



September 22, 2023

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

Re: Monthly Engineering Report
City Council Meeting September 26, 2023

Dear Mayor and Council:

The following is a brief summary that describes our activities since the August 22, 2023 Council Meeting:

Capital Projects:

- 1. Water Well No. 2 Replacement** - As you are aware, Water Well No. 2 experienced a catastrophic failure and is no longer functional. Through coordination with City staff and contractors, we believe it would be more advantageous to replace the well rather than repair it. Since the well's failure we have been working with City staff to determine funding options and have begun the hydrogeological report as authorized at the September 12th Council meeting. We plan to present a proposal to replace the well at the October 10th Council meeting.
- 2. Lone Star Groundwater Conservation District (LSGCD) Permit Amendment** - As authorized at the September 12th Council meeting, Wet Rock Groundwater Services, LLC is proceeding with the hydrogeological study and report for all existing and known proposed future wells within the City. Once the report is complete it will be submitted to LSGCD as part of the permit amendment application package.
- 3. Flagship Boulevard Storm Sewer & Pavement Replacement** – We received Pay Estimate No. 4 in the amount of \$145,260.95. We also received Change Order No. 2 in the amount of \$5,570.00 which will be reviewed by the City Administrator due to its amount. The change order includes additional work required to adjust existing storm inlets to grade that were identified at the final inspection. As a reminder, we held the final inspection on August 30th, and it is our understanding that the contractor is currently addressing punchlist items identified at the final inspection.
- 4. 2023 Sanitary Sewer Rehabilitation Phase I** – As a reminder, the contract was awarded to Cruz Tec, Inc. in the amount of \$837,528.00 and 150 calendar days. We held the preconstruction meeting on August 30th and the notice to proceed was issued at that time. We are reviewing submittals as they are received. It is our understanding that the contractor is proceeding with distribution of door hangers in advance of completing any field work.
- 5. 2023 Sanitary Sewer Rehabilitation Phase II** – As a reminder, the project was split into two projects to allow bidding and construction of the primary sanitary sewer rehabilitation work to take place without being delayed by TxDOT review. The pipe bursting design was resubmitted to TxDOT on August 3rd, and we received approval on August 24th. The bidding and construction of the project will be held until funding is available for construction.

6. **Lift Station No. 10 Improvements** – We are continuing with design and expect to be complete in early November. As a reminder, this project is funded by Pulte Homes for the Montgomery Bend Development.
7. **Old Plantersville Waterline Extension** – We are continuing with the design of the 12" waterline extension. 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.
8. **Old Plantersville Force Main Extension** – We are continuing with design of the 6" force main, including coordination with the Redbird Meadows Engineer to finalize the tie in location. We expect to be complete with the design next month. As a reminder, this project is being funded by the developer.
9. **McCown St. and Caroline St. Waterline Replacement** – We are continuing with our design, and we expect to be complete in October, subject to updates based on the final design of the design of the downtown improvements project. As a reminder, the bidding and construction of the project will be held until the downtown improvements project is nearing completion of design as to minimize the impact of construction.
10. **Downtown Drainage Master Plan** – We are finalizing our report, including internal reviews and plan to meet with staff to review and discuss in early October.
11. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – We are proceeding with the preparation of the TPDES permit amendment for the Town Creek wastewater treatment Wastewater Treatment Plant, as authorized at the July 25th Council meeting. We plan to submit the application to the TCEQ by the end of September.
12. **Water Plant No. 3 Improvements** – As a reminder, we attended the one-year warranty inspection of the infrastructure on August 1, 2023, and it is our understanding that the contractor is continuing to address punch list items identified at the inspection. We are coordinating with Quiddity to schedule the warranty inspection of the interior of the tanks included in this project, which were not taken offline for the August 1st inspection.
13. **Buffalo Springs Dr. Reconstruction & Traffic Signal** – We will proceed with survey and preliminary design once the deposit is received from Home Depot as authorized at the September 12th 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. **MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – We received revised plans on September 13th and are continuing with our review.
- d. **Home Depot** – We received revised plans on August 14th and provided conditional approval to the plans on September 1st pending execution of a funding agreement for the intersection improvements to Buffalo Springs and SH 105 intersection.
- e. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We did not receive revised plans this month.
- f. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We did not receive revised plans this month.

2. Plat Reviews

- a. **Redbird Meadows Sections 1 Preliminary Plat** – We received a revised plat on August 28th and provided comments on September 12th. We received another revised set on September 18th and are proceeding with our review.
- b. **Redbird Meadows Sections 2 Preliminary Plat** – We received a revised plat on August 28th and provided comments on September 12th. We received another revised set on September 18th and are proceeding with our review.
- c. **Redbird Meadows Sections 3 Preliminary Plat** – We received a revised plat on August 28th and provided comments on September 12th. We received another revised set on September 18th and are proceeding with our review.
- d. **Superior Properties Preliminary Plat** – We received a preliminary plat for the development on June 27th and provided comments on July 18th. We have not received a revised plat.
- e. **Montgomery Bend Section 1 Final Plat** – We received a revised plat on September 19th and are proceeding with our review.

3. Ongoing Construction

- a. **Montgomery Bend (Pulte Group) Mass Grading, Detention, and Offsite Utilities** – The contractor is substantially complete with the mass grading, detention, and offsite waterline for the proposed subdivision. We are working to schedule a final walkthrough in the next few weeks.

- b. **Montgomery Bend Section 1 Water, Sanitary, Paving, and Drainage** – It is our understanding that the contractor is nearing completion of the water, sanitary, paving, and drainage improvements. We will be coordinating with the contractor to schedule a final walkthrough in the next few weeks.



Storm Box Installation on September 8, 2023



Finished roadway on September 5, 2023

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. We are working to schedule a re-inspection in the coming weeks.
- 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 received a draft exhibit of the proposed right-of-way locations. We are reviewing the exhibit and will work with City staff to begin the conversation with impacted property owners.
- b. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – 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. 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 approximately 90% complete. We are working with TxDOT to obtain the final plans once they are complete.

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. **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. We met with City staff in July and are continuing work on the draft of updates and plan to meet with the Capital Improvements Advisory Committee (CIAC) once it is reconvened.
5. **Lonestar Parkway Bridge Repair** – It is our understanding that construction is substantially complete, and the contractor has addressed all punch list items with the exception of turf establishment.
6. **Lone Star Parkway and Buffalo Springs Signal Improvements** – It is our understanding that Montgomery County has the signal equipment on site as of September 5th and has begun construction.
7. **Lone Star Parkway and Buffalo Springs Roadway Improvements** – The contractor has begun construction on the roadway improvements. As a reminder, the scope of this project includes the addition of turn lanes on Lone Star Parkway.



Subgrade Preparation (Northbound) September 21, 2023



Subgrade Preparation (Eastbound) September 21, 2023

Please let me know if you have any questions.

Sincerely,



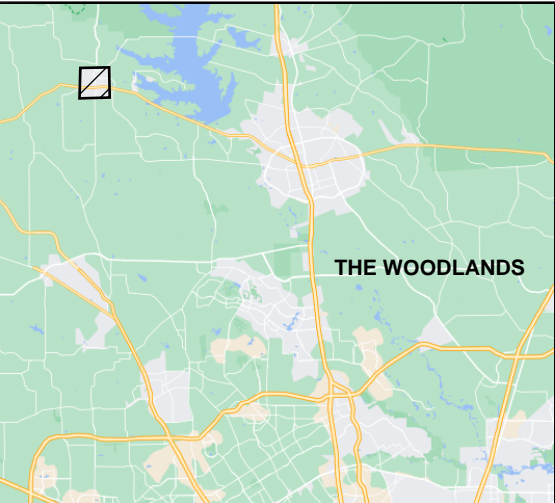
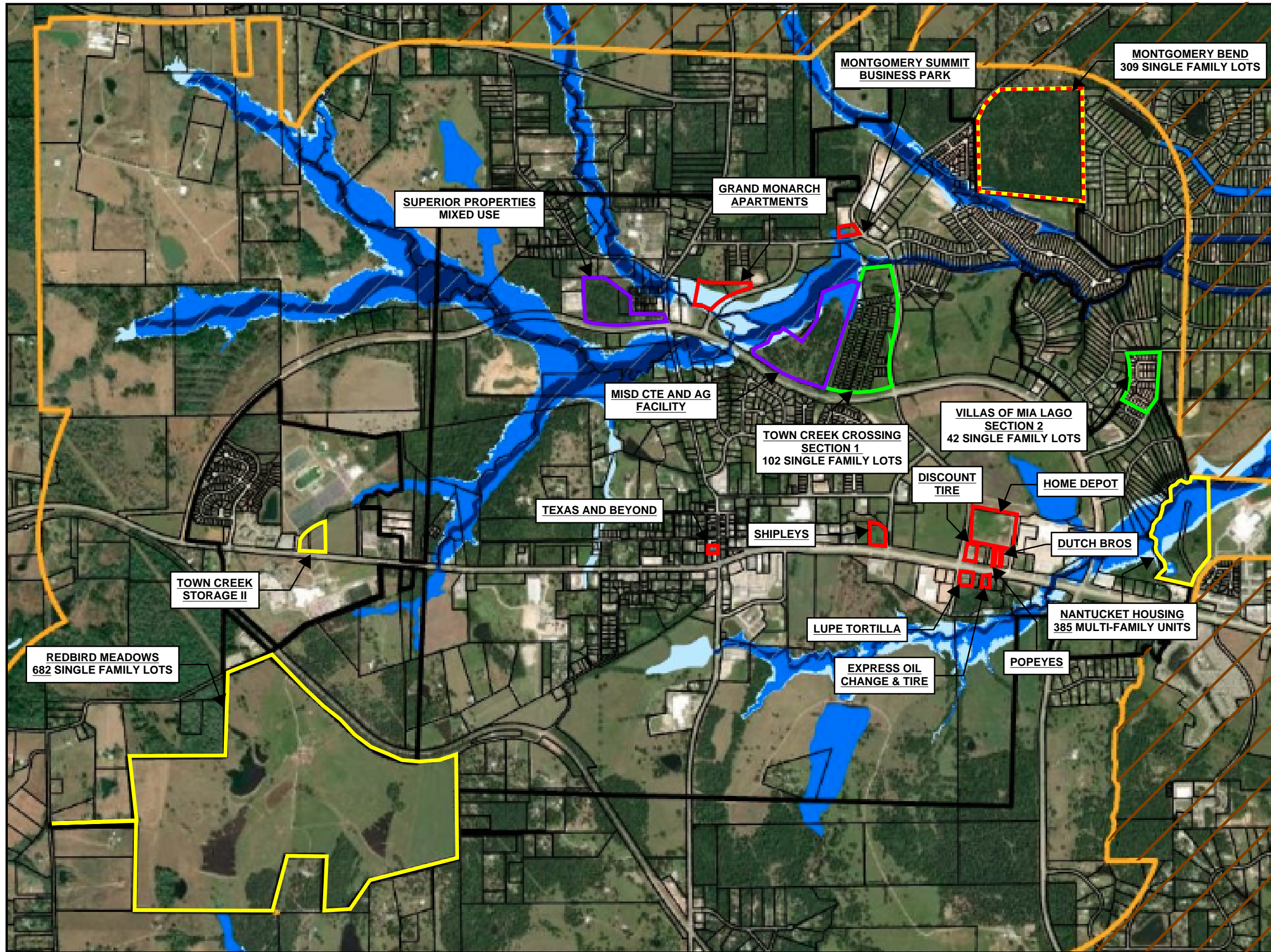
Chris Roznovsky, PE
City Engineer

CVR/kv:zlg

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Engineer's Report.docx

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
September 2023**

City of Montgomery Capital Project Schedule

Task	Start	End	Cal. Days	Work Days	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24
McCown St. and Caroline St. Waterline Replacement																	
Survey	7/7/2022	4/7/2023	275	196													
Design	4/7/2023	10/21/2023	197	141	█	█	█	█	█								
Approvals	10/22/2023	11/5/2023	14	10			█	█									
Bidding	11/6/2023	11/24/2023	18	15			█	█	█								
Present ROA to Client	11/25/2023	11/26/2023	1	1				█									
Prepare Contracts	11/27/2023	12/4/2023	7	5				█	█								
Execute Contracts	12/5/2023	1/10/2024	36	27				█	█	█							
Issue Notice to Proceed	1/15/2024	1/22/2024	7	5						█							
Construction	2/1/2024	3/17/2024	45	33							█	█					
Old Plantersville Waterline Extension																	
Design	7/30/2022	10/13/2023	440	315	█	█	█	█	█								
Approvals	10/14/2023	11/13/2023	30	21	█		█	█	█								
Bidding	11/14/2023	1/6/2024	53	39			█	█	█	█							
Present ROA to Client	1/7/2024	1/9/2024	2	2				█									
Prepare Contracts	1/10/2024	1/17/2024	7	6					█	█							
Execute Contracts	1/18/2024	2/7/2024	20	15					█	█	█						
Issue Notice to Proceed	2/8/2024	2/15/2024	7	6							█						
Construction	2/16/2024	5/25/2024	99	71								█	█	█	█		
Old Plantersville Force Main Extension																	
Design	8/13/2022	10/17/2023	430	307	█	█	█	█	█								
Approvals	10/18/2023	11/16/2023	29	22			█	█	█								
Bidding	11/17/2023	12/23/2023	36	26			█	█	█								
Present ROA to Client	12/24/2023	12/26/2023	2	2				█									
Prepare Contracts	12/27/2023	1/2/2024	6	5					█	█							
Execute Contracts	1/3/2024	1/23/2024	20	15					█	█	█						
Issue Notice to Proceed	1/24/2024	1/30/2024	6	5							█						
Construction	1/31/2024	5/10/2024	100	73								█	█	█	█		
Downtown Drainage Analysis																	
Survey	7/7/2022	4/7/2023	274	196													
Analysis	4/7/2023	7/5/2023	90	64	█	█	█										
Report	7/6/2023	10/3/2023	90	64	█	█	█										
2023 Sanitary Sewer Rehabilitation Phase I																	
Survey	11/11/2022	2/7/2023	88	63													
Design	2/7/2023	5/11/2023	93	68													
Bidding	5/18/2023	6/1/2023	14	11													
Present ROA to Client	6/13/2023	6/13/2023	0	1													
Prepare Contracts	6/14/2023	6/20/2023	6	5													
Execute Contracts	6/20/2023	11/12/2023	145	104	█	█	█	█	█	█							
Issue Notice to Proceed	11/13/2023	11/17/2023	4	5	█	█											
Construction	9/11/2023	2/8/2024	150	109			█	█	█	█	█						
2023 Sanitary Sewer Rehabilitation Phase II																	
Survey	11/11/2022	2/7/2023	88	63													
Design	2/7/2023	6/5/2023	118	85													
Approvals	6/6/2023	9/15/2023	101	74	█	█	█	█	█								
Bidding	9/16/2023	9/30/2023	14	10			█	█	█								
Present ROA to Client	10/1/2023	10/1/2023	0	0				█									
Prepare Contracts	10/2/2023	10/8/2023	6	5				█	█								
Execute Contracts	10/9/2023	10/23/2023	14	11				█	█	█							
Issue Notice to Proceed	10/24/2023	10/24/2023	0	1													
Construction	10/25/2023	3/23/2024	150	108								█	█	█	█		
Lift Station No. 10 Improvements																	
Design	2/27/2023	11/14/2023	260	187	█	█	█	█	█								
Approvals	11/15/2023	12/30/2023	45	33				█	█	█							
Bidding	12/31/2023	1/11/2024	11	9					█	█							
Present ROA to Client	1/12/2024	1/16/2024	4	3						█							
Prepare Contracts	1/17/2024	1/23/2024	6	5						█							
Execute Contracts	1/24/2024	1/30/2024	6	5						█	█						
Issue Notice to Proceed	2/11/2024	2/17/2024	6	5							█						
Construction	2/18/2024	5/15/2024	87	63								█	█	█	█		