

October 20, 2022

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

Re: Monthly Engineering Report
City Council Meeting October 25, 2022

Dear Mayor and Council:

The following is a brief summary that describes our activities since the September 27, 2022 Council Meeting:

Capital Projects:

1. **Water Plant No. 3 Improvements** – We did not receive a pay estimate this month. The project is substantially complete. The final inspection was held on August 3rd and the contractor is working to address punchlist items identified at the final inspection.
2. **GLO Projects**
 - a. **Water Plant No. 3 Generator** – We did not receive a pay estimate this month. The contractor has constructed the generator pad and is continuing with the construction of the underground electrical conduit.



Figure 1: Electrical conduit installation October 18, 2022



Figure 2: Newly constructed Generator Pad October 5, 2022

- b. Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – We received Pay Estimate No. 3 in the amount of 161,766.00. The contract is 68% complete by value as of August 25, 2022. The contractor is continuing work on roadside ditch drainage improvements and manhole rehabilitation.



Figure 1: Newly constructed roadside ditch October 17, 2022



Figure 2: Manhole rehabilitation October 10, 2022

- 3. 2022 Sanitary Sewer Cleaning and Televising – Phase 1** – We did not receive a pay estimate this month. We have received all videos from MagnaFlow and will be presenting our findings and recommendations during this month’s Council meeting.
- 4. Clepper Sidewalks** – We did not receive a pay estimate this month. The contractor has substantially completed installing the sidewalk and is addressing remaining outstanding items. We plan to schedule a final walkthrough by the end of the month.



Figure 1: Newly constructed sidewalk September 16, 2022

- 5. 15-Year Infrastructure Plan** – We have completed the additional sanitary sewer analysis and are preparing final updates to the infrastructure plan.

6. **Old Plantersville Waterline Extension** – We are continuing with design of the 12” waterline. We expect to be complete with design by early-November . As a reminder this project is being funded by the developer.
7. **Old Plantersville Force Main Extension** – We are continuing with design of the 6” force main. We expect to be complete with design by early-November. As a reminder this project is being funded by the developer.
8. **McCown St. and Caroline St. Waterline Replacement** – We received the revised survey and are proceeding with the waterline design. We expect to be complete with design by the late-November.
9. **Downtown Drainage Master Plan** – We received the revised survey and are proceeding with the drainage analysis of Downtown Montgomery based on surveyed topography.
10. **Downtown Sanitary Sewer Rehabilitation** – We received bids for this project on October 11th. We plan to present our Recommendation of Award at this month’s Council meeting.
11. **Lift Station No. 8 Repairs** – It is our understanding that the bore was completed on October 18th and the final tie-in to the existing force main was completed by Public Works on October 20th.

Developments:

1. **Feasibility Studies** –
 - a. **Meadow Ridge** – We were authorized to complete a feasibility study for the proposed single family development at the September 27th Council meeting. We plan to present our findings at the November 8th Council meeting.
2. **Plan Reviews**
 - a. **Town Creek Storage II** – We received revised plans on October 19th and are proceeding with our review.
 - b. **Hills of Town Creek Section 5** – We did not receive a revised plan set this month.
 - c. **Popeye’s** – We received revised plans on October 14th and provided plan approval on October 20th.
 - d. **Pizza Shack Parking Expansion** – We received revised plans on October 18th and are proceeding with our review.
 - e. **Montgomery Summit Business Park** – We received revised plans on October 19th and are proceeding with our review.
 - f. **Montgomery Bend (Pulte Group) Drainage Report** – We received a revised drainage report on September 30th and plan to return comments by the end of the month.

g. **Montgomery Bend (Pulte Group) Clearing and Grubbing Plans** – We received the clearing and grubbing plan on September 27th and provided comments on October 19th.

h. **Redbird Meadows Drainage Report** – We did not receive a revised report this month.

3. Plat Reviews

a. **Montgomery Brewing Minor Plat** – We did not receive a revised plat this month.

b. **Cornerstone Community Church Development Plat** – We received the plat for the development on October 12th and are proceeding with our review.

c. **Redbird Meadows Section 1** – We received a preliminary plat for the subdivision on October 20th and are proceeding with our review.

d. **Redbird Meadows Section 2** – We received a preliminary plat for the subdivision on October 20th and are proceeding with our review.

e. **Redbird Meadows Section 3** – We received a preliminary plat for the subdivision on October 20th 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 is proceeding on the access management project along SH-105. It is our understanding that TxDOT is experiencing delays due to concrete shortages. We do not have an anticipated completion date at this time.

- d. Access Management along SH-105 from Grimes County Line to Shepperd Street**– We are coordinating with TxDOT to determine which potential utility conflicts will need to be relocated with the SH 105 improvements. According to TxDOT, the first phase of the project is scheduled to let in July 2023; however, construction in Montgomery is included in Phase III of this project.
 - 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.
 - g. Highway Safety Improvement Program (HSIP)** – We attended an information call on the HSIP program on October 6th. We will work with City Staff to determine which projects, if any, would be applicable and will provide assistance as needed for preparation of the funding application.
- 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** – No engineering update. We will continue to follow up until plan approval is received.
 - 4. Impact Fee Updates** – We received all required files from Quiddity and are proceeding with Impact Fee updates as required per the City’s Code of Ordinances.
 - 5. Flagship Storm Sewer** – We have received and reviewed the videos provided by MagnaFlow and We plan to present our findings and recommendations for repairs at this month’s Council meeting.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR/kv:zigt

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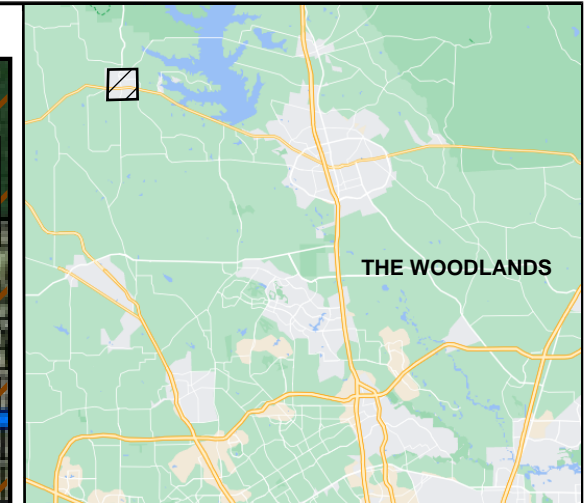
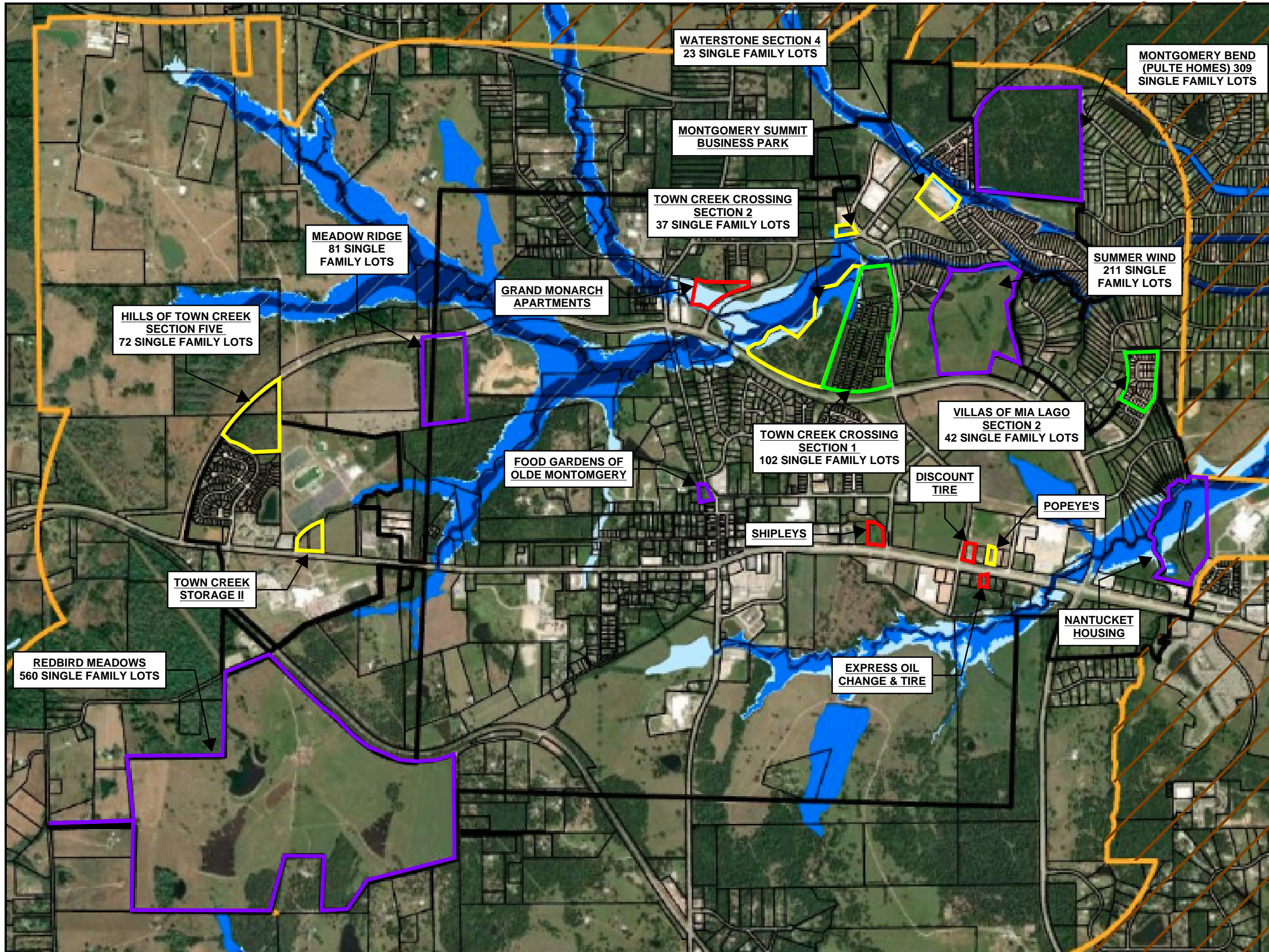
Attachments – Active Developments Map

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
October 2022