



February 17, 2025

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

Re: Monthly Engineering Report
City Council Meeting February 25, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the January 28, 2024 Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – We received Pay Estimate No. 4 and 5 in the amounts of \$136,350.00 and \$9,000.00. The contractor is 47% completed by time and 14% completed by value as of January 27th. The contractor completed the demolition of the existing ground storage tank (“GST”) and is finalizing the design of the GST foundation. The cost for the design and foundation was included in the contract as a supplemental item. The contractor’s current schedule has the plant being substantially completed in July 2025.



*January 24, 2025
New Well Site*

- 2. FM 1097 Sanitary Sewer Rehabilitation** – We received Change Order No. 1 in the amount of \$9,460.00 and 0 calendar days. The change order included work to reroute the proposed sanitary line to a previously unidentified manhole. The alignment shift ultimately moves the City sanitary sewer line closer to the Right-of-Way and further from the private property and creek. The Contractor is substantially complete with the project, and we plan to hold the final walkthrough the week of February 17th.



*February 5, 2025
New Manhole Installation*

- 3. 2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate or change order this month. We met with the Contractor on February 13th to discuss the project and were given the outstanding post rehabilitation videos at that time. We are in the process of reviewing those videos.
- 4. Old Plantersville Force Main Extension** – We did not receive a pay estimate or change order this month. We performed a final inspection on September 12th and issued the punchlist at that time. The contractor is continuing to address the site restoration concerns and has planted the required winter mix. The contractor will establish permanent vegetation during the Spring of this year. As a reminder, this project is being funded by Redbird Meadows.

- 5. Old Plantersville Waterline Extension** – We did not receive a pay estimate or change order this month. The Contractor has completed installation of the majority of the waterline with the exception of the railroad crossing that is scheduled to be completed by the end of February. As a reminder, the project was awarded to Bull-G Construction LLC., in the amount of \$1,023,795.00 and 120 calendar days. This project is being funded by Redbird Meadows.



*February 7, 2025
TS&V Installation at SH-105*

- 6. TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** –The completed application for the permit amendment was submitted to the TCEQ in September 2023. It is our understanding that TCEQ is experiencing significant delays in processing permits, and we are following up regularly to determine the status of the City’s permit. We received a notice from the TCEQ stating that the draft permit will be posted on February 17, 2025 to allow for public comment. Based on this timing, it is our understanding that the City should expect to receive the final permit by May 2025.
- 7. Downtown Streetscape Improvements** – We are continuing to coordinate the design of the downtown streetscape improvements with Montgomery Economic Development Committee and Ardurra.
- 8. McCown St. and Caroline St. Waterline Replacement** – The scope of the project is being revised based on ongoing conversations with the MEDC, Ardurra, and downtown property owners.
- 9. Town Creek Wastewater Plant Expansion to 0.3 MGD** – As a reminder, City Council authorized Halff Associates to complete the design of the Town Creek Wastewater Treatment Plant expansion to 0.3 MGD at the April 23rd Council meeting. We are planning to hold a kickoff meeting with Halff and staff on February 19th.

- 10. Water Plant No. 4 Request for Qualifications** – We received 3 statements of qualifications on October 10th and are continuing our review. We plan to discuss this as a separate agenda item at this meeting.
- 11. Buffalo Springs Dr. & SH-105 Traffic Signal** – We did not receive a pay estimate or change order this month. The contractor is substantially complete with the construction of the signal. It is our understanding that TxDOT has fully accepted the infrastructure as of February 17, 2025. As a reminder, the project is being funded by The Home Depot.
- 12. College Street Drainage:** As authorized at the January 14th Council Meeting, we are continuing with the design of the proposed drainage improvements. Additionally, we met with GrantWorks on February 6th to discuss all required documentation and bidding requirements. We expect to be complete with design in April 2025.
- 13. Water Plant No, 3 Booster Pump Addition:** As authorized at the January 14th Council Meeting, we are continuing with the design of the booster pump addition at Water Plant No. 3. Additionally, we met with GrantWorks on February 6th to discuss all required documentation and bidding requirements. We are finalizing design and plan to submit to the TCEQ in March 2025.

Developments:

1. Feasibility Studies –

- a. **Jack in the Box:** As authorized at the January 14th Council meeting, we are continuing with our feasibility study. We have prepared our analysis and plan to discuss this as a separate agenda item during this meeting.

2. Plan Reviews

- a. **Lone Star Ridge Section 1 WSD&P** – We have not received plans December 4th and provided comments January 31st. We have not received revised plans.
- b. **Lone Star Ridge Section 2 WSD&P** – We received revised plans December 10th and provided comments on January 14th. We have not received revised plans.
- c. **Heritage Grove Drainage Impact Study** – We received further revised plans on December 6th and provided comments on January 21st. We have not received a revised study this month.
- d. **Heritage Grove Mass Grading and Detention** – We received plans for review on December 12th and provided comments on January 21st. We have not received revised plans
- e. **Briarely (Formerly known as Redbird Meadows) PH 1B WSD&P** – We received revised plans on February 11th and are proceeding with our review.
- f. **Lone Star Cowboy Church** – We received revised plans December 3rd and provided comments on December 27th.

3. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We received a revised plat January 23rd and provided comments February 2nd.
- b. **MISD Athletic Complex Development Plat** – We received a revised plat on January 23rd and plan on providing plat approval the week of February 17th.
- c. **Montgomery Bend Section 4 Final Plat** – We received the final plat for review on October 7th and provided comments on October 30th. We received a revised plat on November 25th and found no issues with the plat. As a part of Pulte’s Traffic Impact Analysis, they are required to construct a traffic signal at the subdivision entrance prior to this plat being recorded. We plan to withhold approval of this final plat until the signal has been constructed.
- d. **Heritage Grove (Formerly known as Legacy Grove) Preliminary Plat** – We received a preliminary plat for review on October 24th and provided comments on November 14th. We received a preliminary plat for review on February 6th and are proceeding with our review.
- e. **1005 College St. Partial Re-Plat**– We received a preliminary plat for review on January 7th and provided comments February 4th.
- f. **Briarely (Formally known as Redbird Meadows) Phase 1B (Sections 4-6)** – We received preliminary plats for review on January 9th and provided comments February 17th.
- g. **612 Worsham Development Plat** – We received a Development plat for review on January 31st and are proceeding with our review.
- h. **Buffalo Springs Section 2 Partial Re-Plat No. 1** – We received a partial re-plat for review on January 31st and are proceeding with our review.

4. Ongoing Construction

- a. **MUD No. 215 (Redbird Meadows) Lift Station (City of Montgomery Lift Station No. 16)** – It is our understanding that the contractor is continuing construction of the lift station and is expected to be substantially complete around the end of March 2025.

- b. **Redbird Meadows Phase 1A Water, Sanitary, Drainage, and Paving** – The contractor is nearing completion of water, sanitary sewer, storm sewer and paving for the site. We plan to hold a final walkthrough on Sections 1, 2, and 3 in the next few weeks.



February 7, 2025
Constructed Detention Pond Outfall

5. **One-Year Warranty Inspections**

- a. **Town Creek Crossing Section 1** – We held a warranty re-inspection on October 10, 2023. The developer and contractor have been non-responsive to addressing the punchlist items. We are pursuing the maintenance bond and plan to coordinate with the City Attorney to have the work completed.
- b. **Flagship Blvd. Storm Sewer and Paving** – We held the one-year warranty inspection with the City on December 5th and issued the punchlist to the contractor the same day. The contractor is actively addressing all outstanding items, and we are working with the contractor on identifying a schedule of when the work will be complete for re-inspection.

General Ongoing Activities:

1. **TxDOT:**

- a. **FM 1097 & Atkins Creek Drainage Improvements** – We are continuing to coordinate with TxDOT on their timeline of a fully designed improvements project. It is our understanding that TxDOT has acquired all of the necessary right-of-way to complete the improvements.
- b. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal is in design. TxDOT does not currently have a construction schedule, but they do not expect construction to begin for a few years. There were no further updates on the project from TxDOT at the June 18th bi-annual coordination meeting.

- c. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We met with TxDOT on December 17th to discuss the timing of this project. It is our understanding that TxDOT is experiencing delays finalizing their design and has pushed back the project to 2028, with a tentative let date of September 2027. We are continuing coordination with TxDOT and their engineer on the required utility relocations for the proposed roadway expansion.
2. **Biweekly Operations Call** – We are continuing the biweekly operations calls with City Staff and City’s operator, Hays Utility North Corporation.
3. **Fiscal Year 2025 CIP Snapshot & Rate Order Analysis**- We presented our rate study analysis to Council at their January 13th CIP Workshop. We are working on updating our analysis based on comments received and plan to coordinate with the City’s Financial Advisor to discuss additional funding mechanisms.
4. **Kendig Keast Unified Development Ordinance**- Kendig Keast presented their draft ordinance at the December 9th Workshop. We have reviewed the draft ordinances and plan to discuss this as a separate agenda item.

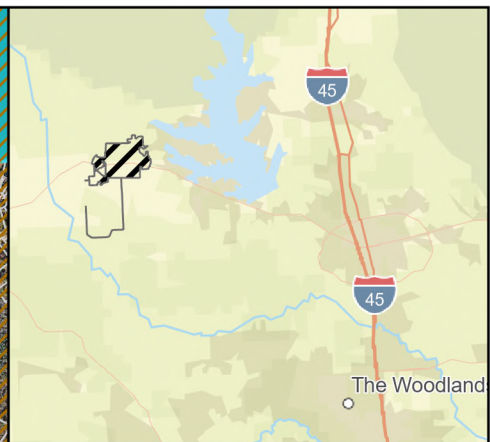
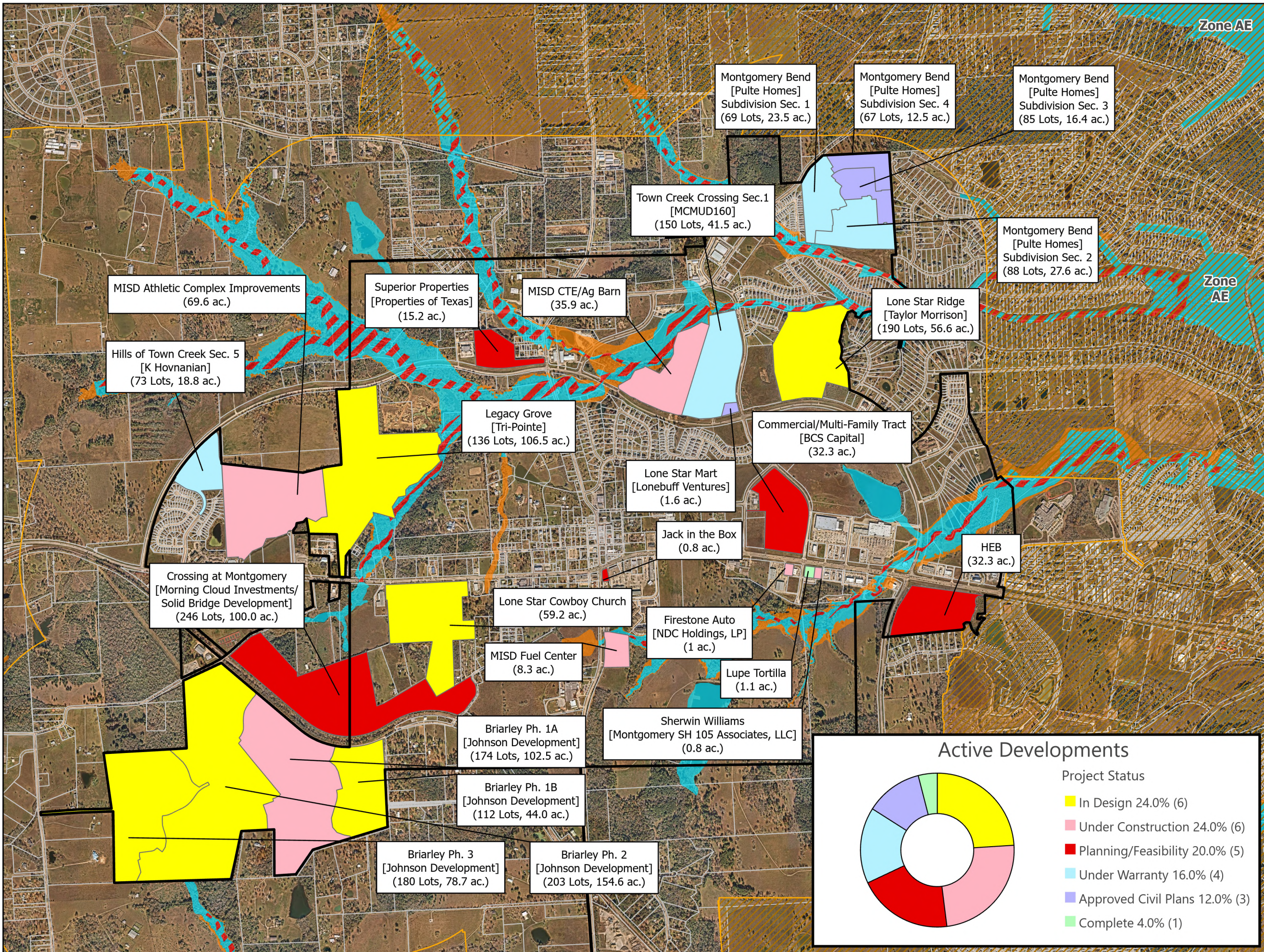
Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

Attachments – Active Developments Map and Capital Projects Tracker
Cc (via email): The Planning and Zoning Commission – City of Montgomery
Mr. Anthony Solomon – City of Montgomery, Interim City Administrator
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



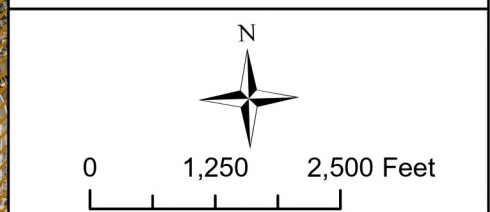
Legend

- Montgomery City Limits
- Montgomery ETJ

Development Status

- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- Approved Civil Plans
- Complete
- Under Warranty
- Conroe ETJ
- Floodway
- 100-year
- 500-year

This exhibit only includes Developments that have either executed Development Agreements, or Escrow accounts with the City of Montgomery



Active Developments Map February 2025



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.

