



CONSULTING ENGINEERS

April 20, 2023

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

Re: Monthly Engineering Report
City Council Meeting April 25, 2023

Dear Mayor and Council:

The following is a brief summary that describes our activities since the March 28, 2023 Council Meeting:

Capital Projects:

1. **Water Plant No. 3 Improvements** – We received Pay Estimate No. 6 in the amount of \$2,632.50. The project is complete. The final inspection was held on August 3, 2022 and the contractor has addressed all punchlist items. We expect the final pay estimate and certificate of substantial completion from the project engineer this month. We are working with the project engineer and City Staff to close out this project.
2. **GLO Projects**
 - a. **Water Plant No. 3 Generator** – We did not receive a pay estimate this month. It is our understanding that the autodialer was installed on April 10th. As a reminder, we attended the final walkthrough with Quiddity and the contractor on February 21st. The contractor is working to address the items identified during the final walkthrough.
 - b. **Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – As a reminder the one-year warranty period will end on January 11, 2024. We are working with Grant Works, Quiddity and City Staff to close out the project with the GLO.
3. **15-Year Infrastructure Plan** – We are nearing the completion of sanitary sewer analysis and are preparing final updates to the infrastructure plan. We expect to be complete next month.
4. **Old Plantersville Waterline Extension** – We are continuing with design of the 12” waterline, including coordination with various entities involved. We are coordinating with MISD to obtain the necessary easements for the waterline extension, and we expect to submit to the County for their review this month. As a reminder this project is being funded by the developer.
5. **Old Plantersville Force Main Extension** – We are continuing with design of the 6” force main, including coordination with various entities involved. We received BNSF Railroad approval on January 10th. We are continuing with the remaining design and expect to be complete in early May. As a reminder this project is being funded by the developer.

6. **McCown St. and Caroline St. Waterline Replacement** – We have received the additional survey and are continuing with our design. We expect to be complete with design in early June.
7. **Downtown Drainage Master Plan** – We have received the additional survey and are continuing with our analysis of existing and proposed conditions. We expect to be complete early June.
8. **Downtown Sanitary Sewer Rehabilitation** – We did not receive a pay estimate. The contractor has substantially completed the project and we have received and are reviewing post-rehabilitation videos to confirm the quality and quantity of repairs completed. We will perform a final walkthrough once all underground repair quantities have been confirmed.
9. **2023 Sanitary Sewer Rehabilitation** – We are continuing with design and expect to submit to TxDOT for review by the end of this month.
10. **Lift Station No. 10 Improvements** – We are continuing with design and expect to be complete in June 2023.
11. **Flagship Boulevard Storm Sewer & Pavement Replacement** – The bid opening was held on March 30th and we received a total of 7 bids. We plan to present the recommendation of award at this month's Council meeting.

Developments:

1. **Plan Reviews**
 - a. **Town Creek Storage II** – We did not receive revised plans this month.
 - b. **Pizza Shack Parking Expansion** – We did not receive a revised plan set this month.
 - c. **Montgomery Summit Business Park** – We received revised plans on March 15th and provided comments on March 29th. We received revised plans and provided plan approved on April 6th.
 - d. **Montgomery Bend (Pulte Group) Section 1 Water, Sanitary and Drainage** – We received revised plans on March 22nd and provided comments on April 6th. We received revised plans on April 18th and are proceeding with our review.
 - e. **Redbird Meadows Drainage Report** – We received a revised report on February 23rd and provided report approval on March 29th.
 - f. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received plans on January 25th and will proceed with our review once the requested variances are considered and the preliminary plats are approved.



Figure 1: Installation of offsite waterline April 11th

4. One-Year Warranty Inspections

- a. **Town Creek Crossing, Section 1** –We held a warranty inspection on March 23rd and the contractor is working to address the remaining punchlist items.
- b. **Villas of Mia Lago, Section 2** – We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.

General Ongoing Activities:

1. TxDOT:

- a. **FM 1097 & Atkins Creek Drainage Improvements** – We are coordinating with TxDOT to provide any documentation necessary to determine and prepare the easement area that is to be obtained for the project.
- b. **Access Management along SH-105 from Grimes County Line to Sheperd Street**– We are continuing to identify potential utility conflicts with the SH 105 improvements. According to TxDOT, the first phase of the project is scheduled to begin in Summer 2025. Construction in Montgomery is included in Phase III of this project.
- c. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal is in design and is estimated to be complete in June 2023, per TxDOT. TxDOT does not currently have a construction schedule but they do not expect construction to begin for a few years.
- d. **SH-105 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal design is expected to be completed in June 2023. TxDOT does not currently have a construction schedule but they do not expect construction to begin for a few years.

2. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.

3. **Emergency Preparedness Plan** – No engineering update. We will continue to follow up until plan approval is received.
4. **Water Quality Emergency Preparedness System** – We received correspondence from the TCEQ on March 31st to update the City’s wastewater collection system information. We provided updates to the application and submitted it to the TCEQ on April 14th. We will continue to follow up with City staff should anything else be required.
5. **Impact Fee Updates** – We received all required files from Quiddity and are proceeding with Impact Fee updates as required per the City’s Code of Ordinances.
6. **Lonestar Parkway Bridge Repair** – We received revised plans from the County last month and are coordinating with the neighboring Municipal Utility District and property owner. It is our understanding that the County plans to receive bids on April 26th. It is also our understanding that the County will request the City’s share of the project once the construction contract is awarded.
7. **Lonestar Parkway and Buffalo Springs Intersection Improvements** – It is our understanding that the County has determined the proposed round a bout at this intersection is no longer feasible due to increased costs. Additionally, they are proposing a signalized intersection and are not requesting any funding from the City at this time.
8. **TWDB Annual Reporting** – We are coordinating with City Staff and the City Operator to submit all required information for the TWDB Annual Report by May 1st.

Please let me know if you have any questions.

Sincerely,



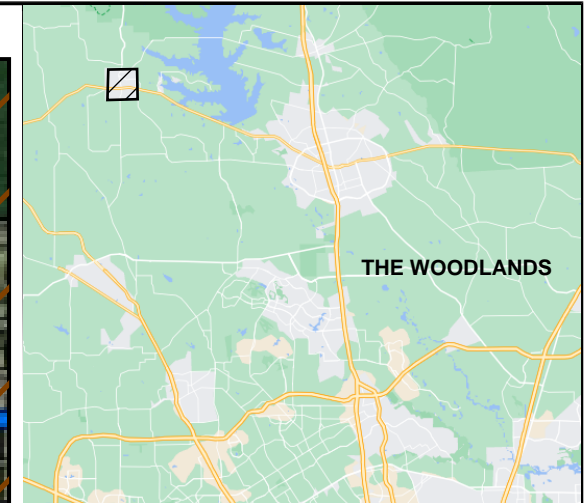
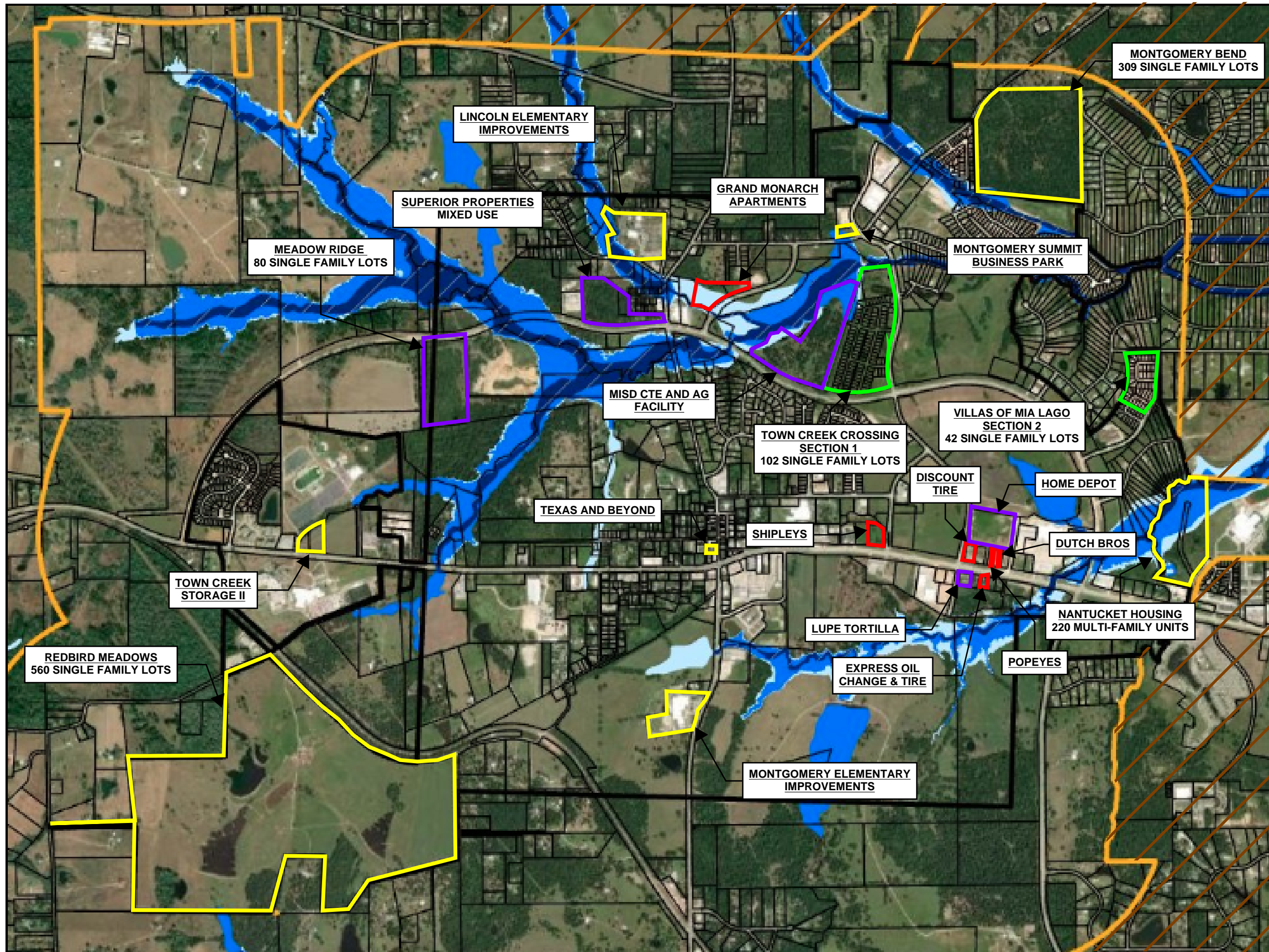
Chris Roznovsky, PE
City Engineer

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







Attachments – Active Developments Map
Capital Projects Timeline

Cc (via email): The Planning and Zoning Commission – City of Montgomery
Mr. Gary Palmer – City of Montgomery, City Administrator
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



**VICINITY MAP
NTS**

LEGEND

-  City Limits
-  City ETJ
-  City Of Conroe ETJ
-  MCAD Parcels
-  Floodway
-  100-year
-  500-year
-  Complete/Under Warranty
-  Under Construction/
Plans Approved
-  In Design
-  Planning/Feasibility

Active Developments
April 2023

City of Montgomery Capital Project Schedule

WBS	Task	Start	End	Cal. Days	Work Days	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24
Capital Projects															
1 McCown St. and Caroline St. Waterline Replacement															
1.1	Survey	7/7/2022	4/7/2023	275	196	█									
1.2	Design	4/7/2023	6/15/2023	69	49	█	█	█							
1.3	Approvals	6/15/2023	6/28/2023	14	10			█	█						
1.4	Bidding	6/19/2023	7/17/2023	28	21			█	█						
1.5	Present ROA to Client	7/25/2023	7/25/2023	1	1					█					
1.6	Prepare Contracts	7/26/2023	8/1/2023	7	5					█					
1.7	Execute Contracts	8/2/2023	9/7/2023	36	27					█	█				
1.8	Issue Notice to Proceed	9/11/2023	9/17/2023	7	5						█				
1.9	Construction	9/27/2023	11/10/2023	45	33						█	█	█		
2 Downtown Sanitary Sewer Rehabilitation															
2.1	Design	8/15/2022	9/27/2022	43	32										
2.2	Approvals	9/30/2022	9/30/2022	1	1										
2.3	Bidding	9/27/2022	11/1/2022	35	26										
2.4	Present ROA to Client	11/8/2022	11/8/2022	1	1										
2.5	Prepare Contracts	11/9/2022	11/15/2022	6	5										
2.6	Execute Contracts	11/15/2022	12/11/2022	26	19										
2.7	Issue Notice to Proceed	12/12/2022	12/18/2022	6	5										
2.8	Construction	1/7/2023	4/6/2023	89	64	█									
3 Old Plantersville Waterline Extension															
3.1	Design	7/30/2022	4/10/2023	254	181	█									
3.2	Approvals	4/12/2023	5/11/2023	29	22	█	█								
3.3	Bidding	6/22/2023	8/14/2023	53	38			█	█	█					
3.4	Present ROA to Client	7/29/2023	7/31/2023	2	1					█					
3.5	Prepare Contracts	8/1/2023	8/7/2023	7	5					█					
3.6	Execute Contracts	8/8/2023	8/28/2023	20	15					█	█				
3.7	Issue Notice to Proceed	8/29/2023	9/4/2023	7	5						█				
3.8	Construction	9/19/2023	12/27/2023	99	72						█	█	█	█	
4 Old Plantersville Force Main Extension															
4.1	Design	8/13/2022	6/21/2023	312	223	█	█	█							
4.2	Approvals	5/9/2023	6/7/2023	29	22		█	█							
4.3	Bidding	6/21/2023	7/27/2023	36	27			█	█						
4.4	Present ROA to Client	7/28/2023	7/30/2023	2	1					█					
4.5	Prepare Contracts	7/31/2023	8/6/2023	6	5					█					
4.6	Execute Contracts	8/7/2023	8/27/2023	20	15					█	█				
4.7	Issue Notice to Proceed	8/28/2023	9/3/2023	6	5						█				
4.8	Construction	9/4/2023	12/12/2023	99	72						█	█	█	█	

City of Montgomery Capital Project Schedule

WBS	Task	Start	End	Cal. Days	Work Days	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24
Capital Projects															
5	Downtown Drainage Analysis														
5.1	Survey	7/7/2022	4/7/2023	274	196	█	█	█							
5.2	Analysis	4/7/2023	6/5/2023	60	42	█	█	█							
5.3	Report	6/6/2023	6/20/2023	15	11			█							
6	Flagship Blvd. Storm Sewer and Pavement Replacement														
6.1	Design	12/22/2022	3/3/2023	71	52										
6.2	Bidding	3/23/2023	4/11/2023	19	14	█									
6.3	Present ROA to Client	4/25/2023	4/25/2023	0	1		█								
6.4	Prepare Contracts	4/26/2023	5/12/2023	14	10		█	█							
6.5	Execute Contracts	5/13/2023	6/2/2023	20	15			█	█						
6.6	Issue Notice to Proceed	6/2/2023	6/8/2023	6	10			█							
6.7	Construction	6/18/2023	8/16/2023	60	43			█	█	█					
7	2023 Sanitary Sewer Rehabilitation														
7.1	Survey	11/11/2022	2/7/2023	88	63										
7.2	Design	2/7/2023	6/2/2023	115	84	█	█	█							
7.3	Bidding	6/20/2023	7/14/2023	24	19			█	█						
7.4	Present ROA to Client	7/25/2023	7/25/2023	0	1					█					
7.5	Prepare Contracts	7/26/2023	8/1/2023	6	5					█					
7.6	Execute Contracts	8/1/2023	8/27/2023	26	19					█	█				
7.7	Issue Notice to Proceed	8/28/2023	9/1/2023	4	5						█				
7.8	Construction	9/11/2023	2/7/2024	149	108						█	█	█	█	█
8	Lift Station No. 10 Improvements														
8.1	Design	2/27/2023	6/22/2023	115	84	█	█	█							
8.2	Bidding	6/26/2023	7/31/2023	35	26			█	█						
8.3	Present ROA to Client	8/1/2023	8/5/2023	4	4					█					
8.4	Prepare Contracts	8/6/2023	8/12/2023	6	5					█					
8.5	Execute Contracts	8/13/2023	8/19/2023	6	5					█					
8.6	Issue Notice to Proceed	8/30/2023	9/5/2023	6	5						█				
8.7	Construction	9/6/2023	12/2/2023	87	63						█	█	█	█	