



May 18, 2023

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

Re: Monthly Engineering Report
City Council Meeting May 23, 2023

Dear Mayor and Council:

The following is a brief summary that describes our activities since the April 25, 2023 Council Meeting:

Capital Projects:

1. **Water Plant No. 3 Improvements** – We received Pay Estimate No. 7 & Final in the amount of \$61,021.74. The final inspection was held on August 3, 2022 and the contractor has addressed all punchlist items. The project is complete, and acceptance of the infrastructure will be addressed as a separate agenda item this month. We are working with City Staff to close out this project with the Texas Water Development Board.
2. **GLO Projects**
 - a. **Water Plant No. 3 Generator** – We received Pay Estimate No. 6 & Final in the amount of \$39,354.71. The contractor has addressed all of the punchlist items addressed during the final walkthrough. As a reminder, the one-year warranty period will end on February 21, 2024. The project is complete, and acceptance of the infrastructure will be addressed as a separate agenda item this month. We are working with Grant Works, Quiddity and City Staff to close out the project with the GLO.
 - 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 provided a draft of the sanitary sewer analysis to the TORC and plan to present the final analysis at the June 13th Council meeting.
4. **Old Plantersville Waterline Extension** – This project is on hold until further notice.
5. **Old Plantersville Force Main Extension** – This project is on hold until further notice.
6. **McCown St. and Caroline St. Waterline Replacement** – We are continuing with our design, and we expect to be complete in July.

7. **Downtown Drainage Master Plan** – We are continuing with our analysis of existing and proposed conditions, and we expect to be complete in early June.
8. **Downtown Sanitary Sewer Rehabilitation** – We received Pay Estimate No. 1 in the amount of \$99,864.00. The contractor has substantially completed the project and we have received and reviewed post-rehabilitation videos to confirm the quality and quantity of repairs completed. We are scheduling a final walkthrough with the contractor.
9. **2023 Sanitary Sewer Rehabilitation** – 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 pipebursting design is nearly complete and will be submitted to TxDOT upon completion. The primary sanitary sewer rehabilitation project began advertising on May 11th. We plan to hold a pre-bid meeting on May 25th and receive bids on June 1st to present at the June 13th Council meeting.
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** – As a reminder, the contract was awarded to Civil & Environmental Engineering Services, LLC in the amount of \$573,043.50 and 75 calendar days. We held the pre-construction meeting on May 18th and issued the notice to proceed at that time for construction to begin after the school year ends.

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 Bend (Pulte Group) Section 1 Water, Sanitary and Drainage** – We received revised plans on April 18th and provided comments on May 18th.
 - d. **Montgomery Bend (Pulte Group) Section 2 Water, Sanitary and Drainage** – We received plans for review on April 28th and provided comments on May 18th.
 - e. **Lupe Tortilla** – We received a revised set on February 16th and offered conditional approval contingent upon receipt of the amended plat.
 - f. **Lincoln Elementary School (MISD)** – We received revised plans on April 24th and provided plan approval on April 28th.
 - g. **Montgomery Elementary School (MISD)** – We received plans for review on April 25th and provided comments on April 27th. We received revised plans on May 1st and provided plan approval on May 3rd.



Figure 1: Installation of tapping sleeve and valve on April 18th.

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 received a draft exhibit of the proposed easement 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**– 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. We are reviewing the plan in anticipation of hurricane season and will

complete any necessary updates.

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.
5. **Lonestar Parkway Bridge Repair** – It is our understanding the construction was awarded to Rebel Contractors at the May 9th meeting of the Montgomery County Commissioner’s Court. It is also our understanding that the County will be requesting the City’s share of the project now that the construction contract is awarded.
6. **Lonestar Parkway and Buffalo Springs Intersection Improvements** – We received plans for the intersection on behalf of the City and offered no objections on May 5th.
7. **TWDB Annual Reporting** – We received correspondence from the TWDB to complete the required annual reporting and usage projections by May 1st. We provided all requested reports and information to the TWDB on April 28th.

Please let me know if you have any questions.

Sincerely,



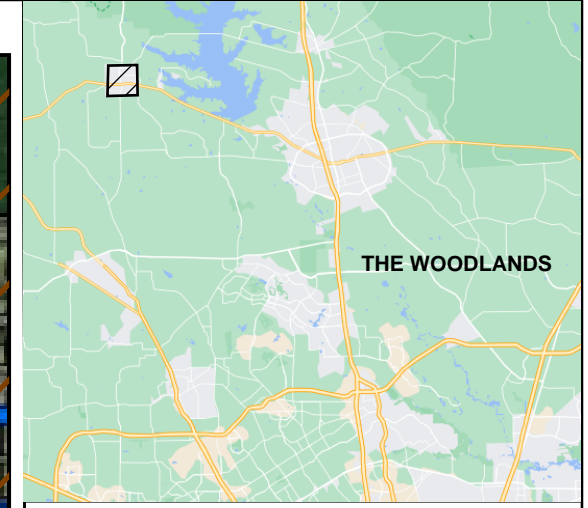
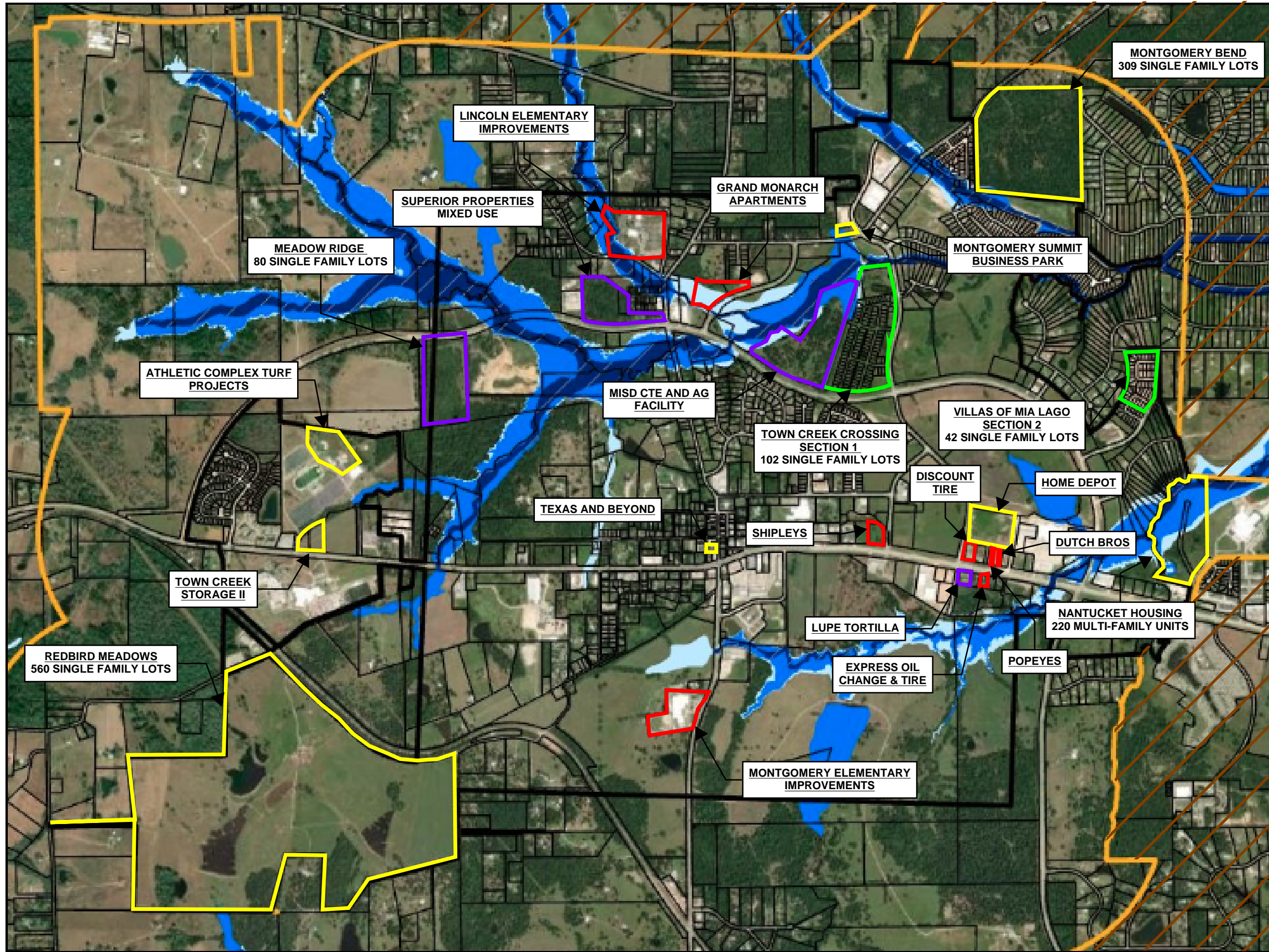
Chris Roznovsky, PE
City Engineer

CVR/kv:zlg

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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
May 2023

City of Montgomery Capital Project Schedule

WBS	Task	Start	End	Cal. Days	Work Days	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-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												
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	5/26/2023	13	10		█	█									
6.6	Issue Notice to Proceed	5/18/2023	5/30/2023	12	10				█	█							
6.7	Construction	5/30/2023	8/13/2023	75	54				█	█							
7	2023 Sanitary Sewer Rehabilitation																
7.1	Survey	11/11/2022	2/7/2023	88	63												
7.2	Design	2/7/2023	5/11/2023	93	68	█	█										
7.3	Bidding	5/18/2023	6/1/2023	14	11		█	█									
7.4	Present ROA to Client	6/13/2023	6/13/2023	0	1												
7.5	Prepare Contracts	6/14/2023	6/20/2023	6	5				█	█							
7.6	Execute Contracts	6/20/2023	8/27/2023	68	49				█	█							
7.7	Issue Notice to Proceed	8/28/2023	9/1/2023	4	5					█							
7.8	Construction	9/11/2023	2/8/2024	150	109						█	█	█	█	█	█	█
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						█	█	█	█			