



September 19, 2024

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

Re: Monthly Engineering Report
City Council Meeting September 24, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the August 27, 2024 Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – We did not receive a pay estimate or change order this month. The contractor has mobilized on site and is continuing with site clearing in preparation for construction of the new well and ground storage tank. Based on their schedule they should be substantially complete in June 2025.



*September 13, 2024
Water Plant Site Clearing*

- 2. Water Plant No. 3 Improvements** – It is our understanding that the Contractor was onsite on September 18th to address the remaining punchlist items. We will inspect and coordinate with the Operator to ensure the repairs are completed in a timely manner.

3. **FM 1097 Sanitary Sewer Rehabilitation** – We solicited bids from five contractors on September 10th and received no bids. We are continuing to reach out to trusted contractors to award the project. As a reminder, we have received all of the required easements from the adjacent MUD and property owners.
4. **2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate this month. It is our understanding that the contractor has completed all fieldwork and is in the process of submitting all outstanding CCTV videos and close-out documents. During construction of the pipe-bursting in Lone Star Estates, debris and silt entered the wet well of Lift Station No. 2, causing two lift pumps to break. The City’s Utility Operator and Public Works responded to the issue and the pumps have been replaced. We will be assessing all costs associated with the damages against Cruz Tec.
5. **2023 Sanitary Sewer Rehabilitation Phase II** – We did not receive a pay estimate this month. The contractor completed all of field work and site restoration and is in the process of submitting all outstanding CCTV videos and close-out documents.



*August 23, 2024
New Asphalt along SH 105*

6. **Old Plantersville Force Main Extension** – We received Pay Estimate No. 4 in the amount of \$43,850.70. The project is 84% complete by time and 94% complete by value as of August 7th. We performed a final inspection on September 12th and issued the punchlist at that time. It is our understanding that the contractor is working to address all punchlist items. As a reminder, this project is being funded by Redbird Meadows.
7. **Old Plantersville Waterline Extension** – We received bids in our office on September 17th and received a total of 10 bids. The apparent low bid was Bull-G in the amount of \$1,023,795.00 and 120 calendar days. We have discussed the bids with the Developer, and they have no issue with awarding the project to Bull-G. We plan to discuss this further as a separate agenda item. As a reminder, this project is being funded by Redbird Meadows.

- 8. McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.
- 9. TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for permit amendment was submitted to the TCEQ in September 2023. It is our understanding that TCEQ is experiencing significant delays in processing permits, and we are following up daily to determine the status of the City’s permit. We are unable to provide an expected delivery date at this time.
- 10. Town Creek Wastewater Plant Expansion to 0.3 MGD** – As a reminder, City Council authorized Halff Associates to complete the design of the Town Creek Wastewater Treatment Plant expansion to 0.3 MGD at the April 23rd Council meeting. We are continuing coordination with Halff to finalize the contract and design scope before execution.
- 11. Buffalo Springs Dr. Road Reconstruction** – The contractor is substantially complete with construction and has opened the roadway for public use. We attended a final inspection on September 12th and issued the punchlist at that time. The contractor is working on addressing all punchlist items and preparing final documents. We received Pay Estimate No. 4 in the amount of \$275,289.75. The project is 97% complete by time and 70% complete by value as of July 19th. We additionally received Change Order No. 2 in the amount of \$8,150 and 0 calendar days. The change order included work to tie into the existing driveway and the removal of an existing storm inlet. We additionally received Change Order No. 3 in the amount of \$0.00 and 7 calendar days to account for time lost due to Hurricane Beryl. As a reminder, the project is being funded by The Home Depot.



September 14, 2024
New Buffalo Springs Roadway

12. Buffalo Springs Dr. & SH-105 Traffic Signal – The contractor is substantially complete with the construction of the signal. Additionally, it is our understanding that the signal should be activated by TxDOT on September 24th. We received Pay Estimate No. 3 in the amount of \$48,729.69. The contractor is 54% complete by value and 89% complete by time as of August 23rd. Additionally, we received Change Order No. 2 that resulted in a net deduct of \$2,952.00 to the total contract amount. The change order includes the removal of flashing lights on the signal to full red, yellow, and green signal. As a reminder, the project is being funded by The Home Depot.



*September 13, 2024
Signal Mass Arms*

Developments:

1. **Feasibility Studies** – There are no ongoing feasibility studies at this time.
2. **Plan Reviews**
 - a. **MISD Athletic Complex Improvements** – We received civil plans for review on July 24th and provided comments on August 9th. We have not received a revised plan set.
 - b. **Lone Star Ridge Mass Grading and Detention** – We received mass grading plans for the proposed single-family development on September 9th and will proceed with our review upon receipt of escrow deposit from the Developer.
 - c. **Lone Star Ridge Drainage Impact Study** – We received a revised drainage study on September 9th and will proceed with our review upon receipt of escrow deposit from the Developer.
3. **Plat Reviews**
 - a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.

- b. **MISD CTE/Ag Complex Minor Plat** – We received a revised plat on August 21st and provided comments on September 19th
- c. **910 Clepper Development Plat** – We received the plat for review on August 22nd and provided comments on August 29th. We received a further revised plat on September 3rd and provided plat approval the same day.

4. Ongoing Construction

- a. **Hills of Town Creek Section 5** – The contractor has mobilized on site and has begun work on the water, sanitary, and storm to serve the single-family development.



*September 11, 2024
Emma's Way Extension*

- b. **MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – The contractor has addressed all outstanding punchlist items and the lift station has entered the 1-YR warranty period which ends on August 13, 2025. The generator will be accepted with Section 2 once permanent natural gas is available.
- c. **Montgomery Bend Section 2 Water, Sanitary, Paving, and Drainage** – The contractor is substantially complete with the construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision. We held an inspection of the section on July 17th and issued a punchlist at that time. It is our understanding that the contractor is continuing to address the punchlist items. We plan to withhold acceptance of this section until permanent natural gas is available at the Lift Station No. 15 generator.
- d. **Redbird Meadows Phase 1A Water, Sanitary, Paving, and Drainage** – The contractor has completed clearing and has begun construction of water, sanitary and storm sewer for the site.



September 12, 2024
Cleared Site and Sanitary Sewer Installation

5. 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 are continuing to coordinate with TxDOT on their timeline of a fully designed improvements project. It is our understanding that TxDOT has acquired all of the necessary right-of-way to complete the improvements.
- b. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We are continuing our review of TxDOT's latest plan set and are meeting with TxDOT representatives weekly to finalize and address all outstanding utility conflicts. It is our understanding that the first phase of the project is scheduled to begin in Summer 2026. 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. There were no further updates on the project from TxDOT at the June 18th bi-annual coordination meeting.

- 2. Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and City's operator, Hays Utility North Corporation.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR:KMV/zlgt

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Engineer's Report.docx

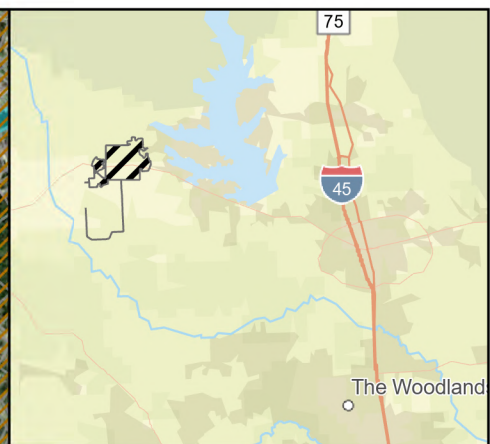
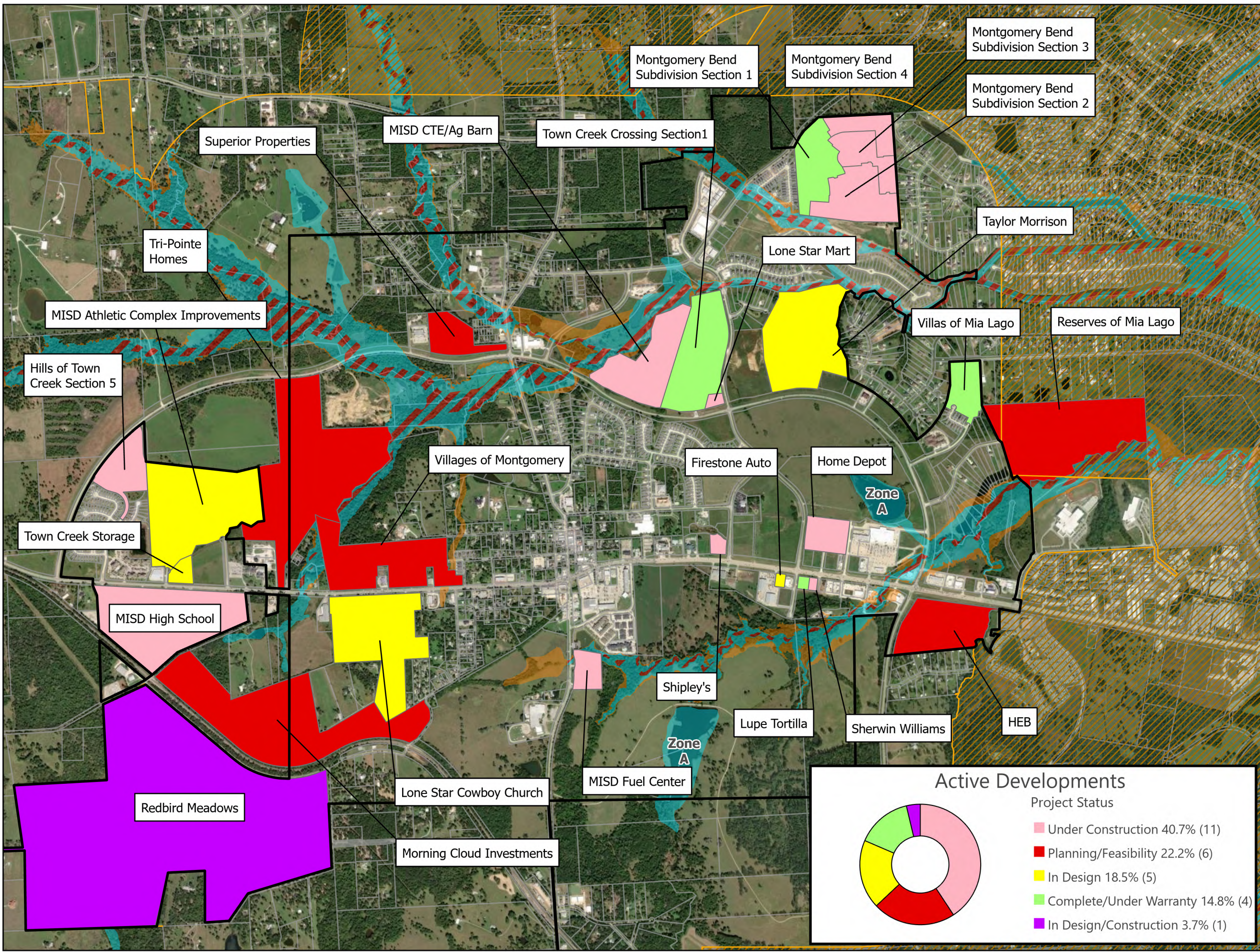
Attachments – Active Developments Map

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

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



Legend

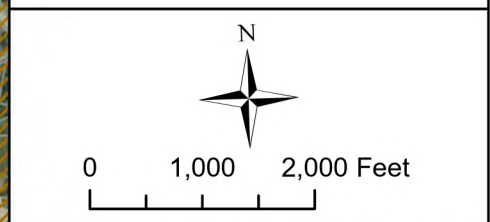
- Parcel Boundary
- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

Development Status

- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction

Environmental

- Floodway
- 100-year
- 500-year



Active Developments Map
September 2024



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.

