



April 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 April 26, 2022

Dear Mayor and Council:

The following is a brief summary that describes our activities since the March 29, 2022 Council Meeting:

Capital Projects:

1. **Downtown Waterline Replacement** – It is our understanding the contractor has addressed all punch list items identified at the final inspection and we are coordinating with Jones | Carter to obtain all required close out documents. Additionally, we were made aware of some issues with asphalt near In Stitch Drapery. The contractor is working to address these issues.
2. **Water Plant No. 3 Improvements** –The contractor is continuing construction of the ground storage tank, hydropneumatic tank, and cooling tower. We have received Pay Estimate No. 3 in the amount of \$225,261.00 enclosed as **Attachment 01**. We have also received Change Order No. 2 in the amount of \$4,617.69 to remove and replace existing concrete paving around the existing cooling tower. Below are photos of the progress of work as of April 9, 2022.



3. GLO Projects

- a. **Ander's Branch Drainage Improvements** – We are working with Jones Carter, GrantWorks, and City Staff to work through regulatory requirements.
 - b. **Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – We attended a pre-construction meeting on April 12, 2022. It is our understanding that work should begin in early May 2022.
 - c. **Water Plant No. 3 Generator** – Per Jones | Carter, contract documents are expected to be finalized this month. We are working with Jones | Carter and the contractor to schedule a pre-construction meeting.
4. **FM 1097 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – We have requested, but not received, a schedule from TxDOT for design and construction of a traffic signal at this intersection.
5. **SH-105 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – We provided the completed study to TxDOT for their consideration, but have not received a response at this time.
6. **2022 Sanitary Sewer Cleaning and Televising – Phase 1** – The contractor is continuing with the televising work and is expected to be complete in May 2022. We have received and recommend payment of Pay Estimate No. 1 in the amount of \$8,791.50. As of March 28, 2022 the contractor was approximately 19% complete by time and 16% complete by value.
7. **Clepper Sidewalks** – We are nearing completion of the construction plans and are coordinating with the City Attorney, City Staff, and property owners to obtain the necessary easements.
8. **15-Year Infrastructure Plan** – We have completed a majority of the requested changes and are coordinating with the City Operator and Staff to acquire additional information on the sanitary sewer analysis.

Developments:

1. Feasibility Studies

- a. **Nantucket Housing** – We were authorized at the April 12th meeting to proceed with the preparation of a Utility and Economic feasibility study for an approximately 385 unit senior/multi-family development on Stewart Creek Road. We expect to present the study to Council at the May 10, 2022 meeting.
- b. **Pulte Group** – We were authorized at the April 12th meeting to proceed with the preparation of a Utility and Economic feasibility study for a single family development on approximately 90-acres. We plan to further discuss the option for out of City, wholesale water and sanitary sewer service to the neighboring 113-acres at the meeting.

2. Plan Reviews

- a. **Discount Tire** – We provided comments to the developer this month. We are awaiting a revised plan set from the Developer.

- b. **Shipley's Donuts** – We provided comments to the developer this month. We are awaiting a revised plan set from the Developer.
 - c. **Town Creek Storage II** – We provided comments to the developer this month. We are awaiting a revised plan set from the Developer.
 - d. **Hills of Town Creek Section 5** – We are currently reviewing plans for this subdivision and plan to provide comments to the Developer this month.
- 3. **Plat Reviews**
 - a. There are no ongoing plat reviews at this time.
- 4. **Ongoing Construction**
 - a. **Town Creek Crossing, Section 1** – It is our understanding that the Developer plans to attend the Council meeting to discuss the sidewalks further.
- 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 4** – We held the one year warranty inspection on March 22, 2022. We are working with the developer to address the outstanding items.

General Ongoing Activities:

- 1. **Redbird Meadow (Kammerer Tract)** – We received updated phasing and timeline information from the developer for the proposed project. We are working with the City Staff and the City Attorney on a proposed Developer Agreement.
- 2. **TPDES Permit Renewal** – The permit renewal applications for both the Stewart Creek and Town Creek wastewater treatment plants were deemed administratively complete and are undergoing technical review. We expect draft permits for review in the next few weeks.
- 3. **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.
- 4. **FM 149 & SH-105 North Bound Right Turn Lane (TxDOT)** – It is our understanding the required utility relocations are still ongoing. It is our understanding the paving work is expected to be complete in May 2022.
- 5. **Access Management along SH-105 (TxDOT)** – 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.

6. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.
7. **Emergency Preparedness Plan** – In accordance with Senate Bill 3, we submitted the City's Emergency Preparedness Plan on February 24, 2022. It is our understanding that it is in technical review with the TCEQ. We are expecting comments or approval in the coming months.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR/zlgt

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Attachments – Water Plant No. 3 Improvements – Pay Estimate No. 3

Active Developments Map

Cc (via email): The Planning and Zoning Commission – City of Montgomery

Mr. Richard Tramm – City of Montgomery, City Administrator

Ms. Nici Browe – City of Montgomery, City Secretary

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney LP, City Attorney