



June 20, 2024

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

Re: Monthly Engineering Report
City Council Meeting June 25, 2024

Dear Mayor and Council:

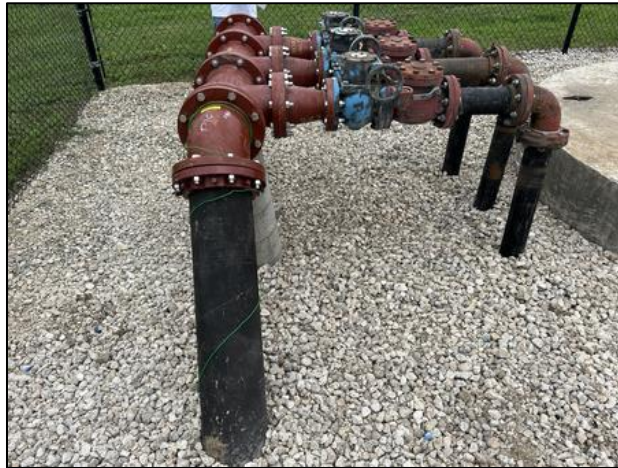
The following is a brief summary that describes our activities since the May 28, 2024, Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – As a reminder, we opened bids for the project on May 16th and recommend awarding the project to Schier Construction, LLC in the amount of \$2,990,950.00. After discussions with the Contractor, a change order is being prepared to modify the scope of the project to reduce the total cost.
- 2. Lone Star Groundwater Conservation District (LSGCD) Permit Amendment** – We received permit approval on June 11, 2024 from the LSGCD. As a reminder these application amendments include the increase in pumping allocation for both the Catahoula and Jasper aquifers and the drilling of a new well located at Water Plant No. 2.
- 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. We have not been able to obtain the inspection video from the original rover inspector, but were provided with a PDF of the inspection report. 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 are continuing with design and expect to be complete by the end of the month subject to obtaining the required easements. We will be foregoing the public bidding process due to the emergency situation and therefore speeding up the construction process.
- 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, but is wrapping up the remainder of the pipe bursting and manhole rehabilitation. Per the contractor's schedule, they should be complete at the end of this month.

6. **2023 Sanitary Sewer Rehabilitation Phase II** – We issued the notice to proceed on May 21st and expect the contractor to mobilize in early July. 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 have received Pay Estimate No. 2 in the amount of \$68,289.30, the project is 39% complete by time and 87% complete by value. We held a final walkthrough for the Lift Station No. 10 on June 18, 2024 and the punchlist was issued at that time. We are working with the contractor to identify a timeline for when they plan to address the outstanding items. As a reminder, this project is being funded by Pulte Homes.



May 23, 2024
Lift Station Discharge Header Piping

8. **Old Plantersville Force Main Extension** – We received Pay Estimate No. 2 in the amount of \$190,304.37, the project is 30% complete by time and 76% complete by value. The contractor is continuing construction of the sanitary sewer force main to serve the future Redbird Meadows Subdivision, and is expecting to complete the bore under the BNSF railroad on July 8th. As a reminder, this project is being funded by Redbird Meadows.



May 28, 2024
Trench Backfill

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** – The report is complete, and we provided a copy to staff for review.
12. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for permit amendment was submitted to the TCEQ in September 2023. We expect to receive the final permit in July 2024.
13. **Buffalo Springs Dr. Road Reconstruction** – We received and recommend approval of Pay Estimate No. 1 in the amount of \$35,790.07, the project is 5% complete by time and 6% complete by value. Additionally, we have prepared Change Order No. 1 for a decrease in contract amount of (\$12,685.50), which includes an adjustment to stabilization and striping quantities due to field conditions, and can be approved by the City Administrator. It is our understanding that the contractor is continuing with construction which is expected to be completed by August 2024. As a reminder, the project is being funded by The Home Depot.



May 21, 2024
Existing Asphalt Removal

- 14. Buffalo Springs Dr. & SH-105 Traffic Signal** – As a reminder, 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 next month and construction to be complete in early to mid-September 2024.

Developments:

1. Plan Reviews

- a. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We revised plans on May 9th and plan to issued approval on May 29th.
- b. **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.

2. 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 offer no further comments. It is our understanding that the Developer would prefer the plats to be approved at the July Planning & Zoning Commission meeting.
- c. **MISD CTE/Ag Complex Minor Plat** – We did not receive a revised plat this month.

3. 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. We will perform a re-inspection of the facilities once the lift station is online.
- c. **Montgomery Bend Section 2 Water, Sanitary, Paving, and Drainage** – It is our understanding that the contractor is complete with the construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision. Once power is established at the lift station, we will hold a substantial completion inspection of the section.

- d. **Redbird Meadows Phase 1A Water, Sanitary, Paving, and Drainage** – We attended the preconstruction meeting for the project on June 5th. It is our understanding that the contractor has mobilized and will begin construction next week.

4. 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 and it is our understanding that TxDOT will mobilize a contractor by the end of the month to perform preliminary drainage repairs in the area.
- b. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We met with TxDOT on June 18th and are currently reviewing their 90% drawings to finalize all potential utility conflicts. 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. There was no further update on the project from TxDOT at the June 18th bi-annual coordination meeting.

- 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.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR:KMV/zlgt:akg

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Engineer's Report.docx

Attachments – Active Developments Map

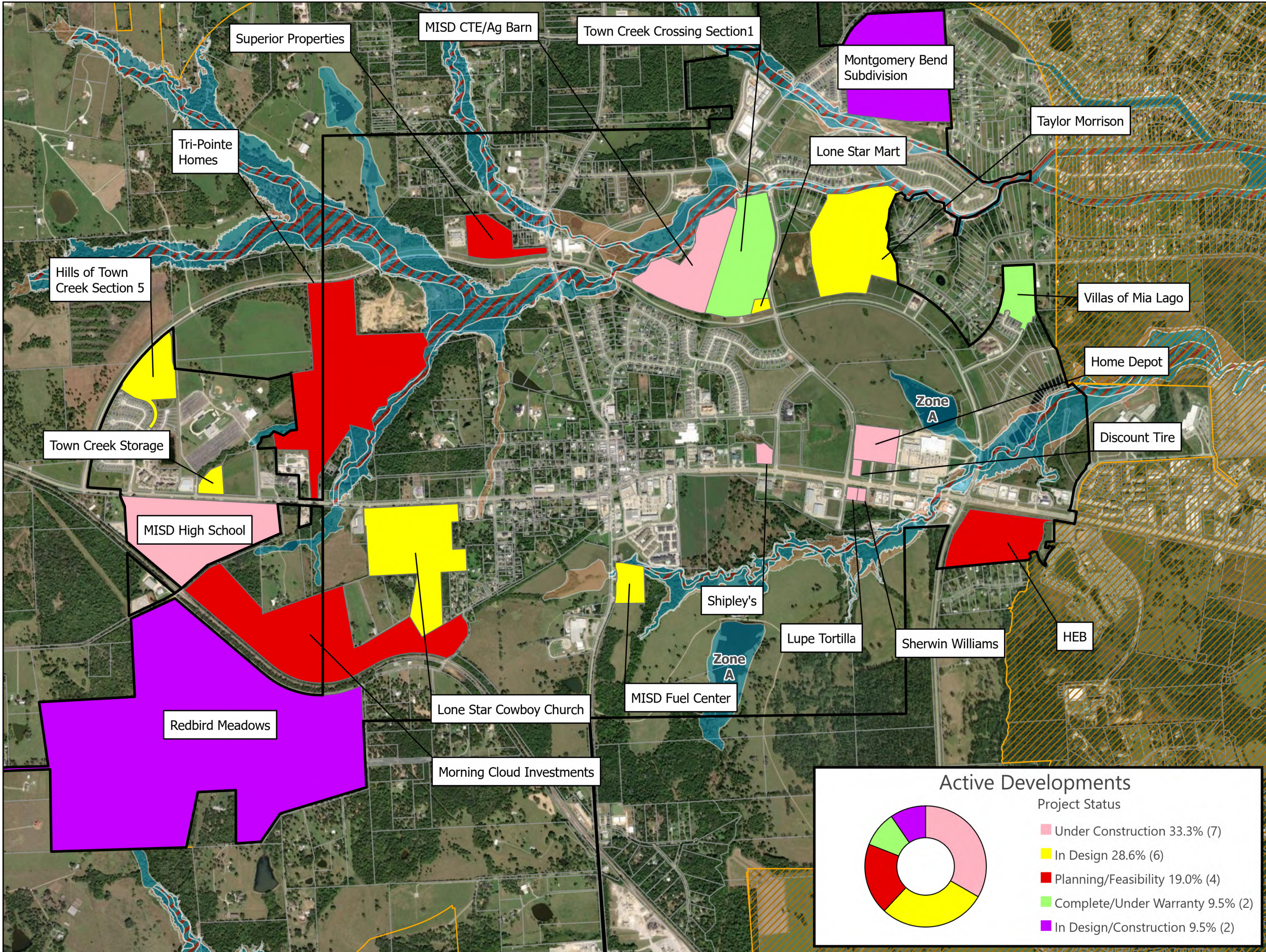
Cc (via email): The Planning and Zoning Commission – City of Montgomery

Mr. Gary Palmer – City of Montgomery, City Administrator

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

Mr. James Greene – City of Montgomery, City Secretary

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

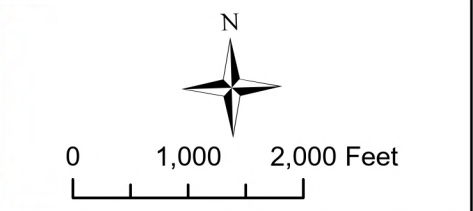


Legend

- 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



Active Developments Map
June 2024



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