

December 8, 2022

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

Re: Monthly Engineering Report  
City Council Meeting December 13, 2022

Dear Mayor and Council:

The following is a brief summary that describes our activities since the October 25, 2022 Council Meeting:

### Capital Projects:

1. **Water Plant No. 3 Improvements** – We did not receive a pay estimate this month. The project is substantially complete. The final inspection was held on August 3<sup>rd</sup> and the contractor is working to address punchlist items identified at the final inspection.
2. **GLO Projects**
  - a. **Water Plant No. 3 Generator** – We received Pay Estimates Nos. 1 and 2 in the amounts of \$83,272.50, and \$70,172.10, respectively. The contractor has completed the construction of the new concrete generator pad and is continuing work laying electrical conduit and installation of electrical equipment on the MCC building.



Figure 1: New electrical junction installed December 3, 2022



Figure 2: New Generator pad November 3, 2022

- b. Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – We received Pay Estimate No. 4 in the amount \$106,173.00. We received and recommend approval of approved Change Order No. 2 for a reduction to the original contract price in the amount of \$13,601.00 (*Separate Agenda Item*). This change order includes the final close out of quantities to match actual work completed. The contractor is replacing the slope paving within the roadside ditch due to the incorrect slope grade. All other work is complete.



Figure 1: Newly Constructed Roadside Ditch along McGinnis November 15, 2022

- 3. 2022 Sanitary Sewer Cleaning and Televising – Phase 1** – We received Pay Estimate No. 2 and Final in the amount of \$32,597.86. As a reminder, at the September Council meeting we presented our rehabilitation recommendations and outlined high priority items. (*Separate Agenda Item*)
- 4. Clepper Sidewalks** – We received Pay Estimate Nos. 3 and 4 and Final in the amounts of \$9,445.78 and \$22,649.41, respectively. The project is complete and the warranty period will end on November 23, 2023. (*Separate Agenda Item*)



Figure 1: Establishment of seeding on November 7, 2022

5. **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.
6. **Old Plantersville Waterline Extension** – We are continuing with design of the 12” waterline, including coordination with various entities involved. We expect design to be complete and ready to submit for approvals in early January 2023. As a reminder this project is being funded by the developer.
7. **Old Plantersville Force Main Extension** – We are continuing with design of the 6” force main, including coordination with various entities involved. We expect design to be complete and ready to submit for approvals in early January 2023. As a reminder this project is being funded by the developer.
8. **McCown St. and Caroline St. Waterline Replacement** – We met with the surveyor and requested additional survey on November 17<sup>th</sup>. We will continue with design upon receipt of the additional survey.
9. **Downtown Drainage Master Plan** – We have completed our analysis of the existing conditions and are evaluating post-development alternatives. We expect to be complete in the next 60 days, pending receipt of the updated survey.
10. **Downtown Sanitary Sewer Rehabilitation** – As a reminder, this project was awarded to Cruz Tec, Inc. in the amount of \$107,750.00 and 90 calendar days. We held the preconstruction meeting on December 6<sup>th</sup> and issued the notice to proceed at that time.
11. **Flagship Boulevard Storm Sewer & Pavement Replacement** – We are proceeding with design as authorized at the October 25<sup>th</sup> Council Meeting. We expect to be complete with design in late January 2023.
12. **2023 Sanitary Sewer Rehabilitation** – We are proceeding with design as authorized at the October 25<sup>th</sup> Council Meeting. We expect to be complete with design in early February 2023.
13. **Lift Station No. 10 Improvements** – We are proceeding with design as authorized at the October 25<sup>th</sup> Council Meeting. We expect to be complete with design by the end of March 2023.

**Developments:**

1. **Plan Reviews**
  - a. **Town Creek Storage II** – We provided comments to a revised plan set on November 11<sup>th</sup>.
  - b. **Hills of Town Creek Section 5** – We did not receive a revised plan set this month.
  - c. **Pizza Shack Parking Expansion** – We received a revised plan set on December 2<sup>nd</sup> and are proceeding with our review.

- d. **Montgomery Summit Business Park** – We provided comments to a revised plan set on November 29<sup>th</sup>.
  - e. **Dutch Bros** – We received plans on October 21<sup>st</sup> and provided comments on November 16<sup>th</sup>.
  - f. **Montgomery Bend (Pulte Group) Clearing and Grubbing Plan** – We provided plan approval on October 25<sup>th</sup>.
  - g. **Montgomery Bend (Pulte Group) Mass Grading and Detention Plan** – We received the mass grading and detention plans on December 2<sup>nd</sup> and are proceeding with our review.
  - h. **Montgomery Bend (Pulte Group) Drainage Report** – We received a revised drainage report on December 2<sup>nd</sup> and are proceeding with our review.
  - i. **Redbird Meadows Drainage Report** – We did not receive a revised drainage report this month.
  - j. **Discount Tire** – We provided plan approval on December 2<sup>nd</sup>.
- 2. Plat Reviews**
- a. **Montgomery Brewing Minor Plat** – We did not receive a revised plat this month.
  - b. **Cornerstone Community Church Development Plat** – We provided comments to the plat on October 28<sup>th</sup>. We have not received a revised plat.
  - c. **Redbird Meadows Section 1 Preliminary Plat** – We provided comments to the plat on November 15<sup>th</sup>. We have not received a revised plat.
  - d. **Redbird Meadows Section 2 Preliminary Plat** – We provided comments to the plat on November 15<sup>th</sup>. We have not received a revised plat.
  - e. **Redbird Meadows Section 3 Preliminary Plat** – We provided comments to the plat on November 15<sup>th</sup>. We have not received a revised plat.
  - f. **Amending “H2” Buffalo Springs Shopping Center Phase II** - We received an amending plat on November 22<sup>nd</sup> and provided comments on November 30<sup>th</sup>. We received a revised plat on December 1<sup>st</sup> and are proceeding with our review.
  - g. **Montgomery Bend Section 1 Preliminary Plat** – We received the preliminary plat on November 2<sup>nd</sup> and provided comments on November 16<sup>th</sup>. We received the revised plat on November 22<sup>nd</sup> and returned comments on November 29<sup>th</sup>. We received and recommended approval of the further revised plat on November 30<sup>th</sup>. The preliminary plat was approved by the Planning and Zoning commission at their December 6<sup>th</sup> meeting.

**3. Ongoing Construction**

- a. **Montgomery Bend (Pulte Group) Clearing and Grubbing** – It is our understanding that Pulte has begun clearing and grubbing work for the proposed single family subdivision.

**4. One-Year Warranty Inspections**

- a. **Town Creek Crossing, Section 1** – The One-Year Warranty Period will end on March 31, 2023.
- 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 coordinating with TxDOT to provide any documentation necessary to determine and prepare the easement area that is to be obtained for the project.
- b. **FM 149 & SH-105 North Bound Right Turn Lane** – It is our understanding that the utility relocation was completed overnight on December 6<sup>th</sup>. It is also our understanding that the turn lane will be completed in approximately 30 days.
- c. **Access Management along SH-105** – As you are aware, construction is proceeding on the access management project along SH-105. It is our understanding that TxDOT continues to experience delays due to concrete shortages. We do not have an anticipated completion date at this time.
- d. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We are continuing to identify potential utility conflicts with the SH 105 improvements. According to TxDOT, the first phase of the project is scheduled to begin in Summer 2025; however, construction in Montgomery is included in Phase III of this project.
- e. **FM 1097 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – It is our understanding the signal is in design. We do not have an estimated completion date at this time.
- f. **SH-105 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – It is our understanding the signal is in design. We do not have an estimated completion date at this time.

- 2. Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.

- 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.
5. **Lonestar Parkway Bridge Repair** – We reviewed plans from the County on the City’s behalf and plan to provide comments to the plans this week.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE  
City Engineer

CVR/kv:zlg

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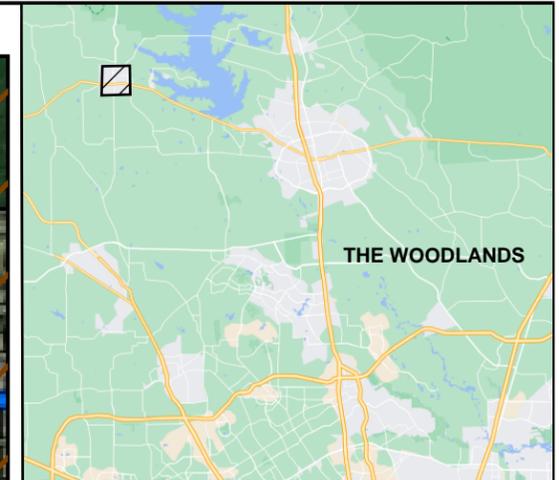
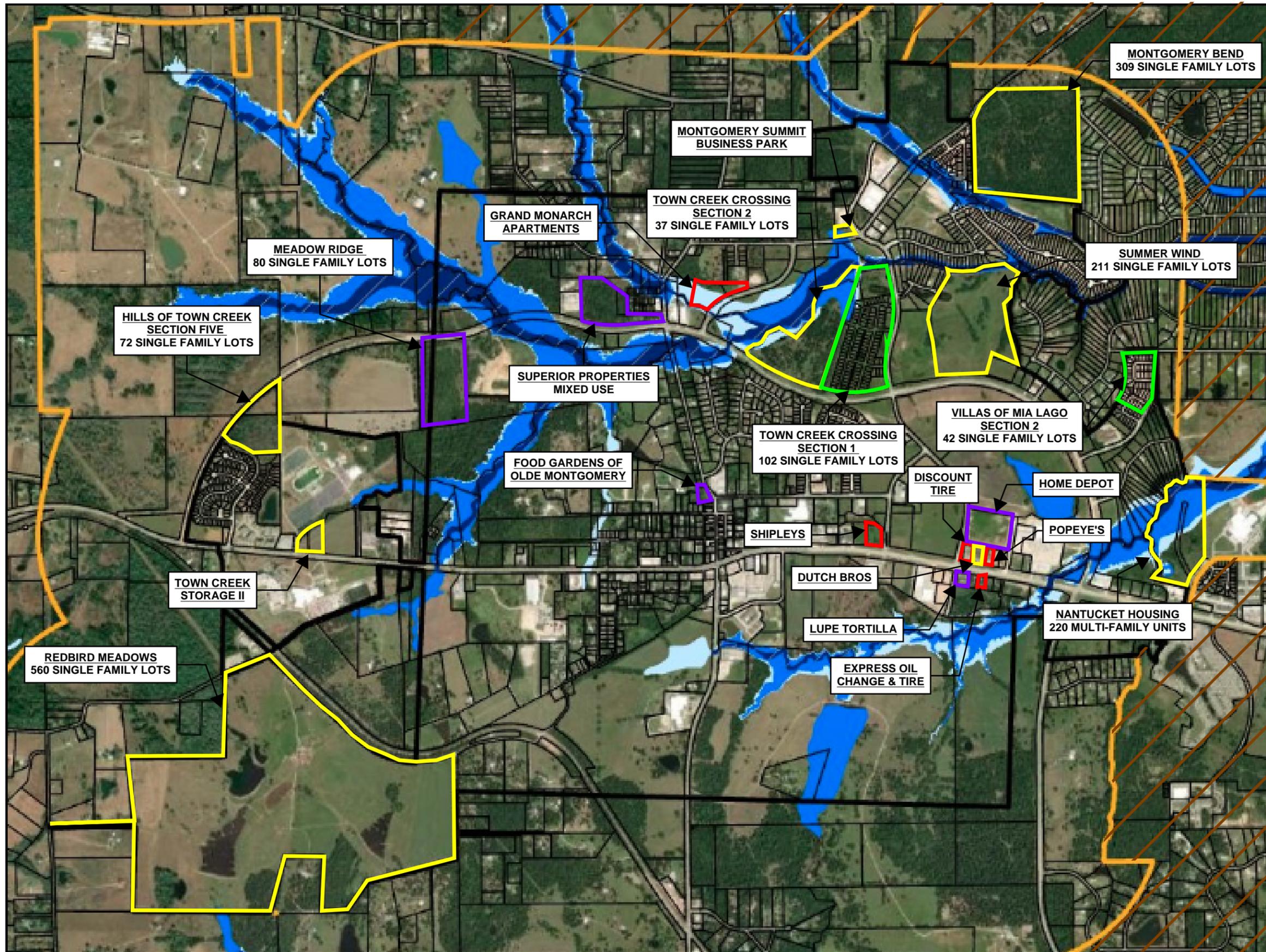
Attachments – Active Developments Map

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

Mr. Dave McCorquodale – City of Montgomery, Interim City Administrator and 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  
December 2022**

**HILLS OF TOWN CREEK  
SECTION FIVE  
72 SINGLE FAMILY LOTS**

**MEADOW RIDGE  
80 SINGLE FAMILY LOTS**

**GRAND MONARCH  
APARTMENTS**

**TOWN CREEK CROSSING  
SECTION 2  
37 SINGLE FAMILY LOTS**

**MONTGOMERY SUMMIT  
BUSINESS PARK**

**MONTGOMERY BEND  
309 SINGLE FAMILY LOTS**

**SUMMER WIND  
211 SINGLE FAMILY LOTS**

**SUPERIOR PROPERTIES  
MIXED USE**

**FOOD GARDENS OF  
OLDE MONTGOMERY**

**TOWN CREEK CROSSING  
SECTION 1  
102 SINGLE FAMILY LOTS**

**VILLAS OF MIA LAGO  
SECTION 2  
42 SINGLE FAMILY LOTS**

**DISCOUNT  
TIRE**

**HOME DEPOT**

**TOWN CREEK  
STORAGE II**

**SHIPLEYS**

**DUTCH BROS**

**POPEYE'S**

**REDBIRD MEADOWS  
560 SINGLE FAMILY LOTS**

**LUPE TORTILLA**

**EXPRESS OIL  
CHANGE & TIRE**

**NANTUCKET HOUSING  
220 MULTI-FAMILY UNITS**