

July 21, 2022

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

Re: Monthly Engineering Report  
City Council Meeting July 26, 2022

Dear Mayor and Council:

The following is a brief summary that describes our activities since the June 28, 2022 Council Meeting:

### Capital Projects:

- 1. Water Plant No. 3 Improvements** – We did not receive a pay estimates this month. Construction of the is project complete. A final inspection is scheduled to be held on July 27, 2022.



Figure 1: Cooling Tower



Figure 2: Hydropneumatic Tank

### 2. GLO Projects

- a. Water Plant No. 3 Generator** – Quiddity issued a notice to proceed on May 16<sup>th</sup>. it is our understanding the contractor is experiencing delays in the generator arrival.

- b. Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – We did not receive a pay estimate this month. The contractor has completed the culvert replacement work and has begun the cured-in-place-pipe lining of the sanitary sewer lines. As a reminder, Council approved Change Order No. 1 at the July 12, 2022 Council meeting for a contract reduction of \$2,949.00.



Figure 1: Culvert Replacement July 15, 2022



Figure 2: Sanitary Sewer CIPP Installation July 8, 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. MagnaFlow is proceeding with construction, and we have received and are reviewing the televising videos as they are submitted.
- 4. Clepper Sidewalks** – As a reminder, the project was awarded to Environmental Allies Inc. in the amount of \$231,279.20 and 90 calendar days. We are working with the contractor to execute contracts and plan to schedule a preconstruction meeting in the next few weeks.
- 5. 15-Year Infrastructure Plan** – We have completed a majority of the requested changes and are proceeding with the additional sanitary sewer analysis as requested.
- 6. Old Plantersville Waterline Extension** – We are coordinating with the Developer's engineer for the Redbird Meadows development to complete the survey of the project area, which is scheduled to be complete this month. Upon receipt of the survey, we are prepared to begin design. As a reminder this project is being funded by the developer.
- 7. Old Plantersville Force Main Extension** – We are coordinating with the Developer's engineer for the Redbird Meadows development to complete the survey of the project area, which is scheduled to be complete this month. Upon receipt of the survey, we are prepared to begin design. As a reminder this project is being funded by the developer.
- 8. McCown St. and Carolina St. Waterline Replacement** – We are proceeding with design as authorized at the July 12<sup>th</sup> Council meeting.

9. **Downtown Sanitary Sewer Rehabilitation** – We are proceeding with design as authorized at the July 12<sup>th</sup> Council meeting.
10. **Water Plant Nos. 2 & 3 Bleach Conversion** – We are proceeding with design as authorized at the July 12<sup>th</sup> Council meeting.

**Developments:**

1. **Feasibility Studies** –
  - a. There are no ongoing feasibility studies at this time.
2. **Plan Reviews**
  - a. **Discount Tire** – We provided plan approval on July 6<sup>th</sup>.
  - b. **Shipley's Donuts** – We received revised plans on Jun 27<sup>th</sup> and provided comments to the plans on July 13<sup>th</sup>.
  - c. **Town Creek Storage II** – We received plans on July 8<sup>th</sup> and plan to return comments to the plans this week.
  - d. **Hills of Town Creek Section 5** – We are awaiting a revised plan set from the Developer.
  - e. **Popeye's** – We received plans on July 8<sup>th</sup> and returned comments on July 21<sup>st</sup>.
  - f. **Grand Monarch Apartments** – We received plans on June 3<sup>rd</sup> and returned comments on July 21<sup>st</sup>.
  - g. **Express Oil Change and Tire** – We received plans on June 16<sup>th</sup> and returned comments on July 21<sup>st</sup>.
3. **Plat Reviews**
  - a. **Montgomery Brewing Minor Plat** – We received the revised minor plat on July 18<sup>th</sup> and are proceeding with our review.
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 has begun on the access management project along SH-105. According to TxDOT, construction within the City is anticipated to be complete in late summer/early fall 2022. It is our understanding that TxDOT is experiencing delays due to concrete shortages.
  - d. **Access Management along SH-105 from Grimes County Line to Shepperd Street**– We attended a 30% utility location meeting on June 8<sup>th</sup> and are working to identify any public utilities that will need to be relocated in the city. According to TxDOT, the first phase of the project is scheduled to let in July 2023.
  - 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** – In accordance with Senate Bill 3, we submitted the City’s Emergency Preparedness Plan on February 24, 2022. We have since been in correspondence with TCEQ and have been advised that we should not expect approval by July 1, 2022 and to implement the plan as submitted. We distributed hard copies to all applicable agencies prior to the July 1<sup>st</sup> deadline. We will continue to follow up until plan approval is received.

Honorable Mayor and City Council  
City of Montgomery  
Page 5 of 5  
July 21, 2022

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Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE  
City Engineer

CVR/zlgt

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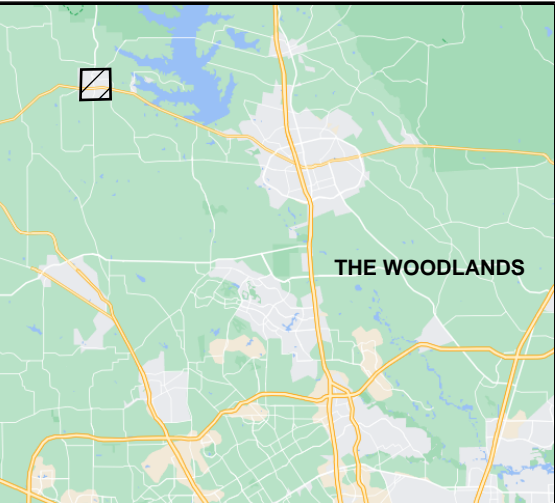
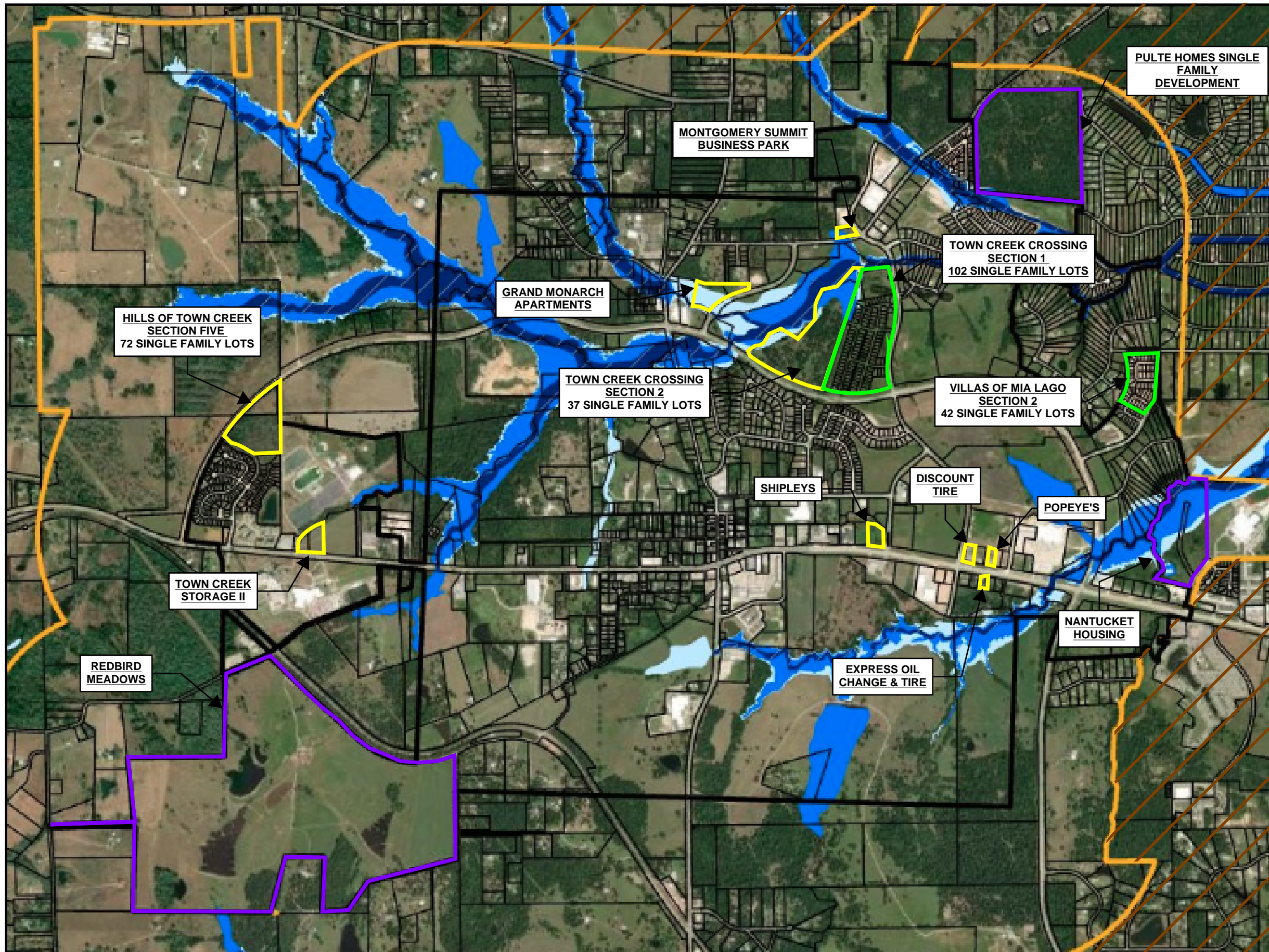
Attachments – Active Developments Map

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
-  In Design
-  Planning/Feasibility

Active Developments  
July 2022