

NOTICE OF PUBLIC HEARING TO CONSIDER ZONING ORDINANCE

AMENDMENT-CITY OF DOUBLE HORN

The City Council of the City of Double Horn, Texas will conduct a public hearing on October 8, 2020 at 7:00 pm to take testimony and consider an amendment to the City's Zoning Regulations to authorize placement of water tanks and/or towers for fire protection purposes within the city limits. The meeting at which the public hearing will be held will be a teleconference **866-607-3969 (NO PIN REQUIRED)** within the City of Double Horn, Texas.

A copy of the proposed Zoning Ordinance amendment, is available upon written request to 102 Double Horn Trail, Spicewood TX 78669 or via email to citysecretary@doublehorntx.org, and may be found on the City's website at doublehorntx.org.

ORDINANCE NO. 2020-ORD024

ZONING ORDINANCE

AN ORDINANCE OF THE CITY OF DOUBLE HORN, TEXAS ADOPTING AN AMENDMENT TO ZONING ORDINANCE 2020-ORD018 OF THE CITY OF DOUBLE HORN, TEXAS; PROVIDING FOR PLACEMENT OF WATER TOWERS OR TANKS FOR FIRE SUPPRESSION PURPOSES IN CERTAIN ZONING DISTRICTS; ESTABLISHING A DEFINITION OF WATER TANKS OR TOWERS USED FOR FIRE SUPPRESSION PURPOSES; ESTABLISHING CONDITIONAL USE PERMITS IN CERTAIN DISTRICTS; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Double Horn, Texas, (hereinafter “City Council”) finds that public health, safety, welfare, and aesthetic concerns create the need to enact zoning regulations; and

WHEREAS, the City of Double Horn, Texas, (the “City”) has the legal authority to adopt regulations governing zoning and the use of land within its corporate limits in accordance with its Comprehensive Plan in order to lessen congestion in the streets; secure safety from fire, panic and other dangers, promote health and general welfare; provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements; regulate aesthetics and other important governmental interests; and

WHEREAS, authorizing the placement and use of water tanks or tower as described herein, are beneficial to the orderly development of the City of Double Horn; and

WHEREAS, after compliance with all legal notices required by Chapter 211 of the Texas Local Government Code, the required public hearings, and after considering the testimony from interested parties on the proposed amendment to the Double Horn Zoning Ordinance, and after consideration of the Double Horn Zoning Ordinance amendment at its lawfully posted open meeting on the 8th day of October, 2020, the City Council finds and determines that the proposed regulations are consistent with the City’s Comprehensive Plan, are reasonable and that the best interests of the public are served by adoption of this amendment to the Double Horn Zoning Ordinance 2020-ORD018 as more specifically set forth herein.

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

SECTION 1. FINDINGS

The above and foregoing premises are true and correct and are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. AMENDMENT

A. Exhibit “A” of Zoning Ordinance 2020-ORD018 of the City of Double Horn, Texas, is hereby amended as follows:

1. Figure 1.1.2.2, Zoning Use Table, Institutional and Civic Uses

INSTITUTIONAL & CIVIC USES	RESIDENTIAL DISTRICTS			NON-RESIDENTIAL		
	A	SF-1	OSPR	C	I	NR
Fire suppression water tower/tank-less than 40,000 gallons	P	C	C	C	P	--

2. Chapter 3, Definitions, is amended to add new Section 43.1 *Fire Suppression Water Tower/Tank*: A water storage tower or tank used to store water for fire suppression purposes.

SECTION 3. This Zoning Ordinance amendment shall be maintained by the City Secretary and a copy shall be available for public inspection during regular business hours.

SECTION 4. SAVINGS

That all rights and remedies of the City of Double Horn are expressly saved as to any and all violations of the provisions of any Ordinances regulating, affecting, or relating to zoning, land use and/or development which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 5. CUMULATIVE REPEALER

That this Ordinance shall be cumulative of all other Ordinances affecting zoning and zoning district maps which are not expressly amended or repealed hereby in accordance with Section 2 above, and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance in accordance with Section 2 above. Except as provided in Section 2 above, Ordinances or parts thereof in force at the

time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 6. SEVERABILITY

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Double Horn hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7. PENALTY

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), in accordance with the enforcement and penalty provisions described in Ordinance 2020-ORD018 and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues. Further, if the governing body of the City of Double Horn determines that a violation of this Ordinance creates a threat to the public safety, the City may bring suit in the District Court to enjoin such violation and may exercise all available remedies as allowed by law.

SECTION 8. PUBLICATION

The City Secretary of the City of Double Horn is hereby directed to publish the Caption, Penalty and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 9. EFFECTIVE DATE

That this Ordinance shall be in full force and effect from and after its date of passage, in accordance with law, and it is so ordained.

DULY ADOPTED by the City Council of the City of Double Horn, Texas on the 8th day of October 2020.

Cathy Sereno, Mayor

ATTEST:

APPROVED AS TO FORM:

Karen Maxwell, City Secretary

Patty L. Akers, City Attorney

DRAFT

	RESIDENTIAL DISTRICTS			NON-RESIDENTIAL		
	A	SF-1	OSPR	C	I	NR
INSTITUTIONAL & CIVIC USES	A	SF-1	OSPR	C	I	NR
Cemetery or mausoleum	P	--	--	--	--	--
Church or place of worship	P	P	--	C	--	--
Community recreational use	--	C	P	--	--	--
Community swimming pool	--	--	P	--	--	--
Country club	--	--	C	--	--	--
Day care and educational facility - privately-owned	C	--	--	P	--	--
Educational facility - public	P	P	--	--	--	--
Fire suppression water tower/tank-less than 40,000 gallons	P	C	C	C	P	--
Federal, State or City owned or controlled facilities	P	P	--	P	--	--
Franchise-holding facilities and utilities	P	P	P	P	P	--
Golf course	--	C	C	--	--	--
Municipal uses	P	P	P	P	--	--
Nursing home or assisted living facility	--	--	--	--	--	--
Open Space Preserves	P	--	P	P	--	--
Public parks and playgrounds	--	--	P	P	--	--
Public recreational facilities	--	--	P	P	--	--

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ORDINANCE 2020-ORD025

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO AUTHORIZE PLACEMENT OF A WATER STORAGE TANK FOR FIRE SUPPRESSION PURPOSES ON PROPERTY ZONED SINGLE FAMILY RESIDENTIAL DESCRIBED IN EXHIBIT "A", ATTACHED HERETO; APPROVING A SITE PLAN FOR PLACEMENT OF THE WATER STORAGE TANK, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING FOR CERTAIN CONDITIONS; PROVIDING FOR PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received an application for a conditional use permit to authorize placement of a water storage tank to be used for fire suppression purposes on the property described in Exhibit "A", attached hereto, which property is zoned single family residential (the "Property"); and

WHEREAS, placement of a water storage tank on residential property is authorized upon the issuance by the City of a Conditional Use Permit; and

WHEREAS, the property owner has submitted a Site Plan, which is attached hereto as Exhibit "B", depicting the location of the water storage tank on the Property; and

WHEREAS, the notice as required by the City's Zoning Ordinance and by state law and has been published in the newspaper and given to adjacent property owners;

WHEREAS, the City Council finds that the use of the portion of the Property described in Exhibit "A" and the placement of the water storage tank as depicted in the Site Plan described in Exhibit "B", for fire suppression purposes, is an appropriate use for the portion of the Property depicted in the Site Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DOUBLE HORN, TEXAS:

Section 1. The City Council finds that the information submitted in the application for a Conditional Use Permit submitted by the Applicant meets the requirements of the City of Double Horn Zoning Ordinance 2020-ORD018 as amended, for the Property described in Exhibit "A", attached hereto, and as depicted in the Site Plan, attached hereto and incorporated herein as Exhibit "B".

Section 2. Uses. A Conditional Use Permit is hereby granted, subject to the conditions listed in Section 4 and other limitations herein described, to authorize placement of a water storage tank for fire suppression purposes, on the portion of the Property depicted in Exhibit "A".

Section 3. Site Plan. The Site Plan, attached hereto as Exhibit “B”, depicting the portion of the Property where the tank will be placed and operated and is hereby approved contingent upon the property owner meeting the conditions contained within Section 4 and in this Ordinance;

Section 4. Conditional Use Permit. The City Council hereby approves a Conditional Use Permit to the property owner (hereinafter “Permittee”) upon the following terms and conditions:

1. Permittee shall not commence development until it has secured all building permits and has received any other approvals as required by the City of Double Horn;
2. The Conditional Use Permit authorizes additional development of the subject Property only as represented in the Permittee’s application and only to the extent such development is depicted in the Site Plan or other plans contained in Exhibit “B”, attached hereto, and only to the extent authorized herein. If portions of the development of the subject Property requested in the application are not approved herein by the Council, or are not depicted in Exhibit “B”, then that portion of Permittee’s application is specifically denied;
3. The water storage tank shall have 40,000 gallons, or less, of storage capacity and shall only be used for fire suppression purposes.

Section 5. Conditional Use Permit Limitations. The conditional use approved by this Ordinance is authorized only so long as the water storage tank, as depicted in Exhibit “B”, attached hereto, is located on the Property. If the tank is removed from the Property, this Conditional Use Permit shall automatically terminate, unless the removal of the tank is for a period of time less than 6 months and for maintenance purposes. The water storage tank shall not be replaced with a different tank, except with City approval of an amended to this Conditional Use permit.

Section. 6. That any person, firm or corporation violating any of the provisions of this Ordinance or, Zoning Ordinance 2020-ORD018 as amended, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Double Horn, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day of any such violation shall be deemed to constitute a separate offense.

Section 7. Severability. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the City’s Zoning Ordinance.

Section 8. This Ordinance shall take effect immediately from and after its passage and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2020.

APPROVED:

Cathy Sereno, Mayor
City of Double Horn

ATTEST:

Karen Maxwell, City Secretary
City of Double Horn, Texas

[SEAL]

APPROVED AS TO FORM:

Patty L. Akers, City Attorney

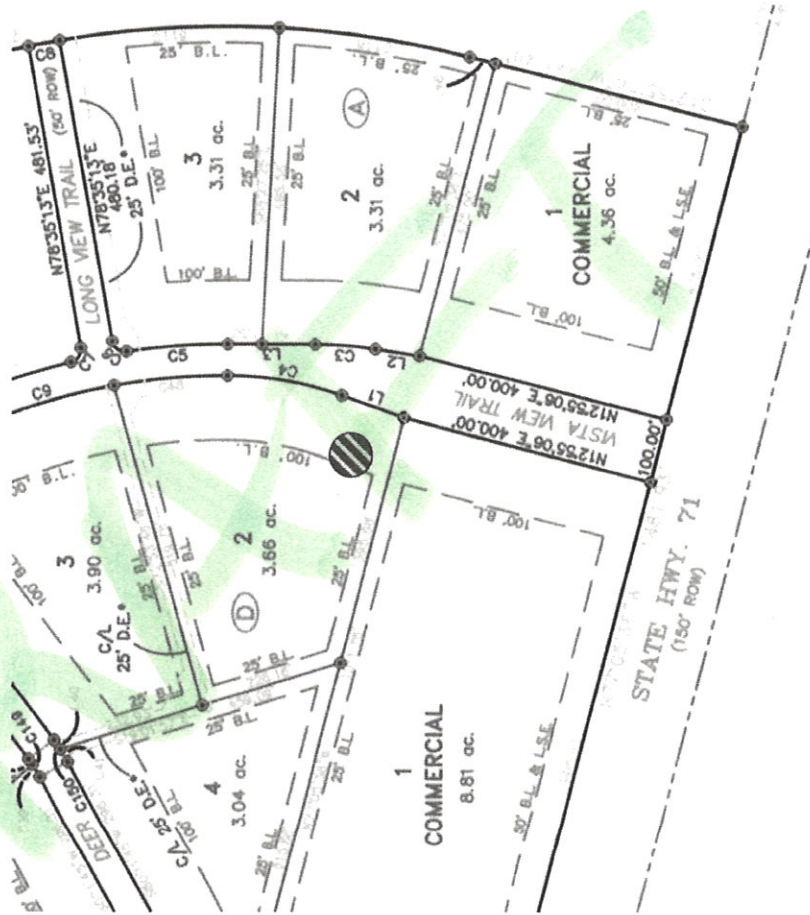
EXHIBIT "A"
PROPERTY DESCRIPTION

S4205 DOUBLE HORN LOT 2, SEC 4 BLK D

DRAFT

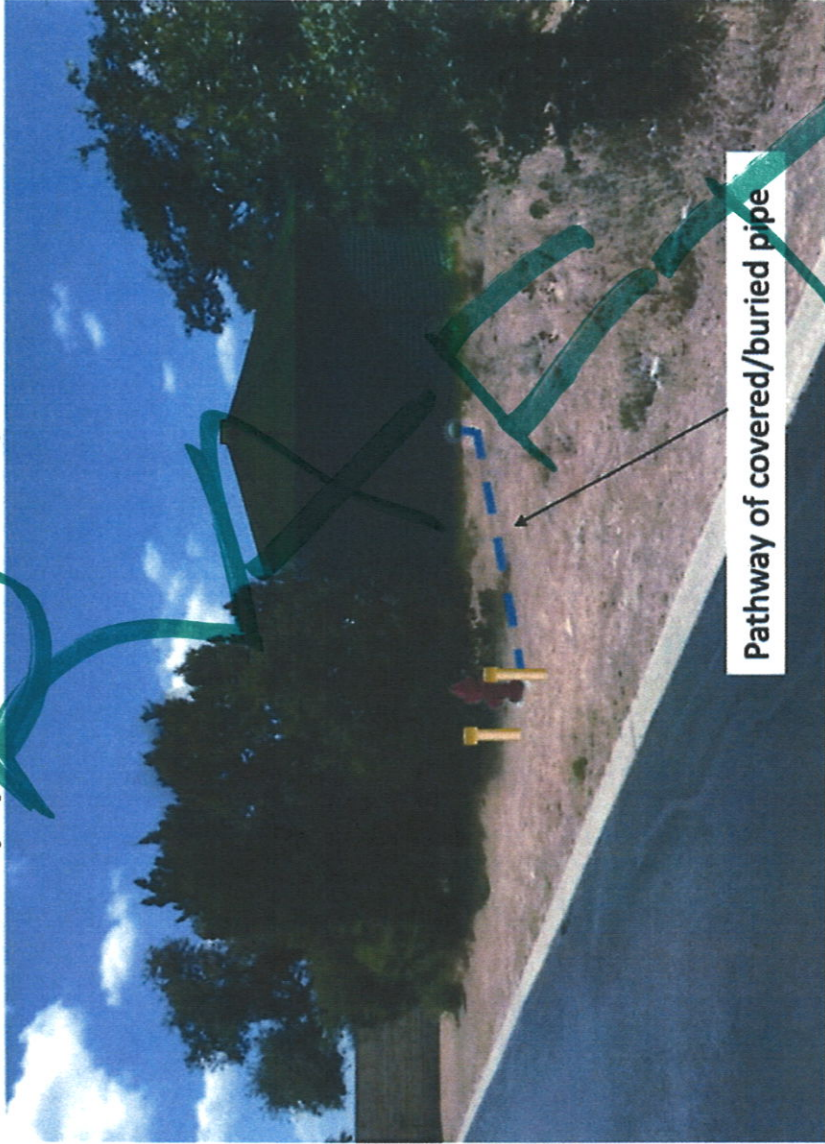
EXHIBIT "B"
SITE PLAN
WATER STORAGE TANK

Site Placement



8/12/20

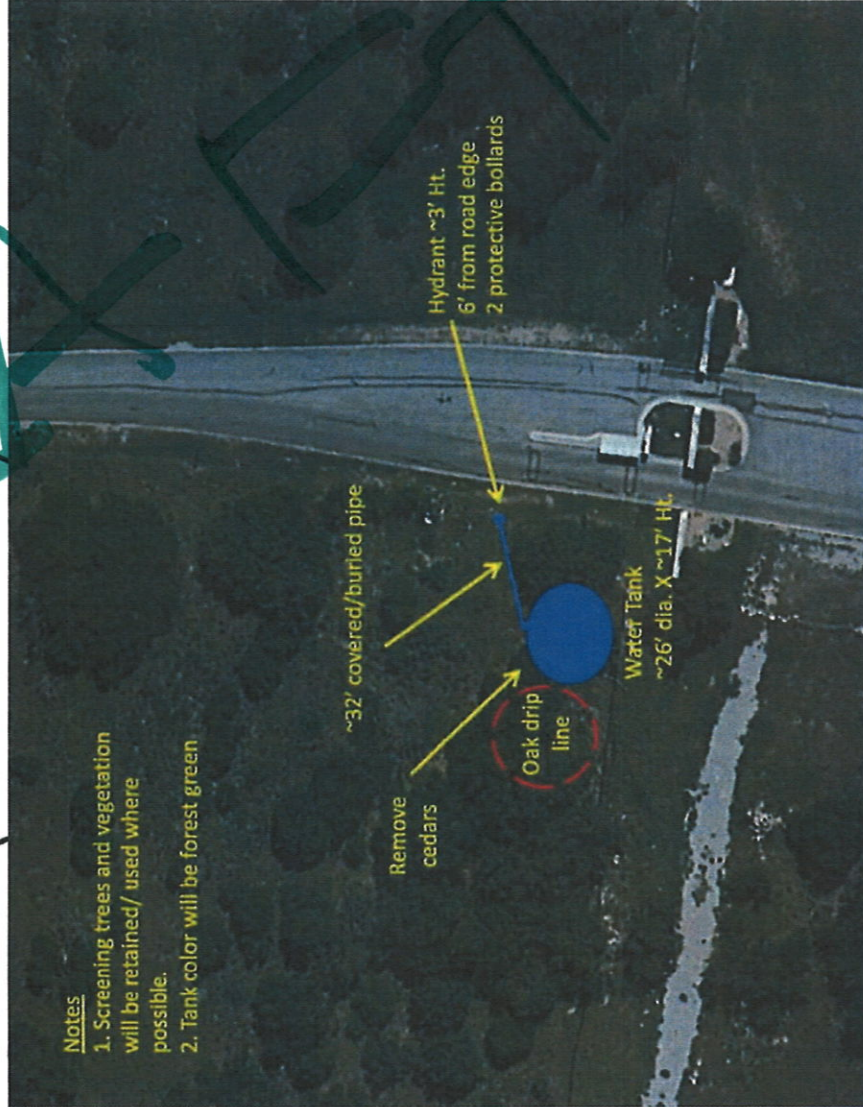
Proposed Site Appearance (Ground Level)



8/12/20

SP

Site Placement (continued)



Notes

- 1. Screening trees and vegetation will be retained/ used where possible.
- 2. Tank color will be forest green

8/12/20

SEPTEMBER 2020
FINANCIAL AGENDA PACKET
CITY OF DOUBLE HORN
REGULAR MEETING of CITY COUNCIL
10/8/2020



Actuals:

ACCOUNT	Budget	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	FYTD	% Budget
REVENUE															
Ad Valorem/Property Taxes	\$ 64,132.73	\$ -	\$ 4,638.72	\$ 16,669.47	\$ 29,829.15	\$ 7,324.63	\$ 1,174.85	\$ 1,308.72	\$ 318.26	\$ 3,004.41	\$ 629.29	\$ 1,311.40	\$ -	\$ 66,208.90	103.24%
Donations - General		\$ -	\$ 200.00	\$ 5,572.56	\$ -	\$ 40.00	\$ -	\$ -	\$ 94.97	\$ 110.00	\$ -	\$ -	\$ -	\$ 6,017.53	N/A
Donations - Legal Defense														\$ -	N/A
Donations - Expense Reimbursements		\$ 180.00	\$ 54.08	\$ 399.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 633.58	N/A
Grants														\$ -	N/A
Fees														\$ -	N/A
Interest														\$ -	N/A
Insurance Proceeds														\$ -	N/A
Other		\$ 0.67	\$ -	\$ 50.00	\$ -	\$ -	\$ 94.97	\$ -	\$ (94.97)	\$ -	\$ -	\$ -	\$ -	\$ 50.67	N/A
Total Revenue	\$ 64,132.73	\$ 180.67	\$ 4,892.80	\$ 22,691.53	\$ 29,829.15	\$ 7,364.63	\$ 1,269.82	\$ 1,308.72	\$ 318.26	\$ 3,114.41	\$ 629.29	\$ 1,311.40	\$ 1,000.00	\$ 73,910.68	115.25%

EXPENSES															
Salary & Wages - City Secretary	\$ 11,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,395.93	\$ 1,707.22	\$ 180.32	\$ 1,003.35	\$ 6,286.82	53.73%
Employer Payroll Tax		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.28	\$ -	\$ -	\$ 12.00	\$ 897.28	
Training & Travel	\$ 1,200.00	\$ -	\$ -	\$ 50.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50.00	4.17%
City Council Meeting Room Rental	\$ 1,040.00	\$ 180.00	\$ -	\$ 120.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ -	\$ -	\$ 105.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 690.00	66.35%
City Hall Office Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Office Equipment & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Office Supplies	\$ 500.00	\$ -	\$ 54.08	\$ 399.50	\$ -	\$ -	\$ 240.70	\$ -	\$ 55.00	\$ -	\$ -	\$ 97.85	\$ -	\$ 847.13	169.43%
Computers	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 593.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 593.16	59.32%
Software	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Phone	\$ 250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260.86	\$ -	\$ 26.50	\$ 25.04	\$ 25.04	\$ -	\$ 337.44	134.98%
Website	\$ 120.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210.05	175.04%
Email Accounts	\$ 250.00	\$ -	\$ 388.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89.42	\$ -	\$ -	\$ -	\$ -	\$ 478.34	191.34%
Accounting/CPA Fees	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 357.00	\$ -	\$ -	\$ 357.00	8.93%
City Attorney	\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Legal Fees	\$ 15,000.00	\$ 6,660.80	\$ 7,531.40	\$ 1,818.00	\$ 4,513.63	\$ 8,362.99	\$ 1,068.00	\$ 282.00	\$ 84.00	\$ 5,388.00	\$ 2,796.00	\$ 3,402.00	\$ 2,835.00	\$ 44,741.82	298.28%
Legal Fees - Retirement of Existing Debt	\$ 10,002.00														0.00%
Burnet County Tax Collection Fees	\$ 1,900.00	\$ -	\$ 1,078.00	\$ -	\$ 274.06	\$ -	\$ -	\$ 274.06	\$ -	\$ 274.06	\$ -	\$ -	\$ -	\$ 1,900.18	100.01%
Election Services Fees	\$ 400.00	\$ -	\$ -	\$ -	\$ 544.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 544.99	136.25%
Newspaper/Notification Fees	\$ -	\$ -	\$ -	\$ 384.00	\$ -	\$ 780.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195.00	\$ 624.33	\$ 1,983.33	
Insurance Prem (TML Intergovtl RiskPool)	\$ 980.00	\$ -	\$ -	\$ 986.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 986.86	100.70%
Texas Municipal League Mmbrshp Fee	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ 591.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 591.00	98.50%
Total Expenses	\$ 57,142.00	\$ 6,840.80	\$ 9,052.40	\$ 3,758.36	\$ 5,392.68	\$ 9,793.99	\$ 1,578.75	\$ 1,410.08	\$ 228.42	\$ 10,074.77	\$ 4,920.26	\$ 3,935.21	\$ 4,509.68	\$ 61,495.40	107.62%
Revenue Over/(Under) Expenditures		\$ (6,660.13)	\$ (4,159.60)	\$ 18,933.17	\$ 24,436.47	\$ (2,429.36)	\$ (308.93)	\$ (101.36)	\$ 89.84	\$ (6,960.36)	\$ (4,290.97)	\$ (2,623.81)	\$ (3,509.68)	\$ 12,415.28	

Note - Budget includes additional funds:

General Fund	\$ 970.00
Reserve Fund	\$ 6,020.73
Total Budgeted Expenses & Funds:	\$ 64,132.73

City of Double Horn FY2019 - 2020 Balance Sheet

9/30/2020

ASSETS

Current Assets:

Cash in Bank - Operating (2038)	\$	28,055.63
Cash in Bank - Legal Defense (5404)	\$	145.95
Cash in Bank - Tax Revenues (9060)	\$	6,479.56
Total Cash	\$	34,681.14
Gift Card	\$	50.00
Accounts Receivable - from Taxes	\$	-

TOTAL ASSETS

\$ 34,731.14

LIABILITIES

Current Liabilities:

Accounts Payable - Legal	\$	27,415.50
Accounts Payable - City Phone	\$	25.04
Accounts Payable - Spicewood Community Center	\$	60.00

TOTAL LIABILITIES

\$ 27,500.54

NET

\$ 7,230.60

City of Double Horn Legal Expense & Payment Summary FY2019 - 2020

9/30/2020

Invoice #	Date	Invoice Amount	Payment Recipient	Payment Amount	Balance	Check #	Paid from Account
AKERS & AKERS							
4730	4/19/2019	\$ 16,622.50		\$	16,622.50		
4763	5/17/2019	\$ 1,826.93		\$	18,449.43		
	6/3/2019		Akers & Akers LLP	\$ (10,000.00)	8,449.43	1002	Operating Account
4799	6/19/2019	\$ 2,251.60		\$	10,701.03		
	7/17/2019		Akers & Akers LLP	\$ (2,000.00)	8,701.03	1004	Operating Account
	8/4/2019	\$ 531.22		\$	9,232.25		
	9/19/2019		Akers & Akers LLP	\$ (2,000.00)	7,232.25	1001	Legal Defense
	10/22/2019		Akers & Akers LLP	\$ (7,232.25)		1008	Operating Account
Total Akers & Akers				\$ 21,232.25		Remaining Balance	\$ -

MESSER, FORT, McDONALD							
10107	7/6/2019	\$ 14,330.20	Messer, Fort, McDonald	\$	14,330.20		
10290	9/5/2019	\$ 11,113.23	Messer, Fort, McDonald	\$	25,443.43		
10526	10/7/2019	\$ 6,660.80	Messer, Fort, McDonald	\$	32,104.23		
	10/22/2019		Messer, Fort, McDonald	\$ (2,767.75)	29,336.48	1009	Operating Account
10677	11/11/2019	\$ 7,531.40	Messer, Fort, McDonald	\$	36,867.88		
10889	12/10/2019	\$ 1,818.00	Messer, Fort, McDonald	\$	38,685.88		
11158	1/16/2020	\$ 4,513.63	Messer, Fort, McDonald	\$	43,199.51		
	1/17/2020		Messer, Fort, McDonald	\$ (5,000.00)	38,199.51	1018	Operating Account
11253	2/7/2020	\$ 8,362.99	Messer, Fort, McDonald	\$	46,562.50		
	3/4/2020		Messer, Fort, McDonald	\$ (5,000.00)	41,562.50	2001	Operating Account
11381	3/5/2020	\$ 1,068.00	Messer, Fort, McDonald	\$	42,630.50		
11558	4/2/2020	\$ 282.00	Messer, Fort, McDonald	\$	42,912.50		
11780	5/5/2020	\$ 84.00	Messer, Fort, McDonald	\$	42,996.50		
	6/1/2020		Messer, Fort, McDonald	\$ (5,000.00)	37,996.50	2012	Operating Account
11940	6/2/2020	\$ 5,388.00	Messer, Fort, McDonald	\$	43,384.50		
	6/12/2020		Messer, Fort, McDonald	\$ (5,002.00)	38,382.50	2014	Operating Account
12148	7/9/2020	\$ 2,796.00	Messer, Fort, McDonald	\$	41,178.50		
12363	8/11/2020	\$ 3,402.00	Messer, Fort, McDonald	\$	44,580.50		
	8/24/2020		Messer, Fort, McDonald	\$ (10,000.00)	34,580.50	2025	Operating Account
12562	9/10/2020	\$ 2,835.00	Messer, Fort, McDonald	\$	37,415.50		
	9/11/2020		Messer, Fort, McDonald	\$ (10,000.00)	27,415.50	2028	Operating Account
Total Messer, Fort, McDonald				\$ 70,185.25		Remaining Balance	\$ 27,415.50

ALL LEGAL EXPENSES								
Total Legal Fees				\$ 91,417.50	Total Payments	\$ (64,002.00)	Remaining Balance	\$ 27,415.50