



March 20, 2024

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

Re: Monthly Engineering Report
City Council Meeting March 26, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the February 27, 2024 Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – We are proceeding with the design of the project as authorized at the December 12th Council meeting. We expect to be complete with design in April 2024. As a reminder, the scope of the project is to abandon and replace the existing water well on site, replace the existing ground storage tank and recoat the hydropneumatic tank on site. We submitted the required exception request for the sanitary buffer easement to the TCEQ on March 5th.
- 2. Lone Star Groundwater Conservation District (LSGCD) Permit Amendment** – We have received comments from the LSGCD and are addressing comments as they are received.
- 3. Water Plant No. 3 Improvements** – We held the warranty inspection of the interior of the tanks on February 15th and will issue a punchlist based on the results of the rover inspection of GST No. 1, once it is received. We are working with the rover inspection contractor to receive the inspection report prior to payment. We will work with R&B to identify a schedule in addressing the remaining punchlist items.
- 4. 2023 Sanitary Sewer Rehabilitation Phase I** - As a reminder, at the February 12th Council workshop, Council approved Change Order No. 1. This change order includes costs for quantity adjustments to pavement, pipe bursting of existing 10" to 12" and the addition of 8" to 12" pipe bursting that was originally included in Phase II of this project. We expect the contractor to be complete with the additional work within the next few weeks. We will continue to review video submittals as they are received.
- 5. 2023 Sanitary Sewer Rehabilitation Phase II** – We will receive bids for this project on March 27, 2024. We plan to present a recommendation of award at the April 9, 2024 Council meeting.
- 6. Lift Station No. 10 Improvements** – The City has received the required deposit from Pulte for construction of the project. We held a pre-construction meeting on March 19th, and will issue the notice to proceed to the contractor this month.

7. **Old Plantersville Waterline Extension** – We have completed the design of the 12" waterline extension and received approval from Montgomery County. We are coordinating with MISD to obtain the necessary easements for the waterline extension, and plan to bid the project once the easements have been acquired from MISD and TxDOT approval is received. As a reminder, this project is being funded by Redbird Meadows.
8. **Old Plantersville Force Main Extension** – As reminder, the project was awarded to ISJ Underground Utilities, LLC in the amount of \$371,396.50 and 120 calendar days. Upon deposit of funds for the construction phase services by Redbird Meadows we will schedule the preconstruction meeting and issue the notice to proceed.
9. **McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.
10. **Downtown Drainage Master Plan** – We are finalizing our report, including internal reviews and plan to meet with staff to review and discuss next month.
11. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for permit amendment was submitted to the TCEQ in September 2023. We are currently waiting for the draft permit to be approved which is expected in this month. We would expect final approval around April 2024 and to receive the final permit in July 2024.
12. **Buffalo Springs Dr. Road Reconstruction** – The bid opening was held on March 15th and we received 5 bids. The apparent low bidder was Scythe Construction, LLC in the amount of \$663,116.25 and 100 calendar days. We plan to present a Recommendation of Award to Scythe at this month's Council meeting.
13. **Buffalo Springs Dr. & SH-105 Traffic Signal** – As a reminder, the contract was awarded to Traf-Tex Inc. in the amount of \$409,227.12 and 150 calendar days at the January 23rd Council meeting. The deposit of funds was received by Home Depot for the construction phase of the project. We held a pre-construction meeting with Traf-Tex on March 14th. The contractor has ordered the required equipment and expects it to be delivered in late July 2024. The contractor expects construction to be complete in early to mid-September 2024.
14. **Town Creek WWTP Expansion Request for Qualifications** – We have reviewed the submissions and plan to discuss the ranking with staff this week.

Developments:

1. Feasibility Studies

- a. **Morning Cloud Investments Tract** - As authorized by Council at the January 23rd Council meeting, we began an Utility and Economic Feasibility Study for the proposed 86-acre single-family development located along Old Plantersville Road and Old Dobbins Plantersville Road, when escrow deposit was received on February 5th.

- b. **Taylor Morrison of Texas “Summer Wind” Tract** – As authorized by Council on March 12th, we are preparing an update to the Utility and Economic Feasibility study previously presented October 2022 Council meeting for the 211-lot single-family development proposed by Montage Partners. The preliminary land plan provided by the developer proposes a 190-lot single-family development. We plan to present the study to Council at the April 23rd, 2024 meeting.
- c. **Tri-Pointe Homes Cheatham-Stewart Tract** – As authorized by Council on March 12th, we are continuing with the preparation of a Utility and Economic feasibility study for an approximately 136-lot single-family development. We plan to present the study to Council at the April 23rd, 2024 meeting.
- d. **HEB Grocery Company Tract** - As authorized by Council on March 12th, we are continuing with the preparation of a Utility and Economic feasibility study for a proposed HEB grocery store and commercial area. We plan to present the study to Council at the April 23rd, 2024 meeting. Subject to receipt of deposit from HEB.

2. Plan Reviews

- a. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received revised plans on March 7th and have provided a memo to Council recommending approval of the plans as submitted.
- b. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We received revised plans on March 7th and will return comments by the end of the month.
- c. **MISD CTE/Ag Complex (Civil)** – We received revised plans on March 5th and will provide comments once a meeting to discuss erosion control at the proposed drainage outfall has been conducted.
- d. **MISD High School Improvements** – We received revised plans on March 4th and provided plan approval on March 6th, 2024.
- e. **Lone Star Mart** – We received revised plans on March 11th and are working to complete our review.
- f. **Sherwin Williams** – We received plans for the proposed development on March 6th and provided plan approval on March 7th, 2024.
- g. **Montgomery Bend Atkins Creek Improvements** – We received revised plans on February 16th and will provide comments by the end of the week.
- h. **Montgomery Bend Sec. 3 Water, Sanitary, Drainage & Paving** – We received plans on March 5th and will return comments by the end of the month.

- i. **Lone Star Cowboy Church** – We received plans on March 5th and will return comments by the end of the month.
- j. **MISD Fuel Station** - We received plans on February 28th and will return comments this week.
- k. **Hills of Town Creek Sec. 5 Water, Sanitary, Drainage and Paving** – We received revised plans on March 13th and plan to return comments by the end of the month.

3. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **Lonestar Parkway Tract Sec. 1 & 2 Preliminary Plats** – We received the preliminary plats on March 12th and plan to return comments by the end of the month.
- c. **Montgomery Bend Sec. 2 Final Plat** – We received the revised final plat on March 5th and plan to recommend approval of the plat at the April Planning and Zoning Commission meeting.

4. Ongoing Construction

- a. **MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – It is our understanding the contractor is complete with the construction of the public lift station including installation of the wet well, piping, and pumps. We plan to hold an inspection of the public sanitary sewer lines, storm and paving in the next couple of weeks.
- b. **Montgomery Bend Section 1 Water, Sanitary, Paving, and Drainage** – The contractor has completed the roadway tie into FM 1097. We plan to hold an inspection of the public sanitary sewer lines, storm and paving in the next couple of weeks.



Connection to FM 1097 December 22nd

- c. **Montgomery Bend Section 2 Water, Sanitary, Paving, and Drainage** – The contractor is continuing construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision.



Roadway Paving
March 15th



Roadway Paving
March 15th

- d. **Summit Business Park Drainage Line** – We inspected the public storm sewer line on January 18th, we are coordinating with the contractor and engineer to address all punchlist items.

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** – It is our understanding that TxDOT will be requiring all needed right-of-way for the project.
- b. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We received 60% plans from TxDOT and are continuing coordination on identifying any potential utility conflicts in their proposed SH- 105 Widening. It is our understanding, 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.
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.
3. **Emergency Preparedness Plan** –We received comments from the TCEQ on January 31st and provided a response on January 31st. We are continuing to coordinate with the TCEQ to address all comments until plan approval is received.
4. **Impact Fee Updates** – We met with the Planning and Zoning Commission at their March meeting to discuss the proposed land use assumptions as well as present a draft of our Impact Fee Analysis with them in their capacity as the Capital Improvements Advisory Committee (CIAC). The CIAC accepted the land use assumptions as submitted and expecting comments on the impact fee analysis over the next few weeks. We plan to present the final impact fee analysis at their April P&Z meeting.

Please let me know if you have any questions.

Sincerely,



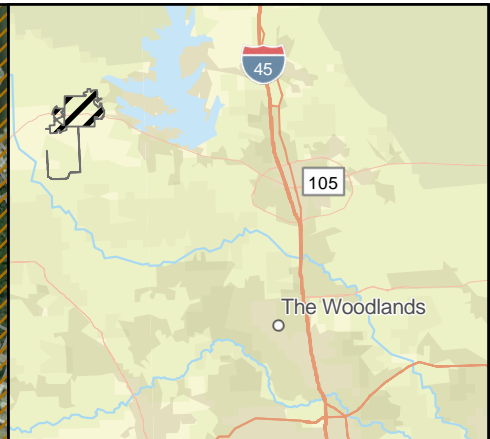
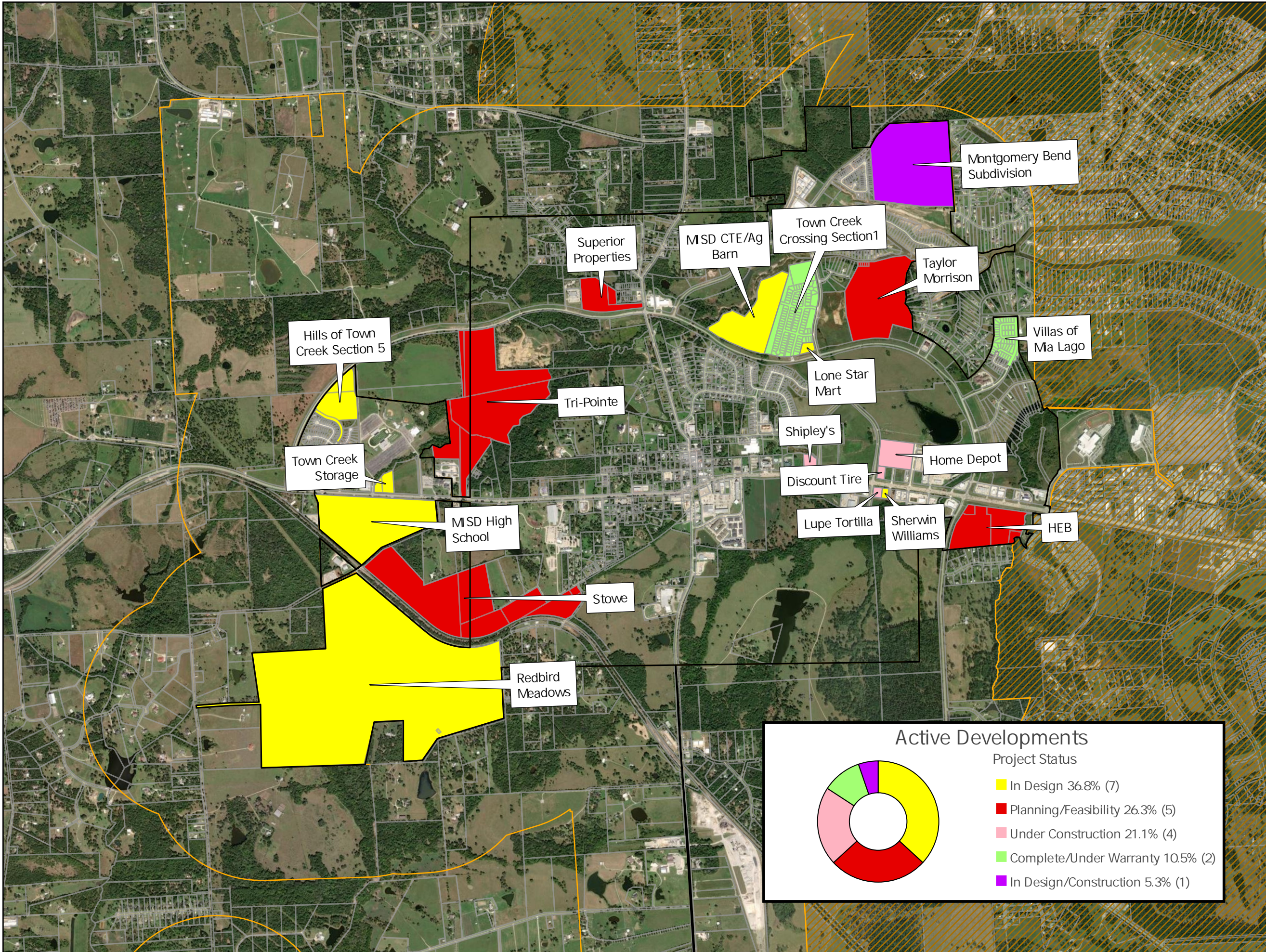
Chris Roznovsky, PE
City Engineer

CVR/zlgt:akg

Z:\00574 (City of Montgomery)_900 General Consultation\Meeting Files\Engineer's Reports\2024\03.2024\Review\03-2024 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
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



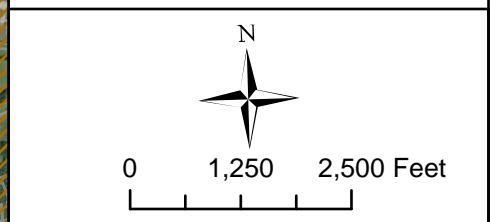
Legend

Jurisdictional Boundaries

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

Development Status

- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction



Active Developments Map
March 2024



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.

