



March 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 March 25, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the February 25, 2025 Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – As of March 13th we have not received a pay estimate or change order this month. The contractor completed the demolition of the existing ground storage tank (“GST”) and has submitted the design of the GST foundation and tank for approval. We plan to provide approval the week of March 10th. The contractor’s current schedule has the plant being substantially completed in July 2025.



March 3, 2025
Well Drilling

2. **FM 1097 Sanitary Sewer Rehabilitation** –As a reminder, Council accepted the infrastructure on March 11th and formally entered the One-Year Warranty Period which is scheduled to end on 2/24/2026. As a reminder, the scope of this project was to replace sanitary sewer lines that had failed due to Town Creek erosion.
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 have reviewed the videos and provided the Contractor with comments. The Contractor is working on completing all outstanding field work.
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 has addressed most of the outstanding punchlist items. The last remaining punchlist regards planting the permanent spring mix for vegetation, which will occur in early April. As a reminder, this project is being funded by Briarley (Formerly Redbird Meadows).
5. **Old Plantersville Waterline Extension** – We received a pay estimate No. 1 and 2 in the amounts of \$481,149.00 and \$298,288.00. The contractor is 80% complete by time and 84% complete by value as of March 3rd. 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 this month, subject to confirmation from BNSF on assigning a railroad inspector to the project. 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 Briarley (Formerly Redbird Meadows).
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 March 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** – We held a kickoff meeting with Halff and City Staff and the Operator on February 19th. It is our understanding that Halff is in the process of continuing with the design. We expect to receive a preliminary engineering report sometime in May.
10. **Water Plant No. 4 Request for Qualifications** – As a reminder, the City has selected Baxter and Woodman as the most qualified firm at their February 25th meeting. We are coordinating a kickoff meeting with them to begin contract negotiations for the design of Water Plant No. 4.

- 11. Lift Station No. 10 Phase II Improvements** – We are nearing completion of design of the lift station improvements project and plan to bid the project next month. The scope of the project includes the addition of a 3rd lift pump and some header modifications. As a reminder, this project is being funded by Taylor Morrison as part of their Lone Star Ridge Development.
- 12. Lift Station No. 5 Relocation and Sanitary Sewer Extension** – We are continuing with the design of the lift station relocation required for the Legacy Grove Development. We are coordinating with the Developer’s engineer to determine final location of the lift station and plan. We plan to be complete with design in July 2025. As a reminder, this project is funded by Tri-Pointe Homes as a part of their Legacy Grove Development (Formerly known as Heritage Grove).
- 13. West Lone Star Parkway Waterline Extension** – We are continuing the design of the waterline extension to serve the Legacy Grove Development. We plan to be completed with design by June 2025. As a reminder, this project is being funded by Tri-Pointe Homes as part of their Legacy Grove Development (Formerly known as Heritage Grove).
- 14. Buffalo Springs Dr. & SH-105 Traffic Signal** – We received Pay No. 6 & Final in the amount of \$38,573.71. As a reminder, the contractor is substantially complete with the construction of the signal. It is our understanding that TxDOT has fully accepted the infrastructure as of March 17, 2025. As a reminder, the project is being funded by The Home Depot.
- 15. 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.
- 16. 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 this month.

Developments:

1. Plan Reviews

- a. **Lone Star Ridge Section 1 WSD&P** – We received revised plans February 24th and provided comments on March 17th.
- 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. **Legacy Grove (Formerly known as Heritage Grove) Drainage Impact Study** – We received revised plans on February 24th and are proceeding with our review.
- d. **Legacy Grove (Formerly known as Heritage Grove) Mass Grading and Detention** – We received revised plans on February 24th and are proceeding with our review.

- e. **Briarley (Formerly known as Redbird Meadows) PH 1B WSD&P** – We received revised plans on February 11th and are proceeding with our review.
- f. **Briarley (Formerly known as Redbird Meadows) Hardscape** – We received revised plans on March 4th and are proceeding with our review.
- g. **Lone Star Cowboy Church** – We did not receive revised plans this month.
- h. **BCS Drainage Study** – We received the drainage study on March 3rd and are proceeding with our review.

2. 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 on February 26th. It is our understanding that the development plat is being circulated for signatures.
- 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. **Legacy Grove (Formerly known as Heritage 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 January 31st and provided comments on February 25th. We received a revised preliminary plat on March 14th 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. We received a revised plat on February 14th and are proceeding with our review.
- f. **Briarley (Formerly known as Redbird Medows) 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 provided comment on February 27th.
- h. **Buffalo Springs Section 2 Partial Re-Plat No. 1** – We received a partial re-plat for review on January 31st and provided comments February 26th. We received a revised plat on March 4th and are proceeding with our review.

3. Ongoing Construction

- a. **MUD No. 215 Briarley (Formerly known as 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 this month. We plan to inspect the lift station once there is permanent power to the site.
- b. **Briarley (Formerly known as 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 once the lift station receives permanent power.



*March 11, 2025
Briarley Lift Station*

4. 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 has begun work on addressing all the outstanding punchlist items and we plan to inspect the site to ensure all punchlist items have been adequately addressed.

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 that the design is complete and TxDOT is finalizing a timeline for construction. We will provide a schedule on construction once received from TxDOT.
 - 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. Lone Star Bend and Lone Star Parkway Improvements** – Montgomery County is looking to install a temporary traffic signal at the intersection of Lone Star Bend and Lone Star Parkway. Montgomery County has included plans to widen Lone Star Parkway to four lanes with a center median in the proposed 2025 Road Bond and, if passed, would install a permanent traffic signal at this intersection at that time. It is our understanding that the County has requested the City's financial participation in this project and will be providing a full cost estimate in the near future.
 - 3. Biweekly Operations Call** – We are continuing the biweekly operations calls with City Staff and City's operator, Hays Utility North Corporation.
 - 4. Fiscal Year 2025 CIP Snapshot & Rate Order Analysis**- We presented our rate study analysis to Council at their January 13th CIP Workshop. We are coordinating with the City's Financial Advisor to finalize our utility and tax rate analysis and plan to bring it to a City workshop next month.
 - 5. Kendig Keast Unified Development Ordinance**- We met with Kending Keast and the City's Attorney to discuss final UDO timing and review on March 5th. It is our understanding that Kendig Keast plans to present their final UDO codifications in November of this year.
 - 6. Clean Water/Drinking Water State Revolving Fund**- We submitted Project Information Forms (PIF) on March 7th, to be considered for the Intended Use Plan (IUP). The projects submitted include Water Plant No. 4, McCown St. Waterline Replacement, Town Creek Wastewater Treatment Plant Expansion to 0.3 MGD, and Water Plant Nos. 2 and 3 Bleach Conversion. The applications have all been deemed administratively complete and are currently under technical review. It is our understanding the Texas Water Development Board plans to be complete with their technical review late Summer 2025.

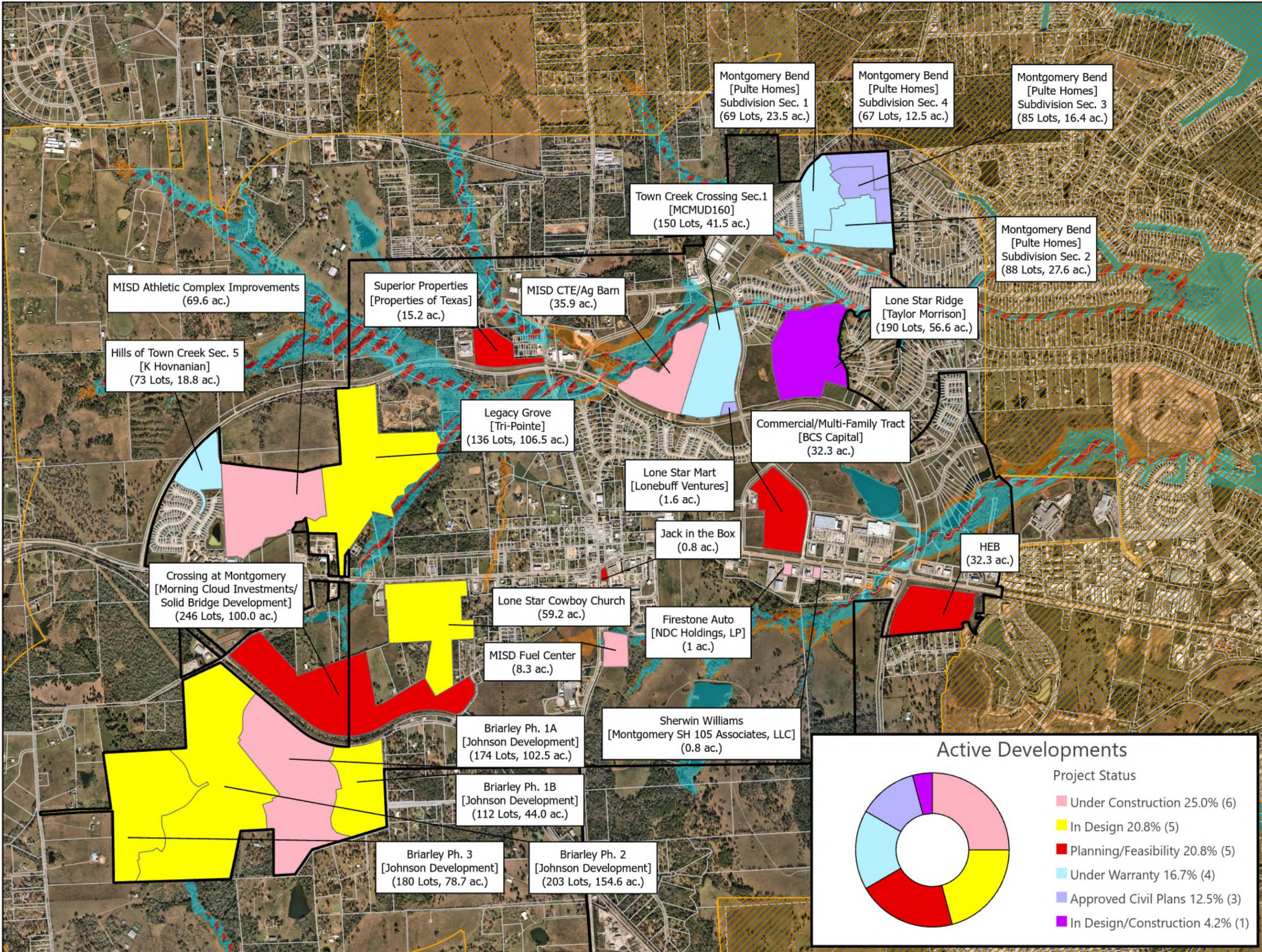
Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

Attachments – Active Developments Map
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
- Conroe ETJ

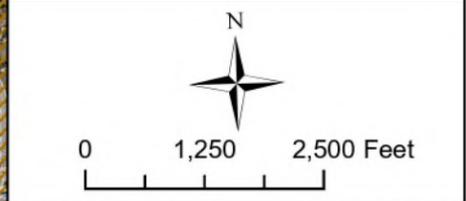
Development Status

- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- Approved Civil Plans
- Complete/Under Warranty
- Complete
- Under Warranty

Flood Zones

- 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
March 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.

