



January 22, 2025

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

Re: Monthly Engineering Report  
City Council Meeting January 28, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the October 22, 2024 Council Meeting:

**Capital Projects:**

- 1. Water Plant No. 2 Improvements** – We received Pay Estimate No. 3 in the amount of \$17,550. The contractor is 30% complete by time and 8% complete by value as of November 27<sup>th</sup>. The contractor completed the demolition of the existing ground storage tank (“GST”) and is proceeding with the well plugging. Upon completion of the contractor’s evaluation of the GST foundation, it was determined that a new foundation was required. The cost for this was included in the contract as a supplemental item. The contractor is working with their subconsultant on the design of the foundation. We have requested an updated schedule to reflect their new scope and will provide once received.



**January 14, 2025**  
**Drilling the New Well**

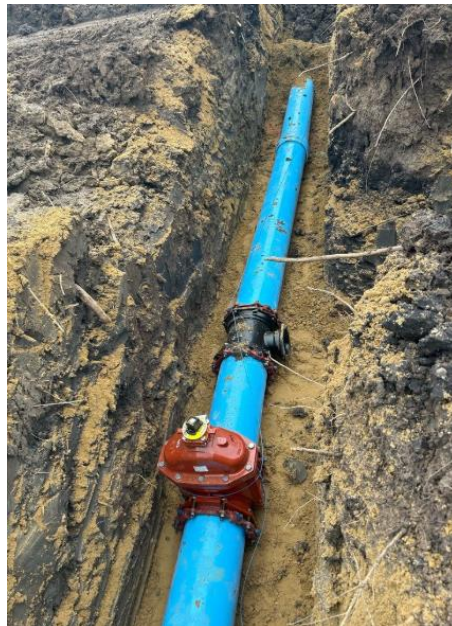
- 2. FM 1097 Sanitary Sewer Rehabilitation** – We held the pre-construction meeting on December 2<sup>nd</sup> and issued the notice to proceed at that time. The contractor has mobilized on site and plans to begin work this week. Per their current schedule, they plan to be substantially complete with the project by late February. As a reminder the project was awarded to Bull-G Construction in the amount of \$103,254.00 and 30 calendar days at the October 22<sup>nd</sup> Council meeting. This project aims to repair the failed sanitary sewer line along FM 1097, west of Buffalo Springs that failed due to erosion along Town Creek this past summer.



*January 15, 2025  
SWPPP Installation*

- 3. 2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate or change order this month. The contractor is working to complete outstanding fieldwork and supply all CCTV videos and close-out documents.
- 4. 2023 Sanitary Sewer Rehabilitation Phase II** – We received Pay Estimate Nos. 1 and 2 & Final in the amounts of \$100,875.00 and \$12,335.40, respectively. The contractor has addressed all punchlist items identified at the November 11<sup>th</sup> punchlist inspection. The infrastructure was accepted by City Council at their December 10<sup>th</sup> meeting. The one-year warranty is scheduled to end on December 3<sup>rd</sup>, 2025.
- 5. Old Plantersville Force Main Extension** – We have received Pay Estimate Nos. 5 & 6 in the amounts of \$16,452.00 and \$17,603.83. We performed a final inspection on September 12<sup>th</sup> and issued the punchlist at that time. The contractor is continuing to address the site restoration concerns and has planted the required winter mix. The contractor will establish permanent vegetation during the Spring of this year. As a reminder, this project is being funded by Redbird Meadows.

- 6. Old Plantersville Waterline Extension** – We held the preconstruction meeting with the contractor on November 6<sup>th</sup> and issued the notice to proceed at that time. The contractor has mobilized on site and is continuing with the installation of the waterline. As a reminder, the project was awarded to Bull-G Construction LLC., in the amount of \$1,023,795.00 and 120 calendar days. This project is being funded by Redbird Meadows.



*January 14, 2025  
Waterline Installation*

- 7. TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for the permit amendment was submitted to the TCEQ in September 2023. It is our understanding that TCEQ is experiencing significant delays in processing permits, and we are following up regularly to determine the status of the City’s permit. We have received some comments on the preliminary site plan and the draft permit for our review TCEQ and are working internally on to provide a response this week. Based on correspondence from the TCEQ, we are expecting final permit approval in April 2025.
- 8. McCown St. and Caroline St. Waterline Replacement** – No design updates. The design is on hold pending completion of the design for the Downtown Improvements project.
- 9. Town Creek Wastewater Plant Expansion to 0.3 MGD** – As a reminder, City Council authorized Halff Associates to complete the design of the Town Creek Wastewater Treatment Plant expansion to 0.3 MGD at the April 23<sup>rd</sup> Council meeting. We have finalized the contract and design scope and plan to discuss this as a separate agenda item during this meeting.
- 10. Water Plant No. 4 Request for Qualifications** – We received 3 statements of qualifications on October 10<sup>th</sup> and are continuing our review. We plan to bring our recommendation to the February 11<sup>th</sup> Council meeting.

**11. Buffalo Springs Dr. Road Reconstruction** – We received Pay Estimates Nos. 5, 6 and 7 & Final in the amounts of \$117,103.19, \$49,044.24, \$30,536.53, respectively. The contractor has addressed all outstanding punchlist items. The roadway is substantially complete and was accepted by the City at the January 14<sup>th</sup> Council meeting. The One-Year warranty period will end on September 12, 2025. As a reminder, the project is being funded by The Home Depot.

**12. Buffalo Springs Dr. & SH-105 Traffic Signal** – We received Pay Estimate No. 5 in the amount of \$6,999.30. The contractor is 135% complete by time and 96% complete by value as of September 25<sup>th</sup>. The contractor is substantially complete with the construction of the signal. It is our understanding that the contractor has completed all punchlist items and TxDOT is preparing to fully accept the infrastructure. As a reminder, the project is being funded by The Home Depot.

#### **Developments:**

##### **1. Feasibility Studies –**

- a. BCS Capital (Multi-Family/Commercial):** As authorized at the December 10<sup>th</sup> Council meeting, we have prepared our analysis and plan to discuss this as a separate agenda item during this meeting.
- b. Jack in the Box:** As authorized at the January 14<sup>th</sup> Council meeting, we are continuing with our feasibility study. We plan to present our findings at the February 25<sup>th</sup> Council meeting.

##### **2. Plan Reviews**

- a. MISD Athletic Complex Improvements** – We received revised plans on November 13<sup>th</sup> and provided plan approval on November 19<sup>th</sup>.
- b. Lone Star Ridge Mass Grading and Detention** – We revised plans on November 12<sup>th</sup> and are provided comments on November 27<sup>th</sup>. We received revised plans on December 3<sup>rd</sup> and provided plan approval on January 14<sup>th</sup>.
- c. Lone Star Ridge Drainage Impact Study** – We received a revised drainage study on November 12<sup>th</sup> and provided study approval on November 27<sup>th</sup>.
- d. Lone Star Ridge Section 1 WSD&P** – We have not received revised plans.
- e. Lone Star Ridge Section 2 WSD&P** – We received revised plans December 10<sup>th</sup> and provided comments on January 14<sup>th</sup>.
- f. Heritage Grove Drainage Impact Study** – We received further revised plans on December 6<sup>th</sup> and provided comments on January 21<sup>st</sup>.
- g. Heritage Grove Mass Grading and Detention** – We received plans for review on December 12<sup>th</sup> and provided comments on January 21<sup>st</sup>.

**h. Redbird Meadows PH 1B WSD&P** – We have not received revised plans.

**i. Lone Star Cowboy Church** – We have not received revised plans.

### **3. Plat Reviews**

**a. Superior Properties Preliminary Plat** – We did not receive a revised plat this month.

**b. MISD Athletic Complex Development Plat** – We received a revised plat for review on October 25<sup>th</sup> and provided comments on November 7<sup>th</sup>. We received a further revised plat on November 11<sup>th</sup> and provided comments on November 12<sup>th</sup>. We received a revised plat on January 10<sup>th</sup> and are proceeding with our review.

**c. Hills of Town Creek Section 5 Final Plat** – We received the final plat for review on October 3<sup>rd</sup> and provided comments on October 28<sup>th</sup>. We received the revised plat on November 5<sup>th</sup> and provided comments on November 21<sup>st</sup>. We received a further revised plat on November 25<sup>th</sup> and provided plat approval same day. The Planning & Zoning Commission recommended plat approval at their December 3<sup>rd</sup> meeting. The final plat was then approved at the January 14<sup>th</sup> Council meeting.

**d. Montgomery Bend Section 3 Final Plat** – We received the final plat for review on October 7<sup>th</sup> and provided comments on October 30<sup>th</sup>. We received a further revised plat on November 25<sup>th</sup> and provided plat approval same day. The Planning & Zoning Commission recommended plat approval at their December 3<sup>rd</sup> meeting. We plan to discuss this further during this meeting, as a separate agenda item.

**e. Montgomery Bend Section 4 Final Plat** – We received the final plat for review on October 7<sup>th</sup> and provided comments on October 30<sup>th</sup>. We received a revised plat on November 25<sup>th</sup> and found no issues with the plat. As a part of Pulte’s Traffic Impact Analysis, they are required to construct a traffic signal at the subdivision entrance prior to this plat being recorded. We plan to withhold approval of this final plat until the signal has been constructed.

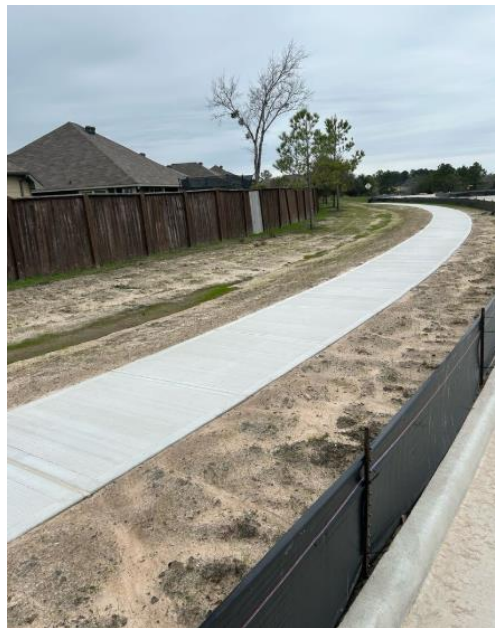
**f. Heritage Grove Preliminary Plat** – We received a preliminary plat for review on October 24<sup>th</sup> and provided comments on November 14<sup>th</sup>. We have not received a revised plat.

**g. 1005 College St. Partial Re-Plat**– We received a preliminary plat for review on January 7<sup>th</sup> and are proceeding with our review.

**h. Redbird Phase 1B (Sections 4-6)** – We received preliminary plats for review on January 9<sup>th</sup> and are proceeding with our review.

#### 4. Ongoing Construction

- a. **MUD No. 224 (Montgomery Bend) Lift Station (City of Montgomery Lift Station No. 15)** – The contractor has addressed all outstanding punchlist items and the lift station has entered the one-year warranty period which ends on October 21, 2025.
- b. **Montgomery Bend Section 2 Water, Sanitary, Drainage, and Paving** – The contractor has addressed all outstanding punchlist items and the project has formally entered into the one-year warranty period which ends on October 21, 2025.
- c. **Hills of Town Creek Section 5** – The contractor has completed the construction of the water, sanitary, drainage and paving to serve the single-family development. We attended a final walkthrough on December 17<sup>th</sup> and issued the punchlist at that time. The Developer has since addressed all outstanding punchlist items. We plan to discuss this item further as a separate agenda item.



*January 2, 2025*

*Newly Constructed Sidewalk*

- d. **MUD No. 215 (Redbird Meadows) Lift Station (City of Montgomery Lift Station No. 16)** – It is our understanding that the contractor is continuing construction of the lift station.
- e. **Redbird Meadows Phase 1A Water, Sanitary, Drainage, and Paving** – The contractor is continuing construction of water, sanitary sewer, storm sewer and paving for the site.



*January 10, 2025*  
**Storm Sewer Inlet Installation**

**5. One-Year Warranty Inspections**

- a. **Town Creek Crossing Section 1** – We held a warranty re-inspection on October 10, 2023. The developer and contractor have been non-responsive to addressing the punchlist items. We are pursuing the maintenance bond and plan to coordinate with the City Attorney to have the work completed.
- b. **Flagship Blvd. Storm Sewer and Paving** – We held the one-year warranty inspection with the City on December 5<sup>th</sup> and issued the punchlist to the contractor the same day. The contractor is actively addressing all outstanding items, and we are working with the contractor on identifying a schedule of when the work will be complete for re-inspection.

**General Ongoing Activities:**

**1. TxDOT:**

- a. **FM 1097 & Atkins Creek Drainage Improvements** – We are continuing to coordinate with TxDOT on their timeline of a fully designed improvements project. It is our understanding that TxDOT has acquired all of the necessary right-of-way to complete the improvements.
- b. **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. There were no further updates on the project from TxDOT at the June 18<sup>th</sup> bi-annual coordination meeting.

- c. Access Management along SH-105 from Grimes County Line to Shepperd Street** – We met with TxDOT on December 17<sup>th</sup> to discuss the timing of this project. It is our understanding that TxDOT is experiencing delays finalizing their design and has pushed back the project to 2028, with a tentative let date of September 2027. We are continuing coordination with TxDOT and their engineer on the required utility relocations for the proposed roadway expansion.
- 2. Biweekly Operations Call** – We are continuing the biweekly operations calls with City Staff and City’s operator, Hays Utility North Corporation.
- 3. Fiscal Year 2025 CIP Snapshot & Rate Order Analysis-** We presented our rate study analysis to Council at their January 13<sup>th</sup> CIP Workshop. We are working on updating our analysis based on comments received and plan to coordinate with the City’s Financial Advisor to discuss additional funding mechanisms.
- 4. Kendig Keast Unified Development Ordinance-** Kendig Keast presented their draft ordinance at the December 9<sup>th</sup> Workshop. Based on feedback from the City we are coordinating with Kendig Keast to provide them with comments on the proposed Development Ordinance.

Please let me know if you have any questions.

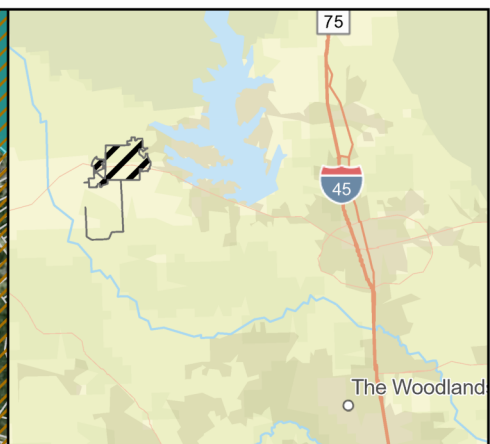
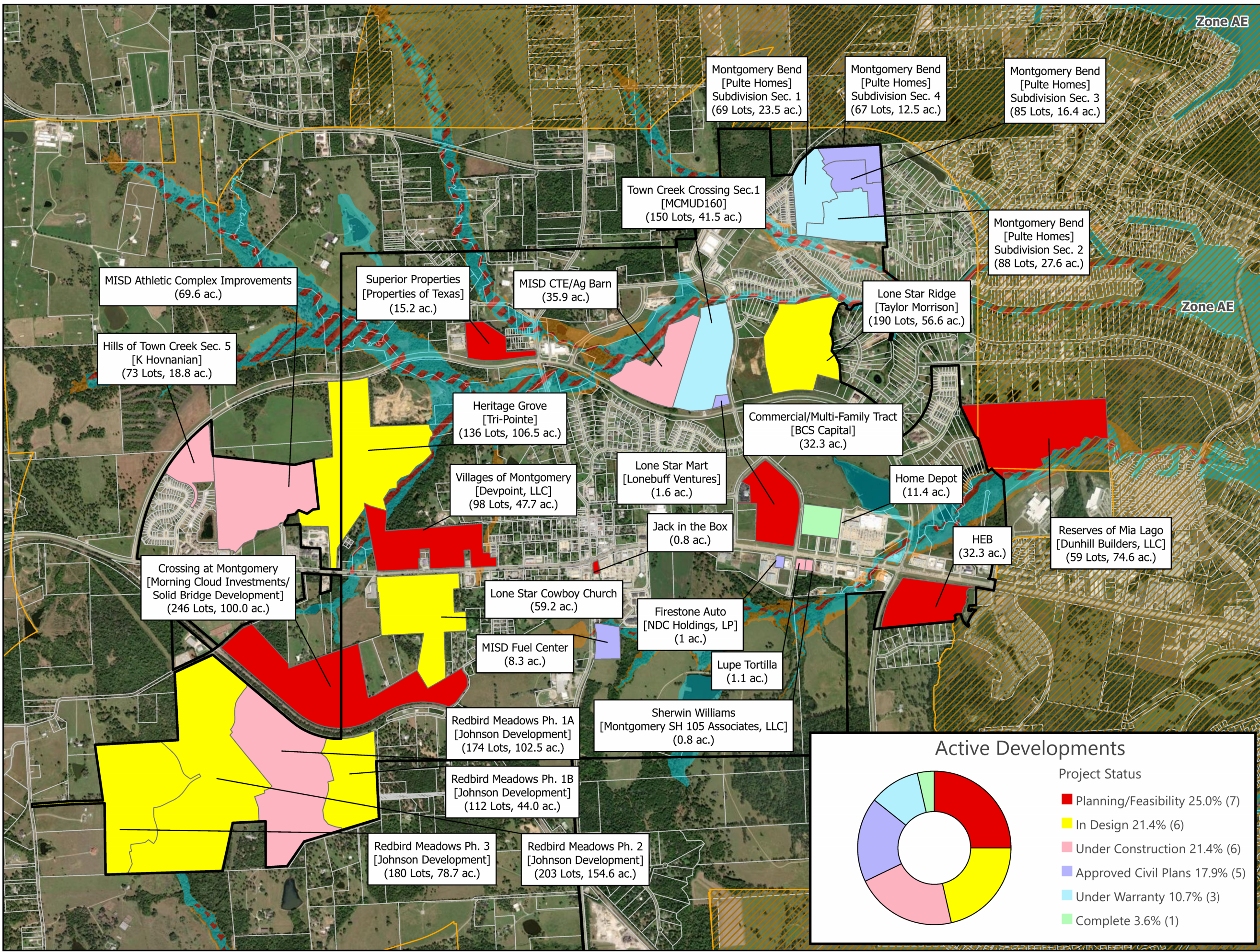
Sincerely,



Chris Roznovsky, PE  
City Engineer

Attachments – Active Developments Map  
Cc (via email): The Planning and Zoning Commission – City of Montgomery  
Mr. Anthony Solomon – City of Montgomery, Interim City Administrator  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney





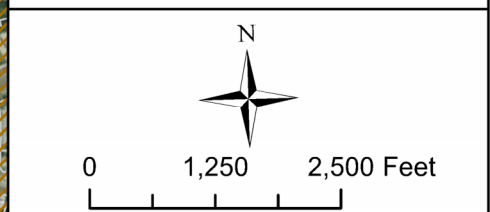
**Legend**

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

**Development Status**

- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- <Null>
- Approved Civil Plans
- Complete
- Under Warranty
- Floodway
- 100-year
- 500-year

\*This exhibit only includes Developments that have either executed Development Agreements, or Escrow accounts with the City of Montgomery\*



**Active Developments Map**  
January 2025



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.

