



September 23, 2021

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

Re: Monthly Engineering Report
City Council Meeting September 28, 2021

Dear Mayor and Council:

The following is a brief summary that describes our activities since the August 24, 2021 Council Meeting:

Capital Projects (Jones | Carter):

1. **Downtown Waterline Replacement** – It is our understanding the contractor is completing overnight wet connects and site restoration throughout the project area. We did not receive a pay estimate this month.
2. **Water Plant No. 3 Improvements** – It is our understanding the contractor plans to begin work by the end of the month. The project is expected to be complete by May 2022.
3. **GLO Projects**
 - a. **Ander's Branch Drainage Improvements** – It is our understanding Jones|Carter is proceeding with environmental, surveying, and preliminary design services for the project.
 - b. **Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – We received 60% design drawings from Jones|Carter on August 23rd and provided our comments on August 30th. We received additional revised plans on September 20th and will provide our comments by the end of the month.
 - c. **Water Plant No. 3 Generator** – We received 90% design drawings from Jones|Carter on September 23rd and plan to attend a design review meeting with City Staff and Jones|Carter later this month.
4. **FM 1097 Speed Study** – We are coordinating with TxDOT to consider modification of the speed limits in the recommended areas.

5. **FM 1097 and Buffalo Springs Drive Traffic Signal Warrant Analysis** - We are coordinating with TxDOT to consider the possibility of installing a traffic signal at the intersection of FM 1097 and Buffalo Springs Drive.
6. **SH-105 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – We received a draft of the SH-105 and Buffalo Springs Drive Traffic Signal Warrant Analysis from Jones|Carter on September 14th and are completing our review.

Developments:

1. Feasibility Studies

- a. **Hills of Town Creek, Section 5** – We are proceeding with the economic and utility feasibility study as authorized at the September 14th Council meeting. We plan to present the results of the study at the October 26th Council meeting.
- b. **Porter Farms** – We are proceeding with the economic and utility feasibility study as authorized at the September 14th Council meeting. We plan to present the results of the study at the October 26th Council meeting.

2. Plan Reviews

- a. **Montgomery Food Truck Park** – We received construction plans for the development on September 3rd and provided comments to the plans on September 23rd.

3. Plat Reviews – There are no ongoing plat reviews at this time.

4. Ongoing Construction

- a. **Town Creek Crossing, Section 1** – The contractor is continuing with construction, including additional paving work scheduled for this weekend. It is our understanding the waterline will undergo bacteriological testing and the sanitary sewer lines will be tested this weekend.

5. One-Year Warranty Inspections

- a. **Villas of Mia Lago, Section 2** – We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.
- b. **Hills of Town Creek, Section 3** – We performed a reinspection of the additional repair work on August 19th. We are coordinating with the developer’s engineer to ensure the additional deficiencies are addressed.
- c. **Hills of Town Creek, Section 4** – The warranty period for this project will end on March 24, 2022.
- d. **Shoppes at Montgomery Waterline** – The warranty period for this project will end on October 16, 2021. We are working to schedule the warranty inspection in the next couple of weeks.

General Ongoing Activities:

- 1. Redbird Meadow (Kammerer Tract)** – We met with the developer of the tract on September 22nd to discuss the updated land plan and current status of their coordination with regulatory agencies. It is our understanding the developer intends to present additional information regarding the development at this month’s Council meeting.
- 2. Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.
- 3. TPDES Permit Renewal** – We are proceeding with the Texas Pollutant Discharge Elimination System (“TPDES”) permit renewal for both the Stewart Creek and Town Creek wastewater treatment plants.
- 4. FM 1097 & Atkins Creek Drainage Improvements (TxDOT)** – 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.
- 5. FM 149 & SH-105 North Bound Right Turn Lane (TxDOT)** – It is our understanding the project has been delayed due to utility relocation delays. We are working to receive an update from TxDOT regarding a projected project completion date.

Please let me know if you have any questions.

Sincerely,



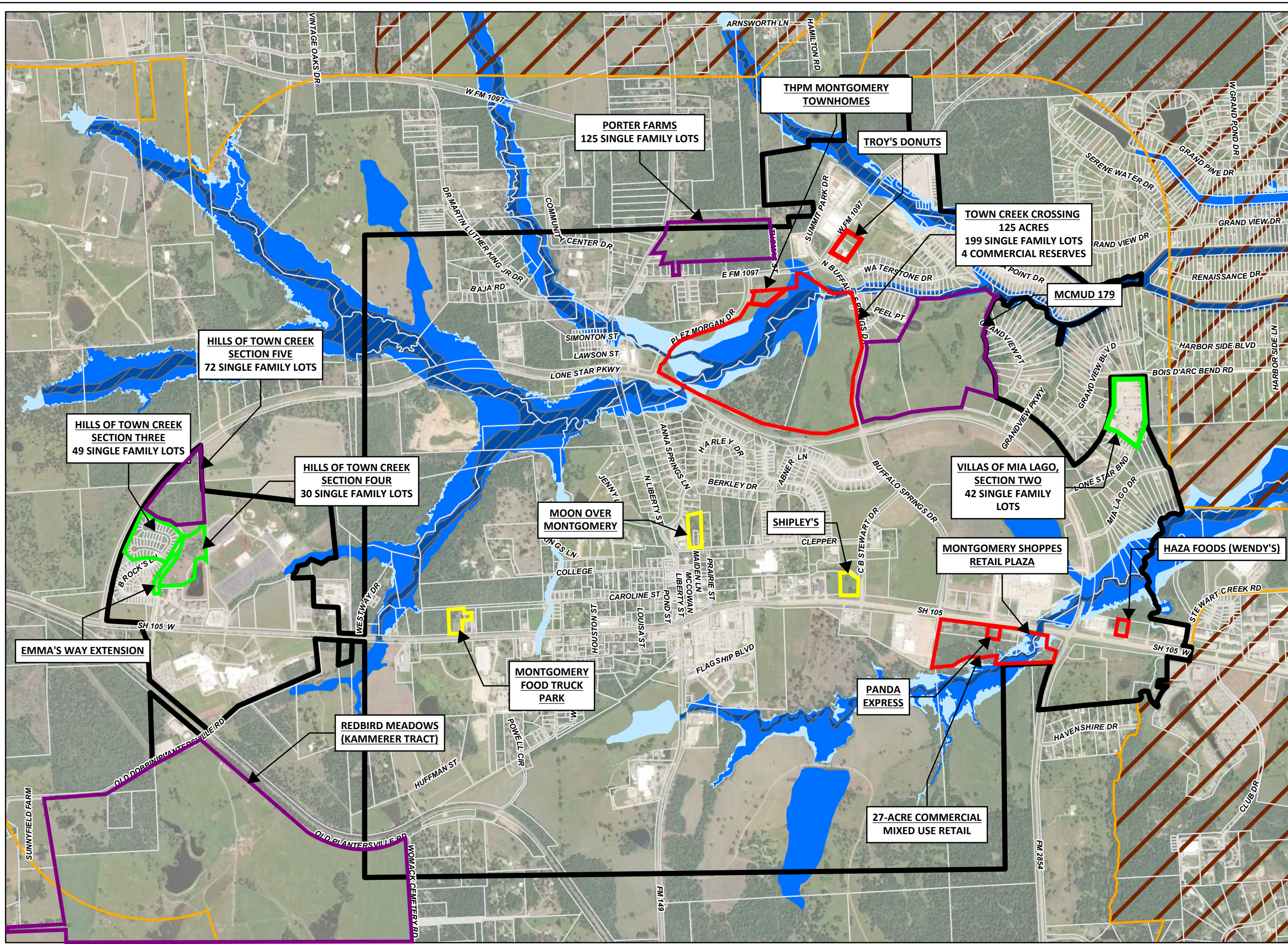
Chris Roznovsky, PE
City Engineer

CVR/kmv

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Attachments - 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

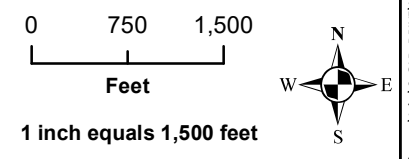


VICINITY MAP
Scale: 1 inch equals 20 miles

LEGEND

- City Limits
- City ETJ
- City of Conroe ETJ
- MCAD Parcels
- Floodway
- 100-year
- 500-year
- Complete/Under Warranty
- Under Construction
- In Design
- Planning/Feasibility

ACTIVE DEVELOPMENTS
(SEPTEMBER 2021)



1 inch equals 1,500 feet