



October 21, 2021

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

Re: Monthly Engineering Report  
City Council Meeting October 26, 2021

Dear Mayor and Council:

The following is a brief summary that describes our activities since the September 28, 2021 Council Meeting:

**Capital Projects (Jones|Carter):**

1. **Downtown Waterline Replacement** – We attended a final inspection on October 19<sup>th</sup>, and it is our understanding the contractor is working to address punch list items identified at the final inspection. We received Pay Estimate No. 8 in the amount of \$56,681.37 from Jones|Carter. As of August 25<sup>th</sup>, construction was approximately 91% complete by value.
2. **Water Plant No. 3 Improvements** – The ground storage tank was drained by H2O Innovations and the contractor is expected to begin demolition of the existing tank this week. We did not receive a pay estimate this month.
3. **GLO Projects**
  - a. **Ander's Branch Drainage Improvements** – We are working with Jones|Carter, GrantWorks, and City Staff to determine the necessary scope changes as a result of the environmental analysis and preliminary design.
  - b. **Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – We are completing our review of the revised design drawings from Jones|Carter.
  - c. **Water Plant No. 3 Generator** – We attended a design review meeting with City Staff and Jones|Carter on September 27<sup>th</sup> and it is our understanding the plans are in final revisions.
4. **FM 1097 Speed Study** – We are continuing to coordinate with TxDOT to consider modification of the speed limits in the recommended areas.
5. **FM 1097 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – TxDOT confirmed the warrant for a traffic signal at this intersection, and it is our understanding the project has been assigned to a TxDOT consultant for design. We have requested, but not received, a schedule for design and construction.

6. **SH-105 and Buffalo Springs Drive Traffic Signal Warrant Analysis** – We are completing our review of the SH-105 and Buffalo Springs Drive Traffic Signal Warrant Analysis from Jones|Carter and plan to discuss the results of the analysis at your November 9<sup>th</sup> Council meeting.

**Developments:**

1. **Feasibility Studies**

- a. **Hills of Town Creek, Section 5** – The economic and utility feasibility study is complete and will be presented at this Council meeting.
- b. **Porter Farms** – The economic and utility feasibility study is complete and will be presented at this Council meeting.

2. **Plan Reviews**

- a. **Montgomery Food Truck Park** – We did not receive revised plans this month.

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

4. **Ongoing Construction**

- a. **Town Creek Crossing, Section 1** – We attended a final inspection on October 21<sup>st</sup>, and it is our understanding the contractor is working to address punch list items identified at the final inspection.

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 are continuing to coordinate 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.

**General Ongoing Activities:**

1. **Redbird Meadow (Kammerer Tract)** – We await receipt of a phasing plan from the developer's engineer to allow us to determine the timing of necessary infrastructure improvements to serve the development.
2. **2022 Sanitary Sewer Cleaning and Televising – Phase 1** – We are proceeding with preparation of the exhibits and bid package for the project, as authorized at the September 28<sup>th</sup> Council meeting.
3. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and H2O Innovations.

4. **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. We expect to submit the renewal application to the TCEQ next month.
5. **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.
6. **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

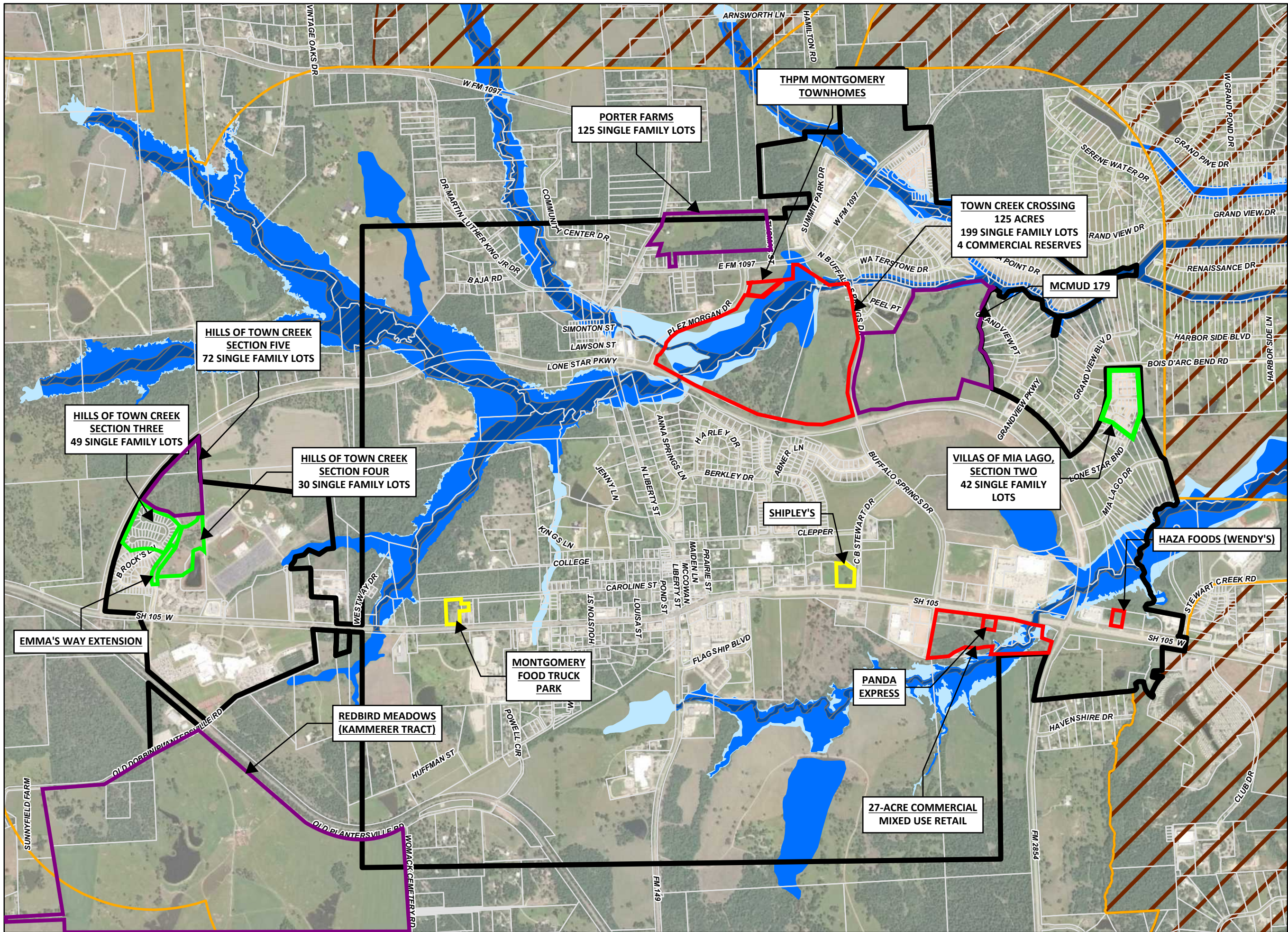
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Attachments - Active Developments Map

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





**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 2021)**

0 750 1,500  
Feet

1 inch equals 1,500 feet