



December 9, 2021

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

Re: Request for Refunding – Waterline Oversizing
Town Creek Crossing Section 1 (Dev. No. 2008)
City of Montgomery

Dear Mayor and City Council:

During the initial planning and review phase of the development of Town Creek Crossing Section 1, it was determined that approximately 870 linear feet of proposed 8" waterline along Town Creek Crossing Boulevard should be upsized to a 12" waterline to allow it to be extended through the future Town Creek Crossing Section 2 and extend to and along Lone Star Parkway, as shown on the enclosed exhibit, to create an additional waterline loop within the City.

Section 90-106 (7) of the City's Code of Ordinances states that "Upon approval and acceptance of the system by the city, on any mains larger than eight inches the city may elect to participate in the cost by refunding the developer the difference between the cost of the oversized mains and the eight-inch main."

We received the enclosed summary from the Developer's engineer that identifies the difference in cost between the originally proposed 8" waterline and the newly constructed 12" waterline, based on the actual construction costs received for the development. Based on actual construction costs, the City would be responsible for refunding the Developer the difference in cost in the amount of \$14,160.00.

We recommend Council approve refunding the Developer the difference in cost between the originally proposed 8" waterline and the newly constructed approximately 870 linear feet of 12" waterline along Town Creek Crossing Boulevard, in the amount of \$14,160.00.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky". The signature is fluid and cursive, written in a professional style.

Chris Roznovsky, PE
Engineer for the City

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CVR/kmv

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2021.12.09 MEMO to Council RE Town
Creek Crossing Sec. 1 Waterline Upsizing.docx

Enclosures: Tabulation of Cost Difference
Waterline Exhibit

Cc (via email): Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



L SQUARED ENGINEERING

MUNICIPAL COMMERCIAL RESIDENTIAL

Town Creek Crossing 1

Project No.: 10583

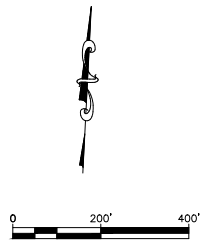
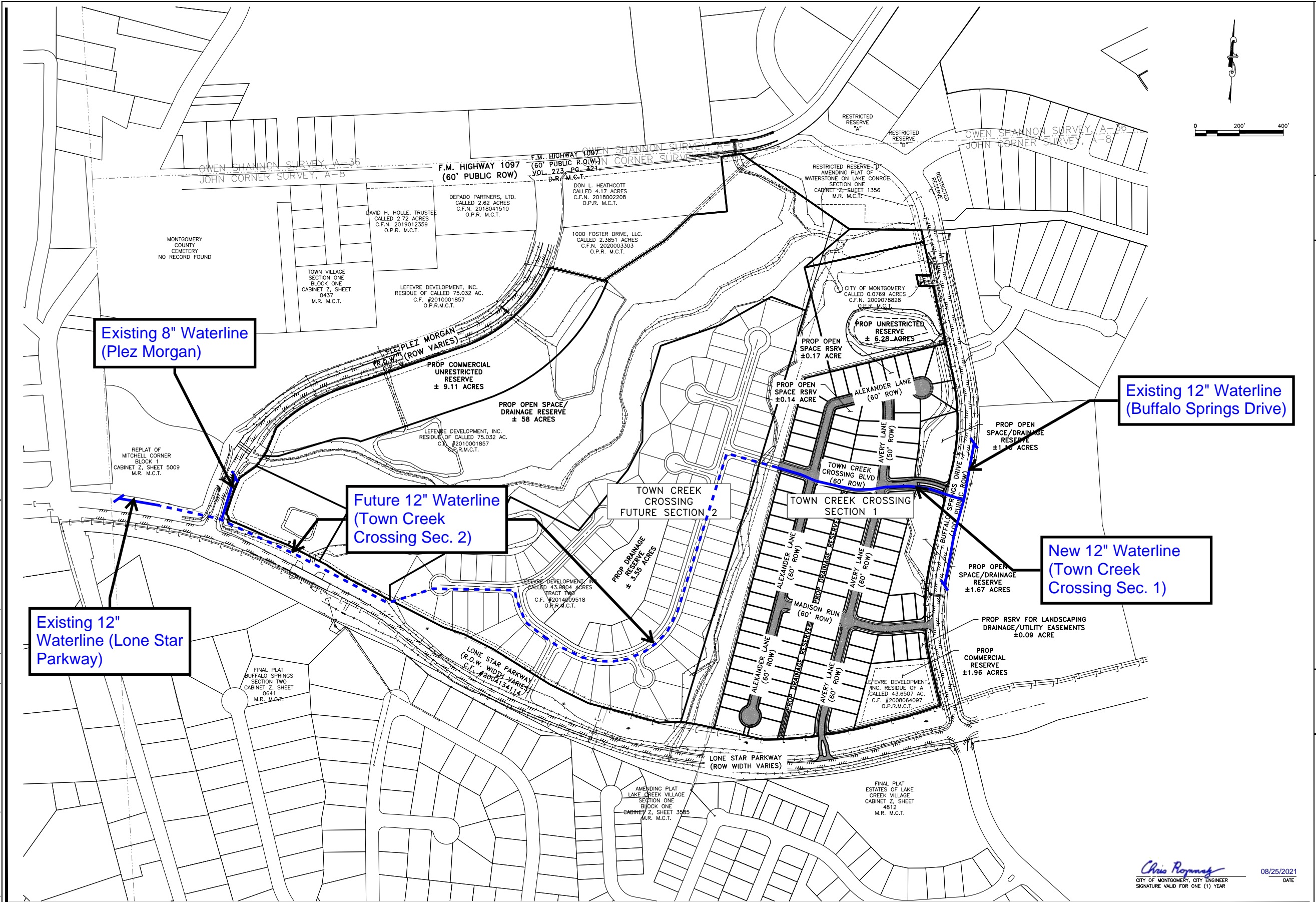
Date: 11-19-2021

Prepared by: Jesse McLaury, EIT

Subject: Change in project cost per material changes

Line Item	Orig. Qty.	Price Difference	Total Change
12" C-900	870	\$ 13.00	\$ 11,310.00
12" Gate Valves	5	\$ 550.00	\$ 2,750.00
12" Plugs	1	\$ 100.00	\$ 100.00
Cut in 12" Tee	1	\$ 250.00	\$ 250.00
			\$ 14,160.00

S:\ENGINEERING PROJECTS\10583 - TOWN CREEK CROSSING\103 CAD\DESIGN SET\04 OVERALL SITE PLAN.DWG Aug. 18, 2021 - 2:56 PM



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 CONROE, TEXAS 77384
 OFFICE: 936-647-0420
 21123 EVA STREET #200
 MONTGOMERY, TEXAS 77356

CLIENT INFORMATION
 LEFCO INVESTMENTS

PROJECT ADDRESS
 LONE STAR PARKWAY AT BUFFALO SPRINGS DRIVE

TOWN CREEK CROSSING SECTION 1
OVERALL SITE PLAN

DRAWING ISSUE			
#	DATE	BY	* COMMENT
1	01/28/21	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10583	TDLR	**
DRAWN	MAB	CHECKED	JTW
SCALE	SHEET		06
1" = 200' (24X36)	1" = 400' (11X17)		

08/25/2021 DATE

01/28/2021

Chris Rogman
 CITY OF MONTGOMERY, CITY ENGINEER
 SIGNATURE VALID FOR ONE (1) YEAR

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE