

April 22, 2021

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

Re: Engineering Report  
Council Meeting: April 27, 2021  
City of Montgomery

Dear Mayor and Council:

The following information summarizes our activities on your behalf since the March 23<sup>rd</sup> Council Meeting:

**Status of Previously Authorized Projects:**

All projects discussed below are shown on the enclosed maps of active developments and capital projects.

**a) Water Distribution System Analysis and Master Plan – CP No. 3 – Downtown and SH-105 Waterline Replacement**

We are coordinating with TxDOT to receive a utility installation permit for work along FM 149 and expect to receive them soon. The contractor continues to proceed with installation of the waterline along SH-105 at Cemetery Street, Pond Street, and Pond Alley via trenchless construction. We approved Pay Estimate No. 3 in the amount of \$207,382.00. The Contractor's period of performance ends June 13, 2021.



Valve Replacement on Pond St.



Pipe Burst at SH-105 & Cemetery St.

**Status of Previously Authorized Projects (cont.):**

- b) Baja Road Water and Drainage Improvements, Phase I & Phase II (CDBG)**  
The contractor continues to address the punch list items identified in the Phase I project.
- c) Water Distribution System Analysis and Master Plan – CP No. 9 - Water Plant No. 3 Improvements**  
The contracts have been approved by the City’s Attorney. The contracts have been provided for City Council signature.
- d) GLO Projects**  
We are continuing to coordinate with GrantWorks and City Staff to finalize the engineering contract to match the budget and beneficiaries of the grant.
- e) Sanitary Sewer System Analysis and Master Plan – CP No. 3b – Lift Station No. 1 Replacement**  
The City Attorney and Surety held a conference call on April 19<sup>th</sup>. It is our understanding this matter is in the hands of the attorney.
- f) Sanitary Sewer System Analysis and Master Plan – CP No. 10 – Lift Station No. 3 Force Main Re-Route**  
As a reminder, this project is included in TWDB CWSRF loan. The design is substantially complete and is temporarily on hold.

**Existing and Upcoming Developments:**

- a) Feasibility Studies** – There are no active feasibility studies at this time.
- b) Plan Reviews**
  - i. Panda Express** – We received plans for review on March 17<sup>th</sup> and provided comments to the plans on March 30<sup>th</sup>. We received plans for review on April 11<sup>th</sup> and they are under review.
- c) Plat Reviews**
  - i. Peel Junction Investments Minor Plat** – We signed the minor plat on April 15<sup>th</sup>.
  - ii. Town Creek Crossing** – We returned comments to the final plat on March 31<sup>st</sup>.
  - iii. Montgomery Shoppes Section 2 Amending Plat No. 2** – We did not receive a revised plat this month.
- d) Ongoing Construction**
  - i. Hills of Town Creek Section 4** – The Contractor completed the remaining portions of the project. The final inspection was held on March 24<sup>th</sup>, and a punch list was issued at that time. The contractor has since addressed all of the punchlist items and we have submitted the documents for the City to accept the infrastructure.

**Existing and Upcoming Developments (cont.):**

- ii. **Town Creek Crossing Section 1** – The contractor continues to install the proposed storm sewer facilities and began the installation of the waterline. The contractor is expected to be complete in July 2021.

**e) One-Year Warranty Inspections**

- i. **Villas of Mia Lago, Section 2** – It is our understanding the contractor is working to address the items identified at the one-year warranty inspection.
- ii. **Hills of Town Creek, Section 3** – The one-year warranty inspection was held on January 7, 2020. We are continuing to work with City Staff and the Contractor to address the remaining punch list items.

**Meetings and Ongoing Activities:**

- a) **Town Creek and FM 149** – It is our understanding TxDOT completed the installation of the additional rip-rap last week.
- b) **Kammerer Tract Coordination** – We have prepared a cost estimate for the different segments of the roadway reconstruction project as a Kammerer Tract as a response to our meeting with Montgomery County. It is our understanding the developer is coordinating with the PUC to decertify the tract from the CCN boundaries.
- c) **Biweekly Operations Conference Call** – We continue hosting a biweekly conference call with representatives from H2O Innovations and City Staff. Items of note discussed during the previous month included updates on various warranty inspections, general updates on all active design and construction projects, and general operations of the City's water and sanitary sewer facilities.
- d) **FM 1097 & Atkins Creek (TxDOT)** – We are coordinating with TxDOT to determine the area and what is needed to assist in preparing the easements that are to be acquired for the project.
- e) **FM 149 & SH-105 Right Turn Lane** – TxDOT has advised that the project is scheduled to be let in 2021.

**Meetings and Ongoing Activities (cont.):**

- f) **FM 1097 Speed Study** – We are coordinating with TxDOT to investigate reducing the speed limit and other safety improvements.

Please contact Wesley Lay or me if you have any questions.

Sincerely,



Donald Durgin, PE  
Engineer for the City

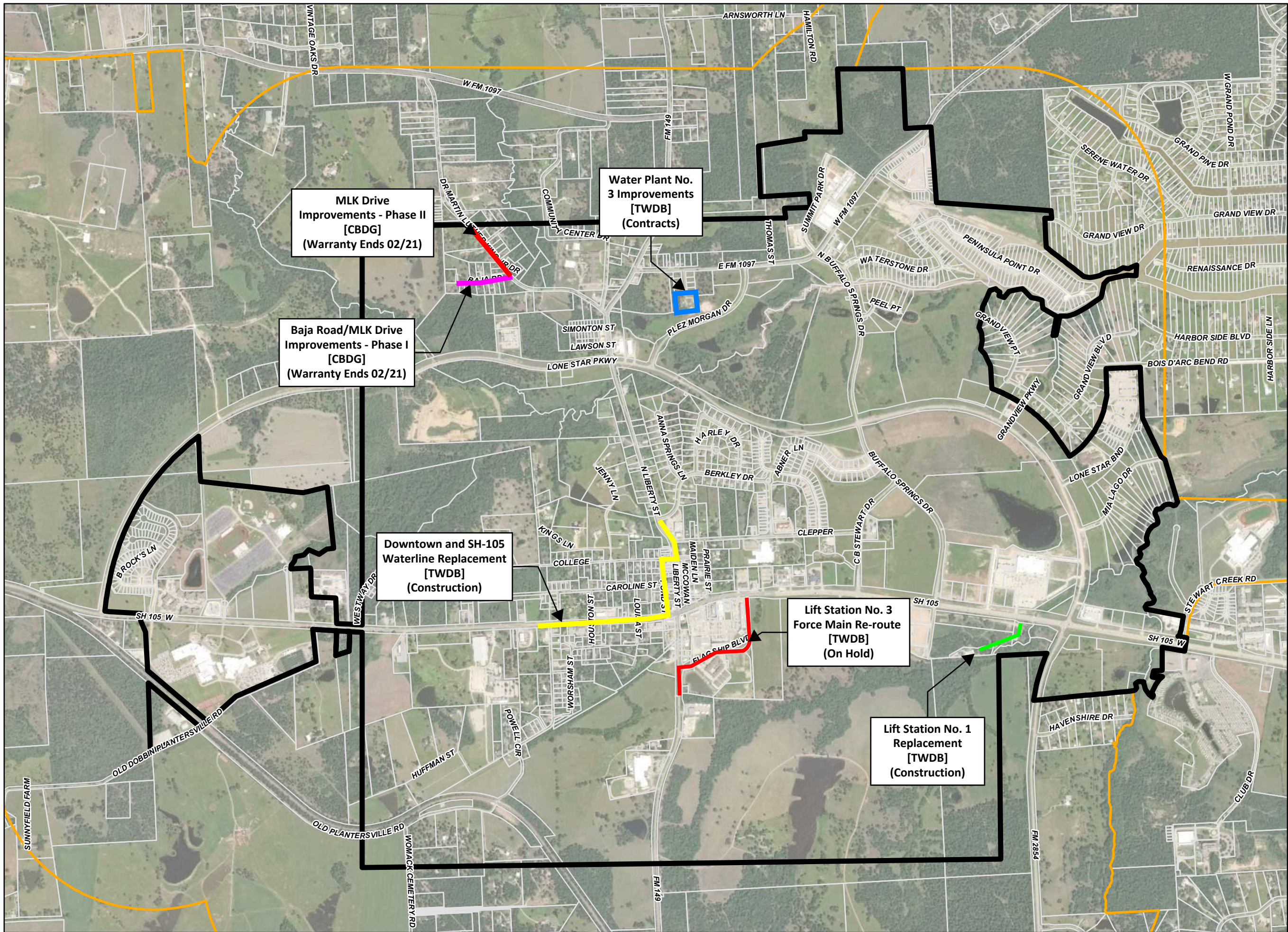
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Enclosures:                   Active Capital Projects Map  
                                  Active Developments Map

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





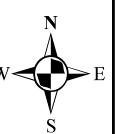
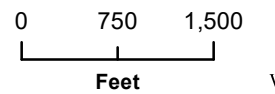
**VICINITY MAP**

Scale: 1 inch equals 20 miles

**LEGEND**

- City Limits
- City ETJ
- MCAD Parcels

**ACTIVE CAPITAL PROJECTS (MARCH 2021)**

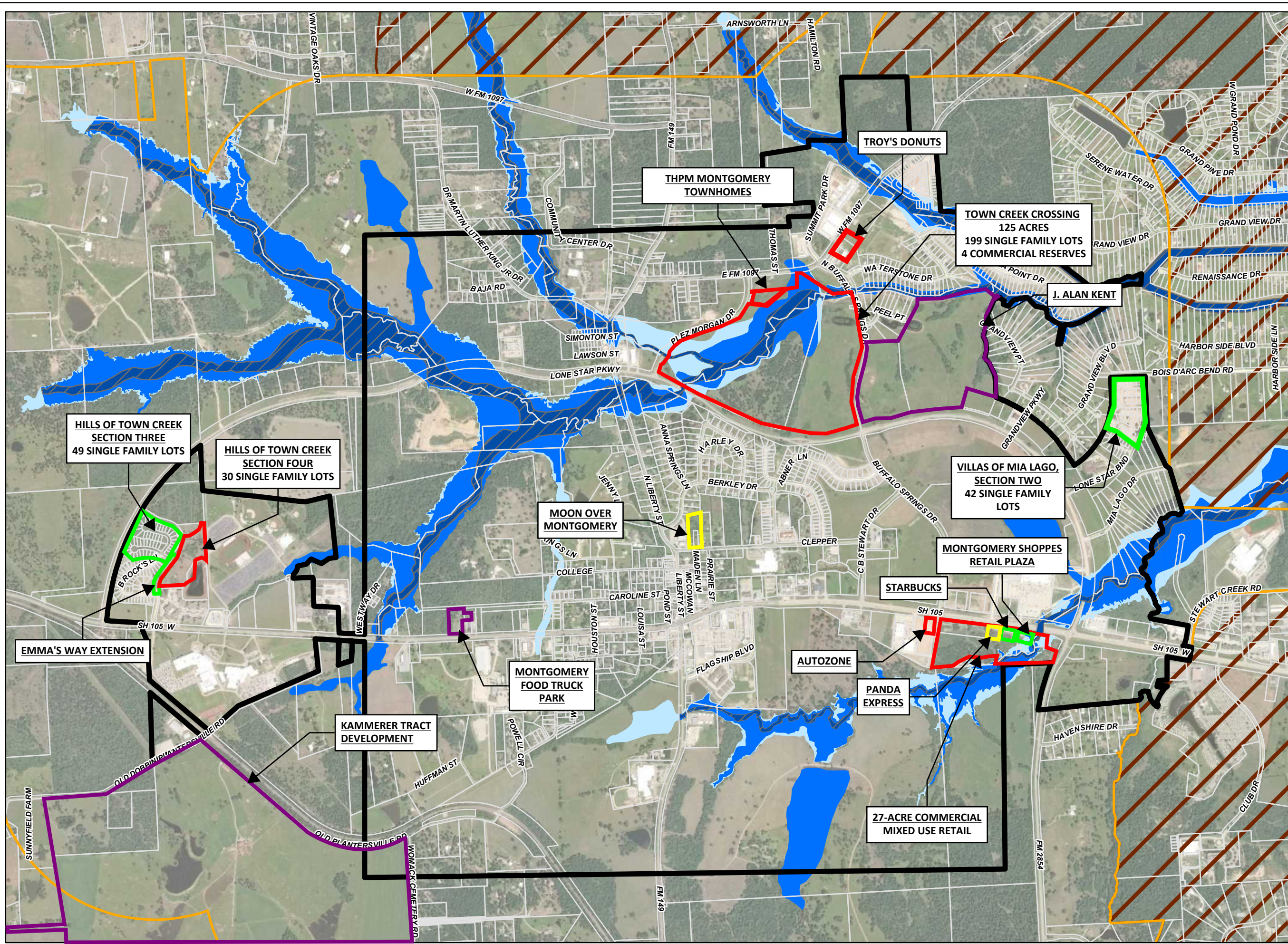


1 inch equals 1,500 feet

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**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 (MARCH 2021)**

0 750 1,500  
Feet

1 inch equals 1,500 feet

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**JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-439

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Date: 3/17/2020  
Project Number: W 5941-0900-18