

May 20, 2021

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

Re: Engineering Report
Council Meeting: May 25, 2021
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the April 27th Council Meeting:

Status of Previously Authorized Projects:

All projects discussed below are shown on the enclosed maps of active developments and capital projects.

a) Water Distribution System Analysis and Master Plan – CP No. 3 – Downtown and SH-105 Waterline Replacement

We are coordinating with TxDOT to receive a utility installation permit for work along FM 149 and expect to receive them soon. The contractor continues to proceed with installation of the waterline along SH-105. We approved Pay Estimate No. 4 in the amount of \$135,400.50. The Contractor's period of performance ends June 13, 2021.



Connection at Eva & Pond St.



Flush Valve Install at SH-105 & Louisa St.

Status of Previously Authorized Projects (cont.):**b) Baja Road Water and Drainage Improvements, Phase I & Phase II (CDBG)**

We were contacted by MMG Contractors, LLC (the "Contractor") via their surety to release remaining funds associated with both phases of this project. We are continuing to work with Grantworks and TDA to release the remaining funds owed to the City. The contractor has stopped addressing the punch list items identified in the Phase I project until they are paid. We recommend release of the remaining funds owed to the Contractor in the total amount of \$37,799.41 (\$8,506.97 for Phase II and \$29,292.44 for Phase I).

c) Water Distribution System Analysis and Master Plan – CP No. 9 – Water Plant No. 3 Improvements

Contracts were executed at the April 27th Council meeting. We held the pre-construction meeting at City Hall on May 12th.

d) GLO Projects

We started preliminary design on the projects included in the engineering contract. We also started survey and environmental review.

e) Sanitary Sewer System Analysis and Master Plan – CP No. 3b – Lift Station No. 1 Replacement

We are prepared to proceed with work to issue a final pay estimate once directed by City Council.

Existing and Upcoming Developments:**a) Feasibility Studies –** There are no active feasibility studies at this time.**b) Plan Reviews**

i. **Panda Express** – We provided our plan approval for this development on May 10th.

ii. **Haza Foods (Wendy's)** – We received revised plans for the development on May 20th and the they are under review.

c) Plat Reviews

i. **Town Creek Crossing** – No change in status. We provided comments to the final plat on March 31st. There have been no subsequent submittals.

ii. **Montgomery Shoppes Section 2 Amending Plat No. 2** – The plat was signed by the City Engineer on May 12, 2021.

iii. **Town Creek Crossing Section 1** – The contractor continues to install the proposed storm sewer and waterline facilities and began the installation of the sanitary sewer line. The contractor is expected to be complete in July 2021.

Existing and Upcoming Developments (cont.):**d) One-Year Warranty Inspections**

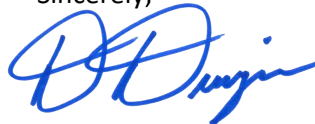
- i. **Villas of Mia Lago, Section 2** – We met with the developer on May 5th to discuss the remaining punchlist items and an issue regarding Type-E storm sewer inlet along the west side of the development.
- ii. **Hills of Town Creek, Section 3** – The one-year warranty inspection was held on January 7, 2020. We are continuing to work with City Staff and the Contractor to address the remaining punch list items.

Meetings and Ongoing Activities:

- a) **Kammerer Tract Coordination** –The developer is coordinating with the PUC to decertify the tract from the CCN boundaries.
- b) **Biweekly Operations Conference Call** – We continue hosting a biweekly conference call with representatives from H2O Innovations and City Staff. Items of note discussed during the previous month included updates on various warranty inspections, general updates on all active design and construction projects, and general operations of the City's water and sanitary sewer facilities.
- c) **FM 1097 & Atkins Creek (TxDOT)** – We are coordinating with TxDOT to determine the area and what is needed to assist in preparing the easements that are to be acquired for the project.
- d) **FM 149 & SH-105 Right Turn Lane** – TxDOT has advised that the project is scheduled to be let in 2021.
- e) **FM 1097 Speed Study** – We are coordinating with TxDOT to investigate reducing the speed limit and other safety improvements.

Please contact Wesley Lay or me if you have any questions.

Sincerely,



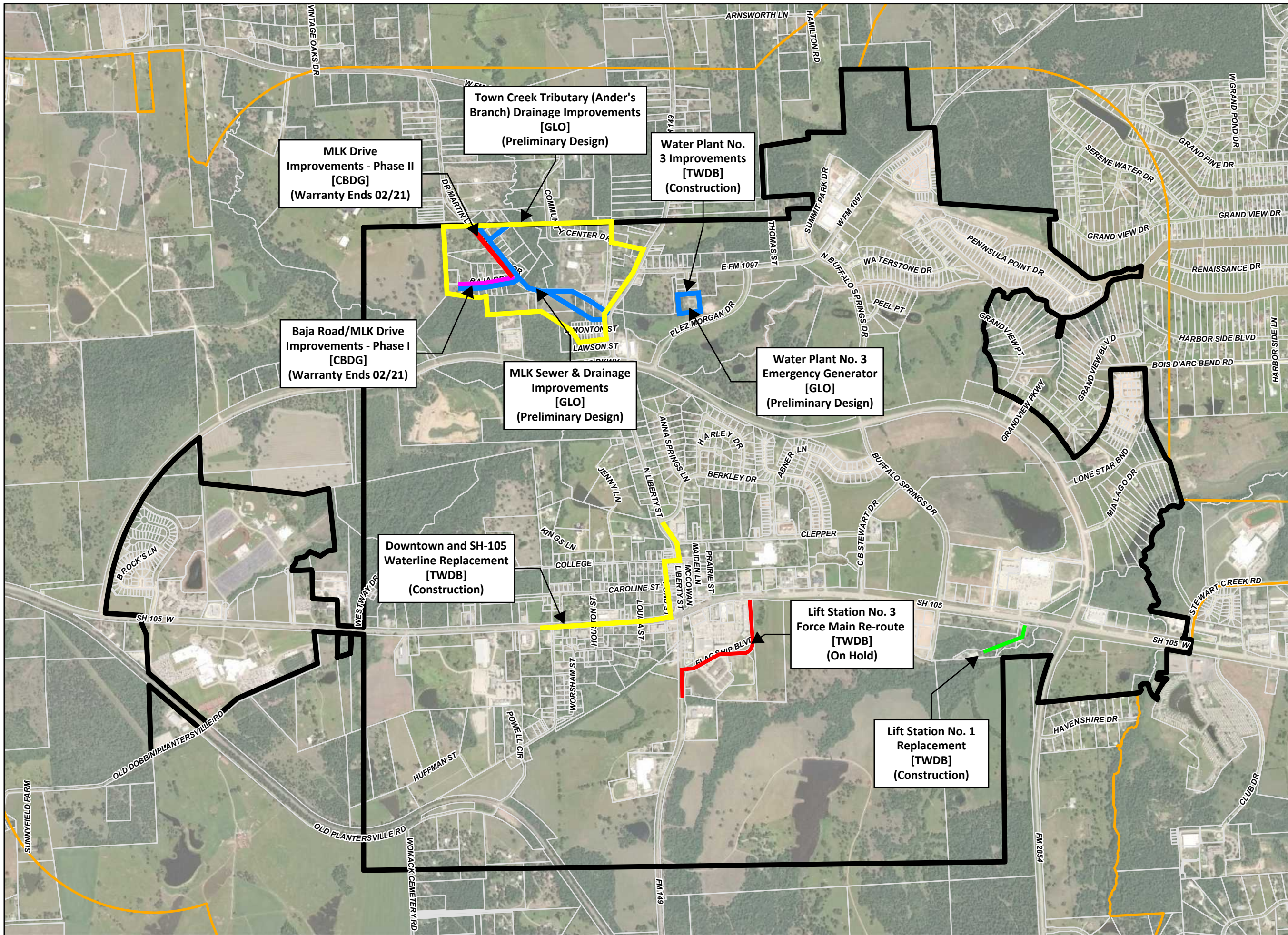
Donald Durgin, PE
Engineer for the City

DD/wsl

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Enclosures: Active Capital Projects Map
Active Developments Map




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



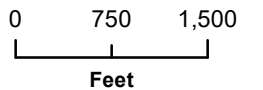
VICINITY MAP

Scale: 1 inch equals 20 miles

LEGEND

-  City Limits
-  City ETJ
-  MCAD Parcels

ACTIVE CAPITAL PROJECTS (MAY 2021)

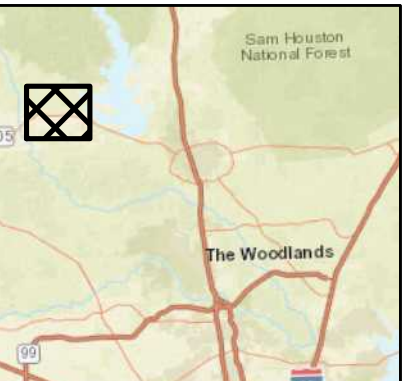
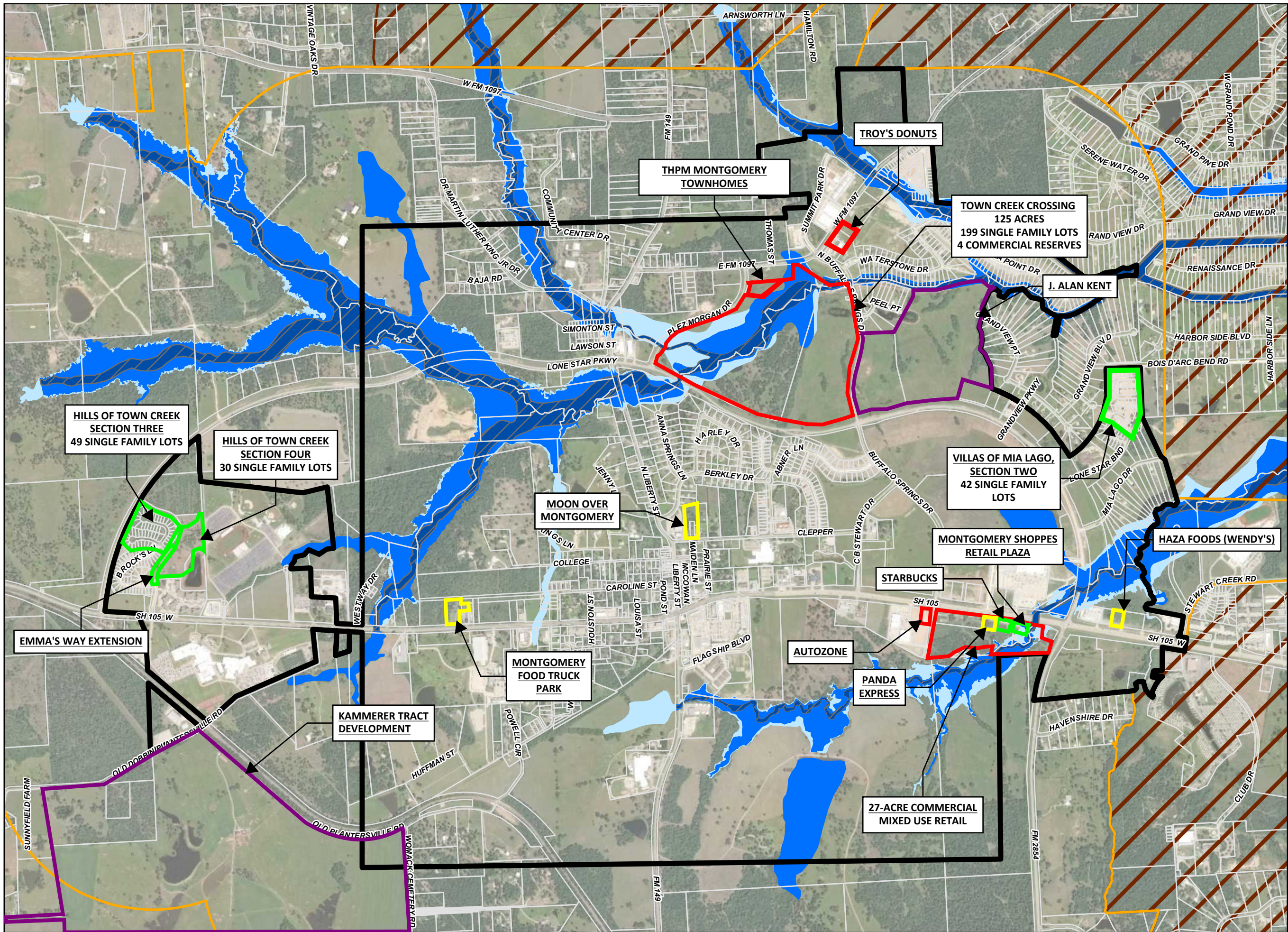


1 inch equals 1,500 feet



Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.





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 2021)

0 750 1,500
Feet

1 inch equals 1,500 feet

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JONES CARTER
Texas Board of Professional Engineers Registration No. F-439

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User Name: JCP
Date: 3/17/2020
Project Number: W 5941-0900-18