

September 22, 2022

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

Re: Monthly Engineering Report
City Council Meeting September 25, 2022

Dear Mayor and Council:

The following is a brief summary that describes our activities since the August 23, 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 3rd and the contractor is working to address punchlist items identified at the final inspection.
2. **GLO Projects**
 - a. **Water Plant No. 3 Generator** – The contractor is proceeding with construction of the generator pad and underground electrical conduit.



Figure 1: Generator pad formwork September 13, 2022

- b. **Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – Enclosed as Attachment No. 1 is Pay Estimate No. 2 in the amount of \$98,932.50. The contractor is 34% complete by value and 54% complete by time. The contractor is continuing work on roadside ditch drainage improvements.



Figure 1: Newly constructed concrete lined ditch September 14, 2022

3. **2022 Sanitary Sewer Cleaning and Televising – Phase 1** – We did not receive a pay estimate this month. As a reminder, CCML,LLC dba Pinnacle Pumping Services is no longer in business and the work is being completed by MagnaFlow as a subcontractor. We have received all videos from MagnaFlow and are proceeding with our review and preparation of rehabilitation recommendations.
4. **Clepper Sidewalks** – We did not receive a pay estimate this month. The contractor was issued a notice to proceed on August 22nd. The contractor has substantially completed installing the sidewalk and is scheduled to complete final clean up, striping, and signage next week.



Figure 1: Newly constructed sidewalk September 16, 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. We expect to be complete with design by mid-October. 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. We expect to be complete with design by mid-October. As a reminder this project is being funded by the developer.
8. **McCown St. and Caroline St. Waterline Replacement** – We received the survey and are working with the surveyor to address comments. Upon receipt of the updated survey we will continue with design as authorized at the July 12th Council meeting. We expect to be complete with design by mid-November.
9. **Downtown Drainage Master Plan** – We received the survey and are working with the surveyor to address comments. We are proceeding with the drainage analysis based on as-built documents. Upon receipt of the updated survey, we are prepared to begin the drainage analysis of Downtown Montgomery based on surveyed topography.
10. **Downtown Sanitary Sewer Rehabilitation** – We began advertising for bids for this project on September 20th and plan to open bids on October 11th. We plan to present the Recommendation of Award at the October 25th Council meeting. Enclosed as Attachment No. 2 is an exhibit showing the scope of the project.
11. **Lift Station No. 8 Repairs** – We provided the final design to Public Works, and it is our understanding Public Works is working with the contractor to schedule the repair for the Lift Station No. 8 force main, as authorized at the September 13th Council meeting.

Developments:

1. **Feasibility Studies** –
 - a. **Olde Montgomery Food Gardens** – We were authorized to complete a feasibility study for the proposed commercial development at the September 13th Council meeting. We plan to present our findings at the October 11th Council meeting.
 - b. **Summer Wind** – We were authorized to complete a feasibility study for the proposed single family development at the September 13th Council meeting. We plan to present our findings at the October 11th Council meeting.
2. **Plan Reviews**
 - a. **Town Creek Storage II** – We did not receive a revised plan set this month.
 - b. **Hills of Town Creek Section 5** – We did not receive a revised plan set this month.
 - c. **Popeye’s** – We did not receive a revised plan set this month.
 - d. **Grand Monarch Apartments** – We provided plan approval on September 12th.

- e. **Express Oil Change and Tire** – We provided plan approval on September 13th.
 - f. **Pizza Shack** – We are awaiting a revised plan set from the Developer.
 - g. **Montgomery Summit Business Park** – We received plans on July 21st and returned comments on August 10th. We received additional drainage plans on August 11th and provided comments on August 24th.
 - h. **Pulte Group Drainage Report** – We did not receive a revised report this month.
 - i. **Redbird Meadows Drainage Report** – We received the drainage study on August 19th, and provided comments on September 23rd.
3. **Plat Reviews**
- a. **Montgomery Brewing Minor Plat** – We did not receive a revised plat this month.
4. **Ongoing Construction**
- a. There are no ongoing construction projects at this time.
5. **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 TxDOT continues to wait for utilities to be relocated. It is also our understanding that there is approximately 30 days of work remaining once utilities are relocated.
 - 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 is experiencing 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 Sheppard 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 let in July 2023; 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.
 - g. **SH-105 and Emma’s Way** – It is our understanding TxDOT has adjusted the timing of the traffic signal at SH 105 and Emma’s Way to allow for 5 additional seconds of green time for vehicles turning left while leaving the Hills of Town Creek Subdivision.
- 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. **Flagship Storm Sewer** – We have received and reviewed video provided by MagnaFlow and are preparing a summary of issues with our recommended repairs to be provided to Public Works.

Please let me know if you have any questions.

Sincerely,



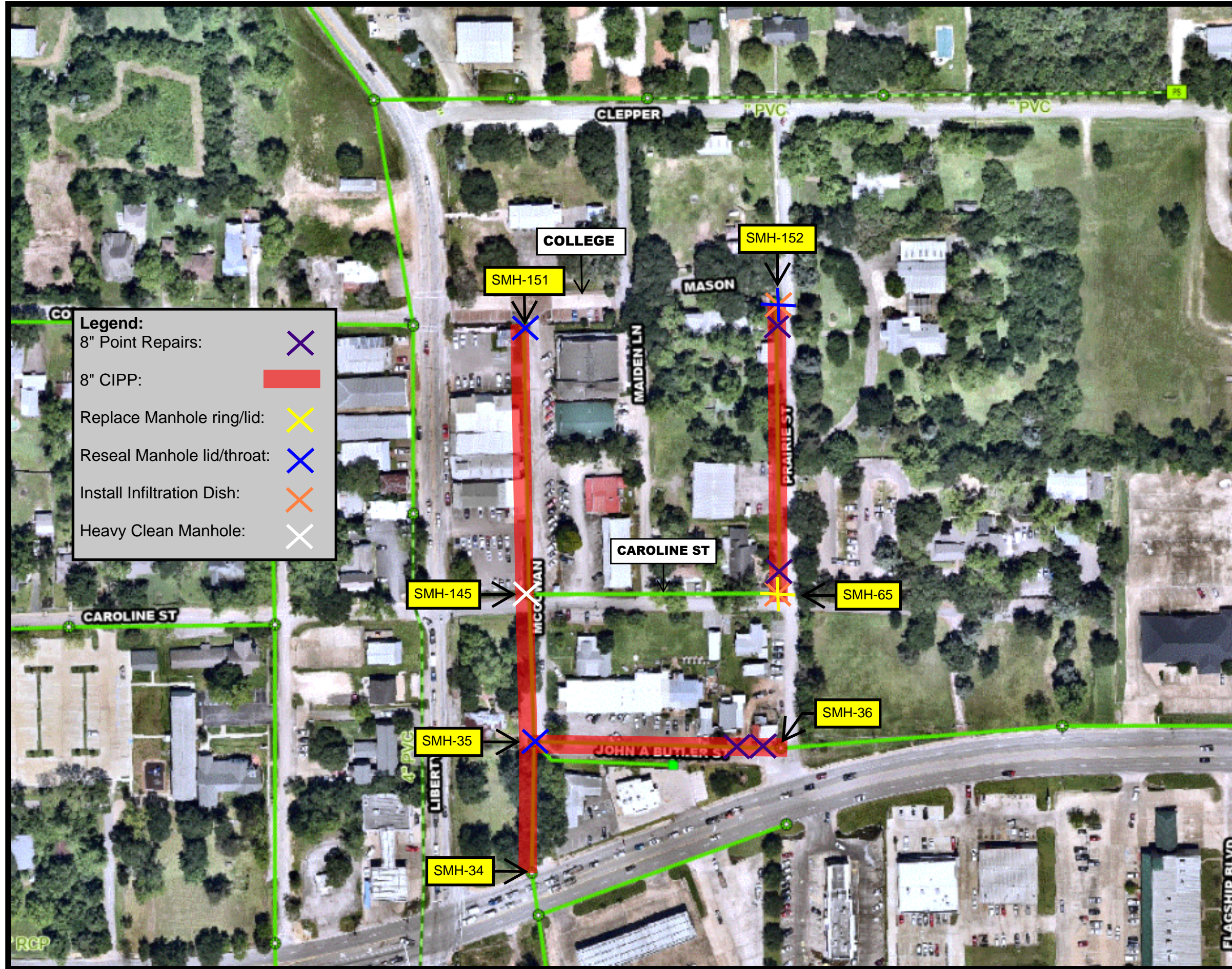
Chris Roznovsky, PE
City Engineer

CVR/kv:zlg







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Attachments – Pay Estimate No. 2 – MLK Dr. Ditch Regrading and Sanitary Sewer Rehabilitation
Scope of Work Exhibit – Downtown Sanitary Sewer Rehabilitation
Active Developments Map

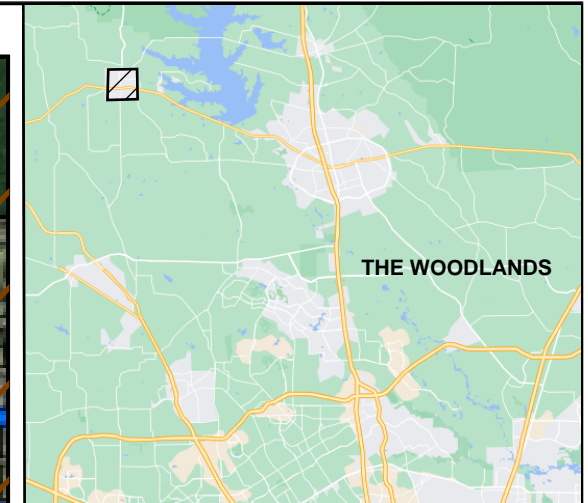
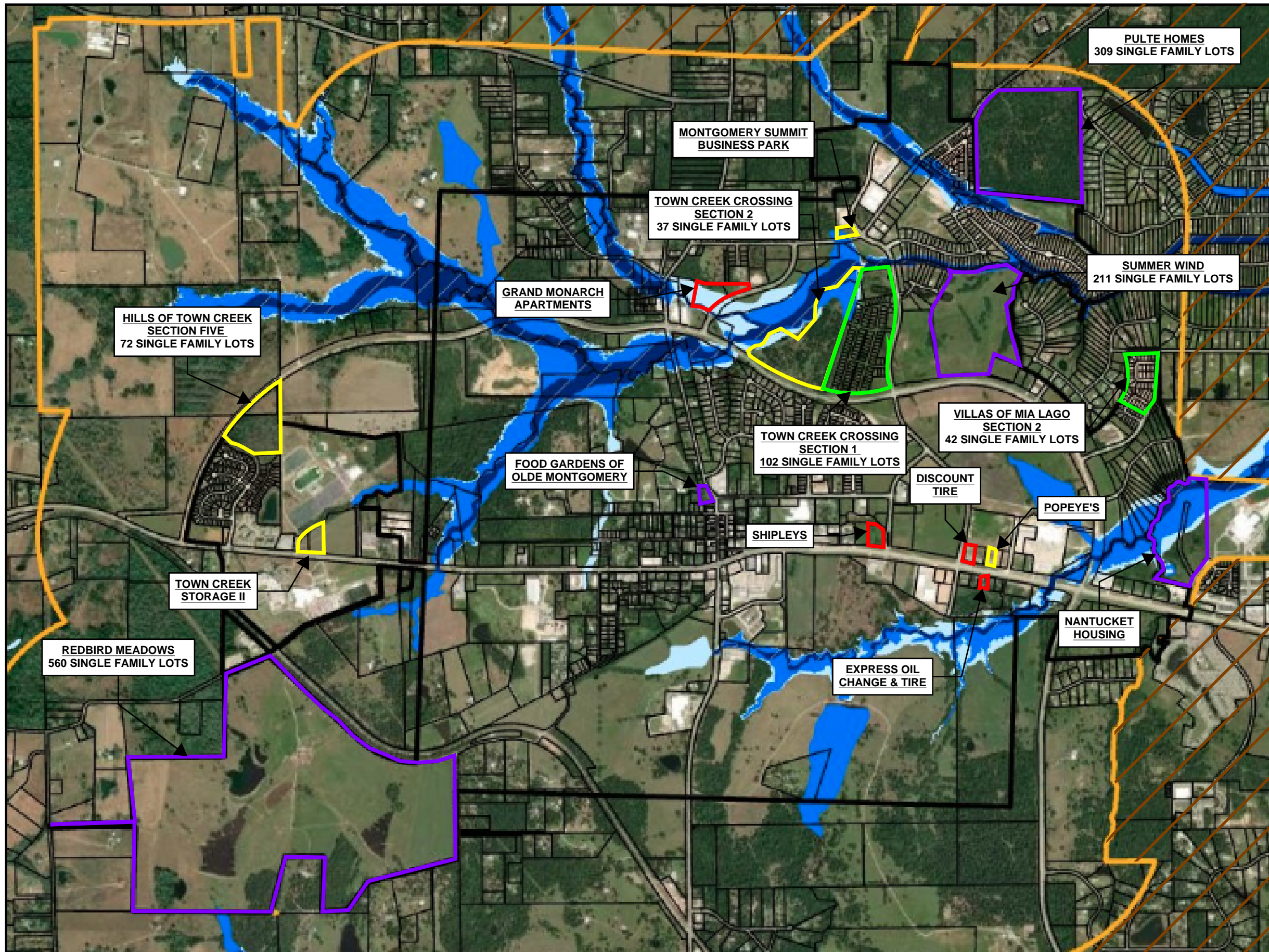
Cc (via email): The Planning and Zoning Commission – City of Montgomery
Mr. Dave McCorquodale – City of Montgomery, Interim City Administrator and Director of Planning & Development
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



Legend:












- 8" Point Repairs: 
- 8" CIPP: 
- Replace Manhole ring/lid: 
- Reseal Manhole lid/throat: 
- Install Infiltration Dish: 
- Heavy Clean Manhole: 





**VICINITY MAP
NTS**

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
September 2022