



July 21, 2021

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

Re: Monthly Engineering Report
City Council Meeting July 27, 2021

Dear Mayor and Council:

The following is a brief summary that describes our activities since the June 22, 2021 Council Meeting:

Capital Projects (Jones|Carter):

1. **Downtown Waterline Replacement** – It is our understanding the contractor is continuing to work along FM 149. We received Pay Estimate No. 6 in the amount of \$54,247.50 from Jones|Carter. As of June 24th, construction was approximately 78% complete by value.
2. **Water Plant No. 3 Improvements** – It is our understanding Jones|Carter provided all required documentation to the TWDB and are awaiting issuance of a Notice to Proceed before construction can begin.
3. **GLO Projects**
 - a. **Ander's Branch Drainage Improvements** – It is our understanding Jones|Carter is proceeding with environmental and surveying services for the project.
 - b. **Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – It is our understanding Jones|Carter plans to submit 60% design drawings for our review by the end of August.
 - c. **Water Plant No. 3 Generator** – This project will begin once costs for the previous two projects has been finalized to ensure sufficient funding exists for this project.
4. **FM 1097 Speed Study** – Jones|Carter is complete with the speed study along FM 1097 from approximately FM 149 to the eastern City ETJ. We are reviewing the results of the study and plan to coordinate with Jones|Carter to present at the August 10th meeting of the City Council.

5. **FM 1097 and Buffalo Springs Drive Traffic Signal Warrant Analysis** - Jones|Carter is complete with the traffic signal warrant analysis at FM 1097 and Buffalo Springs Drive. We are reviewing the results of the study and plan to coordinate with Jones|Carter to present the results at the August 10th meeting of the City Council.

Developments:

1. **Feasibility Studies** – There are no active feasibility studies at this time.
2. **Plan Reviews**
 - a. **Wendy’s (Haza Foods)** – We received revised plans from the developer on June 25th. We provided comments to the plans to the developer on July 16th.
 - b. **Shoppes at Montgomery Access Drive to Buffalo Springs** – We received plans for review on July 13th and expect to return comments this week.
3. **Plat Reviews**
 - a. **Town Creek Crossing Section 1 Final Plat** – We received a revised plat from the developer on June 29th. We offer no objections to the final plat and have included our recommendation for approval of the final plat in this month’s Council meeting.
 - b. **Hills of Town Creek, Section 4 Amending Plat** – We received a revised plat from the developer on June 18th and provided comments to the plat on June 28th.
 - c. **Shoppes at Montgomery Amending Plat 2** – We received a revised plat from the developer and provided comments on June 24th.
4. **Ongoing Construction**
 - a. **Town Creek Crossing, Section 1** – Construction is ongoing and the contractor expects to begin paving this week.
5. **One-Year Warranty Inspections**
 - a. **Villas of Mia Lago, Section 2** – We reinspected the items this month and provided a list of items that still need to be addressed.
 - b. **Hills of Town Creek, Section 3** – The developer began with additional repair work to the streets on July 21st. Upon completion we will reinspect the work before recommending ending the warranty period.
 - c. **Hills of Town Creek, Section 4** – The warranty period for this project will end on March 24, 2022.

General Ongoing Activities:

1. **Gracepoint Homes (Kammerer Tract)** – It is our understanding the developer is working with the Public Utilities Commission to decertify the tract from the Dobbin-Plantersville CCN boundaries.
2. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.
3. **TPDES Permit Renewal** – We are proceeding with the Texas Pollutant Discharge Elimination System (“TPDES”) permit renewal for both the Stewart Creek and Town Creek wastewater treatment plants.
4. **FM 1097 & Atkins Creek Drainage Improvements (TxDOT)** – We are coordinating with TxDOT to provide any documentation necessary to determine and prepare the easement area that is to be obtained for the project.
5. **FM 149 & SH-105 North Bound Right Turn Lane (TxDOT)** – We plan to attend a pre-construction meeting with TxDOT on July 27th.
6. **City Engineer Transition** – We received a hard drive containing City documents from Jones | Carter on July 8th. We continue to go through the provided files to determine if any additional documents are needed.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR/kmv

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Attachments - None

Cc (via email): The Planning and Zoning Commission – City of Montgomery
Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney