



August 19, 2021

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

Re: Monthly Engineering Report
City Council Meeting August 24, 2021

Dear Mayor and Council:

The following is a brief summary that describes our activities since the July 27, 2021 Council Meeting:

Capital Projects (Jones|Carter):

1. **Downtown Waterline Replacement** – It is our understanding the contractor completed construction of the waterline along FM 149, the waterline passed all pressure testing and is in the process of completing bacteriological testing. It is also our understanding the contractor plans to complete service lead tie-ins this week. We received Pay Estimate No. 7 in the amount of \$60,786.00 from Jones|Carter. As of July 23rd, construction was approximately 86% complete by value.
2. **Water Plant No. 3 Improvements** – It is our understanding Jones|Carter received a Notice to Proceed from the TWDB and the contractor plans to mobilize this month.
3. **GLO Projects**
 - a. **Ander's Branch Drainage Improvements** – It is our understanding Jones|Carter is proceeding with environmental, surveying, and preliminary design services for the project.
 - b. **Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – It is our understanding Jones|Carter plans to submit 60% design drawings for our review by the end of the month.
 - c. **Water Plant No. 3 Generator** – This project will begin once costs for the previous two projects has been finalized to ensure sufficient funding exists for this project.
4. **FM 1097 Speed Study** – We received the finalized study from Jones|Carter on August 17th and are coordinating with TxDOT to consider modification of the speed limits in the recommended areas.

- 5. FM 1097 and Buffalo Springs Drive Traffic Signal Warrant Analysis** - We received the finalized study from Jones|Carter on August 17th and are coordinating with TxDOT to consider the possibility of installing a traffic signal at the intersection of FM 1097 and Buffalo Springs Drive.

Developments:

- 1. Feasibility Studies** – There are no active feasibility studies at this time.
- 2. Plan Reviews**
 - a. Wendy’s (Haza Foods)** – We received revised plans from the developer on July 30th. We provided comments to the plans to the developer on August 13th.
 - b. Shoppes at Montgomery Access Drive to Buffalo Springs** – We received plans for review on July 30th and provided plan approval on August 2nd.
- 3. Plat Reviews**
 - a. Hills of Town Creek, Section 4 Amending Plat** – We signed the amending plat this month. It is in the process of obtaining all signatures and being recorded.
 - b. Shoppes at Montgomery Amending Plat 3** – The amending plat was recorded earlier this month.
- 4. Ongoing Construction**
 - a. Town Creek Crossing, Section 1** – The contractor is continuing with construction, including additional paving work scheduled for this week.
- 5. One-Year Warranty Inspections**
 - a. Villas of Mia Lago, Section 2** – We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.
 - b. Hills of Town Creek, Section 3** – The developer has informed us that the additional repair work is complete. We will perform a reinspect on August 19th.
 - c. Hills of Town Creek, Section 4** – The warranty period for this project will end on March 24, 2022.

General Ongoing Activities:

- 1. Gracepoint Homes (Kammerer Tract)** – It is our understanding the developer is working with the Public Utilities Commission to decertify the tract from the Dobbin-Plantersville CCN boundaries.
- 2. Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.

General Ongoing Activities (cont.):

3. **TPDES Permit Renewal** – We are proceeding with the Texas Pollutant Discharge Elimination System (“TPDES”) permit renewal for both the Stewart Creek and Town Creek wastewater treatment plants.
4. **FM 1097 & Atkins Creek Drainage Improvements (TxDOT)** – 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.
5. **FM 149 & SH-105 North Bound Right Turn Lane (TxDOT)** – We attended a pre-construction meeting with TxDOT on July 27th. It is our understanding the contractor has begun work and is expected to be complete in October 2021.
6. **City Engineer Transition** – We received a hard drive containing City documents from Jones|Carter on July 8th. We are continuing to go through the provided files to determine if any additional documents are needed.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR/kmv

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Attachments - None

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