



CONSULTING ENGINEERS

February 23, 2023

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

Re: Monthly Engineering Report  
City Council Meeting February 28, 2023

Dear Mayor and Council:

The following is a brief summary that describes our activities since the January 24, 2022 Council Meeting:

### Capital Projects:

1. **Water Plant No. 3 Improvements** – We did not receive a pay estimate this month. The contractor has addressed all items identified at the final inspection held on August 3, 2022, with the exception of providing Operations and Maintenance Manuals.
2. **GLO Projects**
  - a. **Water Plant No. 3 Generator** – We received Pay Estimate No. 4 in the amount of \$144,360.00. The contractor is approximately 95% complete by value and 141% complete by time. The contractor has ordered the replacement autodialer, as authorized at the February 14<sup>th</sup> City Council meeting, and will install it upon receipt. We attended the final walkthrough with Quiddity and the contractor on February 21<sup>st</sup>, and it is our understanding the contractor is working to address all punch list items identified at the inspection.



Figure 1: Newly Installed Generator January 11, 2023

- b. Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – We did not receive a pay estimate or change order this month. The final inspection was held on January 11th and it is our understanding the contractor has addressed the punch list items identified at the inspection. We expect to present the Certificate of Acceptance at the March 14<sup>th</sup> City Council meeting.
- 3. 15-Year Infrastructure Plan** – We have completed the additional sanitary sewer analysis and are preparing final updates to the infrastructure plan. We expect to be complete this month.
- 4. Old Plantersville Waterline Extension** – We are continuing with design of the 12” waterline, including coordination with various entities involved. We received BNSF plan approval on February 1<sup>st</sup> and are continuing to work through comments with TxDOT. We are continuing with the remaining design and expect to be complete in early March. As a reminder this project is being funded by the developer.
- 5. Old Plantersville Force Main Extension** – We are continuing with design of the 6” force main, including coordination with various entities involved. We received BNSF plan approval on January 10<sup>th</sup>. We are continuing with the remaining design and expect to be complete in early March. As a reminder this project is being funded by the developer.
- 6. McCown St. and Caroline St. Waterline Replacement** – We are continuing to coordinate with the engineer for the downtown improvements project and the surveyor. This survey was originally requested to be completed in Summer 2022 and have had numerous calls, emails, and meetings to keep the project moving forward. We will continue with design upon receipt of the additional survey.
- 7. Downtown Drainage Master Plan** – We have completed our analysis of the existing conditions and are evaluating post-development alternatives It is our understanding that the surveyor is completing additional fieldwork. We expect to be complete in the next 60 days, pending receipt of the updated survey.

- 8. Downtown Sanitary Sewer Rehabilitation** – We did not receive a pay estimate this month. The contractor has completed the point repair work and is scheduled to begin the CIPP liner work the week of March 6<sup>th</sup>.



Figure 1: Point repair on McCown, February 6, 2023

- 9. 2023 Sanitary Sewer Rehabilitation** – We received the survey from the surveyor on February 13<sup>th</sup> and are proceeding with our design. We expect to be complete with design in March 2023.
- 10. Lift Station No. 10 Improvements** – We received the survey from the surveyor on February 6<sup>th</sup> and are proceeding with our design. We expect to be complete with design in April 2023.
- 11. Flagship Boulevard Storm Sewer & Pavement Replacement** – We are finalizing with design as authorized at the October 25<sup>th</sup> Council Meeting. We expect to be complete with design this month, plan to bid the project in March 2023, and present a Recommendation of Award at the April 11<sup>th</sup> City Council meeting. We expect construction to start in late May/early June after school is out.

#### Developments:

- 1. Plan Reviews**
- a. Town Creek Storage II** – We did not receive revised plans this month.
  - b. Hills of Town Creek Section 5** – We did not receive a revised plan set this month. It is our understanding the project is on indefinite hold.
  - c. Pizza Shack Parking Expansion** – We did not receive a revised plan set this month.
  - d. Montgomery Summit Business Park** – We received updated plans on February 23<sup>rd</sup> and are proceeding with our review.

- e. **Dutch Bros** – We received revised plans on January 23<sup>rd</sup> and will provide conditional approval, subject to receipt of the recorded plat.
  - f. **Montgomery Bend (Pulte Group) Mass Grading and Detention Plan** – We received revised plans on January 27<sup>th</sup> and provided comments on February 10<sup>th</sup>.
  - g. **Montgomery Bend (Pulte Group) Section 1 Water, Sanitary and Drainage** – We received plans on January 30<sup>th</sup>, and provided comments on February 23<sup>rd</sup>.
  - h. **Redbird Meadows Drainage Report** – We received a revised drainage report on February 23<sup>rd</sup> and are proceeding with our review.
  - i. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received plans on January 25<sup>th</sup> and will proceed with our review once the requested variances are considered and the preliminary plats are approved.
  - j. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We received plans on January 10<sup>th</sup> and provided comments on February 7<sup>th</sup>. We received clarification on February 22<sup>nd</sup> and are continuing with our review.
  - k. **Lupe Tortilla** – We received a revised set on February 8<sup>th</sup> and provided comments on February 15<sup>th</sup>. We received a further revised set on February 16<sup>th</sup> and offered conditional approval, contingent upon receipt of the recorded plat.
- 2. Plat Reviews**
- a. **Montgomery Brewing Minor Plat** – We did not receive a revised plat this month.
  - b. **Cornerstone Community Church Development Plat** – We did not receive a revised plat this month.
  - c. **Redbird Meadows Section 1 Preliminary Plat** – We did not receive a revised plat this month.
  - d. **Redbird Meadows Section 2 Preliminary Plat** – We did not receive a revised plat this month.
  - e. **Redbird Meadows Section 3 Preliminary Plat** – We did not receive a revised plat this month.
  - f. **Replat of Reserve “H2” Buffalo Springs Shopping Center Phase II** – We are continuing to work with the developer to finalize the subdivision of Reserve H2.
  - g. **Montgomery Bend Section 1 Preliminary Plat** – The preliminary plat will be presented to the Planning & Zoning Commission for approval at their March 7<sup>th</sup> meeting.



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.
5. **Lonestar Parkway Bridge Repair** – We reviewed plans from the County on the City’s behalf and provided comments to the plans on December 13<sup>th</sup>.
6. **Lone Star Parkway & Buffalo Springs Intersection Improvements** – City Council approved the interlocal agreement with Montgomery County on February 14<sup>th</sup> and it was provided to the County on February 15<sup>th</sup> for their approval. It is our understanding the County has not yet approved the agreement.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE  
City Engineer

CVR/kv:zlg

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Attachments – Active Developments Map

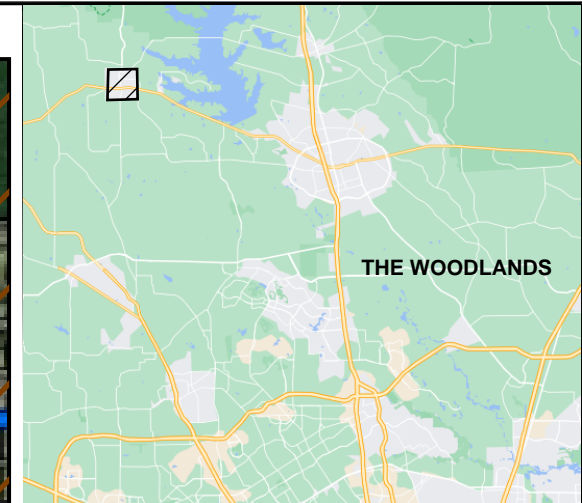
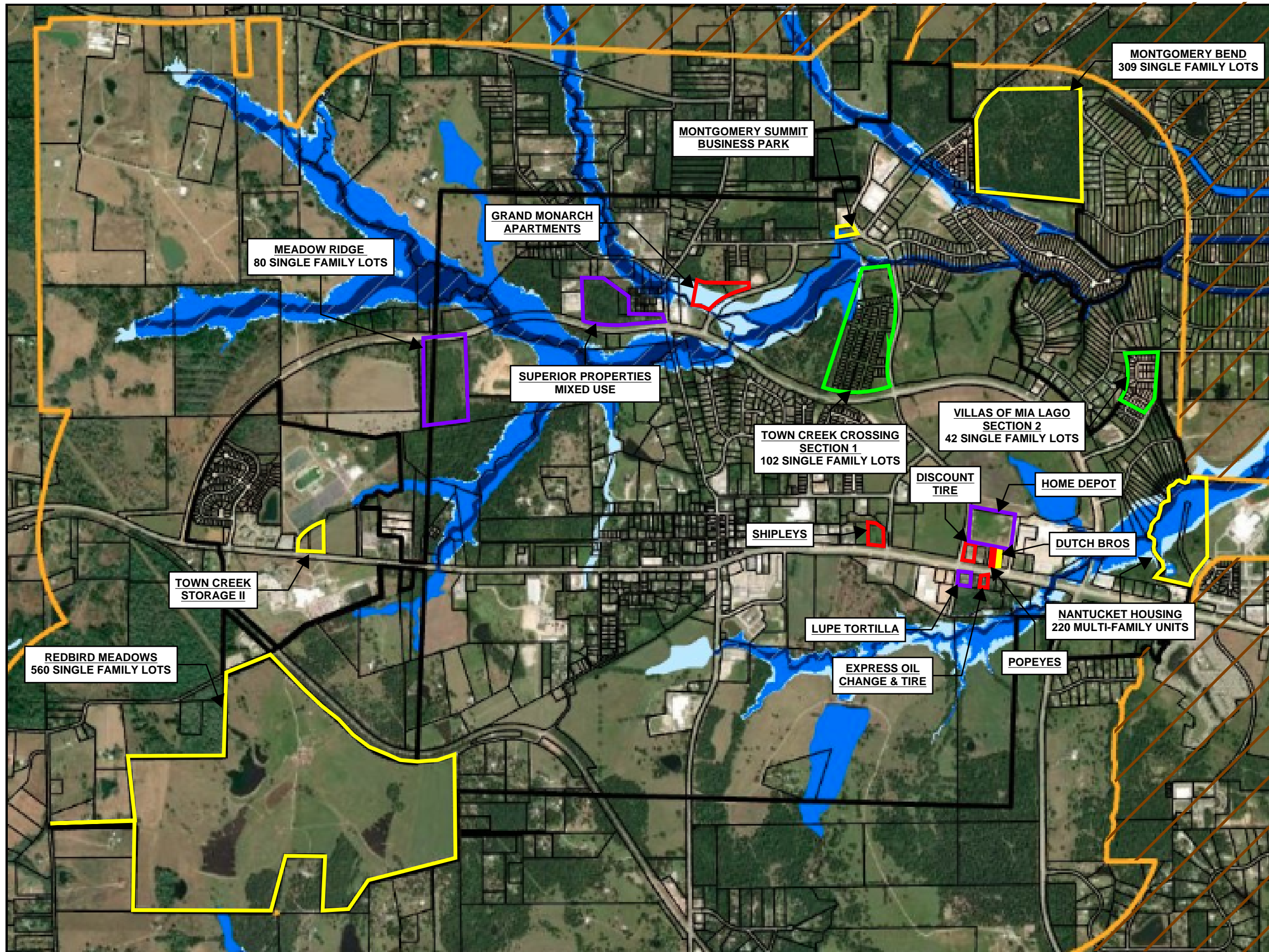
Cc (via email): The Planning and Zoning Commission – City of Montgomery

Mr. Gary Palmer – City of Montgomery, City Administrator

Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development












Ms. Nici Browe – City of Montgomery, City Secretary

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



**VICINITY MAP  
NTS**

LEGEND

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

Active Developments  
February 2023