

December 9, 2021

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

Re: Monthly Engineering Report
City Council Meeting December 14, 2021

Dear Mayor and Council:

The following is a brief summary that describes our activities since the October 26, 2021 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 Jones|Carter is preparing the final closeout documents for the project. We received Pay Estimate No. 9 in the amount of \$13,680.00 from Jones|Carter. As of September 29, construction was approximately 92% complete by value.
- 2. Water Plant No. 3 Improvements** – The contractor completed demolition of the ground storage tank, installed the 15,000 gallon hydropneumatic tank, and is completing the installation of the electrical duct bank. We did not receive a pay estimate this month.



3. GLO Projects

- a. **Ander's Branch Drainage Improvements** – We are continuing to work with Jones|Carter, GrantWorks, and City Staff to determine the final scope of the project as a result of the environmental analysis, preliminary design, and recent regulation changes.
 - b. **Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – We are completing our review of the revised design drawings from Jones|Carter.
 - c. **Water Plant No. 3 Generator** – It is our understanding the plans are in final revisions. We are also waiting to finalize the scope of the other projects to be funded by the GLO to ensure the proper distribution of funds is maintained.
4. **FM 1097 Speed Study** – It is our understanding TxDOT intends to modify the speed limit along FM 1097 per the completed study, pending adoption of a corresponding ordinance by City Council.
 5. **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.
 6. **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.
 7. **2022 Sanitary Sewer Cleaning and Televising – Phase 1** – We are proceeding with preparation of the exhibits and bid package for the project, as authorized at the September 28th Council meeting. We plan to present bids at the January 25, 2022 meeting of the City Council.

Developments:

1. **Feasibility Studies** – There are no ongoing feasibility studies at this time.
2. **Plan Reviews**
 - a. **Shipleys** – We received construction plans for the development on November 23rd and plan to return comments this week.
 - b. **Town Creek Crossing, Section 2** – We received the drainage impact analysis report and model on November 17th and plan to return comments this week.
3. **Plat Reviews**
 - a. **Hills of Town Creek Section 4 Amending Plat** – We received the final hard copy of the plat on December 7th and returned the signed plat to City Hall on December 8th.
4. **Ongoing Construction**
 - a. **Town Creek Crossing, Section 1** – We attended a final inspection on October 21st, and it is our understanding the contractor is working to address punch list items identified at the final inspection.

5. One-Year Warranty Inspections

- a. **Villas of Mia Lago, Section 2** – We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.
- b. **Hills of Town Creek, Section 3** – We plan to discuss this item further at this month’s Council meeting.
- c. **Hills of Town Creek, Section 4** – The warranty period for this project will end on March 24, 2022.

General Ongoing Activities:

1. **Redbird Meadow (Kammerer Tract)** – We await receipt of a phasing plan from the developer’s engineer to allow us to determine the timing of necessary infrastructure improvements to serve the development.
2. **TPDES Permit Renewal** – The permit renewal applications for both the Stewart Creek and Town Creek wastewater treatment plants were submitted to the TCEQ last month and are undergoing administrative review.
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)** – It is our understanding the project has been delayed due to utility relocation delays. We are working to receive an update from TxDOT regarding a projected project completion date.
5. **Access Management along SH-105 (TxDOT)** – As you are aware, construction has begun on the access management project along SH-105. Per information found on the TxDOT online portal, the entire project is scheduled to be completed in December 2022. We are working with TxDOT to obtain a more detailed project schedule that will show the timing and duration of the project’s impact within the City limits.
6. **Water Well Performance Reports** – We received the bi-annual water well performance reports as completed by G-M Services. We are reviewing the reports and looking into potential causes for a reduction in efficiency shown at Well Nos. 2 and 3. There are no issues to report at this time on Well No. 4.
7. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.

Please let me know if you have any questions.

Sincerely,



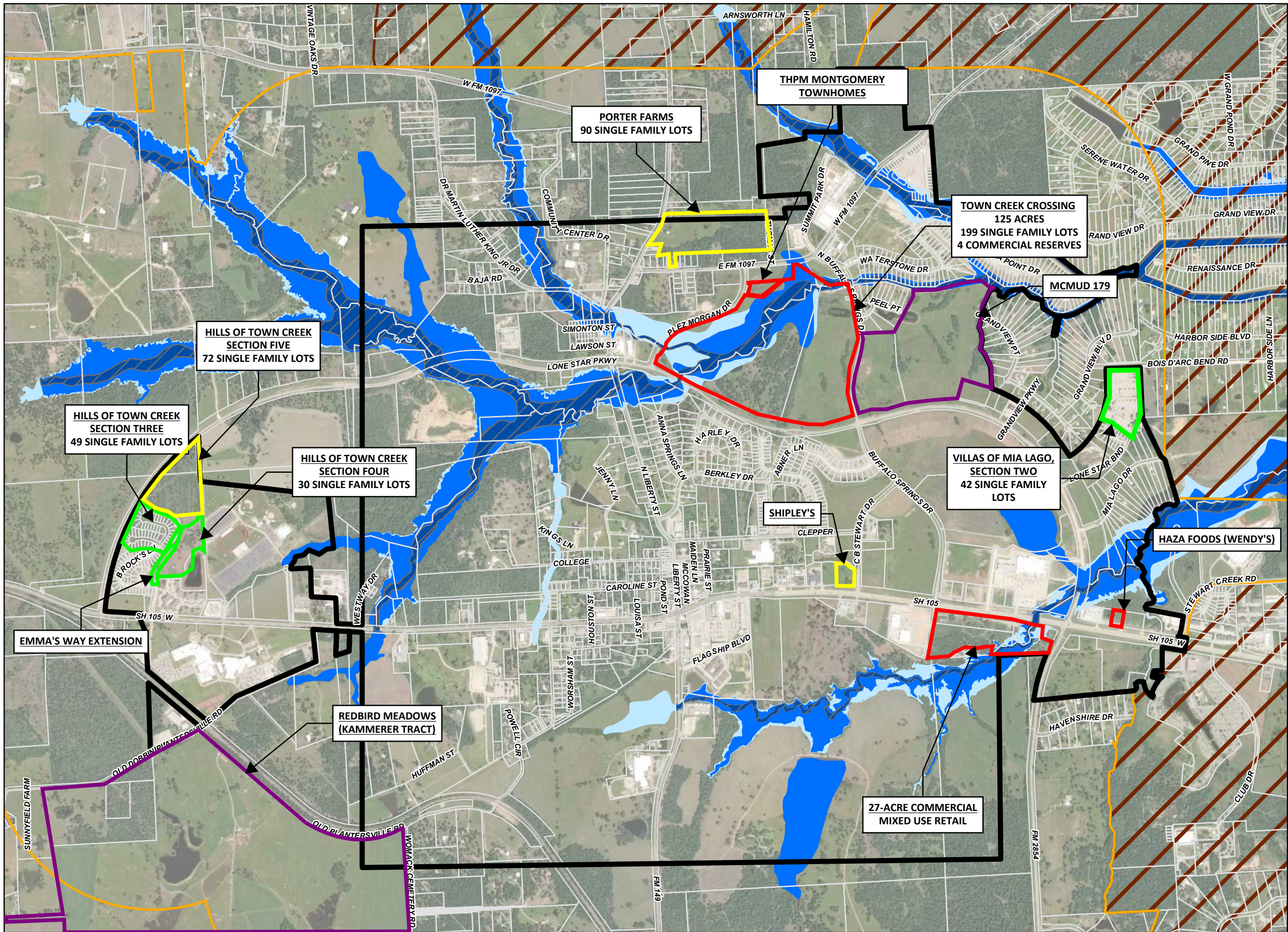
Chris Roznovsky, PE
City Engineer

CVR/kmv

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Attachments - 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



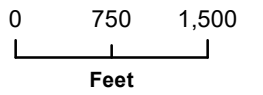
VICINITY MAP

Scale: 1 inch equals 20 miles

LEGEND

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

ACTIVE DEVELOPMENTS (DECEMBER 2021)



1 inch equals 1,500 feet