



May 22, 2024

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

Re: Monthly Engineering Report
City Council Meeting May 28, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the April 23, 2024, Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – We opened bids for the project on May 16th and will discuss further in a separate agenda item. As a reminder, the scope of the project is to abandon and replace the existing water well on site, replace the existing ground storage tank and recoat the hydropneumatic tank on site. We submitted the required exception request for the sanitary control buffer easement to the TCEQ on March 5th.
- 2. Lone Star Groundwater Conservation District (LSGCD) Permit Amendment** – We have addressed all received comments to the amendment application. It is our understanding that the application and supporting documentation are under technical review with the District.
- 3. Water Plant No. 3 Improvements** – We held the warranty inspection of the interior of the tanks on February 15th and will issue a punchlist based on the results of the rover inspection of GST No. 1, once it is received. We are working with the rover inspection contractor to receive the final video edit of the interior inspection prior to payment. We will work with R&B to identify a schedule in addressing the remaining punchlist items.
- 4. FM 1097 Sanitary Sewer Rehabilitation** – As Council may be aware, following the rain event on May 16th, the sanitary sewer line adjacent to FM 1097 has failed. We have received survey for the area and are continuing with the design of the repairs.
- 5. 2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate this month. It is our understanding that the contractor has been further delayed by equipment issues however is wrapping up the remainder of the pipe bursting and manhole rehabilitation. Per the contractor's schedule, they should be complete next month.
- 6. 2023 Sanitary Sewer Rehabilitation Phase II** – We issued the notice to proceed on May 21st and plan to hold a pre-construction meeting this week. As a reminder at the April 9, 2024, Council meeting the contract was awarded to Bull-G Construction, LLC in the amount of \$119,871.00 and 35 calendar days.

- 7. Lift Station No. 10 Improvements** – We did not receive a pay estimate this month. The contractor is continuing the construction of the proposed sanitary sewer force main. It is our understanding that the contractor has coordinated with Public Works and the Operator to tie into Lift Station No. 10 to complete the remainder of the work. As a reminder, this project is being funded by Pulte Homes.



May 8, 2024
Sanitary Sewer Force Main Installation

- 8. Old Plantersville Force Main Extension** – We did not receive a pay estimate this month. The contractor has begun work on proposed sanitary sewer force main to serve the future Redbird Subdivision. As a reminder, this project is being funded by Redbird Meadows.



May 7, 2024
Sanitary Sewer Force Main Installation

9. **Old Plantersville Waterline Extension** – We have completed the design of the 12" waterline extension and received approval from Montgomery County and TxDOT. We are coordinating with MISD to obtain the necessary easements for the waterline extension, and plan to bid the project once the easements have been acquired from MISD. As a reminder, this project is being funded by Redbird Meadows.
10. **McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.
11. **Downtown Drainage Master Plan** – We are finalizing our report, including internal reviews and plan to meet with staff to review and discuss next month.
12. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for permit amendment was submitted to the TCEQ in September 2023. We would expect final to receive the final permit in July 2024.
13. **Buffalo Springs Dr. Road Reconstruction** – The preconstruction meeting was held on May 8th with the contractor and the notice to proceed was issued on May 10th. It is our understanding that the contractor has mobilized and began construction. Construction is expected to be completed by August 2024. As a reminder, the contractor was awarded to Scythe Construction at the March 26, 2024 Council meeting.



May 21, 2024
Existing Asphalt Removal

- 14. Buffalo Springs Dr. & SH-105 Traffic Signal** – We held a pre-construction meeting with Traf-Tex on March 14th. The contractor has ordered the required equipment and expects it to be delivered in late July 2024. The contractor expects to begin work in mid-June and construction to be complete in early to mid-September 2024.

Developments:

1. Feasibility Studies

- a. HEB Grocery Company Tract** - As authorized by Council on March 12th, we have prepared a Utility and Economic Feasibility Study for the proposed commercial development along State Highway 105. We plan to present the study to Council at this Council meeting.

2. Plan Reviews

- a. Redbird Meadows MCMUD 215 Lift Station No. 1** –We revised plans on May 9th and plan to provide comments or approval by the end of this month.
- b. MISD CTE/Ag Complex (Civil)** – We received revised plans on March 5th and met with their engineers on April 15th to discuss solutions to the erosion control at the proposed drainage outfall. We received revised plans on April 23rd and issued plan approval on May 1, 2024.
- c. Montgomery Bend Sec. 3 Water, Sanitary, Drainage & Paving** – We received plans on April 26th and provided comments on May 22nd and plan to present the plans for Council approval under a separate agenda item.
- d. Montgomery Bend Sec. 4 Water, Sanitary, Drainage & Paving** – We received plans on May 3rd and provided comments on May 22nd and plan to present the plans for Council approval under a separate agenda item.
- e. Lone Star Cowboy Church** – We received revised plans on April 24th and issued plan approval on April 25th.
- f. MISD Fuel Station** - We received plans on April 8th and provided comments on April 23rd. We have not received a revised plan set. It is our understanding that MISD is working to obtain a variance to the tree ordinance for this project.
- g. Hills of Town Creek Sec. 5 Water, Sanitary, Drainage and Paving** – As a reminder, Council approved the construction plans at the May 14th meeting.

3. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **Redbird Meadows Phase 1A Final Plats** – We received revised final plats for Section 1, 2, and 3 on May 16th and plan to review by the end of the month.
- c. **MISD CTE/Ag Complex Minor Plat** – We received the Minor Plat submission on May 1st and provided comments on May 22nd.

4. Ongoing Construction

- a. **MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – It is our understanding that the lift station does not have power. Once power is established, we will re-inspect the public infrastructure.
- b. **Montgomery Bend Section 1 Water, Sanitary, Paving, and Drainage** – We held an inspection of the public sanitary sewer lines, storm and paving on April 15th and are preparing a punchlist for the contractor to complete prior to acceptance of infrastructure.
- c. **Montgomery Bend Section 2 Water, Sanitary, Paving, and Drainage** – The contractor is continuing construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision.
- d. **Summit Business Park Drainage Line** – We received final as-builts of the project from the contractor on April 10th and recommend the City accept the infrastructure as constructed.

5. One-Year Warranty Inspections

- a. **Town Creek Crossing, Section 1** – We held a warranty re-inspection on October 10th, and it is our understanding that the contractor is working to address the remaining punchlist items identified at the inspection.
- 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** – It is our understanding that TxDOT will be acquiring all needed right-of-way for the project. We have recently been in correspondence with TxDOT in an effort to move the schedule forward as the condition of the area has worsened.

- b. Access Management along SH-105 from Grimes County Line to Shepperd Street** – We received 60% plans from TxDOT and are continuing coordination on identifying any potential utility conflicts in their proposed SH- 105 Widening. It is our understanding that the first phase of the project is scheduled to begin in Summer 2026. Construction in Montgomery is included in Phase III of this project.
 - c. FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal is in design. TxDOT does not currently have a construction schedule, but they do not expect construction to begin for a few years.
- 2. Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and City’s operator, Hays Utility North Corporation.
- 3. Emergency Preparedness Plan** –We received TCEQ approval on April 17th.
- 4. Impact Fee Updates** – It is our understanding that a public hearing will be held during this Council meeting as set at the April 9th Council meeting. Upon receiving any comments from the public hearing, we plan to continue with the revisions and ask that Council set an ordinance accepting the amendments to the Land Use Assumptions and Impact Fees as presented. As a reminder we met with the Planning and Zoning Commission in their capacity as the Capital Improvements Advisory Committee (CIAC) at their April 2nd meeting to receive any comments to the Land Use Assumptions, and Impact Fee Analysis prior to being made public on April 11th.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR/zlgt:akg

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Attachments – Active Developments Map

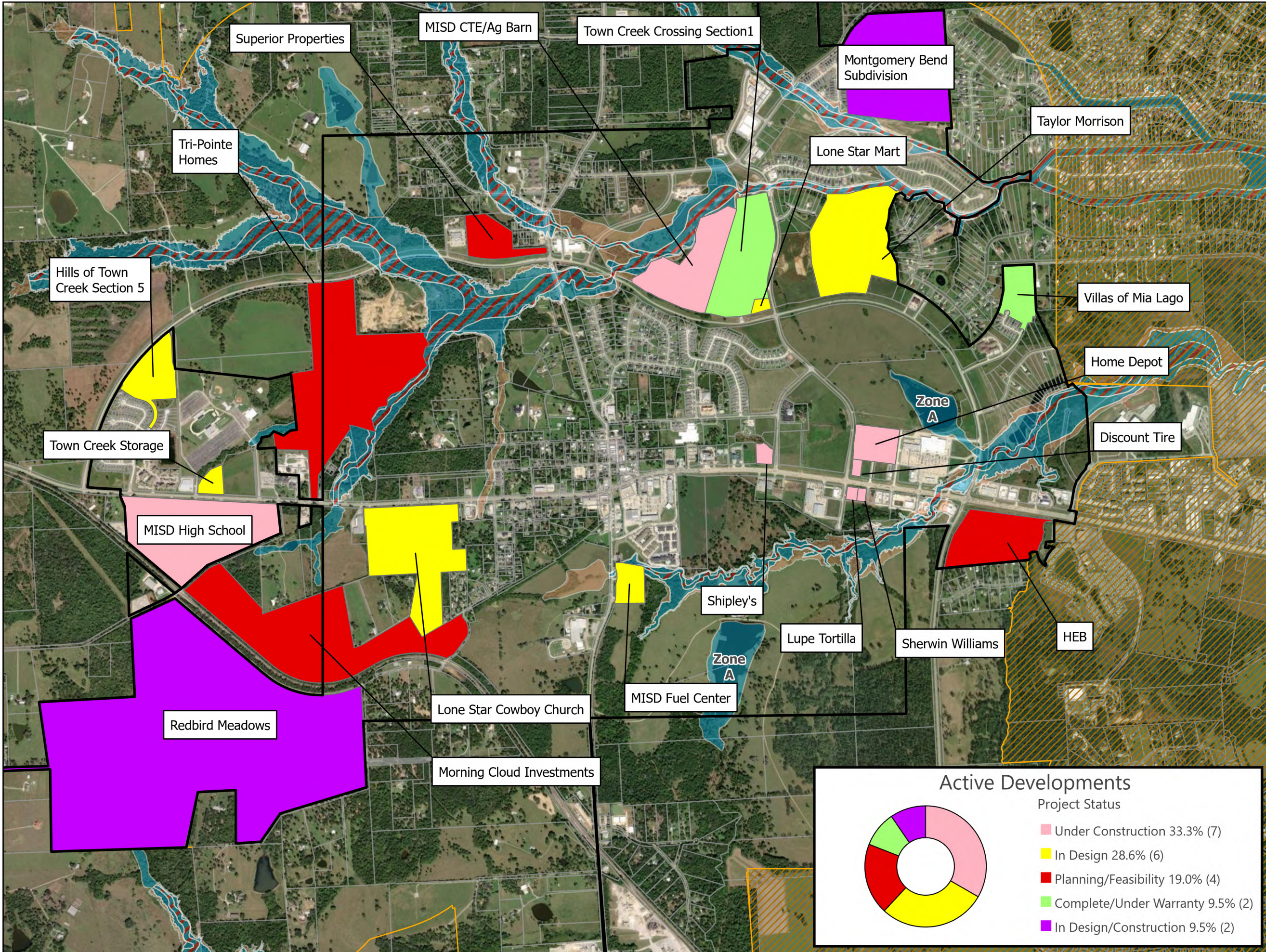
Cc (via email): The Planning and Zoning Commission – City of Montgomery

Mr. Gary Palmer – City of Montgomery, City Administrator

Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development

Ms. Nici Browe – City of Montgomery, City Secretary

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

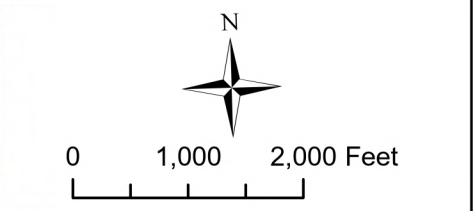


Legend

- Parcel Boundary
- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

Development Status

- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- 100-year
- 500-year
- Parcel Boundary



Active Developments Map
May 2024



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.

