



December 7, 2023

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

Re: Monthly Engineering Report  
City Council Meeting December 12, 2023

Dear Mayor and Council:

The following is a brief summary that describes our activities since the October 24, 2023, Council Meeting:

**Capital Projects:**

- 1. Water Plant No. 2 Improvements**— As a reminder, we were authorized at the October 10<sup>th</sup> Council meeting to begin the design of the Water Plant No. 2 Improvements, subject to completion of the hydrogeological report by Wet Rock Groundwater Services, LLC. Upon formal release from Council working with our design team to obtain survey, geotechnical, and structural recommendations for the ground storage tank replacement. As a reminder, the scope of the project is to abandon and replace the existing water well on site, replace the existing ground storage tank and recoat the hydropneumatic tank on site.
- 2. Lone Star Groundwater Conservation District (LSGCD) Permit Amendment** - We received and reviewed the hydrogeological report from Wet Rock Groundwater Services, LLC which found no concerns with the proposed permit amounts for both the Catahoula Well and the Jasper Well. We plan to discuss this in detail under a separate agenda item during this month's Council meeting.
- 3. Flagship Boulevard Storm Sewer & Pavement Replacement** – It is our understanding that the contractor is substantially complete and is working on addressing punch list items identified during the final walk through on August 30<sup>th</sup>.
- 4. Water Plant No. 3 Improvements** – As a reminder, we attended the one-year warranty inspection of the infrastructure on August 1, 2023, and it is our understanding that the contractor has addressed all punch list items identified at the inspection. We are coordinating with Public Works and Hays Utility to schedule the warranty inspection of the interior of the tanks included in this project, which were not taken offline for the August 1<sup>st</sup> inspection.

- 5. 2023 Sanitary Sewer Rehabilitation Phase I** – We received and recommended approval of Pay Estimate No. 1 in the amount of \$207,395.10. The contractor is 31% complete by time and 28% complete by value. The contractor is proceeding with pre-televising, point repairs, and CIPP lining on the sanitary sewer lines.



*By-pass pumping at Sanitary Sewer Manhole No. 37 November 14<sup>th</sup>*



*CIPP Lining at Sanitary Sewer Manhole No. 37 November 14<sup>th</sup>*

- 6. 2023 Sanitary Sewer Rehabilitation Phase II** – We are finalizing the plans and contract documents for the project and expect to be completed next month. As a reminder, the pipe bursting design was resubmitted to TxDOT on August 3<sup>rd</sup>, and we received approval on August 24<sup>th</sup>. The bidding and construction of the project will be held until funding is available for construction.
- 7. Lift Station No. 10 Improvements** – We are complete with the design of the 8" force main and lift station improvements and plan to receive bids for the project on January 10, 2024. As a reminder, this project is funded by Pulte Homes for the Montgomery Bend Development.
- 8. Old Plantersville Waterline Extension** – We are continuing with the design of the 12" waterline extension and expect to be complete next month. We are coordinating with MISD to obtain the necessary easements for the waterline extension, and plan to bid the project once the easements have been acquired from MISD and County approval has been received. As a reminder, this project is being funded by Redbird Meadows.
- 9. Old Plantersville Force Main Extension** – We are complete with design of the 6" force main, and plan to receive bids for the project on January 10, 2024. As a reminder, this project is being funded by Redbird Meadows.
- 10. McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.
- 11. Downtown Drainage Master Plan** – We are finalizing our report, including internal reviews and plan to meet with staff to review and discuss this month.

- 12. TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The TPDES Amendment was submitted to the TCEQ on October 11<sup>th</sup>. On December 4<sup>th</sup> we received additional correspondence from the TCEQ regarding the proposed effluent limits. We are coordinating with the TCEQ to address their concerns and expect to submit comments next week.
- 13. Buffalo Springs Dr. Road Reconstruction** – We are continuing with the design of the roadway improvements project, and plan to submit for agency review this month. As a reminder, this project is being funded by a funding agreement with Home Depot and the City.
- 14. Buffalo Springs Dr. & SH-105 Traffic Signal** – We are nearing completion of the bid package, subject to receipt of the final plans from TxDOT. We plan to submit for agency review upon receipt. As a reminder this project is being funded by a funding agreement with Home Depot and the City.

**Developments:**

**1. Plan Reviews**

- a. Town Creek Storage II** – We did not receive a revised plan set this month.
- b. Pizza Shack Parking Expansion** – We received revised plans on November 7<sup>th</sup> and provided plan approval on November 27<sup>th</sup>.
- c. Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received revised plans on October 4<sup>th</sup> and provided comments on November 2<sup>nd</sup>. We have not received a revised plan set.
- d. Redbird Meadows MCMUD 215 Lift Station No. 1** – We received revised plans on November 17<sup>th</sup> and are proceeding with our review.
- e. Montgomery Bend Subdivision Recreation Center** – We received the site civil plans on November 7<sup>th</sup> and provided comments on November 22<sup>nd</sup>.
- f. Lupe Tortilla** – As a reminder we originally provided plan approval on August 2<sup>nd</sup>. On November 14<sup>th</sup> we received revised plans and provided comments on December 5<sup>th</sup>. We have received revised plans on December 6<sup>th</sup> and are continuing with our review.
- g. MISD CTE/Ag Complex (Earthwork)** – We received plans on November 9<sup>th</sup> and provided comments on November 30<sup>th</sup>. We have not received revised plans.
- h. MISD CTE/Ag Complex (Civil)** – We received plans on November 30<sup>th</sup> and are proceeding with our review.

## 2. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **Montgomery Bend Section 3 Preliminary Plat** – We received the preliminary plat on October 20th and provided comments on November 1<sup>st</sup>. We received a revised plat on November 29<sup>th</sup> and provided further comments November 29<sup>th</sup>. We received a further revised set on November 30<sup>th</sup> and recommended preliminary plat approval to the Planning & Zoning Commission at their December 5<sup>th</sup> meeting.
- c. **Montgomery Bend Section 4 Preliminary Plat** – We received the preliminary plat on October 20th and provided comments on November 1<sup>st</sup>. We received a revised plat on November 29<sup>th</sup> and recommended preliminary plat approval to the Planning & Zoning Commission at their December 5<sup>th</sup> meeting.

## 3. Ongoing Construction

- a. **Montgomery Bend (Pulte Group) Mass Grading, Detention, and Offsite Utilities** – The contractor is substantially complete with the mass grading, detention, and offsite waterline for the proposed subdivision. We inspected the offsite public waterline on October 12<sup>th</sup> and issued punchlist items at that time. The contractor has since addressed all items punchlist items.
- b. **MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – The contractor has begun construction of the public lift station including excavation and installation of the wet well.



*Excavation of the Lift Station  
wet well October 24th*



*Installation of the Lift Station  
wet well October 25th*

- c. **Montgomery Bend Section 1 Water, Sanitary, Paving, and Drainage** – The inspection of the public waterlines was held on October 12<sup>th</sup> with the contractor and public works present. It is our understanding that the contractor has addressed the punchlist items identified at that time.

We plan to hold an inspection of the public sanitary sewer lines once the proposed public lift station is operational and the connection to FM 1097 is made.

#### 4. **One-Year Warranty Inspections**

- a. **Town Creek Crossing, Section 1** – We held a warranty re-inspection on October 10<sup>th</sup>, 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 received a draft exhibit of the proposed right-of-way locations. We reviewed the exhibit and are discussing next steps with TxDOT.
- b. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – According to TxDOT, 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.

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

- 3. **Emergency Preparedness Plan** – No engineering update. We will continue to follow up until plan approval is received.

- 4. **Impact Fee Updates** – We received all required files from Quiddity and are proceeding with Impact Fee updates as required per the City's Code of Ordinances. We met with City staff in July and are continuing work on the draft of updates and plan to meet with the Capital Improvements Advisory Committee (CIAC) once it is reconvened.

- 5. **Lone Star Parkway and Buffalo Springs Signal Improvements** – It is our understanding that Montgomery County received the signal equipment and has begun construction.

- 6. Lone Star Parkway and Buffalo Springs Roadway Improvements** – The contractor is continuing construction on the roadway improvements. As a reminder, the scope of this project includes the addition of turn lanes on Lone Star Parkway.

Please let me know if you have any questions.

Sincerely,



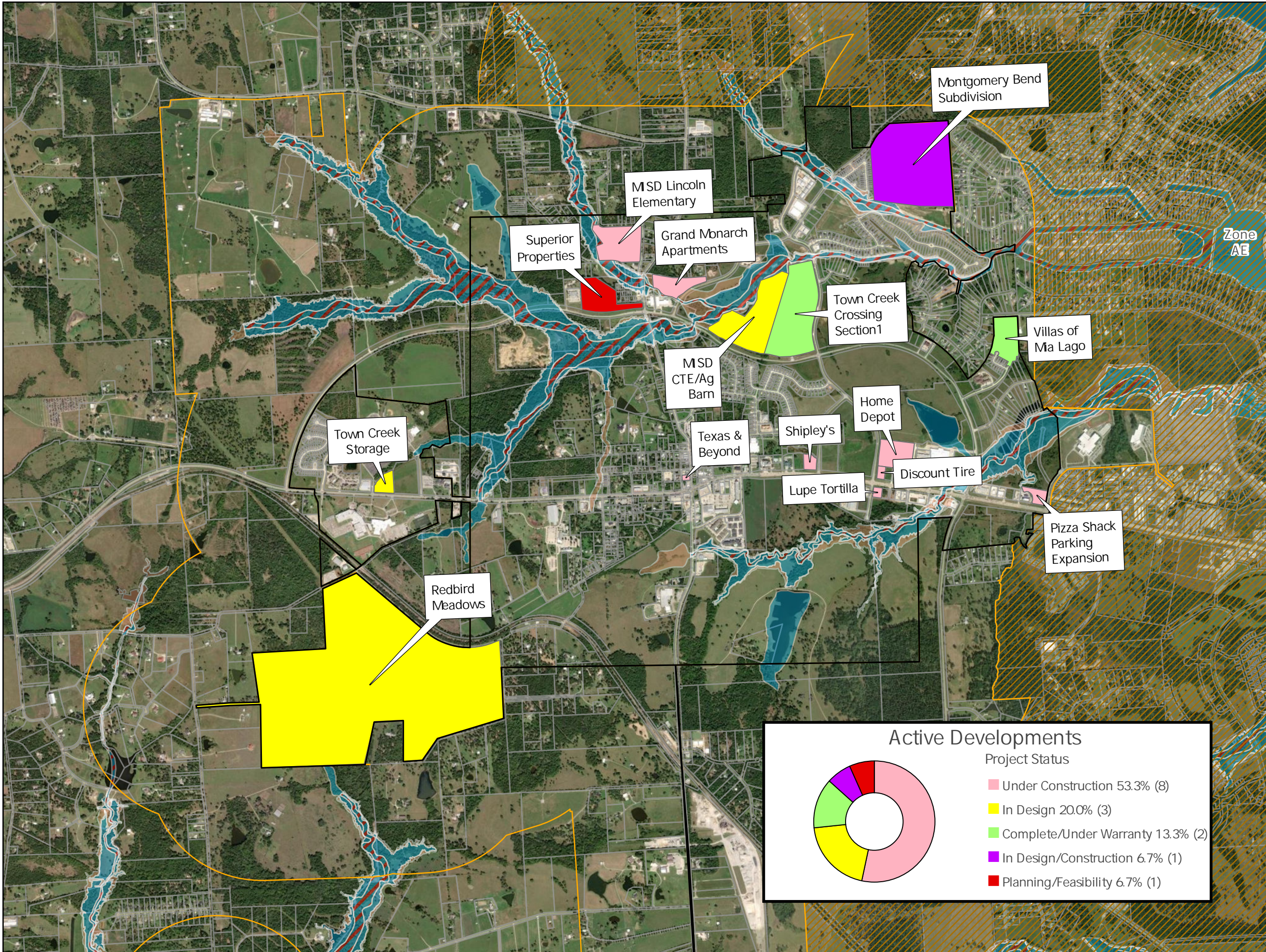
Chris Roznovsky, PE  
City Engineer

CVR/kv:zigt

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Attachments – Active Developments Map  
Capital Projects Timeline

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  
Ms. Nici Browe – City of Montgomery, City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

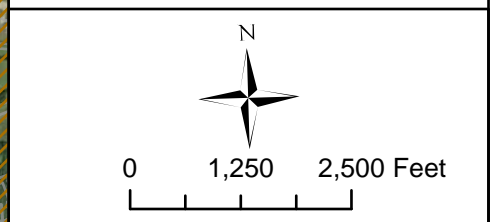


**Legend**

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

**Development Status**

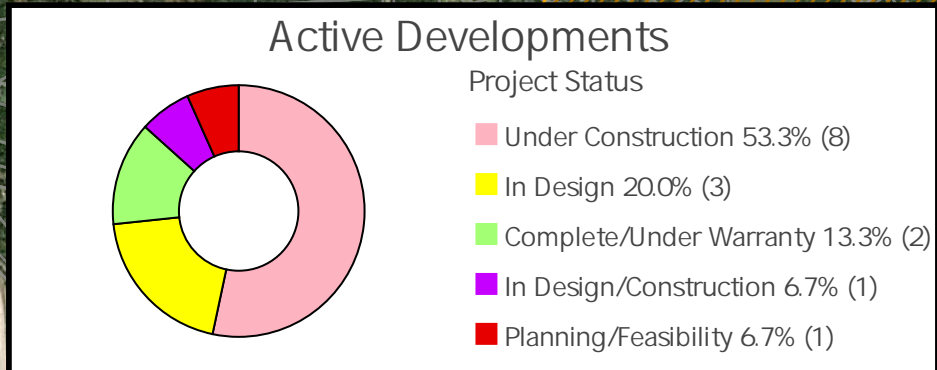
- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- Floodway
- 100-year
- 500-year



Active Developments Map  
December 2023



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.



- Montgomery Bend Subdivision
- MSD Lincoln Elementary
- Superior Properties
- Grand Monarch Apartments
- Town Creek Crossing Section 1
- Villas of Mia Lago
- MSD CTE/Ag Barn
- Home Depot
- Town Creek Storage
- Texas & Beyond
- Shipleys
- Lupe Tortilla
- Discount Tire
- Pizza Shack Parking Expansion
- Redbird Meadows

## City of Montgomery Capital Project Schedule

Task	Start	End	Cal. Days	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
<b>Old Plantersville Waterline Extension</b>																
Design	7/30/2022	12/15/2023	503	█												
Approvals	12/16/2023	1/15/2024	30		█											
Bidding	1/16/2024	2/6/2024	21		█											
Present ROA to Client	2/7/2024	2/9/2024	2			█										
Prepare Contracts	2/10/2024	2/17/2024	7			█										
Execute Contracts	2/18/2024	3/9/2024	20			█	█									
Issue Notice to Proceed	3/10/2024	3/17/2024	7				█									
Construction	3/18/2024	6/26/2024	100					█	█	█						
<b>Old Plantersville Force Main Extension</b>																
Design	8/13/2022	11/17/2023	430	█												
Approvals	11/18/2023	12/5/2023	17	█												
Bidding	12/6/2023	1/10/2024	35		█											
Present ROA to Client	1/11/2024	1/13/2024	2			█										
Prepare Contracts	1/14/2024	1/20/2024	6			█										
Execute Contracts	1/21/2024	2/10/2024	20			█	█									
Issue Notice to Proceed	2/11/2024	2/17/2024	6				█									
Construction	2/18/2024	5/28/2024	100					█	█	█						
<b>Downtown Drainage Analysis</b>																
Survey	7/7/2022	4/7/2023	274													
Analysis	4/7/2023	7/5/2023	90													
Report	7/6/2023	12/20/2023	168	█												
<b>2023 Sanitary Sewer Rehabilitation Phase I</b>																
Survey	11/11/2022	2/7/2023	88													
Design	2/7/2023	5/11/2023	93													
Bidding	5/18/2023	6/1/2023	14													
Present ROA to Client	6/13/2023	6/13/2023	0													
Prepare Contracts	6/14/2023	6/20/2023	6													
Execute Contracts	6/20/2023	11/12/2023	145													
Issue Notice to Proceed	11/13/2023	11/17/2023	4													
Construction	9/11/2023	2/8/2024	150	█	█	█										
<b>2023 Sanitary Sewer Rehabilitation Phase II</b>																
Survey	11/11/2022	2/7/2023	88													
Design	2/7/2023	6/5/2023	118													
Approvals	6/6/2023	8/24/2023	79													
Bidding	2/10/2024	3/11/2024	30			█	█									
Present ROA to Client	3/12/2024	3/12/2024	0				█									
Prepare Contracts	3/13/2024	3/19/2024	6				█									
Execute Contracts	3/20/2024	4/3/2024	14				█	█								
Issue Notice to Proceed	4/4/2024	4/4/2024	0					█								
Construction	4/5/2024	9/2/2024	150						█	█	█	█	█			



