

March 18, 2021

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

Re: Engineering Report
Council Meeting: March 23, 2021
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the February 23rd Council Meeting:

Status of Previously Authorized Projects:

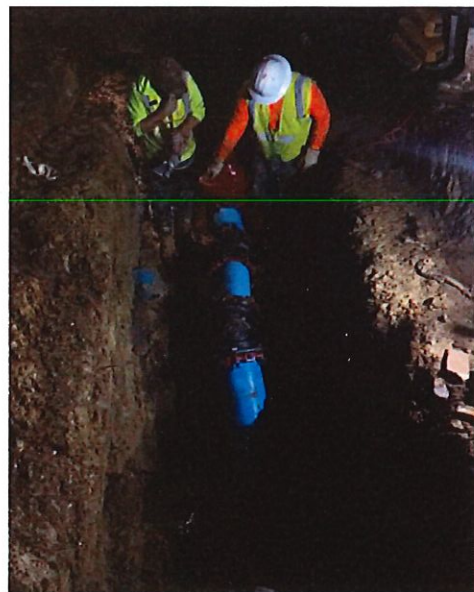
All projects discussed below are shown on the enclosed maps of active developments and capital projects.

a) Water Distribution System Analysis and Master Plan – CP No. 3 – Downtown and SH-105 Waterline Replacement

The contractor completed a portion of the waterline installation along SH-105 near Cedar Brake Park using both open cut and trenchless construction, and is currently proceeding with installation of the waterline along Pond St. We approved Pay Estimate No. 1 in the amount of \$21,825.00 and Pay Estimate No. 2 in the amount of \$142,461.00. The Contractor's period of performance ends June 13, 2021.



Trenchless construction on Pond St.



Overnight tie-in at SH-105 & Sheppard

Status of Previously Authorized Projects (cont.):**b) Baja Road Water and Drainage Improvements, Phase I & Phase II (CDBG)**

We attended a final inspection for both projects on February 24th. The contractor is working to address the punch list items identified in the Phase I project. No punch list items were identified in the Phase II project, and we plan to recommend release of the maintenance bond for the project at this Council meeting.

c) Water Distribution System Analysis and Master Plan – CP No. 9 - Water Plant No. 3 Improvements

The contractor executed the contracts and will be provided to the City for execution upon receipt of approval from the City's attorney.

d) GLO Projects

We are coordinating with GrantWorks to determine which of the solutions presented by BGE, Inc. will fit within the budget. We also plan to coordinate with City Staff this month to discuss an engineering contract and potential time extension.

e) Sanitary Sewer System Analysis and Master Plan – CP No. 3b – Lift Station No. 1 Replacement

We met with the contractor's Surety on March 12th to discuss the damages. We provided all necessary documents to the Surety for processing to finalize the damages incurred.

f) Sanitary Sewer System Analysis and Master Plan – CP No. 10 – Lift Station No. 3 Force Main Re-Route

As a reminder, this project is included in TWDB CWSRF loan. The design is substantially complete, has received TxDOT approval, and is temporarily on hold.

g) Atkins Creek Water, Sanitary Sewer, and Storm Sewer Improvements

We attended the one-year warranty inspection for the project on January 26, 2021. The Contractor has addressed all punch list items identified at the inspection, and we plan to recommend release of the maintenance bond for the project at this Council meeting.

Existing and Upcoming Developments:

a) **Feasibility Studies** – There are no active feasibility studies at this time.

b) Plan Reviews

i. **Panda Express** – We received plans for review on March 8th and provided comments to the plans on March 15th.

c) Plat Reviews

i. **Peel Junction Investments Minor Plat** – We received the minor plat on March 5th and provided comments to the plat on March 15th.

ii. **Hills of Town Creek Section 4 Final Plat** – We signed the final plat on March 17th.

Plat Reviews (cont.):

- iii. **Town Creek Crossing** – We received the final plat on March 11th and plan to return comments this week.
- iv. **Montgomery Shoppes Section 2 Amending Plat No. 2** – We received the amending plat on February 23rd and provided comments to the plat on March 3rd.

d) Ongoing Construction

- i. **Hills of Town Creek Section 4** – The contractor is completing the portions of the project and is expected to request a final inspection in the next few weeks.
- ii. **Town Creek Crossing Section 1** – The contractor moved onsite this month and has begun installation of storm sewer. The contractor is expected to be completed in July 2021.

e) One-Year Warranty Inspections

- i. **Villas of Mia Lago, Section 2** – It is our understanding the contractor is working to address the items identified at the one-year warranty inspection.
- ii. **Hills of Town Creek, Section 3** – The one-year warranty inspection was held on January 7, 2020. The contractor for Hills of Town Creek Section 4 replaced the defective section of paving identified during the inspection. We will be conducting a follow-up final inspection at the same time as the final inspection for Hills of Town Creek Section 4.
- iii. **Emma's Way** – The one-year warranty inspection was held on February 18, 2020. The contractor for Hills of Town Creek Sect. 4 replaced the defective portion of Emma's Way identified during the inspection. We will be conducting a follow-up final inspection at the same time as the final inspection for Hills of Town Creek Section 4.

Meetings and Ongoing Activities:

- a) **Town Creek and FM 149** – TxDOT cleared out the portion of the channel within the Right-of-Way and it is our understanding TxDOT plans to complete the installation of the additional rip-rap in the next few weeks.
- b) **Kammerer Tract Coordination** – We are coordinating with Montgomery County to include the thoroughfare plan updates that were prepared with the Kammerer Tract Feasibility Study in their overall thoroughfare plan, as well as discuss road ownership of the roads that will be constructed or improved as a result of this development. We met with Commissioner Walker on March 2nd to begin the discussion of roadway ownership and maintenance.
- c) **Biweekly Operations Conference Call** – We continue hosting a biweekly conference call with representatives from Gulf Utility Service, Inc. and City Staff. Items of note discussed during the previous month included updates on various warranty inspections, general updates on all active design and construction projects, and general operations of the City's water and sanitary sewer facilities.

Meetings and Ongoing Activities (cont.):

- d) **FM 1097 & Atkins Creek (TxDOT)** – We are coordinating with TxDOT to determine the area and what is needed to assist in preparing the legal description for the right-of-way that is to be acquired for the project.
- e) **FM 149 & SH-105 Right Turn Lane** –TxDOT has advised that the project is scheduled to be let in 2021.
- f) **FM 1097 Speed Study** – We attended a call with TxDOT to discuss options for preparing and providing a speed study on FM 1097. We are coordinating with staff to determine the best course of action to proceed.

Please contact Katherine Vu or me if you have any questions.

Sincerely,



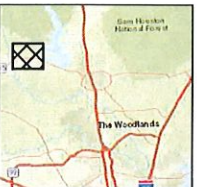
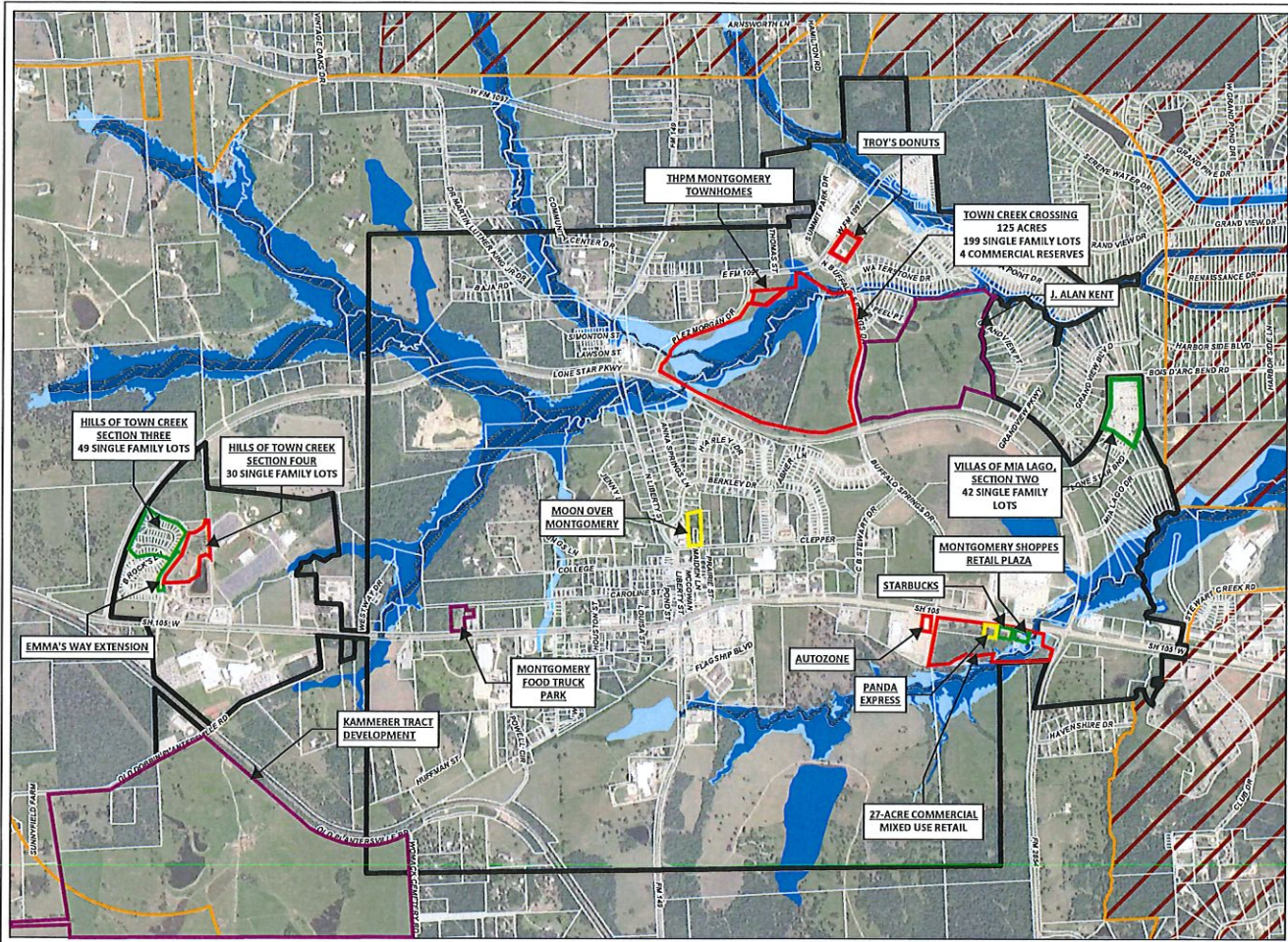
Chris Roznovsky, PE
Engineer for the City

CVR/kmv

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Enclosures: Active Capital Projects Map
 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
(MARCH 2021)

0 750 1,500
Feet

1 inch equals 1,500 feet

Disclaimer: This product is offered for informational purposes and may not have been prepared for use as a basis for legal, engineering, or planning services. It does not represent an engineering or planning service, and represents only the approximate location of property, governmental and/or political boundaries as related facilities to which boundaries. No express warranties are made by Jones Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included herein.

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