



January 19, 2024

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

Re: Monthly Engineering Report
City Council Meeting January 23, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the December 12, 2023 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.
- 2. Lone Star Groundwater Conservation District (LSGCD) Permit Amendment** – We submitted the revised permit amendment application to Lone Star Groundwater Conservation District, and it is in review.
- 3. 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 has addressed all punch list items identified at the inspection. We are coordinating with Public Works and Hays Utility 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.
- 4. 2023 Sanitary Sewer Rehabilitation Phase I** – We received and recommended approval of Pay Estimate Nos. 1 and 2 in the amounts of \$207,395.10 and \$221,584.50 respectively. The contractor is 58% complete by time and 57% complete by value. The contractor is continuing with pre-televising, point repairs, and CIPP lining on the sanitary sewer lines and expects to be complete with all .



*CIPP Lining at SH 105 and
Louisa Street December 12th*



*CIPP Lining along SH-105
on December 12th*

5. **2023 Sanitary Sewer Rehabilitation Phase II** – We are finalizing the plans and contract documents for the project and expect to be completed this month. The bidding and construction of the project will be held until funding is available for construction.
6. **Lift Station No. 10 Improvements** – We held the bid opening for the project on January 10, 2024. We received a total of 11 bids and have completed our review of the contractors. We plan to present our Recommendation of Award at this Council meeting. As a reminder, this project is funded by Pulte Homes for Montgomery Bend Development.
7. **Old Plantersville Waterline Extension** – We are continuing with the design of the 12" waterline extension and expect to be complete this month. 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. As a reminder, this project is being funded by Redbird Meadows.
8. **Old Plantersville Force Main Extension** – We held the bid opening for the project on January 10, 2024. We received a total of 7 bids and have completed our review of the contractors. We plan to present our Recommendation of Award. 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. **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)** – We are continuing correspondence with the TCEQ on the TPDES Permit Amendment.
12. **Buffalo Springs Dr. Road Reconstruction** – We submitted the plans to TxDOT on December 18th and are awaiting comments. As a reminder, this project is being funded by a funding agreement with Home Depot and the City.

- 13. Buffalo Springs Dr. & SH-105 Traffic Signal** – We held a pre-bid for the project on January 10th and plan to bid the project on January 17th. We received a total of 3 bids and plan to present our Recommendation of Award at this Council meeting. As a reminder this project is being funded by a funding agreement with Home Depot and the City.
- 14. Town Creek WWTP Expansion Request for Qualifications** – The Request for Qualifications (RFQ) is advertising, and Statements of Qualifications from engineering firms will be received at City Hall on February 21st.

Developments:

1. Plan Reviews

- a. **Town Creek Storage II** – We did not receive a revised plan set this month.
- b. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received revised plans on December 13th and provided comments on January 17th.
- c. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We received revised plans on November 17th and provided comments on December 21st. We have not received revised plans.
- d. **Montgomery Bend Subdivision Recreation Center** – We received revised plans on January 8th and provided plan approval on January 17, 2024.
- e. **MISD CTE/Ag Complex (Earthwork)** – We received plans on December 29th and provided comments on January 3, 2024. We have not received revised plans.
- f. **MISD CTE/Ag Complex (Civil)** – We received plans on November 30th and provided comments on December 21st.
- g. **MISD High School Improvements** – We received plans on January 16th and are proceeding with our review.
- h. **Lone Star Mart** – We received revised plans on January 16th and are proceeding with our review.

2. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **Hills of Town Creek Section 5 Preliminary Plat** – We received a plat on December 20th and provided comments on January 4th. We have since received a revised plat on January 16th and are continuing with our review.

3. Ongoing Construction

- a. **MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – The contractor is continuing construction of the public lift station including excavation and installation of the wet well. It is our understanding that the contractor expects the lift station to be online in the next 30 days.



*Well Head of the Lift Station
January 17th*



*Inside Lift Station
wet well January 17th*

- 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 once the proposed public lift station is operational.



Connection to FM 1097 December 22nd

- c. **Montgomery Bend Section 2 Water, Sanitary, Paving, and Drainage** – It is our understanding that the contractor has begun construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision.



Formwork for proposed roadway
January 18th



Formwork for proposed roadway
January 18th

4. 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** – We received a draft exhibit of the proposed right-of-way locations. We reviewed the exhibit and are discussing next steps with TxDOT.
- 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 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** – No engineering update. We will continue to follow up until plan approval is received.
4. **Impact Fee Updates** – We met with the Planning and Zoning Commission at their January meeting to reconvene the Capital Improvements Advisory Committee (CIAC) and discuss our assumptions for the proposed updates. We plan to hold a special session at next month’s P&Z meeting to walk through the analysis in its entirety before taking the next steps.
5. **Lone Star Parkway and Buffalo Springs Signal Improvements** – It is our understanding that Montgomery County received the signal equipment and has begun construction.
6. **Lone Star Parkway and Buffalo Springs Roadway Improvements** – It is our understanding that contractor has completed the roadway improvements.

Please let me know if you have any questions.

Sincerely,



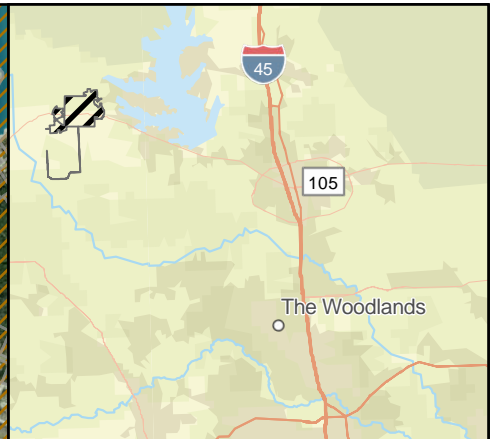
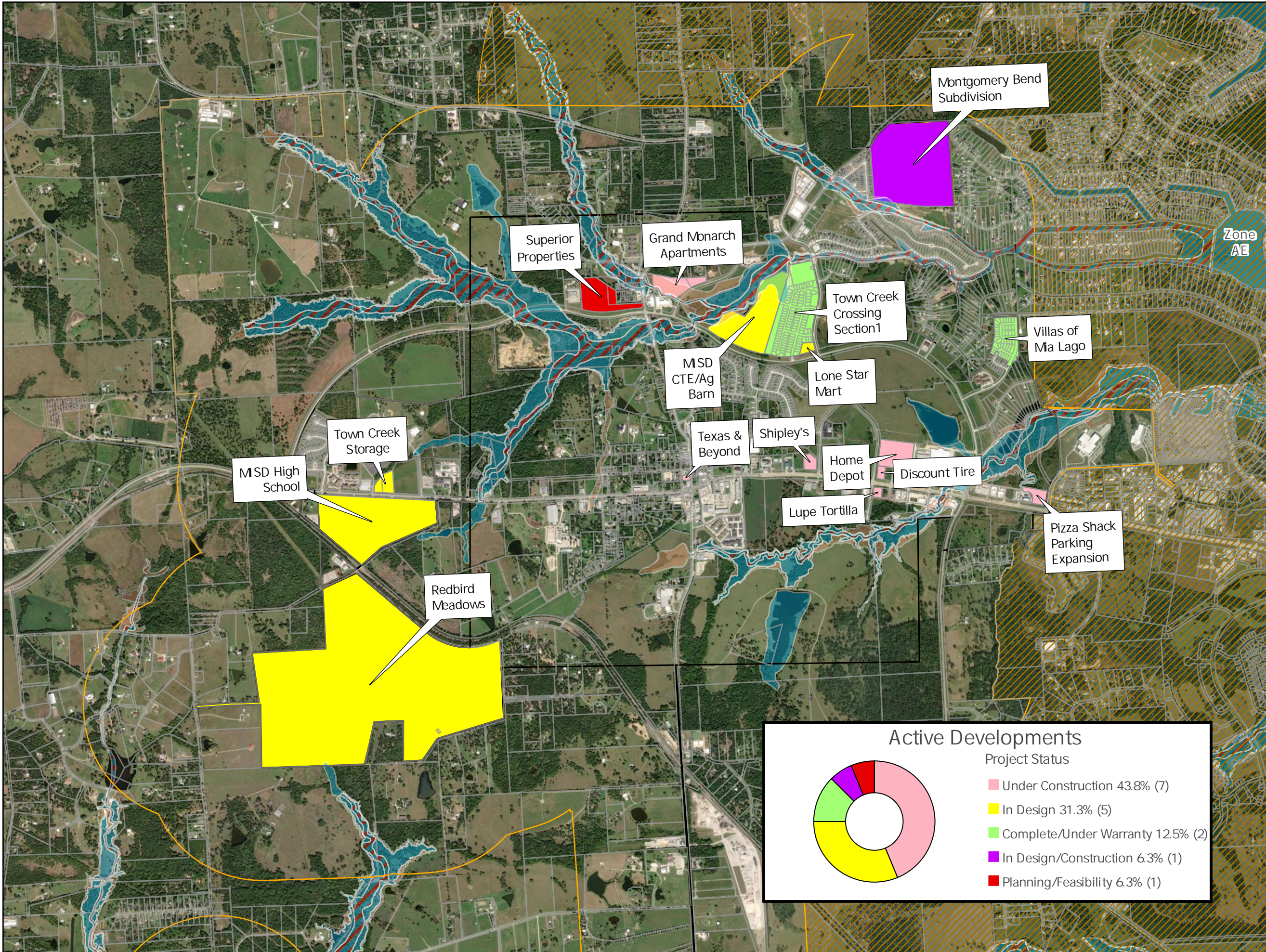
Chris Roznovsky, PE
City Engineer

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



Legend

Jurisdictional Boundaries

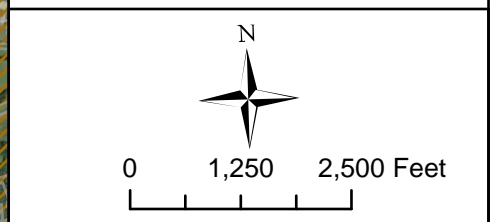
- Parcel Boundary
- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

FEMA Major Flood Hazard Areas

- Floodway
- 100-year
- 500-year

Development Status

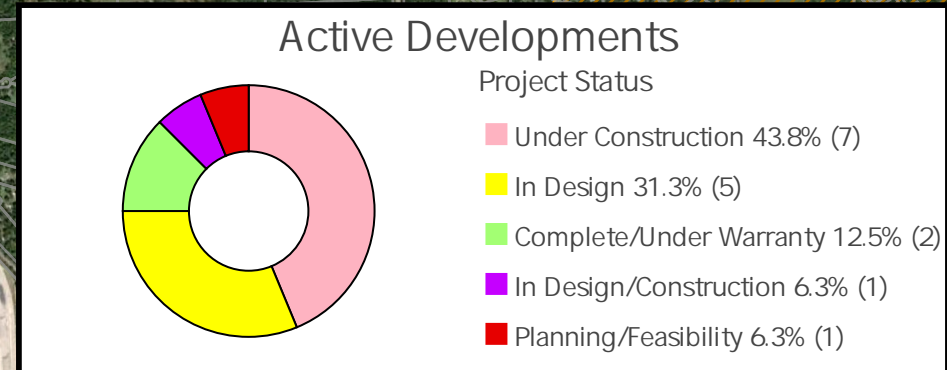
- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction



Active Developments Map
January 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.



City of Montgomery Capital Project Schedule

Task	Start	End	Cal. Days	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
Old Plantersville Waterline Extension															
Design	7/30/2022	12/27/2023	515												
Approvals	12/28/2023	1/27/2024	30												
Bidding	1/28/2024	2/18/2024	21	█	█	█	█								
Present ROA to Client	2/19/2024	2/21/2024	2		█										
Prepare Contracts	2/22/2024	2/29/2024	7			█									
Execute Contracts	3/1/2024	3/21/2024	20				█	█							
Issue Notice to Proceed	3/22/2024	3/29/2024	7					█							
Construction	3/30/2024	7/8/2024	100					█	█	█					
Old Plantersville Force Main Extension															
Design	8/13/2022	11/17/2023	430												
Approvals	11/18/2023	12/5/2023	17												
Bidding	12/6/2023	1/10/2024	35	█	█	█	█								
Present ROA to Client	1/23/2024	1/24/2024	1		█										
Prepare Contracts	1/25/2024	1/31/2024	6			█									
Execute Contracts	2/1/2024	2/21/2024	20				█	█							
Issue Notice to Proceed	2/22/2024	2/28/2024	6					█							
Construction	2/29/2024	6/28/2024	120					█	█	█	█				
Downtown Drainage Analysis															
Survey	7/7/2022	4/7/2023	274												
Analysis	4/7/2023	7/5/2023	90												
Report	7/6/2023	12/20/2023	168												
2023 Sanitary Sewer Rehabilitation Phase I															
Survey	11/11/2022	2/7/2023	88												
Design	2/7/2023	5/11/2023	93												
Bidding	5/18/2023	6/1/2023	14												
Present ROA to Client	6/13/2023	6/13/2023	0												
Prepare Contracts	6/14/2023	6/20/2023	6												
Execute Contracts	6/20/2023	11/12/2023	145												
Issue Notice to Proceed	11/13/2023	11/17/2023	4												
Construction	9/11/2023	2/8/2024	150	█	█										
2023 Sanitary Sewer Rehabilitation Phase II															
Survey	11/11/2022	2/7/2023	88												
Design	2/7/2023	6/5/2023	118												
Approvals	6/6/2023	8/24/2023	79												
Bidding	2/10/2024	3/11/2024	30		█	█	█								
Present ROA to Client	3/12/2024	3/12/2024	0												
Prepare Contracts	3/13/2024	3/19/2024	6												
Execute Contracts	3/20/2024	4/3/2024	14					█	█						
Issue Notice to Proceed	4/4/2024	4/4/2024	0												
Construction	4/5/2024	9/2/2024	150					█	█	█	█	█			
Lift Station No. 10 Improvements															
Design	2/27/2023	11/14/2023	260												
Approvals	11/15/2023	12/5/2023	20												
Bidding	12/6/2023	1/10/2024	35	█	█	█	█								
Present ROA to Client	1/23/2024	1/24/2024	1		█										
Prepare Contracts	1/25/2024	1/31/2024	6			█									
Execute Contracts	2/1/2024	2/7/2024	6				█								
Issue Notice to Proceed	2/19/2024	2/25/2024	6					█							
Construction	2/26/2024	6/25/2024	120					█	█	█	█				
Buffalo Springs Drive Road Reconstruction															
Design	10/30/2023	1/1/2024	63	█	█	█	█								
Approvals	1/4/2024	1/10/2024	6												
Bidding	1/25/2024	3/6/2024	41		█	█	█	█							
Present ROA to Client	3/12/2024	3/18/2024	6												
Prepare Contracts	3/20/2024	4/11/2024	22												
Execute Contracts	4/15/2024	4/19/2024	4												
Issue Notice to Proceed	4/22/2024	4/29/2024	7												
Construction	4/29/2024	9/16/2024	140					█	█	█	█	█			
Buffalo Springs Drive & SH-105 Traffic Signal															
Design	10/30/2023	12/15/2023	46												
Approvals*	12/16/2023	12/31/2023	15												
Bidding	1/3/2024	1/18/2024	15	█	█	█	█								
Present ROA to Client	1/23/2024	1/23/2024	0												
Prepare Contracts	1/25/2024	2/16/2024	22												
Execute Contracts	2/20/2024	2/24/2024	4												
Issue Notice to Proceed	2/27/2024	3/5/2024	7												
Construction	3/5/2024	7/3/2024	120					█	█	█	█	█			