

May 20, 2022

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

Re: Monthly Engineering Report
City Council Meeting May 24, 2022

Dear Mayor and Council:

The following is a brief summary that describes our activities since the April 26, 2022 Council Meeting:

Capital Projects:

- 1. Downtown Waterline Replacement** – It is our understanding the contractor has addressed all punch list items identified at the final inspection and we are coordinating with Quiddity to obtain all required close out documents. Additionally, we were made aware of some issues with asphalt near In Stitch Drapery. The contractor is working to address these issues.
- 2. Water Plant No. 3 Improvements** – We did not receive a pay estimate this month. Construction of the project is nearly complete and final testing is being performed before all new facilities are put into service. We expect all facilities to be online and plan to conduct a final inspection in the next 30 days.



Figure 1: Hydropneumatic Tanks May 17, 2022



Figure 2: Ground Storage Tank May 2, 2022

3. GLO Projects

- a. **Ander's Branch Drainage Improvements** – We are working with Quiddity, GrantWorks, and City Staff to work through regulatory requirements.
 - b. **Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – It is our understanding that the televising work is complete and Quiddity has begun reviewing the videos to finalize rehab recommendations. The contractor expects to begin construction of the drainage improvements this month.
 - c. **Water Plant No. 3 Generator** – We held a pre-construction meeting on May 3, 2022 and it is our understanding that the contractor has not yet mobilized.
4. **FM 1097 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – We have requested, but not received, a schedule from TxDOT for design and construction of a traffic signal at this intersection.
 5. **SH-105 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – We provided the completed study to TxDOT for their consideration, but have not received a response at this time.
 6. **2022 Sanitary Sewer Cleaning and Televising – Phase 1** – The contractor is continuing with the televising work. We are coordinating with the contractor to address ongoing issues. We did not receive a pay estimate this month.
 7. **Clepper Sidewalks** – It is our understanding that the City's Attorney is preparing the recording documentation for easement dedication for this project. We expect to begin advertising for bids this week and plan to receive bids on June 14, 2022.
 8. **15-Year Infrastructure Plan** – We have completed a majority of the requested changes and are proceeding with the additional sanitary sewer analysis as requested.
 9. **Old Plantersville Waterline Extension** – We are coordinating with the Engineer for the Redbird Meadows development to complete the survey of the project area. As a reminder this project is being funded by the developer.
 10. **Old Plantersville Force Main Extension** – We are coordinating with the Engineer for the Redbird Meadows development to complete the survey of the project area. As a reminder this project is being funded by the developer.

Developments:

1. Feasibility Studies

- a. **Nantucket Housing** – We were authorized at the April 12th meeting at the City to proceed with the preparation of a Utility and Economic feasibility for approximately 220 units. We plan to present the study to Council at the May 24, 2022 Council meeting.

- b. **Pulte Group** – We were authorized at the April 12th meeting at the City to proceed with the preparation of a Utility and Economic feasibility for a single family development. We expect to present the study to Council at the May 24, 2022 Council meeting.

2. Plan Reviews

- a. **Discount Tire** – We provided comments to the developer this month. We are awaiting a revised plan set from the Developer. We provided easement documents to the Developer on May 11th for execution and recordation.
- b. **ShIPLEY'S Donuts** – We are awaiting a revised plan set from the Developer.
- c. **Town Creek Storage II** – We provided comments to the developer this month. We are awaiting a revised plan set from the Developer.
- d. **Hills of Town Creek Section 5** – We are awaiting a revised plan set from the Developer.
- e. **Popeye's** – We are currently reviewing plans for this development and plan to provide comments to the Developer this week.

3. Plat Reviews

- a. There are no ongoing plat reviews at this time.

4. Ongoing Construction

- a. There are no ongoing construction projects at this time.

5. One-Year Warranty Inspections

- a. **Town Creek Crossing, Section 1** – At the April 26th meeting the Council accepted the public infrastructure within the subdivision. The One-Year Warranty Period began on March 31, 2022.
- b. **Villas of Mia Lago, Section 2** – We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.
- c. **Hills of Town Creek, Section 4** – We held the one year warranty inspection on March 22, 2022. We are working with the developer to address the outstanding items.

General Ongoing Activities:

- 1. **Redbird Meadow (Kammerer Tract)** – The Developer Agreement was executed at the April 26th Council meeting. We are coordinating with the Developer to obtain survey information for the proposed public waterline and force main extension.
- 2. **TPDES Permit Renewal** – The permit renewal applications for both the Stewart Creek and Town Creek wastewater treatment plants were deemed administratively complete and are undergoing technical review. We expect draft permits for review in the next few months. As a reminder, the current TPDES Permit expires June 1, 2022.

3. **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.
4. **FM 149 & SH-105 North Bound Right Turn Lane (TxDOT)** – We are coordinating with TxDOT to obtain an updated project schedule.
5. **Access Management along SH-105 (TxDOT)** – As you are aware, construction has begun on the access management project along SH-105. According to TxDOT, construction within the City is anticipated to be complete in late summer/early fall 2022.
6. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.
7. **Emergency Preparedness Plan** – In accordance with Senate Bill 3, we submitted the City’s Emergency Preparedness Plan on February 24, 2022. It is our understanding that it is in technical review with the TCEQ. We are expecting comments or approval in the coming months.

Please let me know if you have any questions.

Sincerely,



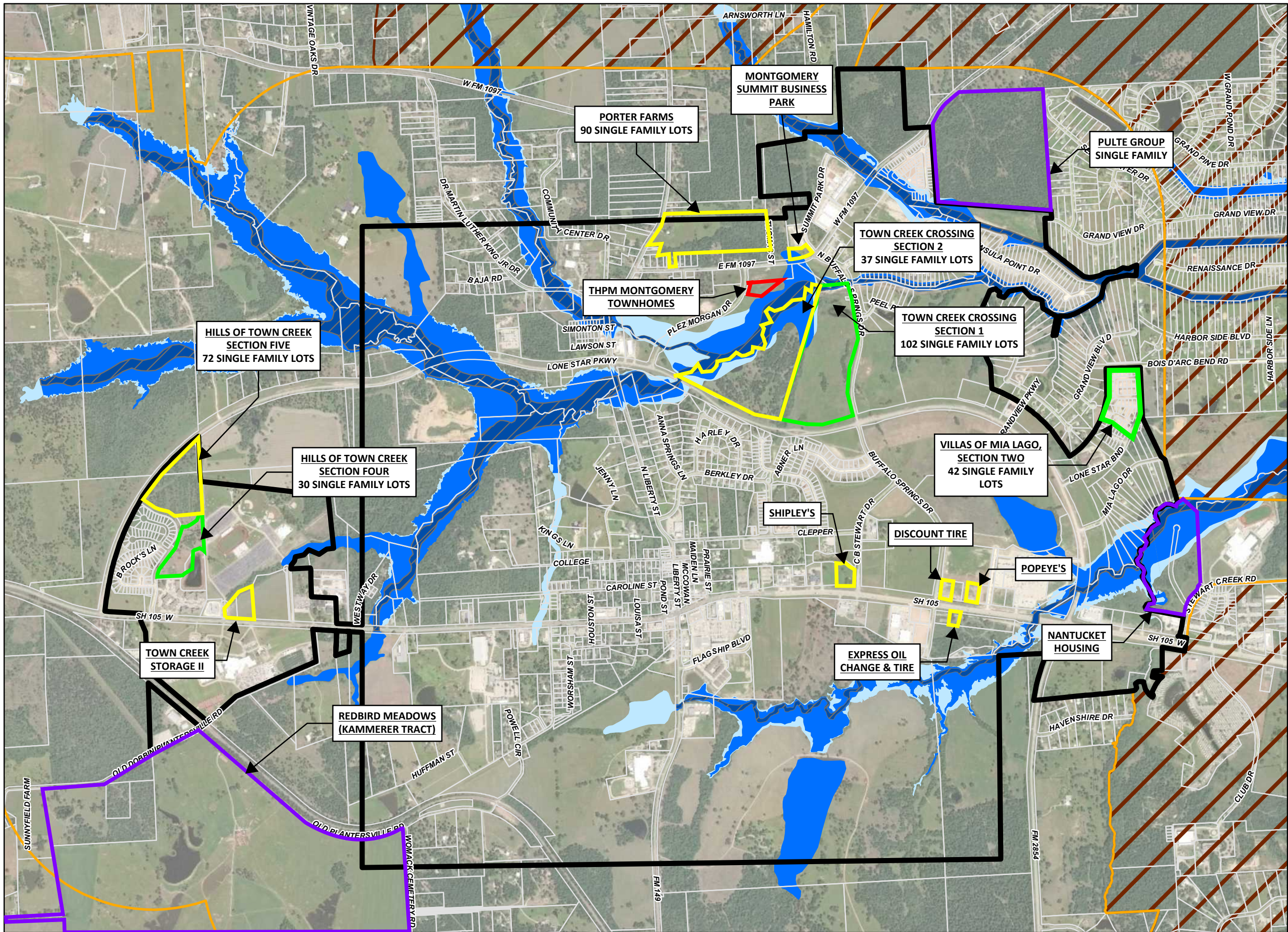
Chris Roznovsky, PE
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Meeting Files\Engineer's Reports\2022\05.2022\05-2022 Engineer's Report.docx

Attachments – Active Developments Map

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



VICINITY MAP
Scale: 1 inch equals 20 miles

LEGEND

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

ACTIVE DEVELOPMENTS (MAY 2022)

