



August 17, 2023

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

Re: Monthly Engineering Report
City Council Meeting August 22, 2023

Dear Mayor and Council:

The following is a brief summary that describes our activities since the July 25, 2023 Council Meeting:

Capital Projects:

- 1. Flagship Boulevard Storm Sewer & Pavement Replacement** – We received Change Order No. 2 in the amount of \$898.56, which due to its amount was approved by the City administrator. The change order covers the relocation of a sanitary sewer lead near the Woodforest Bank that was in conflict with the proposed concrete pipe. The contractor is substantially complete with the project, and the road has been reopened.



New Concrete Pavement on August 15, 2023



Poured Concrete Pavement on August 10, 2023

- 2. 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 contracts have been reviewed by the City's attorney, and we plan to schedule a pre-construction meeting with the contractor this month, pending receipt of the fully executed contracts.

3. **2023 Sanitary Sewer Rehabilitation Phase II** – As a reminder, the project was split into two projects to allow bidding and construction of the primary sanitary sewer rehabilitation work to take place without being delayed by TxDOT review. The pipe bursting design was submitted to TxDOT on June 5th, and we received comments on July 11th. We resubmitted to TxDOT on August 3rd and are waiting for comments.
4. **Lift Station No. 10 Improvements** – We are continuing with design and expect to be complete in September. As a reminder, this project is funded by Pulte Homes for the Montgomery Bend Development.
5. **Old Plantersville Waterline Extension** – We are continuing with the design of the 12" waterline extension. We are coordinating with MISD to obtain the necessary easements for the waterline extension, and we expect to submit to the County for their review this month. As a reminder, this project is being funded by the developer.
6. **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 be complete with design in September. As a reminder, this project is being funded by the developer.
7. **McCown St. and Caroline St. Waterline Replacement** – We are continuing with our design, and we expect to be complete in September, subject to updates based on the final design of the 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 completion of design as to minimize the impact of construction.
8. **Downtown Drainage Master Plan** – We are continuing with our analysis of existing and proposed conditions, and we expect to be complete this month.
9. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – We are proceeding with the preparation of the TPDES permit amendment for the Town Creek wastewater treatment Wastewater Treatment Plant, as authorized at the July 25th Council meeting. We plan to submit the application to the TCEQ by the end of August.
10. **Water Plant No. 3** – As a reminder, the one-year warranty for the project began on August 3, 2022. We attended the one-year warranty inspection of the infrastructure on August 1, 2023, and it is our understanding that the contractor is working to address punch list items identified at the inspection. We are coordinating with Quiddity 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.

Developments:

1. **Plan Reviews**
 - a. **Town Creek Storage II** – We did not receive revised plans 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 a revised set on July 14th and provided comments on July 27th. We have not received a revised plan set.
- d. **Home Depot** – We received revised plans on August 14th and are continuing with our review.
- e. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received plans on January 25th and will proceed with our review once the preliminary plats are approved.
- f. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We received plans on January 10th and provided comments on February 7th. We received clarification on February 22nd and will proceed with our review once the preliminary plats are approved.

2. Plat Reviews

- a. **Redbird Meadows Sections 1 Preliminary Plat** – We provided comments to the plat on November 15th, 2022. We have not received a revised plat.
- b. **Redbird Meadows Sections 2 Preliminary Plat** – We provided comments to the plat on November 15th, 2022. We have not received a revised plat.
- c. **Redbird Meadows Sections 3 Preliminary Plat** – We provided comments to the plat on November 15th, 2022. We have not received a revised plat.
- d. **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.
- e. **Montgomery Bend Section 1 Final Plat** – We received the final plat on July 26th and provided comments on August 17th.

3. Ongoing Construction

- a. **Montgomery Bend (Pulte Group) Mass Grading, Detention, and Offsite Utilities** – The contractor is nearing completion of construction of the mass grading, detention, and offsite waterline.
- b. **Montgomery Bend Section 1 Water, Sanitary, Paving, and Drainage** – It is our understanding that the contractor is proceeding with construction of the water, sanitary, paving, and drainage improvements. Following are photos showing the status of construction:



Lime Treatment for subgrade on August 8, 2023



Waterline trench work along FM 1097 on July 17, 2023

4. One-Year Warranty Inspections

- a. **Town Creek Crossing, Section 1** – We held a warranty inspection on March 23rd and the contractor is working to address the remaining punchlist items. We are working to schedule a re-inspection in the coming weeks.
- 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 Shepperd 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.
- d. **SH-105 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal design is approximately 90% complete. TxDOT does not currently have a construction schedule, but they do not expect construction to begin for a few years without an outside funding source.

2. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.
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 last month 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 underway. It is also our understanding that the County requested the City’s share of the project and has been paid this week.



Lonestar Parkway Bridge construction August 10, 2023



Lonestar Parkway Bridge prior to construction

6. **Lonestar Parkway and Buffalo Springs Signal Improvements** – It is our understanding that Montgomery County has ordered the signal equipment and expects to start construction on the signal improvements in the week of August 28th.

- 7. Lonestar Parkway and Buffalo Springs Roadway Improvements** – It is our understanding the contractor expects to start construction on the roadway improvements the week of August 28th. As a reminder, the scope of this project includes the addition of turn lanes on Lone Star Parkway.

Please let me know if you have any questions.

Sincerely,



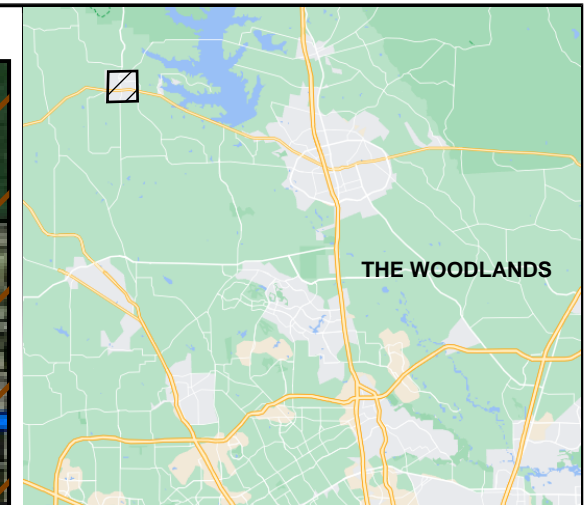
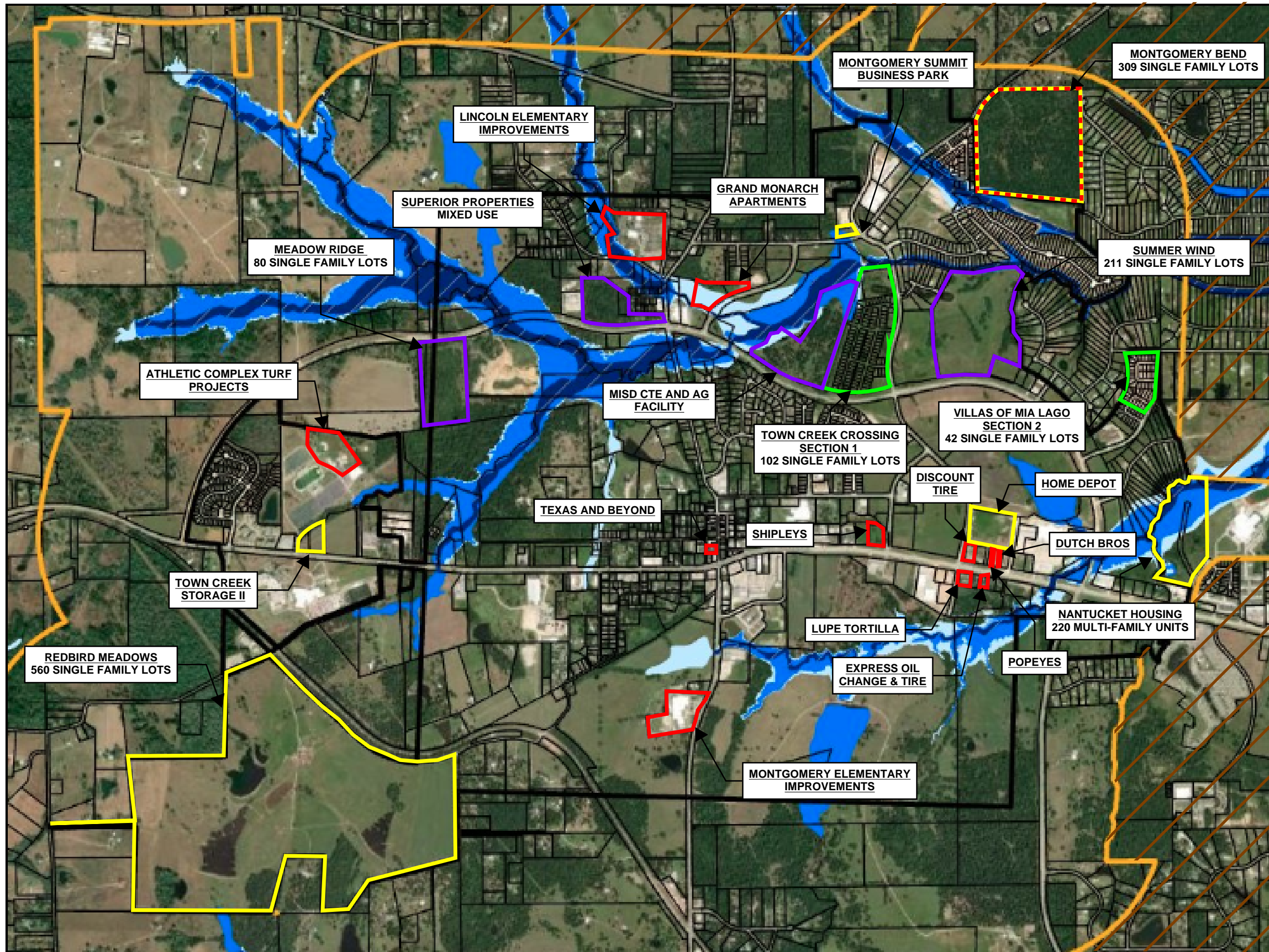
Chris Roznovsky, PE
City Engineer

CVR/kv:zlg

Z:\00574 (City of Montgomery)_900 General Consultation\Meeting Files\Engineer's Reports\2023\08.2023\Review\8-2023 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



VICINITY MAP NTS

LEGEND

- City Limits
- City ETJ
- City Of Conroe ETJ
- MCAD Parcels
- Floodway
- 100-year
- 500-year
- Complete/Under Warranty
- Under Construction/
Plans Approved
- In Design
- Planning/Feasibility

Active Developments
August 2023

City of Montgomery Capital Project Schedule

[illegible]