

**City Council Workshop
MINUTES**

July 11, 2023, at 5:00 PM

CALL TO ORDER

Mayor Byron Sanford called the workshop to order at 5:00 p.m.

Present:	Byron Sanford	Mayor
	Carol Langley	City Council Place #1
	Casey Olson	City Council Place #2
	Sara Countryman	City Council Place #3
	Cheryl Fox	City Council Place #4
	Stan Donaldson	City Council Place #5
Also Present:	Gary Palmer	City Administrator
	Dave McCorquodale	Assistant City Administrator
	Mike Muckleroy	Public Works Director

CONSIDERATION AND POSSIBLE ACTION:

Mr. Gary Palmer stated that first he would like to go over what happened with the water main break that you were all notified of over the weekend, where we are on that, our engineers are here with a recommendation with a quick fix. As this is a public meeting, he will provide a chronological history of the event. Mr. Palmer read through a timeline, and response from the Public Works Department.

He went on to state that two issues were identified that #1 contractors when installing infrastructure in the beginning never laid conduit through our infrastructure, and #2 Water Plant #2 is down for repairs. He added that he also captured the rules that govern this type of thing and provided his and staff's analysis along with a recommendation.

The rule for this is that any contractor must call 811 to do a locate of the utilities, which in this case the contractor did. He then informed the council that all new infrastructure requires markers for utility line locations, that when a request for utility locate comes in, we have the equipment that can sense where that line is and provide a safe dig area. There are areas of the city that do not have this tracer wire in it, and this incident was in one of those areas, we don't know where those pipes are. He added that the only thing our crews can do is locate the valves and try to estimate where the lines would be to the opposing lines by assuming a straight line. We did this and in the end, we were about five feet off of where the utility actually was. The contractor informed Mike and crew immediately their borer hit the line.

The second issue is had water plant No.2 been up and operational, there would not have been the water pressure loss that occurred, there would have been an issue but not as intense that did occur.

Mr. Palmer stated that for staff the immediate issues are to come up with a resolution to locate all utility lines within the city and map it, at this time staff does not know what that will look like or initiate, but research is underway. The other issue for staff is to conduct an immediate short-term repair on water plant no 2 and work on the long-term repair thereafter.

Councilmember Cheryl Fox inquired if the city was remiss in finding the line for the contractor? Can the City file a claim (*poor audio too low*).

Ms. Katherine Vu, WGA, City Engineers stated that the city makes and will make every effort to locate without excavation or penetration. She went on to say that they have met with the Water operator H2O regarding water plant no. 2, which is located down Houston Street, south of Hwy 105. She provided council with history for the plant being off line after an inspection in April of this year. The work that ensued led to removing all of the sand in the tank, and refilled, which showed the leakage. Inspection shows pits in the metal, which leads to holes.

Ms. Vu stated the plan is to place a product on the metal (Blue Grade Sealant) to provide a short-term fix. This would be in the region of \$4,000.00 with labor and material costs, this then should allow the plant to get back on line. Looking forward to the long-term fix, it would be a full panel replacement which occurred about five years ago and replacements welded in patches.

Councilmember Casey Olson spoke about the experience of metal fatigue offshore and provided some suggestions (*Audio very poor- inaudible*).

Mr. Gary Palmer stated that he would be looking at best practices, looking at what other cities have done, and look at something we could do that would put another layer of oversight for the contractor and operators, short term we are going to go ahead and authorize this fix and then long term you will see it come back with a budget CIP item.

Mr. Muckleroy stated that most locate requests that come in are for new houses.

Councilmember Casey Olson spoke to Mike Muckleroy regarding locate process and discussed alternative locate options.

Mr. Gary Palmer stated that he would roll right into #2 on the agenda.

2. Wastewater Treatment Plant Analysis.

Ms. Katherine Vu provided the city council and staff with a packet of information to review as she provided her presentation. She guided the council through her analysis report stating that the existing capacity is 46%, however, when the city reaches 75% capacity for three consecutive months, the TCEQ requires that planning begins for an expansion. Ms. Vu said the next threshold is when flows exceed 90% of the permitted capacity within three consecutive months and TCEQ requires the commencement of construction for an expansion. Ms. Vu said based on their projections for those two thresholds, the City is looking to exceed 75% by the second quarter of next year and exceed 90% around the fourth quarter of next year. Ms. Vu said that is based on developers projections, their buildouts, and anticipated growth.

Ms. Vu ran through options for expansion based on the anticipated growth of the city.

Ms. Vu said the two options they really evaluated were **option one** which would be to expand the Stewart Creek Wastewater Treatment Plant from a 0.4 MGD (million gallons per day) up to a 0.8 MGD facility. Ms. Vu said that option requires not only expanding the plant but switching up the pumps in Lift Station 1 that are currently sized for the current flows which would need to be swapped out to larger pumps. Ms. Vu said regardless, you need to expand Lift Station 2 to handle the increased flows that are expected. Ms. Vu said the gravity sewer line that runs from in front of the office building on Lonestar Parkway down across from Kroger and across SH-105 would also need to be upsized. Ms. Vu said there are a lot of incidental improvements that need to be made with this option.

Ms. Vu said **option 2** includes demolishing the existing Town Creek Wastewater Treatment Plant. Ms. Vu said it has been offline for years, waiting potentially to be rebuilt. Ms. Vu said in its current state it does not make financial sense to rehabilitate it but makes more sense to demolish it and put in a new facility. Ms. Vu said an advantage of option 2 would be it gives the City more flexibility going into the future. Ms. Vu said they would propose building it in such a way that it can be easily expanded to add additional basins to give it more capacity as needed.

Ms. Vu said their recommendation would be to demolish and rebuild Town Creek Wastewater Treatment Plant to be 0.4 MGD knowing it could potentially be expanded to 0.8 or Stewart Creek be expanded to 0.8 depending on how the City grows.

Ms. Vu said the City has maintained the permit at the Town Creek Wastewater Treatment Plant. Ms. Vu said for years it has been easier to upgrade a permit and renew it. Ms. Vu said since the City has maintained that permit they would need to make a permit amendment and take it from its current capacity to a 0.4 MGD.

Ms. Vu said they looked at flood plain issues and there is little to be considered, but nothing they see getting in the way.

Ms. Vu said they are recommending **option 2** and the next step would be to offer City staff to prepare requests for proposals for any design services to do the design of the plant as well as authorize a permit amendment which can be a long process, sometimes up to a year. Ms. Vu said with the estimated timeline, construction would be complete in July, 2025.

Mr. Chris Roznovsky said the capacity is projected for 2023-2024 and is conservative and they are projecting right now from what they see. Mr. Chris Roznovsky said one thing they have all seen is governments do not move as fast as private entities so they need to get ahead of it and be ready. Mr. Roznovsky said this has gone through TORC and Randy has looked at it and agrees with it.

Councilmember Casey Olson asked a question (audio very poor - inaudible). Ms. Vu said the way it is split is that everything that is currently going to Lift Station 2 would go to the Town Creek facility. Councilmember Casey Olson asked another question (also inaudible). Ms. Vu responded the majority that will go to Town Creek will be from the west side of town. Ms. Vu said Town Creek is going to see more growth. Ms. Vu said the way it is looking is that there will be more of a split going to Town Creek but it is very close.

Mr. Mike Muckleroy said more importantly, it is not so much as trying to keep it balanced as it is trying to keep it flowing naturally. Mr. Mike Muckleroy said you do not want to pump it across town if you do not have to.

Councilmember Casey Olson asked if the apartments going in behind Pizza Shack if they are on a gravity pull line. Ms. Vu said they will need to put in a lift station and that will ultimately get pumped to the Stewart Creek plant.

Councilmember Stan Donaldson said in the event they put a new sewer line in at Town Creek because of the situation with the existing line, he was under the impression the existing sewer line is at 70 percent capacity. Councilmember Stan Donaldson asked if either one of the plans eliminates some of the percentage of that line. Ms. Vu said it does. Ms. Vu said that line is the main force coming from Lift Station 2 and will ultimately be decommissioned and would no longer be an active line. Ms. Vu said the flow going through that line is coming from Lift Station 2 so it would just go straight to the plant.

Mr. Mike Muckleroy said back in the day the original sewer plant was at Town Creek and what that lift station did was pump it to the top of the head works. Mr. Mike Muckleroy said when they built the new sewer plant they rerouted that pump sending everything across town. Mr. Mike Muckleroy said this is just going to go back to the way it originally was where it will pump into the top of the head works instead of pumping it across town.

Mr. Chris Roznovsky said likely what would be done is with that force main it is now lowered and that is one of the options. Mr. Chris Roznovsky said depending on how development trends, there is a lift station that pumps up Buffalo Springs to Lone Star Parkway and both those lines are right next to each other and turn so they can connect them and pump it back the other way if needed to balance out those flows. Mr.

Chris Roznovsky said there is an unused force main today that goes in front of McCoy's all the way to Lone Star Parkway. Mr. Chris Roznovsky said originally the lift station where Chick-Fil-A is had a second force main they could turn on and literally pump the sewage around the city. Mr. Chris Roznovsky said with those options they can change where the lift stations go to keep those flows balanced.

1. Review and Discussion on the Montgomery Transportation Advisory Committee Charter and Appointment Process.

Mr. Gary Palmer said not long after he arrived, he and the mayor spoke regarding putting something together to help them as a City work through the transportation and mobility issues.

Mr. Palmer introduced the charter and provided the council an opportunity to go through and discuss potential edits and that he would then bring back to the next regular council meeting for further review and possibly adoption.

Mayor thanked everyone for attending and called the meeting adjourned.

ADJOURNED: 5:51 P.M.

Submitted by: _____
Nici Browe, City Secretary

Date Approved: _____

Byron Sanford, Mayor