief of Police

ADMINISTRATIVE

Organizational Chart



PATROL

CALL BREAKDOWN

	July	Aug	Monthly Change
EMERGENCY	16	31	+15
NON-EMERGENCY	267	366	+99

CALLS FOR SERVICE

	July	Aug	Monthly Change	2023
Total Calls for Service	283	397	+114	2,415

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

OFFENSE REPORTS

	July	Aug	Monthly Change
Report Totals	54	88	+34

RESIDENTIAL PATROLS

	Windmill Estates	Magnolia Ridge	Dogwood Patches	Mustang Ridge	Timber Hollow	Total
July	141	159	144	141	149	734
Aug	136	164	154	131	148	733

CALL TOTALS

OFFENSES	July	Aug	MONTHLY CHANGE
Burglary of a Vehicle	1	0	-1
Burglary of a Building	0	1	+1
Burglary of a Habitation	0	0	-
Theft	1	3	+2
Fraud/Forgery	1	3	+2
Criminal Mischief	3	1	-2
Robbery	0	0	-
Assault/Family Violence	1	0	-1
Death Investigation	1	0	-1
Sexual Assault	0	0	-
Motor Vehicle Crash	13	29	+16
Alarms	29	34	+5
Medical calls	14	7	-7
Welfare Checks	13	14	+1
Disturbances	3	12	+9
Assist Outside Agency	10	8	-2
Narcotics	7	8	+1
DWI	16	17	+1

CRIMINAL ARRESTS

	July	Aug	MONTHLY CHANGE
TOTAL ARRESTS	30	36	+6
NARCOTICS	7	8	+1
DWI	16	17	+1

TRAFFIC CONTACTS BY RACE

	Asian/ Pacific	Black	Hispanic	Alaskan/ Indian	White
July	14	65	246	4	599
Aug	14	58	293	4	657
Change	-	-7	+47	-	+58

TRAFFIC CRASHES

	July	Aug	MONTHLY CHANGE
Fatal	0	0	-
Injury	1	4	+3
Non-Injury	12	25	+13

TRAFFIC ENFORCEMENT

	July	Aug	MONTHLY CHANGE
FM 1488	638	600	-38
FM 1774	153	225	+72
Magnolia Blvd	293	274	-19
Buddy Riley	137	157	+20
Nichols Sawmill	32	48	+16
Total Violations	1,219	1,288	+69

COMMERCIAL PATROLS

	July	Aug	MONTHLY CHANGE
Business Checks	976	919	-57
Business Contacts	18	25	+7
Totals	994	944	-50

CRIMINAL INVESTIGATIONS

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

	2023
Total Cases	50
Cleared	17
Clearance Rate	34%

Call Type Report
MAGNOLIA POLICE DEPARTMENT

From: 08/01/2023

To: 08/31/2023

Call Type Description	Number of Calls
911 Hang up	6
Administration	12
Alarm	34
Animal Control	1
Arrest-Class A	5
Arrest-Class B	9
Arrest-Class C	1
Arrest-Felony	4
Arrest-Warrant	1
Assault	2
Assist Magnolia PD	67
Assist Outside Agency	8
ATL/BOLO	3
Building Check	2
Burglary-Building	1
Business Check	919
Business Contact	25
Citizen Contact	1
Civil	3
Commercial Patrol	8
Criminal Mischief	1
Criminal Trespass	1
Disturbance in Progress	8
Disturbance Past	4
Fraud	3
Harassment	1
Information	19

Call Type Report

MAGNOLIA POLICE DEPARTMENT

From: 08/01/2023

To: 08/31/2023

Call Type Description	Number of Calls
K9 apprehension deployment	1
K9 narcotics deployment	7
K9 training	1
Medical Call	7
Missing Person-Adult	1
Missing Person-Juve	2
Motorist Assist	4
MVA-Major	4
MVA-Minor	25
Noise Disturbance	2
OTHER	1
Public Service	1
Residential Patrol-Dogwood Patches	154
Residential Patrol-Magnolia Ridge	164
Residential patrol-Mustang Ridge	131
Residential Patrol-Timber Hollow	148
Residential Patrol-Windmill Estates	136
Routine Patrol	122
SELECT	9
Suspicious Person	6
Suspicious Vehicle	6
Theft-Felony	2
Theft-Misd	1
Threat	1
Towed Vehicle	1
Traffic Hazard	2
Unity Park Patrol	22

Call Type Report
MAGNOLIA POLICE DEPARTMENT

From: 08/01/2023

To: 08/31/2023

Call Type Description	Number of Calls
UUMV	2
Vehicle Disturbance	2
Vehicle Maintenance	1
Welfare Check	14

Arrest Report Count
MAGNOLIA POLICE DEPARTMENT
From: 01/01/2023 To: 08/31/2023

<u>Offense</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May</u>	<u>Jun.</u>	<u>Jul.</u>	<u>Aug.</u>	<u>Sep.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Total</u>
2023													
AGG SEXUAL ASSAULT CHILD	0	1	0	0	0	0	0	0	0	0	0	0	1
ASSAULT CAUSES BODILY INJ	0	0	0	0	0	1	0	0	0	0	0	0	1
ASSAULT CAUSES BODILY INJURY FAMILY	0	0	1	0	1	1	1	0	0	0	0	0	4
ASSAULT: BY CONTACT	0	0	0	0	0	1	0	0	0	0	0	0	1
DISPLAY EXPIRED LICENSE PLATES	0	0	2	0	0	0	0	0	0	0	0	0	2
DRIVING W/LIC INV W/PREV CONV/SUSP/W/O FIN RES	0	0	0	0	0	1	0	2	0	0	0	0	3
DRIVING WHILE INTOXICATED	13	9	6	10	12	7	10	12	0	0	0	0	79
DRIVING WHILE INTOXICATED 2ND	0	2	2	1	1	0	2	2	0	0	0	0	10
DRIVING WHILE INTOXICATED 3RD OR MORE	0	2	0	1	0	1	3	1	0	0	0	0	8
DRIVING WHILE INTOXICATED BAC >= 0.15	0	0	0	0	0	0	1	0	0	0	0	0	1
DRIVING WHILE INTOXICATED W/CHILD UNDER 15 YOA	0	1	0	1	1	0	0	0	0	0	0	0	3
DRIVING WHILE INTOXICATED/OPEN ALCH CONTAINER	0	0	0	0	1	0	0	0	0	0	0	0	1
DRIVING WHILE LICENSE INVALID	1	1	2	0	0	0	0	1	0	0	0	0	5
DRIVING WHILE LICENSE INVALID W/PREV CONV	0	1	0	1	0	0	0	0	0	0	0	0	2
DRIVING WHILE LICENSE INVALID(DRIVING WHILE LICENSE SUSPENDED)-D/L	1	0	0	0	0	0	0	0	0	0	0	0	1
EVADING ARREST	1	0	0	0	1	0	0	0	0	0	0	0	2
EVADING ARREST DET W/VEH	0	0	1	0	0	0	0	0	0	0	0	0	1
FAIL TO IDENTIFY GIVING FALSE/FICTITIOUS INFO	0	0	0	0	1	0	1	0	0	0	0	0	2
FAIL TO IDENTIFY GIVING FALSE/FICTITIOUS INFO	0	0	0	0	1	0	0	0	0	0	0	0	1
FAILED TO MAINTAIN FINANCIAL RESPONSIBILITY	0	0	2	0	0	0	0	0	0	0	0	0	2
FAILED TO YIELD ROW ON GREEN SIGNAL	0	0	1	0	0	0	0	0	0	0	0	0	1
FLEEING POLICE OFFICER	1	0	0	0	0	0	0	0	0	0	0	0	1
INDECENCY W/CHILD SEXUAL CONTACT	1	0	0	0	0	0	0	0	0	0	0	0	1
INJURY CHILD/ELDERLY/DISABLE W/INT BODILY INJ	0	0	1	0	0	0	0	0	0	0	0	0	1
INTERFER W/PUBLIC DUTIES	0	0	0	1	0	0	0	0	0	0	0	0	1
MAN DEL CS PG 1-B >=4G<200G	0	0	0	0	0	1	0	0	0	0	0	0	1
MAN DEL CS PG 2>=4G<400G	1	0	0	0	0	0	1	0	0	0	0	0	2
MAN DEL CS PG 3/4 >=28G<200G	0	0	0	0	0	0	0	1	0	0	0	0	1
OBSTRUCTION OR RETALIATION	0	0	0	1	0	0	0	0	0	0	0	0	1
POSS CS PG 1 <1G ANALOGUE	1	0	0	0	1	2	0	0	0	0	0	0	4
POSS CS PG 1 >= 1G<4G ANALOGUE	1	0	0	0	1	1	1	1	0	0	0	0	5
POSS CS PG 1/1-B <1G	3	4	3	2	2	1	1	4	0	0	0	0	20
POSS CS PG 1/1-B >=1G<4G	1	1	0	0	2	1	0	0	0	0	0	0	5

<u>Offense</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May</u>	<u>Jun.</u>	<u>Jul.</u>	<u>Aug.</u>	<u>Sep.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Total</u>
POSS CS PG 1/1-B >=4G<200G	2	1	0	0	0	0	0	0	0	0	0	0	3
POSS CS PG 2 <1G ANALOGUE	1	0	0	1	1	0	1	0	0	0	0	0	4
POSS CS PG 2 >= 1G<4G	1	1	0	1	1	1	2	1	0	0	0	0	8
POSS CS PG 2 >=4G<400G	1	2	0	0	0	0	0	0	0	0	0	0	3
POSS CS PG 2< 1G	2	1	1	1	0	5	0	0	0	0	0	0	10
POSS CS PG1/1B <1G DFZ IAT 481.115	1	0	0	0	0	0	0	0	0	0	0	0	1
POSS MARIJ <2OZ	3	3	5	1	1	2	2	3	0	0	0	0	20
POSS MARIJ >2OZ<=4OZ	0	0	0	0	0	0	0	2	0	0	0	0	2
POSS MARIJ >4OZ<=5LBS	1	1	0	1	0	0	0	0	0	0	0	0	3
PROH WEAPON	1	0	0	0	0	0	0	0	0	0	0	0	1
PUBLIC INTOXICATION	0	1	0	0	0	1	0	1	0	0	0	0	3
PURCHASE FURNISH ALCOHOL TO A MINOR	0	0	0	1	0	0	0	0	0	0	0	0	1
RESIST ARREST SEARCH OR TRANSPORT	0	0	1	0	0	1	1	0	0	0	0	0	3
SEX OFFENDERS DUTY TO REGISTER LIFE/90 DAY	1	0	0	0	0	0	0	1	0	0	0	0	2
TAMPER FABRICATE PHYSICAL EVID W/INTENT TO IMPAIR	0	1	0	0	0	0	0	0	0	0	0	0	1
TAMPER/FABRICATE PHYS EVID W/INTENT TO IMPAIR	0	0	0	0	0	1	0	0	0	0	0	0	1
THEFT OF MATERIAL ALUM/BRNZ/COPPER/BRASS <\$30K	4	0	0	0	0	0	0	0	0	0	0	0	4
UNL CARRYING WEAPON	1	0	2	0	5	4	3	3	0	0	0	0	18
UNL POSS FIREARM BY FELON	0	0	0	0	1	1	0	1	0	0	0	0	3
Total	44	33	30	24	34	34	30	36	0	0	0	0	285

FY 2023 MAGNOLIA MUNICIPAL COURT COLLECTIONS REPORT

MONTH	CITATIONS PAID THROUGH TRAFFIC PAYMENT.COM	CITATIONS PAID IN OFFICE OR THROUGH THE MAIL	TOTAL COURT COLLECTIONS
OCT.2022	23,274.55	17,855.25	41,129.80
Nov.2022	19,180.72	10,980.89	30,161.61
DEC.2022	28,022.55	17,011.03	45,033.58
JAN.2023	30,894.61	25,438.27	56,332.88
FEB.2023	36,438.45	22,882.45	59,320.95
MAR.2023	42,773.69	34,185.45	76,959.14
APR. 2023	35,417.97	28,990.05	64,408.02
MAY 2023	39,020.56	30,638.98	69,659.54
JUN. 2023	40,486.23	25,138.55	65,624.78
JUL. 2023	28,718.23	27,196.41	55,914.64
AUG. 2023	30,592.10	27,553.60	58,145.70
SEPT. 2023			
TOTAL:	354,823.66	267,870.93	622,880.36
	BY: FRANCES SUAREZ		

2023 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	277	367	504	82	38	50	4	0	0	6
February	282	350	435	74	85	55	3	0	0	7
March	326	452	485	17	79	45	2	0	0	7
April	326	424	575	75	51	35	3	1	0	25
May	314	428	609	0	66	64	2	0	0	6
June	267	352	664	199	56	23	0	0	0	0
July	326	431	666	4	43	50	4	2	0	8
August	314	418	726	95	29	52	5	1	0	9
September										
October										
November										
December										
TOTAL	2,402	3,222	4,664	546	447	374	23	1	0	68
Completed By: Frances Suarez										

MAGNOLIA, TX 77354 MUNICIPAL COURT

Fees and Fines Collection & Activity Report

As of July 31, 2023



Linebarger Goggan Blair & Sampson, LLP

**PROPRIETARY AND CONFIDENTIAL
INFORMATION**

Linebarger Goggan Blair & Sampson, LLP considers the information contained in this report to be proprietary, confidential, trade secrets of the firm. We respectfully request that no copies of this information be made and/or distributed without the prior written consent of the firm.

Collections & Activity Summary

Collection Disposition Summary - July 2023	
Citations Assigned	63
Amount Assigned	\$26,372
Citations Collected	32
Amount Collected	\$9,802
Citations Cancelled	6
Amount Cancelled	\$2,067
Citations Resolved	38
Amount Resolved	\$11,869

Collection Disposition Summary - Contract to Date	
Citations Assigned	3,291
Amount Assigned	\$1,394,449
Citations Adjusted	141
Amount Adjusted	(\$28,111)
Citations Collected	199
Amount Collected	\$61,662
Citations Cancelled	59
Amount Cancelled	\$17,612
Citations Resolved	258
Amount Resolved	\$79,274
Dollar Resolution Rate	7.7%

Collection Activity - July 2023		
Letters		98
Address/Phone Updated		49
Phone Activity	Inbound	11
	Outbound	279

Collection Activity - Contract to Date		
Letters		3,372
Address/Phone Updated		785
Phone Activity	Inbound	105
	Outbound	1,357

Status of Open Accounts

Status	Count	Amount
ACT - Active Account	3,037	\$1,278,672
ATT - Attorney Contact Only	16	\$6,051
INC - Incarcerated	4	\$1,370
PRM - Promise Payment	2	\$636
PTC - Paid To Client	1	\$337
Total	3,060	\$1,287,065

Monthly Collection Activity Last 24 Months

Year	Month	Letters Mailed	Address/Phone Updated	Phone Activity		Dollars Collected
				Inbound	Outbound	
2023	July	98	49	11	279	\$9,802
	June	90	59	7	285	\$5,936
	May	106	101	18	392	\$6,609
	April	649	108	12	93	\$9,646
	March	53	86	9	18	\$8,730
	February	862	18	16	140	\$12,963
	January	15	66	1	16	\$0
2022	December	729	63	23	24	\$0
	November	0	15	0	8	\$4,467
	October	31	77	2	14	\$3,509
	September	739	27	6	88	\$0
	August	0	116	0	0	\$0
Total*		3,372	785	105	1,357	\$61,662

***Total Amounts noted represent the last 24 months & not contract to date.**

Portfolio Analysis Outstanding Placements

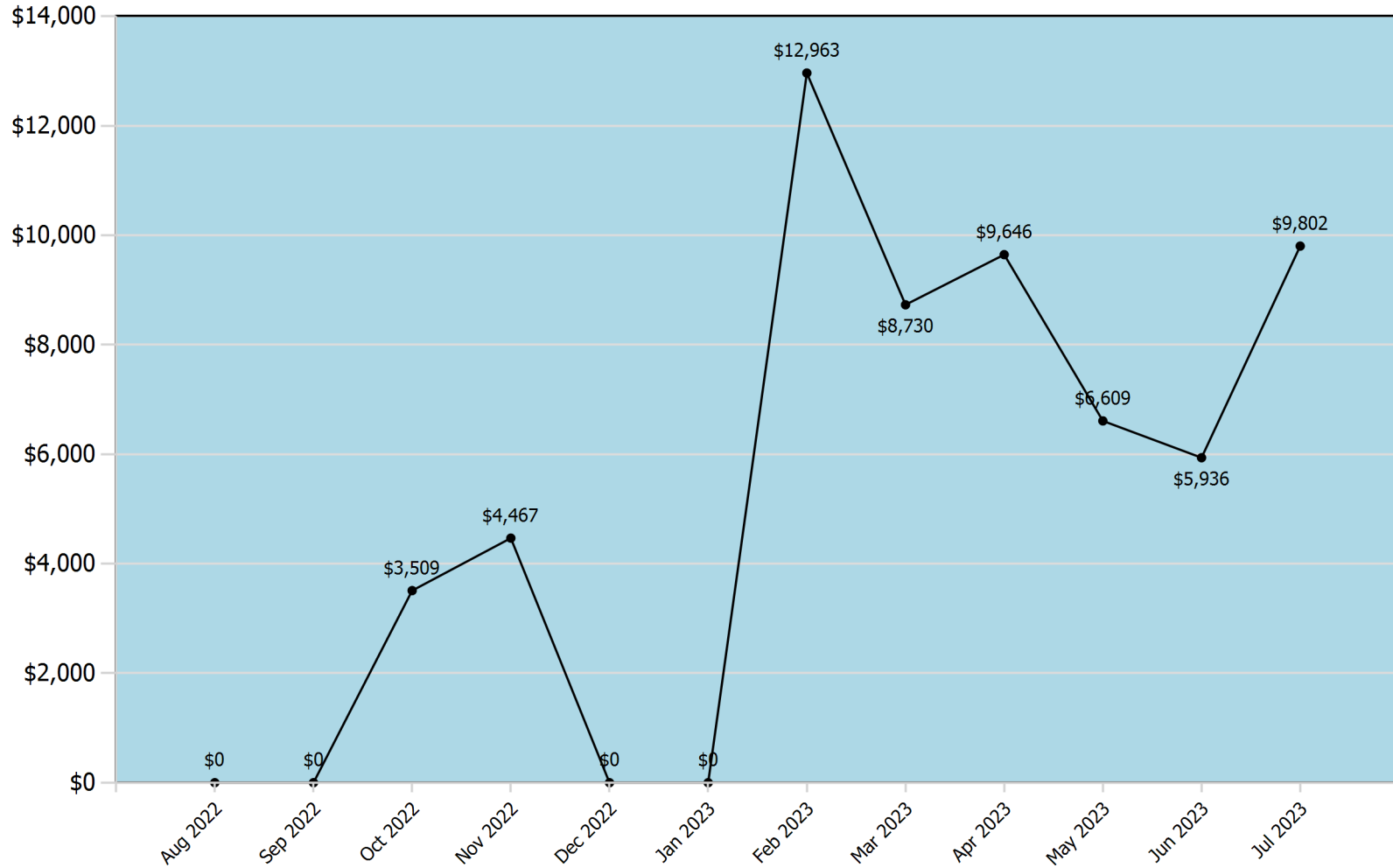
	Accounts	Dollars	Acct. Pct.	Dollar Pct.	Average Balance
ALL ACCOUNTS	3,060	\$1,287,064.53	100.00%	100.00%	\$420.61
ADDRESSES					
No Mailing Address	1	\$429.00	0.03%	0.03%	\$429.00
Returned Mail	480	\$201,009.82	15.69%	15.62%	\$418.77
Good Address	2,579	\$1,085,625.71	84.28%	84.35%	\$420.95
OFFENSE AGE					
One Year or Less	134	\$57,538.00	4.38%	4.47%	\$429.39
1-2 Years	579	\$240,707.85	18.92%	18.70%	\$415.73
2-3 Years	474	\$204,777.82	15.49%	15.91%	\$432.02
+3 Years	1,873	\$784,040.86	61.21%	60.92%	\$418.60
PLACEMENT AGE					
One Year or Less	3,060	\$1,287,064.53	100.00%	100.00%	\$420.61
1-2 Years	0	\$0.00	0.00%	0.00%	\$0.00
2-3 Years	0	\$0.00	0.00%	0.00%	\$0.00
+3 Years	0	\$0.00	0.00%	0.00%	\$0.00

Offense Age of Placements Last 13 Months

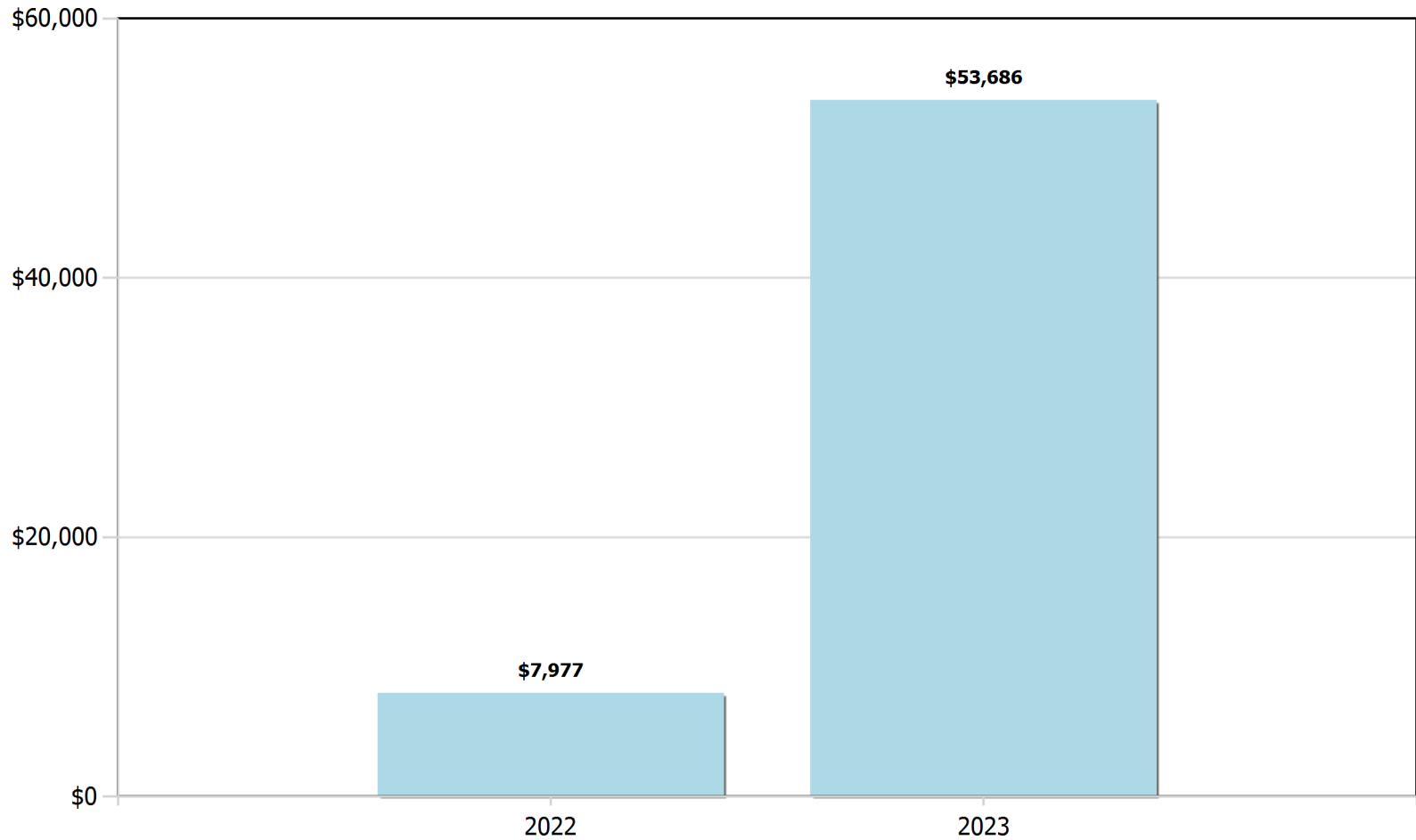
	2016 & PRIOR	2017	2018	2019	2020	2021	2022	2023	Total Placements
July 2023	-	1	-	-	-	1	61	-	63
		1.59%				1.59%	96.83%		
June 2023	-	-	-	-	-	-	14	-	14
							100.00%		
May 2023	3	4	-	-	-	-	62	-	69
	4.35%	5.80%					89.86%		
April 2023	-	-	-	-	-	-	-	-	0
March 2023	1	-	-	-	4	13	51	-	69
	1.45%				5.80%	18.84%	73.91%		
February 2023	2	1	-	3	4	8	43	-	61
	3.28%	1.64%		4.92%	6.56%	13.11%	70.49%		
January 2023	106	423	681	216	-	-	-	-	1,426
	7.43%	29.66%	47.76%	15.15%					
December 2022	10	5	21	10	13	19	106	-	184
	5.43%	2.72%	11.41%	5.43%	7.07%	10.33%	57.61%		
November 2022	-	-	-	-	-	-	-	-	0
October 2022	1	2	2	1	2	7	32	-	47
	2.13%	4.26%	4.26%	2.13%	4.26%	14.89%	68.09%		
September 2022	6	-	2	6	8	14	95	-	131
	4.58%		1.53%	4.58%	6.11%	10.69%	72.52%		
August 2022	62	30	56	108	458	459	54	-	1,227
	5.05%	2.44%	4.56%	8.80%	37.33%	37.41%	4.40%		

Placement Activity Summary Contract to Date								
Year	Month	Count #	Orig Placement \$	Cancelled \$	Adjustment \$	Net Placement \$	Collected \$	Collected %
2023 Summary	July	63	\$26,372	\$0	\$0	\$26,372	\$0	0.00%
	June	14	\$5,977	\$0	\$0	\$5,977	\$384	6.42%
	May	69	\$29,875	\$10	(\$478)	\$29,388	\$0	0.00%
	April	0	\$0	\$0	\$0	\$0	\$0	0.00%
	March	69	\$29,624	\$10	(\$694)	\$28,920	\$2,186	7.56%
	February	61	\$26,090	\$459	(\$371)	\$25,261	\$591	2.34%
	January	1,426	\$610,920	\$10,561	(\$9,383)	\$590,976	\$23,672	4.01%
			1,702	\$728,859	\$11,040	(\$10,926)	\$706,894	\$26,832
2022 Summary	December	184	\$75,271	\$368	(\$95)	\$74,808	\$4,115	5.50%
	November	0	\$0	\$0	\$0	\$0	\$0	0.00%
	October	47	\$20,660	\$0	(\$279)	\$20,381	\$1,464	7.18%
	September	131	\$55,075	\$2,923	(\$1,872)	\$50,281	\$3,053	6.07%
	August	1,227	\$514,584	\$3,282	(\$14,939)	\$496,363	\$26,200	5.28%
			1,589	\$665,590	\$6,572	(\$17,185)	\$641,833	\$34,831

Monthly Collections Last 18 Months

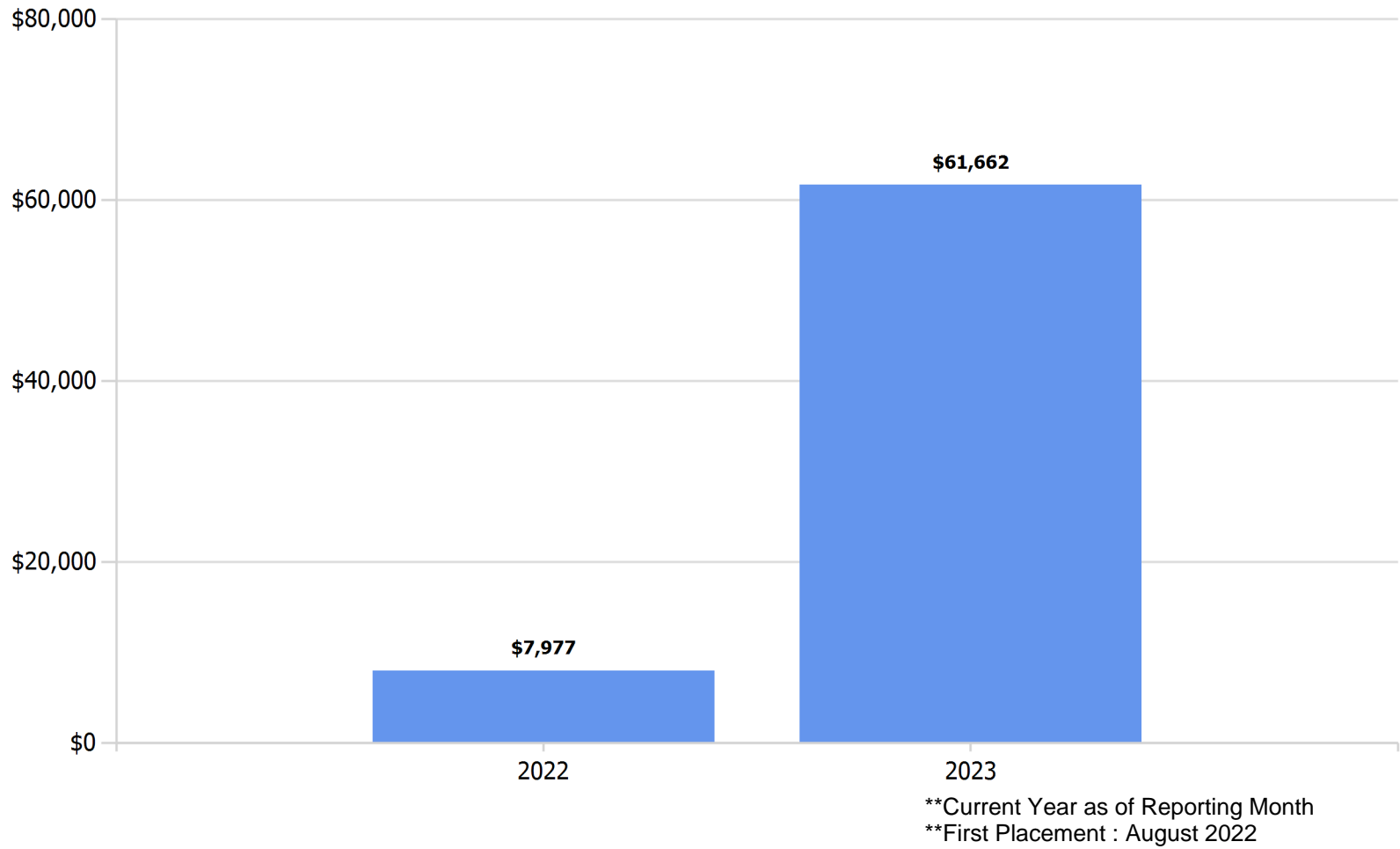


Delinquent Court Fees & Fines Annual Collections Last 6 Years



***Current Year as of Reporting Month
***First Placement : August 2022

Delinquent Fees & Fines Cumulative Collections





CITY OF MAGNOLIA

B&W ENGINEERING REPORT

SEPTEMBER 12, 2023

1. CAPITAL IMPROVEMENT PLAN (CIP) PROJECTS IN DESIGN

A. Water Plant No. 3 (Guillemont Water Plant)

Water Plant No. 3 Phase III Design (EST, Second Onsite Water Well)

The scope of improvements for Water Plant No. 3 Phase III includes a 1,000 gpm water well (Water Well No. 9) in the Evangeline Aquifer and a 500,000-gallon composite elevated storage tank (EST). The Water Plant No. 3 site is about 35 feet lower than the Water Plant No. 4 site, which is close to where FM 149 and FM 1488 cross. Changing the location of the EST to Water Plant No. 4 instead of Water Plant No. 3 will reduce construction cost of the EST since the overall height of the tank will decrease by approximately 35 feet. It will also position the EST on FM 1488, which will make it more visible for any logo/branding that may be applied to the tank. Geotechnical services (borings) are necessary to locate the EST at Water Plant No. 4. We request an amendment to the Work Order for the geotechnical services related to locating the EST at Water Plant No. 4. There will be no other adjustments to engineering fees related to locating the EST at Water Plant No. 4.

For action: Consideration and possible action to authorize an amendment to Work Order 23-002 in the amount of \$13,125 for the geotechnical services related to locating the 500,000-gallon EST at Water Plant No. 4 instead of at Water Plant No. 3.

The hydrogeologic subconsultant has provided a draft report. The proposed well will be pumping from the Evangeline Aquifer and will not meet the Lone Star Groundwater Conservation District (LSGCD) spacing requirements from other nearby wells in the Evangeline and Chicot Aquifers. We are underway with the first step of the exception request, which is mailing certified letters to the well owners within 3,000 feet of the proposed well.

The proposed well location's 150-foot sanitary control radius extends outside of City limits. The City's sanitary control ordinance is only enforceable within City limits. Therefore, a sanitary control easement (SCE) is needed where the 150-foot radius is outside of City limits. We have revised the location of the well to have the SCE in one tract only. City Staff is working with the landowner on obtaining the easement.

The proposed site plan has been reviewed by City Staff. We are underway with revisions discussed.

The project schedule is dependent upon the LSGCD exception request and review process, as well as the recordation of the sanitary control easement. We will revise the schedule once enough information from agencies is obtained.

B. Sagebrush (Dogwood Patches) Sanitary Sewer Rehabilitation (CDBG Funding)

The project is under TDA review. Once TDA approval is received, the project can be advertised and bid.

C. Amarillo Drive Replacement and Smith Road Repairs

Design is underway with the pavement replacement of Amarillo Drive and the widening of Smith Road. We are meeting with City Staff on September 6 to review and discuss the project plans.

D. Metered Interconnects with Montgomery County MUD No. 131 (Audubon)

There is no update this reporting period.

The City authorized design for installation of four (4) water meters at the Audubon connections to the City's water distribution system. We received plans from Audubon and there are five (5) connections to the City's system. It is our understanding the City Attorney and City Staff are reviewing the possibility of an ordinance to require developers install and pay for interconnect meters between their public water system and the City's public water system. The topographic survey is complete, and the project is on hold. We await further direction from City Staff before proceeding.

E. Melton Street Sanitary Sewer System

As noted in the previous months, the Melton Street sanitary sewer system experiences issues after a heavy rain. We have provided recommendations to the City. No action has taken place on this line as the City indicated that they wanted the City Engineer to review this.

2. WATER PLANT NO. 3 TEMPORARY FACILITIES

The temporary pressure system will stay in place until the site is connected to permanent power and the pumping equipment for Water Well No. 7 has been upsized to its final capacity. It is anticipated upsizing the pumping equipment will take three weeks.

3. CAPITAL IMPROVEMENT PLAN (CIP) PROJECTS IN CONSTRUCTION

A. Water Plant No. 2 (Kelly Road Water Plant) Ground Storage Tank and Hydropneumatic Tank Addition (Limited Construction Phase Services)

Contractor: ALLCO LLC

Contract Time / Completion Date: 270 calendar days / May 24, 2024

Contract Amount: \$1,660,950.00

The pre-construction conference was held on August 22, 2023. The contractor is underway with providing submittals. The current GST lead times are 30-36 weeks.

B. Water Well No. 8 at Water Plant No. 2 (Kelly Road Water Plant)

Contractor: Weisinger, Inc.; Site Subcontractor: Long & Son, Inc.
Contract Time / Completion Date: 290 calendar days / November 30, 2023
Contract Amount: \$2,899,500.00

The well pump and motor are expected to be onsite in 6-8 weeks.

The well was designed for 500 gpm and we are proceeding with pumping equipment for that size. The screens and liner were sized for a maximum production of 1,500 gpm, but the lead time on that size pumping equipment is significantly longer and would require an electrical service upgrade and other electrical upgrades. The upgrades will take over one year to complete once designed. Therefore, the well will be 500 gpm for this current project but can be upsized at a future date.

Weisinger, Inc. has submitted Pay Estimate No. 6 for \$27,000.00 (**attached**). This amount represents partial payment for performing water well testing and sampling.



Site fencing improvements



Water Well No. 8 and formwork for foundation

C. Water Plant No. 3 (Guillemont Water Plant)

Phase I (Water Well No. 7)

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

Water Well No. 7 is online and is pumping water into the City's distribution system. CenterPoint has extended power to the site. The contractor's electrical subcontractor, EAC, is underway with installing the service entrance to CenterPoint's new standards. Once complete, a meter can be requested, and the pumping equipment can be upsized. It is anticipated the well will be offline for three weeks for the upsizing.

Delivery of the SCADA panel and oiler panel is expected for the last week of August.

It is our understanding the City has contracted a structural engineering company to review the modified footings for the 20,000-gallon HPT. The 10,000-gallon HPT has been delivered to the Kelly Road Water Plant.

The water quality testing results of Water Well No. 7 indicated the iron and manganese levels are within TCEQ limits. The City's phosphate provider, AOS recommended treatment with an orthophosphate. After discussions with the City Engineer, it was determined that because no phosphate treatment is necessary, we will not proceed with a TCEQ submittal package.

R&B Group, Inc. has submitted Pay Estimate No. 8 for \$133,110.00 (**attached**). This amount represents partial payment for installation of yard piping, HPT concrete splash pad, air compressor and motor, underground duct bank, electrical pull boxes, service entrance rack, and disinfection and bacteriological testing.



Electrical service entrance



VFD and air compressor



Electrical panels



Temporary electrical and chemical sheds

Phase II (GST, MCC Building, Generator, Detention, Site) (Limited Construction Phase Services)

Contractor: R & B Group, Inc.
Contract Time / Completion Date: 480 calendar days / November 9, 2024
600 calendar days / March 9, 2025 (generator)
Contract Amount: \$4,326,395.00

The pre-construction conference was held on July 17, 2023. The contractor is underway with submittals.

D. FM 1488 Force Main Construction and Water Line Relocation

D. L. Glover, Inc. has completed addressing the deficiency list items. They have submitted Pay Estimate No. 12 and Final in the amount of \$142,228.11 (**attached**). This amount represents partial payment for asphalt pavement restoration, work per Change Order No. 4, and release of all retainage.

The Certificate of Completion is **attached**, and the Certificate of Acceptance has been provided to City Staff for signature.

E. Nichols Sawmill WWTP Expansion

Allco, LLC is approximately 98% complete with the project. Three SCADA startups have been held with the project integrator, BLTI. Deficiency lists have been provided and the majority of items on the list have not been addressed. We continue to push the general contractor and the integrator to get this project completed.

Allco is scheduled to begin the cleaning and shrouding and repair work of Plant No. 2 (South Plant) the first week of September. Work will take 45-75 days, weather permitting.

4. FUTURE CAPITAL IMPROVEMENT PLAN (CIP) PROJECTS

A. Future Water Plant Sites

Water Plant No. 4 (Magnolia East Water Plant, Magnolia East Municipal Utility District)

The plans were provided to us, and plan review letters were sent to the City and the design engineer, LJA Engineering. Escrow has been released, and the plans have been sent for agency review. We await plan resubmission.

It is our understanding the project is advertising.

B. Future Wastewater Treatment Plant Sites

There is no additional information this reporting period.

C. WWTP Expansion to 2.00 MGD (TWDB State Revolving Funds)

The application was for a \$10,350,000 loan. TWDB has indicated they will only forgive up to \$1,000,000 of the loan. It is anticipated the transaction will close in November.

At this point in time, connection projections indicate design needs to begin on the WWTP Expansion to 2.0 MGD in order to meet future demands. Assuming no delays, the shortest timeframe from authorization to construction completion is three (3) years.

5. EVALUATION OF EXISTING 0.30 MGD PLANT (TREATMENT UNIT 1; NORTH PLANT)

The Treatment Unit No. 1 evaluation report was provided to City Staff for review on September 5, 2023. The report calculated that Treatment Unit No. 1 is capable of treating 0.25 MGD.

The flows at the WWTP expansion are nearing permit capacity of the new plant. Treatment Unit 2 will be rehabilitated and put back online as part of the current WWTP Expansion to 1.30 MGD project.

6. REGULATORY COMPLIANCE PROJECTS

A. Sanitary Sewer Overflow (SSO) Initiative (TCEQ)

SSO Initiative Plan

The report was submitted to the TCEQ on January 31, 2022. In June, the TCEQ indicated they expect to schedule a call soon to discuss any potential revisions. We followed up on July 18th and have not yet received a response.

B. Lead and Copper Rule Revisions (EPA)

The compliance date for the Lead and Copper Rule Revisions (LCRR) is October 16, 2024. It is our understanding City Staff is handling the compliance.

C. Lone Star Groundwater Conservation District (LSGCD) Permit

We submitted the Application to Amend Operating Permit to LSGCD on August 3 to increase the 2023 pumping amount from the Evangeline Aquifer. It is anticipated this will be on the LSGCD's October meeting agenda.

When we submit the Water Well No. 9 application to LSGCD, we will also request an increase for both the Evangeline and Jasper Aquifers.

7. PLANNING PROJECTS

A. Water Master Plan and Wastewater Master Plan

We are in discussions with the City Engineer regarding scope of work and information needed for the Water Master Plan and Wastewater Master Plan updates.

B. Master Thoroughfare Plan

The draft report was provided to City Staff on August 10, 2023. Comments will be incorporated once received. The Master Thoroughfare Plan is planned for approval at a future Planning and Zoning Commission meeting and a future City Council Meeting.

C. City Limits, ETJ, and Zoning Map

The proposed zoning layer changes, as drafted in UDC Chapter 2: Zoning and Land Uses, have been drawn and were sent to City Staff and the UDC Task Force on August 15. Comments will be incorporated once received.

Currently, the City's CCN does not cover the entire City boundary. The City should consider updating CCN to cover the City limits.

D. Unified Development Code (UDC)

The proposed UDC was sent to City Staff and the UDC Task Force for review on August 15. Comments will be incorporated once received. The zoning map, as mentioned under Item C above, and the UDC are planned for approval at a future Planning and Zoning Commission meeting and a future City Council Meeting.

8. FUNDING FOR PROJECTS

A. TWDB State Revolving Funds (SRF) for 0.75 MGD Wastewater Treatment Plant Expansion

This item is reported on under Item 4.C. WWTP Expansion to 2.00 MGD.

B. American Rescue Plan Act of 2021 (ARPA) Funding

B&W provided project costs and descriptions to GrantWorks, Inc. for the Elm Street Water Plant 212,000-Gallon GST rehabilitation and 100,000-Gallon EST rehabilitation and the Kelly Road Water Plant 200,000-Gallon GST rehabilitation. It is recommended to wait until Water Plant No. 3 (Guillemont) Phase II comes online as well as the Water Plant No. 2 (Kelly Road) new GST is constructed before taking GSTs and ESTs offline for these rehabilitations. Therefore, the projects are tentatively scheduled for construction commencing January 2025. ARPA funds must be spent by December 31, 2026.

C. Water Infrastructure Finance and Innovation Act (WIFIA)

WIFIA funding is administered through the EPA. It accelerates national and regional water and wastewater infrastructure through long-term, low-cost supplemental loans for credit assistance.

D. Water Plants

GrantWorks, Inc. provided two options through the Texas Water Development Board (TWBD): the Rural Water Assistance Fund (RAWF) and the Drinking Water State Revolving Fund (DWSRF).

9. DEVELOPMENT AND PLAN REVIEWS

A. Current and Proposed Development

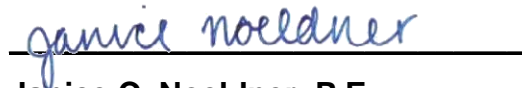
We are only performing plan reviews on projects we performed the original plan reviews on. The City Engineer is performing plan reviews on all new projects.

B. Development Acceptance

A development acceptance tracking spreadsheet has been provided to the City.

10. GENERAL ITEMS

- The following GIS updates occurred this reporting period:
 - Magnolia Village Section 2: We have received GIS files and await a PDF of the record drawings before adding the utilities to the GIS.
 - Utility Extension to Serve Box Store: In a meeting with the City, we noticed these utilities are not in the correct location in the GIS system. We will use the PDF of the plans to move the utilities to the correct location in GIS.
 - Audubon: We have received plans for Audubon Creekside North Sections 1 and 4 and Audubon Creekside South Sections 1 and 4.
 - Timber Hollow: Water and sanitary have been added.
 - The linework and appurtenances for the majority of the utilities are in. We are underway with adding attributes for all this work (installation year, pipe size, pipe material, etc.)



Janice C. Noeldner, P.E.

Senior Project Manager

Baxter & Woodman, Inc.

TBPELS Registration No. F-21783

Attachments

City Administrator's Report for September 12, 2023

Every day is a new adventure here in Magnolia! Here is a partial list of some of my recent activities since the last City Council Meeting:

08/03 Attended P & Z meeting

08/09 Attended pre-application meeting with National Retailer

08/10 Teleconference with City Attorneys

08/14 Intern started

08/17 Attended P & Z meeting

08/18 Teleconference with City Attorneys

08/23 Attended pre-construction meeting with Local Developer

08/24 Teleconference with City Attorneys

08/24 Attended Chamber of Commerce meeting.

08/25 Attended meeting concerning SJRA in Conroe

08/28 Met with Area City Administrators/Managers

08/30 Attended Cyber Threat Training

08/30 Met with former Mayor

08/31 Attended North Houston Association meeting with City Engineer

08/31 Met with City Engineer and Engineering Firm Representative

09/05 Attended pre-development meeting

09/05 Met with City Engineers concerning road work projects

I have attached a 2 - page Financial Summary

Don Doering

**City of Magnolia
Financial Summary
August 31, 2023
92% of Fiscal Year**

	Budgeted	Actual	Percent
General Fund			
Revenue	\$6,984,169	\$5,640,562	81%
Expenses	\$6,197,697	\$5,317,206	86%
Water & Sewer Fund			
Revenue	\$12,013,971	\$9,657,338	80%
Expenses	\$5,790,544	\$5,744,450	99%
Capital Projects Enter.			
Revenue	\$500,000	\$187,642	38%
Expenses	\$4,020,000	\$8,320,208	207%
Debt Service			
Revenue	\$786,235	\$1,293,055	164%
Expenses	\$785,718	\$131,328	17%
4B Community Dev.			
Revenue	\$826,769	\$595,041	72%
Expenses	\$775,321	\$472,148	61%
4A Economic Dev.			
Revenue	\$1,402,000	\$1,210,484	86%
Expenses	\$882,220	\$694,365	79%
Red Light Camera			
Revenue	\$0	\$0	0%
Expenses	\$0	\$0	0%
445 Road Repair			
Revenue	\$662,000	\$659,052	100%
Expenses	\$450,000	\$45,129	10%
Hotel/Motel Occup.			
Revenue	\$50,000	\$46,574	93%
Expenses	\$25,000	\$19,843	79%
MC Security Fund			
Revenue	\$7,000	\$11,544	165%
Expenses	\$5,000	\$8,174	163%

**City of Magnolia
Financial Summary
August 31, 2023
92% of Fiscal Year**

	Budgeted	Actual	
MC Tech. Fund			
Revenue	\$9,000	\$12,824	142%
Expenses	\$8,100	\$12,790	158%
Scofflaw			
Revenue	\$0	\$0	0%
Expenses	\$0	\$0	0%
In-Kind Franchise			
Revenue	\$0	\$8,127	0%
Expenses	\$0	\$0	0%
Capital Projects			
Revenue	\$0	\$17,500	0%
Expenses	\$0	\$70,570	0%
Magnolia Ridge PID			
Revenue	\$124,315	\$120,733	97%
Expenses	\$115,785	\$118,285	102%
Seized Property			
Revenue	\$0	-\$3,180	0%
Expenses	\$0	\$10,527	0%
Judicial Efficiency			
Revenue	\$200	\$1,531	766%
<u>Expenses</u>	<u>\$0</u>	<u>\$0</u>	<u>0%</u>
Total Revenue	\$23,365,659	\$19,458,827	83%
Total Expenses	\$19,055,385	\$20,965,023	110%
Total Rev - Capital P.	\$22,865,659	\$19,253,685	84%
Total Exp. - Capital P.	\$15,035,385	\$12,574,245	84%