



August 22, 2024

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

Re: Monthly Engineering Report
City Council Meeting August 27, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the July 23, 2024 Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – We held a preconstruction meeting on July 31st and issued the Notice to Proceed at that time. The contractor has mobilized on site and begun site clearing in preparation for construction of the new well and ground storage tank. Based on their schedule they should be substantially complete in June 2025.
- 2. Water Plant No. 3 Improvements** – We are working with the Contractor's bonding company to address the remaining punchlist items.
- 3. FM 1097 Sanitary Sewer Rehabilitation** – We have completed design of the sanitary sewer relocation and are coordinating with the landowners on the required easements to construct the facilities. Once the easements are obtained, we will solicit bids.
- 4. Lift Station No. 10 Force Main Improvements** – We have received Pay Estimate No. 4 & Final in the amount of \$47,232.40. City Council accepted the infrastructure on July 23rd and entered into the 1-year warranty period, which will end on July 17, 2025. We are coordinating with Pulte Homes to balance out final project costs as stated by their development agreement.
- 5. 2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate this month. It is our understanding that the contractor has completed all fieldwork and is in the process of submitting all outstanding CCTV videos and close-out documents. During construction of the pipe-bursting in Lone Star Estates, debris and silt entered the wet well of Lift Station No. 2, causing two lift pumps to break. The City's Utility Operator and Public Works responded to the issue and the pumps have been replaced. We will be assessing all costs associated with the damages against Cruz Tec.

- 6. 2023 Sanitary Sewer Rehabilitation Phase II** – We did not receive a pay estimate this month. The contractor has mobilized on site and has completed the bore under SH-105. Based on their remaining schedule we expect the project to be substantially complete this month.



August 17, 2024
Sanitary Sewer Manhole Installation

- 7. Old Plantersville Force Main Extension** – We received Pay Estimate No. 4 in the amount of \$43,850.70. The project is 84% complete by time and 94% complete by value as of August 7th. The contractor completed the BNSF railroad bore and is completing the required site restoration. As a reminder, this project is being funded by Redbird Meadows.



August 4, 2024
BNSF Railroad Bore

- 8. Old Plantersville Waterline Extension** – The design of the 12" waterline extension is complete, and we received approval from Montgomery County and TxDOT. We plan to begin advertising for bids on August 27th, hold a pre-bid meeting on September 10th, and open bids on September 17th. We plan to bring a recommendation of award to your September 24th Council meeting. As a reminder, this project is being funded by Redbird Meadows.

9. **McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.
10. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for permit amendment was submitted to the TCEQ in September 2023. We expect to receive the final permit within the next month.
11. **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 continuing coordination with Halff to finalize and execute the contract and design scope.
12. **Buffalo Springs Dr. Road Reconstruction** – We received Pay Estimate No. 3 in the amount of \$78,788.70. The project is 60% complete by time and 24% complete by value as of July 19th. The contractor is continuing with concrete pours, and construction is expected to be complete in mid-September. As a reminder, the project is being funded by The Home Depot.



*August 15, 2024
Pavement Pour*

13. **Buffalo Springs Dr. & SH-105 Traffic Signal** – We received Pay Estimate No. 2 in the amount of \$135,089.24. The project is 63% complete by time and 40% complete by value as of July 23rd. The contractor has installed the mast arms and will install the signal heads in the coming weeks. The project is expected to be complete by mid-September. We are actively coordinating with Entergy to get power to the signal location, which is expected by the end of the month. As a reminder, the project is being funded by The Home Depot.

Developments:

1. Feasibility Studies

- a. **Mia Lago Reserve** – As authorized by City Council at the July 23rd Council meeting, we are preparing a Utility and Economic Feasibility Study for the proposed 74-acre single family development located at the end of Mia Lago Dr. We plan to present our findings at the September 10th Council meeting.
- b. **Villages of Montgomery** - As authorized by City Council at the July 23rd Council meeting, are preparing a Utility and Economic Feasibility Study for the proposed 51-acre single family, commercial, and mixed-use development located between College St. and SH 105 just west of Shepperd St. We plan to present our findings at the September 10th Council meeting.

2. Plan Reviews

- a. **MISD Fuel Station** - We received revised plans on July 10th and provided comments on July 28th. We received further revised plans on August 8th and issued plan approval on August 13th.
- b. **Firestone Complete Auto Care** - We received revised plans on July 24th and provided comments on August 8th. We have received further revised plans on August 13th and are continuing with our review.
- c. **First Montgomery Church Renovations** – We received revised plans on July 23rd and provided plan approval on August 5th.
- d. **MISD Athletic Complex Improvements** – We received civil plans for review on July 24th and provided comments on August 9th.

3. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **MISD CTE/Ag Complex Minor Plat** – We did not receive a revised plat this month.
- c. **910 Clepper Development Plat** – We received the plat for review on July 24th and provided comments on August 9th.

4. Ongoing Construction

- a. **Hills of Town Creek Section 5** – The contractor has mobilized on site and has begun work on the water, sanitary, and storm to serve the single-family development.

- b. MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – The contractor has addressed all outstanding punchlist items and the lift station has entered the 1-YR warranty period which ends on August 13, 2025. The generator will be accepted with Section 2 once permanent natural gas is available.
 - c. Montgomery Bend Section 2 Water, Sanitary, Paving, and Drainage** – The contractor is substantially complete with the construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision. We held an inspection of the section on July 17th and issued a punchlist at that time. We plan to withhold acceptance of this section until permanent natural gas is available at the Lift Station No. 15 generator.
 - d. Redbird Meadows Phase 1A Water, Sanitary, Paving, and Drainage** – The contractor is continuing with clearing of the site.
- 5. One-Year Warranty Inspections**
- a. Town Creek Crossing, Section 1** – We held a warranty re-inspection on October 10th, and it is our understanding that the contractor is working to address the remaining punchlist items identified at the inspection.
 - 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** – TxDOT completed the emergency improvements to FM 1097 and has reopened the roadway. We are continuing to coordinate with TxDOT on their timeline of a fully designed improvements project.
 - b. Access Management along SH-105 from Grimes County Line to Shepperd Street** – We are continuing our review of TxDOT's latest plan set and are meeting with TxDOT representatives weekly to finalize and address all outstanding utility conflicts. It is our understanding that the first phase of the project is scheduled to begin in Summer 2026. 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. There were no further updates on the project from TxDOT at the June 18th bi-annual coordination meeting.
- 2. Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and City's operator, Hays Utility North Corporation.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR:KMV/zlgt:akg

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Engineer's Report.docx

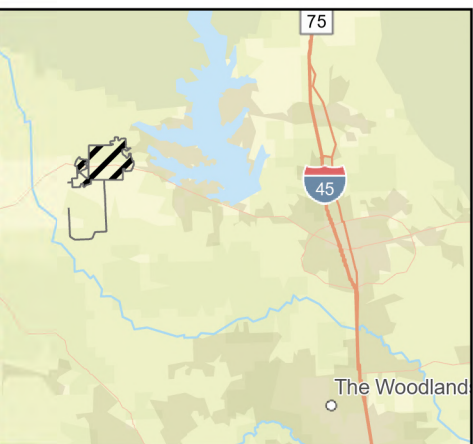
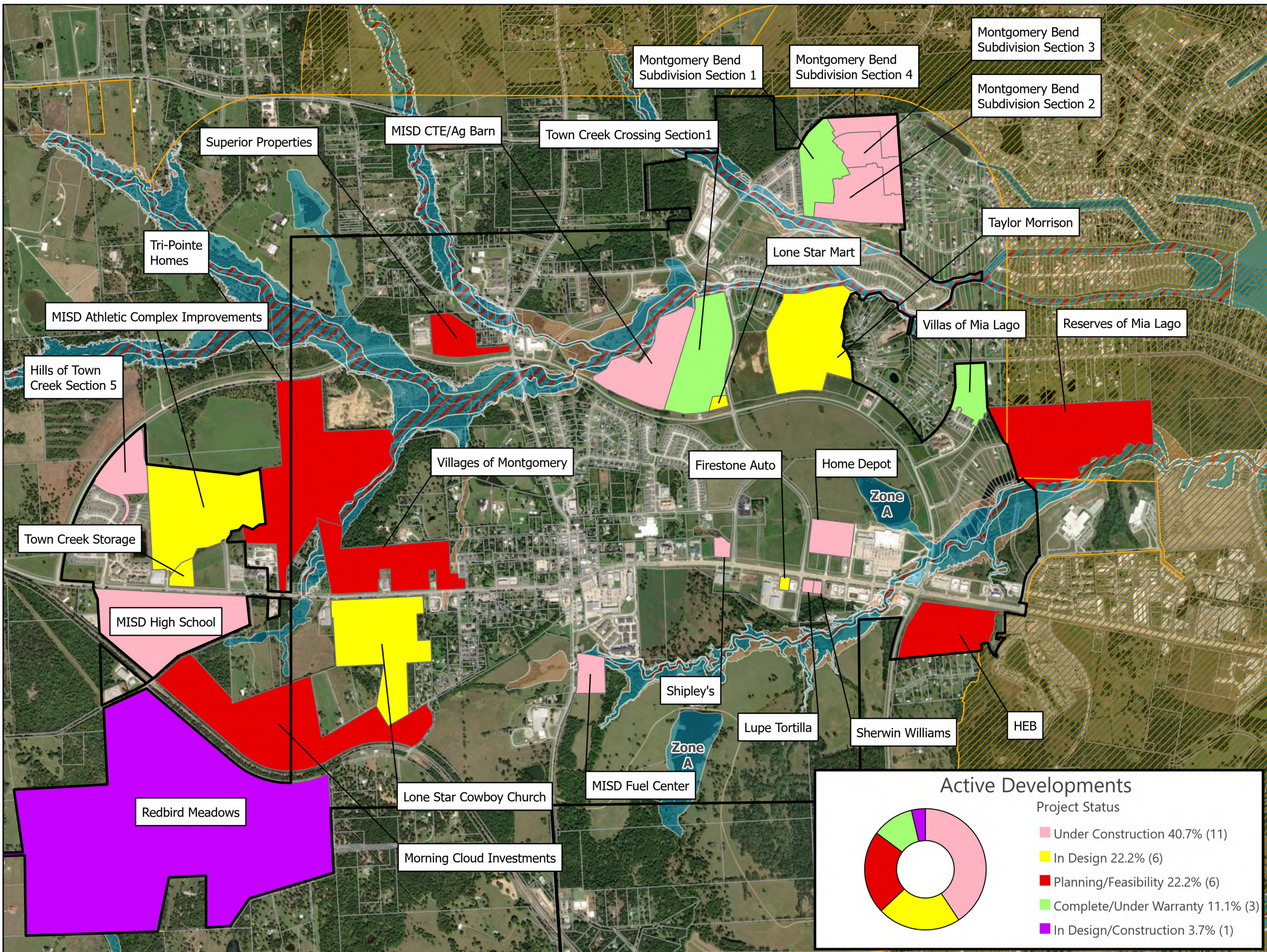
Attachments – Active Developments Map

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

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

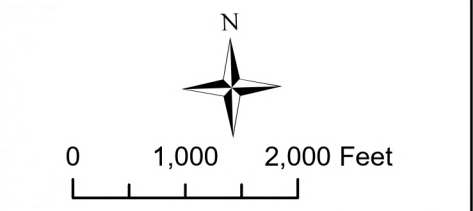


Legend

- Parcel Boundary
- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

Development Status

- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- Floodway
- 100-year
- 500-year



Active Developments Map
August 2024



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