



April 18, 2024

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

Re: Monthly Engineering Report
City Council Meeting April 23, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the March 26, 2024 Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – We are proceeding with the design of the project as authorized at the December 12th Council meeting. We expect to be complete with design this month and will open bids for the project in May 2024. 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 buffer easement to the TCEQ on March 5th.
- 2. Lone Star Groundwater Conservation District (LSGCD) Permit Amendment** – We have received comments from the LSGCD and are addressing comments as they are received.
- 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. 2023 Sanitary Sewer Rehabilitation Phase I** – We received and recommend payment of Pay Estimate No. 4 in the amount of \$52,830.00 to Cruztec, Inc. As of March 13th, the contracts was 123% complete by time and 81% complete by value. The contractor is currently completing the pipebursting to upsize the sanitary sewer line through Lone Star Estates and is expected to complete the majority of the work this month.
- 5. 2023 Sanitary Sewer Rehabilitation Phase II** – As a reminder at the April 9, 2024 Council meeting the contract was awarded to Bull-G Construction, LLC. We are preparing contracts for the project and will issue the Notice to Proceed once they are executed by all parties. We anticipate the contractor to mobilize in May 2024.

6. **Lift Station No. 10 Improvements** – The pre-construction meeting was held on March 19th, 2024 and the Notice to Proceed was issued on March 26th, 2024. The contractor has begun construction of the sanitary sewer force main along Buffalo Springs Dr. As a reminder, this project is being funded by Pulte Homes.
7. **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.
8. **Old Plantersville Force Main Extension** – The City has received the required deposit for the construction phase of this project. We held the pre-construction meeting with the contractor on April 4, 2024 and issued the Notice to Proceed on April 12, 2024. It is our understanding the contractor will mobilize this week of April 22nd, 2024. As a reminder, this project is being funded by Redbird Meadows.
9. **McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.
10. **Downtown Drainage Master Plan** – We are finalizing our report, including internal reviews and plan to meet with staff to review and discuss next month.
11. **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 physical copy of the final approval this week. We would expect final to receive the final permit in July 2024.
12. **Buffalo Springs Dr. Road Reconstruction** – As a reminder, the contractor was awarded to Scythe Construction at the March 26, 2024 Council meeting. Upon receipt of the deposit for construction phase services from Home Depot we plan to have the City execute the construction contracts and schedule the pre-construction meeting with the contractor.
13. **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 construction to be complete in early to mid-September 2024.

Developments:

1. Feasibility Studies

- a. **Morning Cloud Investments Tract** - As authorized by Council at the January 23rd Council meeting, we prepared a Utility and Economic Feasibility Study for the proposed 86-acre single-family development located along Old Plantersville Road and Old Dobbins Plantersville Road. We plan to present at the April 23, 2024 meeting.
- b. **Taylor Morrison of Texas “Summer Wind” Tract** – As a reminder, the feasibility study was presented and accepted by Council at the April 9, 2024 meeting.
- c. **Tri-Pointe Homes Cheatham-Stewart Tract** – As authorized by Council on March 12th, we prepared a Utility and Economic feasibility study for an approximately 136-lot single-family development. We plan to present the study to Council at the April 23rd, 2024 meeting.
- d. **HEB Grocery Company Tract** - As authorized by Council on March 12th, we are continuing with the preparation of a Utility and Economic feasibility study for a proposed HEB grocery store and commercial area. We plan to present the study to Council at the May 14, 2024 meeting assuming we received the required data from the developer by April 19, 2024.

2. Plan Reviews

- a. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – As a reminder, City Council approved the plans at their March 26, 2024 meeting, and we issued plan approval on March 28, 2024.
- b. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We received revised plans on March 20th and will return comments by the end of the month.
- c. **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 plan to provide comments once a revised plan set is received.
- d. **Lone Star Mart** – We received revised plans on April 15th and returned approved plans on April 16th.
- e. **Montgomery Bend Atkins Creek Improvements** – We received revised plans on February 16th and after discussions with the engineer, issued a Letter of No Objection on March 28, 2024.
- f. **Montgomery Bend Sec. 3 Water, Sanitary, Drainage & Paving** – We received plans on March 5th and returned comments on April 12, 2024.
- g. **Montgomery Bend Sec. 4 Water, Sanitary, Drainage & Paving** – We received plans on March 20th and will return comments by the end of the month.

- h. Lone Star Cowboy Church** – We received plans on March 5th and returned comments on April 1, 2024.
- i. MISD Fuel Station** - We received revised plans on April 8th and will return comments by April 22nd.
- j. Hills of Town Creek Sec. 5 Water, Sanitary, Drainage and Paving** – We received revised plans on March 13th and returned comments on March 26th.

3. Plat Reviews

- a. Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. Lonestar Parkway Tract Sec. 1 & 2 Preliminary Plats** – As a reminder, the preliminary plats were approved by the Planning & Zoning Commission at their April 8, 2024 special meeting.
- c. Montgomery Bend Sec. 2 Final Plat** – As a reminder, the final plat was approved by Council at the April 9, 2024 meeting.
- d. Redbird Meadows Phase 1A Final Plats** – We received final plats for Section 1, 2, and 3 on April 4th and are working to complete our review.

4. Ongoing Construction

- a. MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – We held an inspection of the public sanitary sewer lines, storm and paving on April 15th and will inspect the sanitary sewer lift station once power has been provided. If the lift station is unable to be inspected prior to May 15th, we will re-inspect the public utility lines and paving.
- 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, 2024 and are finalizing documents for City acceptance.

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, 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 comments from the TCEQ on January 31st and provided a response on January 31st. We are continuing to coordinate with the TCEQ to address all comments until plan approval is received.
 4. **Impact Fee Updates** – We met with the Planning and Zoning Commission at their April meeting to discuss the proposed Land Use Assumptions and Impact Fee Analysis with them in their capacity as the Capital Improvements Advisory Committee (CIAC). The CIAC accepted the Land Use Assumptions and Impact Fee Analysis. Additionally, at the April 9th Council Meeting a resolution was set for a public hearing on the Impact Fee updates for their May 28th Council meeting. The Impact Fee Analysis, previously present Capital Improvements Plan, and updated Land Use Assumptions have all been made public on the City’s website.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR/zlgt:akg

Z:\00574 (City of Montgomery)_900 General Consultation\Meeting Files\Engineer's Reports\2024\04.2024\Review\04-2024
Engineer's Report.docx

Attachments – Active Developments Map

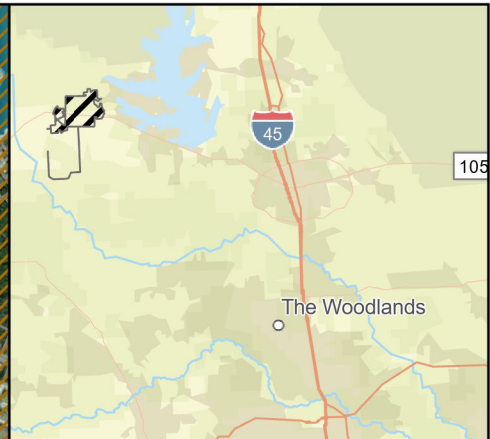
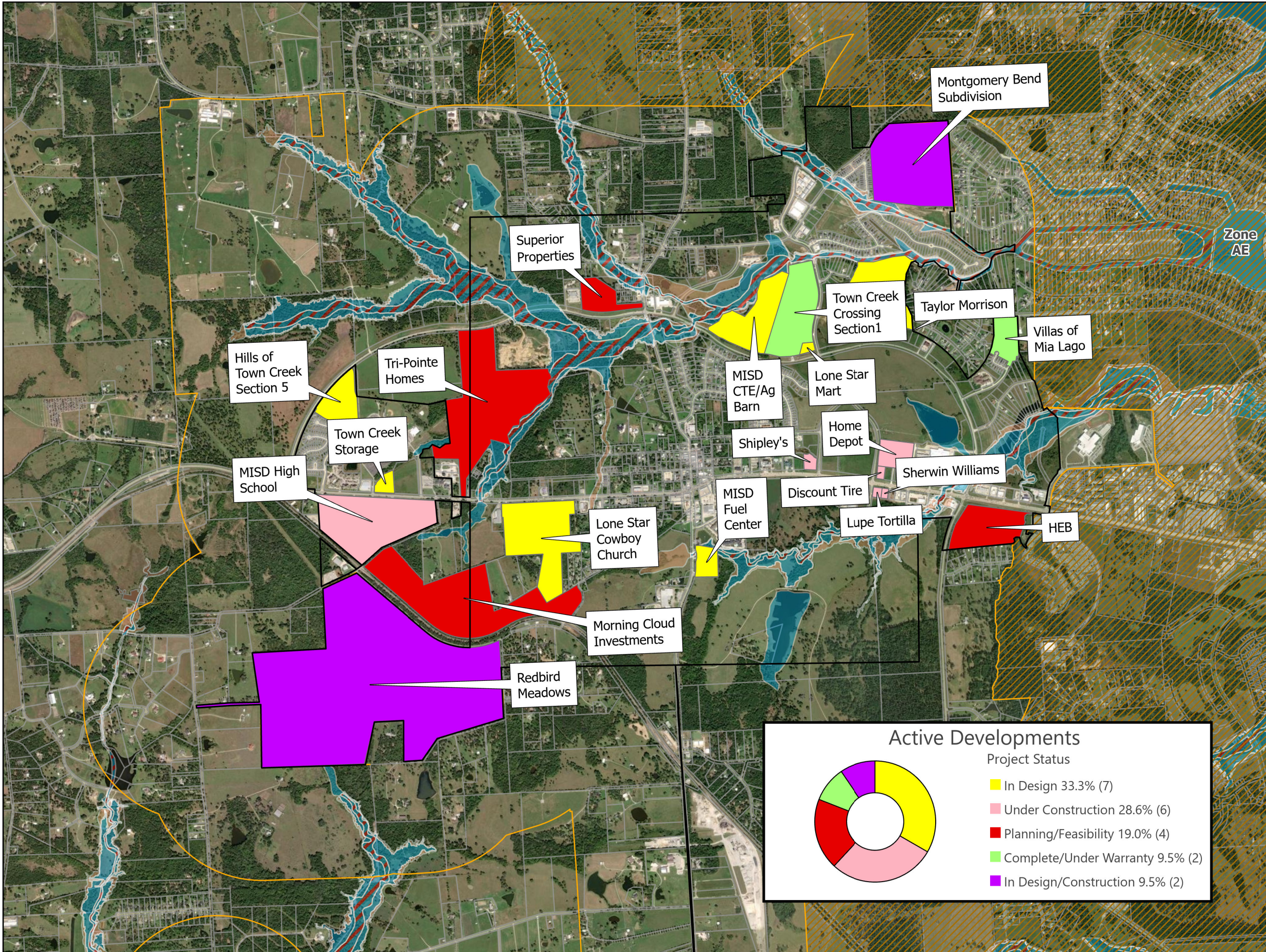
Cc (via email): The Planning and Zoning Commission – City of Montgomery

Mr. Gary Palmer – City of Montgomery, City Administrator

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

Ms. Nici Browe – City of Montgomery, City Secretary

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

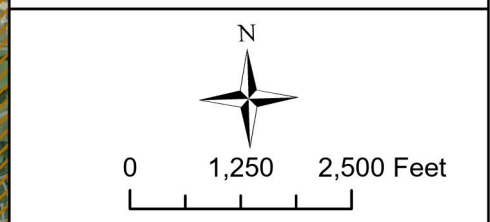


Legend

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

Development Status

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



Active Developments Map
April 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.

