



October 20, 2023

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

Re: Monthly Engineering Report
City Council Meeting October 24, 2023

Dear Mayor and Council:

The following is a brief summary that describes our activities since the September 26, 2023, Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements**— As a reminder, we were authorized to begin the design of the Water Plant No. 2 Improvements, subject to completion of the hydrogeological report by Wet Rock Groundwater Services, LLC. We are currently working with our design team to obtain survey, geotechnical recommendations, and structural recommendations for the ground storage tank replacement. 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** - As authorized at the September 12th Council meeting, Wet Rock Groundwater Services, LLC is proceeding with the hydrogeological study and report for all existing and known proposed future wells within the City. Once the report is complete it will be submitted to LSGCD as part of the permit amendment application package. We expect to have the report back in a few weeks.
- 3. Flagship Boulevard Storm Sewer & Pavement Replacement** – It is our understanding that the contractor is working on addressing punch list items identified during the final walk through on August 30th.
- 4. 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.

- 5. 2023 Sanitary Sewer Rehabilitation Phase I** – As a reminder, the contract was awarded to Cruz Tec, Inc. in the amount of \$837,528.00 and 150 calendar days. The contractor is proceeding with pre-televising and point repairs on the sanitary sewer lines.



*Point Repair to existing Sanitary Sewer Line
October 13th*



*Point Repair to existing Sanitary Sewer Line
October 13th*

- 6. 2023 Sanitary Sewer Rehabilitation Phase II** – We are finalizing the plans and contract documents for the project and expect to be completed next month. As a reminder, the pipe bursting design was resubmitted to TxDOT on August 3rd, and we received approval on August 24th. The bidding and construction of the project will be held until funding is available for construction.
- 7. Lift Station No. 10 Improvements** – We are continuing with design and expect to be complete in November and bid on the project in December, pending approvals from Montgomery County. As a reminder, this project is funded by Pulte Homes for the Montgomery Bend Development.
- 8. Old Plantersville Waterline Extension** – We are continuing with the design of the 12" waterline extension and expect to be complete next 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 and County approval has been received. As a reminder, this project is being funded by Redbird Meadows.
- 9. Old Plantersville Force Main Extension** – We are continuing with design of the 6" force main, including coordination with the Redbird Meadows Engineer to finalize the tie in location. We expect to complete design and bid this project next month. As a reminder, this project is being funded by Redbird Meadows.

- 10. McCown St. and Caroline St. Waterline Replacement** – We are continuing with our design, and we expect to be complete in November, subject to updates based on the final design of the downtown improvements project. As a reminder, the bidding and construction of the project will be held until the downtown improvements project is nearing design completion so as to minimize the impact of construction.
- 11. Downtown Drainage Master Plan** – We are finalizing our report, including internal reviews and plan to meet with staff to review and discuss in early November.
- 12. TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The TPDES Amendment was submitted to the TCEQ on October 11th.and expect additional comments next month and we expect to receive comments or approval from the TCEQ in November. We expect to receive comments or approval from the TCEQ in December.
- 13. Buffalo Springs Dr. Road Reconstruction & Traffic Signal** – It is our understanding the deposit was received from Home Depot last week. We are proceeding with survey and preliminary design as authorized at the September 12th Council meeting.

Developments:

- 1. Plan Reviews**
 - a. Town Creek Storage II** – We did not receive a revised plan set this month.
 - b. Pizza Shack Parking Expansion** – We did not receive a revised plan set this month.
 - c. MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – We received revised plans on September 13th and provided plan approval on October 6th.
 - d. Home Depot** – As a reminder, we provided conditional approval to the plans on September 1st pending execution of a funding agreement for the intersection improvements to Buffalo Springs and SH 105 intersection. Full plan approval was provided on October 18th.
 - e. Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received revised plans on October 4th and are continuing with our review.
 - f. Redbird Meadows MCMUD 215 Lift Station No. 1** – We did not receive revised plans this month.
 - g. Montgomery Bend Subdivision Recreation Center** – We received the site civil plans on October 4th and provided comments on October 20th.

2. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We received a preliminary plat for the development on June 27th and provided comments on July 18th. We have not received a revised plat.

3. Ongoing Construction

- a. **Montgomery Bend (Pulte Group) Mass Grading, Detention, and Offsite Utilities** – The contractor is substantially complete with the mass grading, detention, and offsite waterline for the proposed subdivision. We are working to schedule a final walkthrough in the next few weeks.
- b. **Montgomery Bend Section 1 Water, Sanitary, Paving, and Drainage** – The inspection of the public waterlines was held on October 12th with the contractor and public works present. It is our understanding that the contractor has addressed the punchlist items identified at that time and we plan to recommend acceptance of the infrastructure at this council meeting.

We plan to hold an inspection of the public sanitary sewer lines once the proposed public lift station is operational and the connection to FM 1097 is made.

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 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 Sheppard Street** – 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. 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 will be working with City Staff to transition the City’s new operator, Hays Utility North Corporation, into these calls.
3. **Emergency Preparedness Plan** – No engineering update. We will continue to follow up until plan approval is received.
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. We met with City staff in July and are continuing work on the draft of updates and plan to meet with the Capital Improvements Advisory Committee (CIAC) once it is reconvened.
5. **Lonestar Parkway Bridge Repair** – It is our understanding that construction is substantially complete, and the contractor has addressed all punch list items with the exception of turf establishment.
6. **Lone Star Parkway and Buffalo Springs Signal Improvements** – It is our understanding that Montgomery County received the signal equipment and has begun construction.
7. **Lone Star Parkway and Buffalo Springs Roadway Improvements** – The contractor has begun construction on the roadway improvements. As a reminder, the scope of this project includes the addition of turn lanes on Lone Star Parkway.



Subgrade Preparation (Westbound) October 18, 2023



Roadway patchwork (Northbound) October 18, 2023

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR/kv:zigt

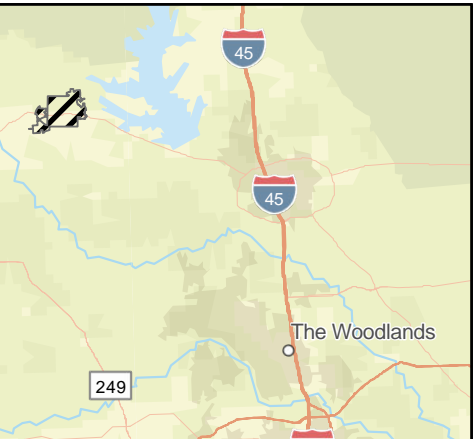
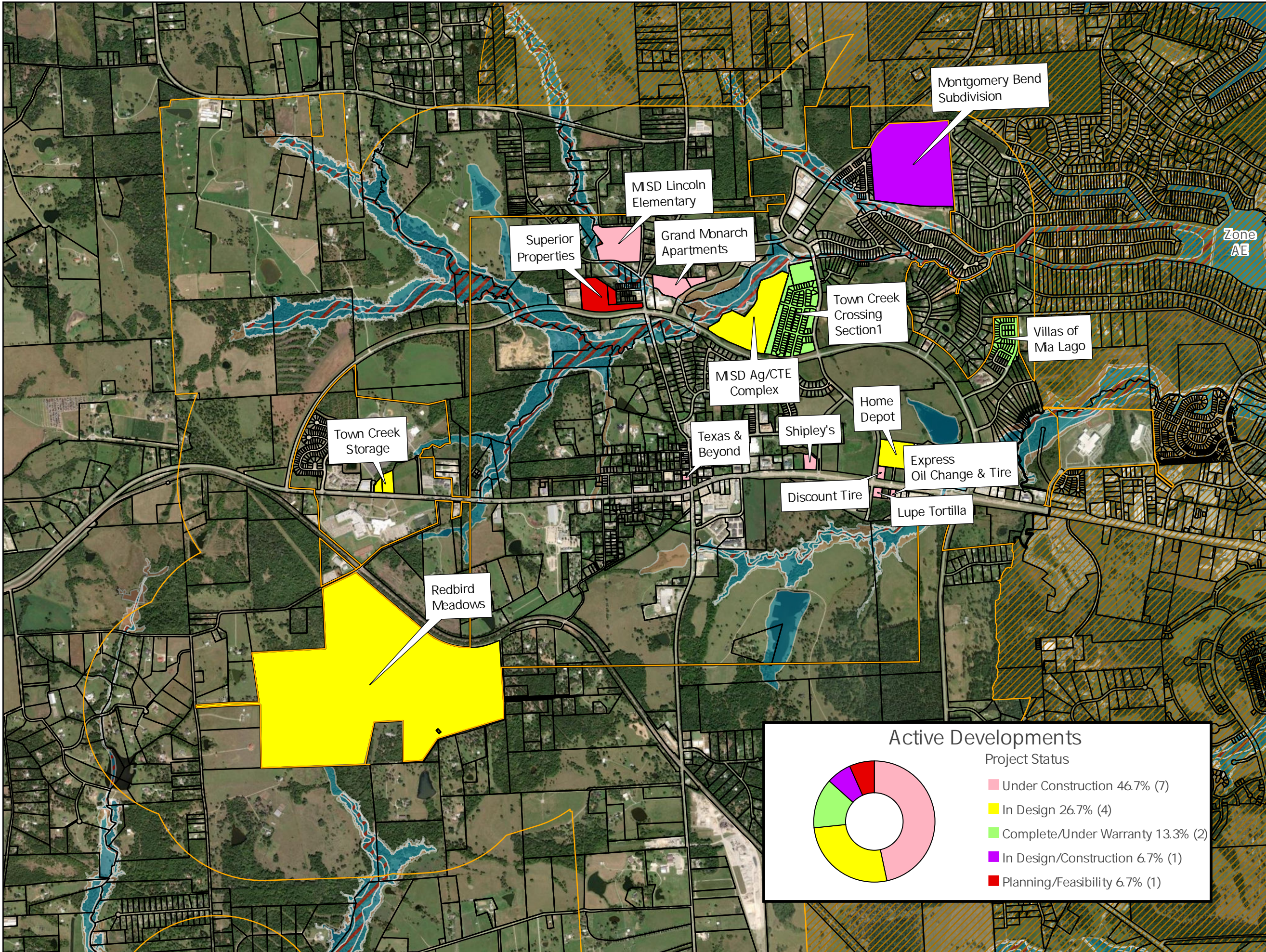
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Engineer's Report.docx

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

City of Montgomery Capital Project Schedule

Task	Start	End	Cal. Days	Work Days	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
McCown St. and Caroline St. Waterline Replacement																
Survey	7/7/2022	4/7/2023	275	196												
Design	4/7/2023	11/21/2023	228	163	█	█										
Approvals	11/22/2023	12/6/2023	14	10		█	█									
Bidding	12/7/2023	12/25/2023	18	13			█	█								
Present ROA to Client	12/26/2023	12/27/2023	1	1			█									
Prepare Contracts	12/28/2023	1/4/2024	7	5			█	█								
Execute Contracts	1/5/2024	2/10/2024	36	26			█	█	█							
Issue Notice to Proceed	2/15/2024	2/22/2024	7	5				█	█							
Construction	3/3/2024	4/17/2024	45	33					█	█						
Old Plantersville Waterline Extension																
Design	7/30/2022	11/13/2023	440	336	█	█										
Approvals	11/14/2023	12/14/2023	30	23		█	█									
Bidding	12/15/2023	1/5/2024	21	16			█	█								
Present ROA to Client	1/6/2024	1/8/2024	2	1			█									
Prepare Contracts	1/9/2024	1/16/2024	7	6			█	█								
Execute Contracts	1/17/2024	2/6/2024	20	15			█	█	█							
Issue Notice to Proceed	2/7/2024	2/14/2024	7	6				█	█							
Construction	2/15/2024	5/24/2024	99	72					█	█	█					
Old Plantersville Force Main Extension																
Design	8/13/2022	11/17/2023	430	330	█	█										
Approvals	11/18/2023	12/17/2023	29	20		█	█									
Bidding	12/18/2023	1/8/2024	21	16			█	█								
Present ROA to Client	1/9/2024	1/11/2024	2	3			█									
Prepare Contracts	1/12/2024	1/18/2024	6	5			█	█								
Execute Contracts	1/19/2024	2/8/2024	20	15			█	█	█							
Issue Notice to Proceed	2/9/2024	2/15/2024	6	5				█	█							
Construction	2/16/2024	5/26/2024	100	71					█	█	█					
Downtown Drainage Analysis																
Survey	7/7/2022	4/7/2023	274	196												
Analysis	4/7/2023	7/5/2023	90	64												
Report	7/6/2023	11/2/2023	120	86	█	█										
2023 Sanitary Sewer Rehabilitation Phase I																
Survey	11/11/2022	2/7/2023	88	63												
Design	2/7/2023	5/11/2023	93	68												
Bidding	5/18/2023	6/1/2023	14	11												
Present ROA to Client	6/13/2023	6/13/2023	0	1												
Prepare Contracts	6/14/2023	6/20/2023	6	5												
Execute Contracts	6/20/2023	11/12/2023	145	104												
Issue Notice to Proceed	11/13/2023	11/17/2023	4	5												
Construction	9/11/2023	2/8/2024	150	109	█	█	█	█								
2023 Sanitary Sewer Rehabilitation Phase II																
Survey	11/11/2022	2/7/2023	88	63												
Design	2/7/2023	6/5/2023	118	85												
Approvals	6/6/2023	9/15/2023	101	74												
Bidding	9/16/2023	9/30/2023	14	10												
Present ROA to Client	10/1/2023	10/1/2023	0	0												
Prepare Contracts	10/2/2023	10/8/2023	6	5	█											
Execute Contracts	10/9/2023	10/23/2023	14	11	█	█										
Issue Notice to Proceed	10/24/2023	10/24/2023	0	1												
Construction	10/25/2023	3/23/2024	150	108		█	█	█	█	█						
Lift Station No. 10 Improvements																
Design	2/27/2023	11/14/2023	260	187	█	█										
Approvals	11/15/2023	12/30/2023	45	33		█	█									
Bidding	12/31/2023	1/11/2024	11	9			█	█								
Present ROA to Client	1/12/2024	1/16/2024	4	3			█									
Prepare Contracts	1/17/2024	1/23/2024	6	5			█	█								
Execute Contracts	1/24/2024	1/30/2024	6	5			█	█								
Issue Notice to Proceed	2/11/2024	2/17/2024	6	5				█	█							
Construction	2/18/2024	5/15/2024	87	63					█	█	█					

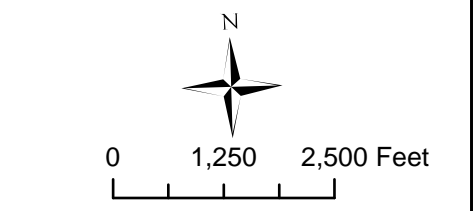


Legend

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

Development Status

- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- Floodway
- 100-year
- 500-year



Active Developments Map
October 2023



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.

