



July 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 July 23, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the June 25, 2024, Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – As a reminder, the project was awarded to Schier Construction, LLC in the amount of \$2,990,095.00. Additionally, a change order was issued that resulted in a net decrease in the contract amount by \$456,000 and 0 calendar days. We are working with the Contractor and the City's Attorney to execute the contracts for the project.
- 2. 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.
- 3. FM 1097 Sanitary Sewer Rehabilitation** – We have completed design of the sanitary sewer relocation and are coordinating with the landowners on the required easements to construct the facilities. Once the easements are obtained, we will solicit bids.
- 4. 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.
- 5. 2023 Sanitary Sewer Rehabilitation Phase II** – We issued the notice to proceed on May 21st and expect the contractor to mobilize early this month. 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.
- 6. Lift Station No. 10 Force Main Improvements** – We have received Pay Estimate No. 3 in the amount of \$21,546.00. The project is substantially complete and the force main is operational and have been put into service. We held a final walkthrough for the Lift Station No. 10 on June 18, 2024 and contractor has addressed the punchlist items. As a reminder, this project is being funded by Pulte Homes.

- 7. Old Plantersville Force Main Extension** – We received Pay Estimate No. 3 in the amount of \$15,143.00, the project is 60% complete by time and 81% 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 28th. As a reminder, this project is being funded by Redbird Meadows.



June 24, 2024
Trench Backfill & Driveway Restoration

- 8. 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.
- 9. McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.
- 10. 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 within the next month.
- 11. Buffalo Springs Dr. Road Reconstruction** – We received and recommend approval of Pay Estimate No. 2 in the amount of \$24,178.28, the project is 36% complete by time and 10% complete by value. It is our understanding that the contractor is continuing with construction which is expected to be completed in early September 2024. As a reminder, the project is being funded by The Home Depot.



July 15, 2024
Subgrade Preparation

- 12. Buffalo Springs Dr. & SH-105 Traffic Signal** – We received and recommend approval of Pay Estimate No. 1 in the amount of \$10,847.70. The project is 47% complete by time and 3% complete by value. It is our understanding that the contractor has begun construction, and which is expected to be completed by September 2024. We are actively coordinating with Entergy to get power to the signal location. As a reminder, the project is being funded by The Home Depot.

Developments:

1. Plan Reviews

- a. **MISD Fuel Station** - We received revised plans on July 10th and plan to return comments by the end of the month.
- b. **Firestone Complete Auto Care** - We received civil plans for review on June 27th and provided comments on July 12th.
- c. **First Montgomery Church Renovations** – We received plans for the renovations and fire line on June 28th and provided comments on July 18th.

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 August 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 has received power. We held an inspection of the Lift Station on July 16th and issued a punchlist at that time.
- 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 held an inspection of the section on July 16th and issued a punchlist at that time.
- a. **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. We held an inspection of the section on July 17th and issued a punchlist at that time.
- b. **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 has equipment on site.

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** – We met with the TxDOT District Engineer on June 27th to discuss the erosion of Atkins Creek and Town Creek. TxDOT plans to make minor improvements in the next couple of months until they can obtain all needed right-of-way for the fully designed improvements project.
- 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 were no further updates 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,



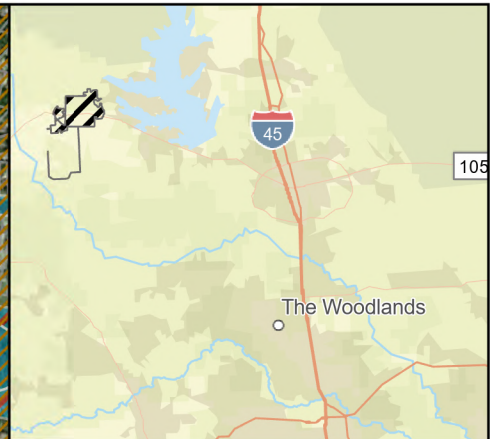
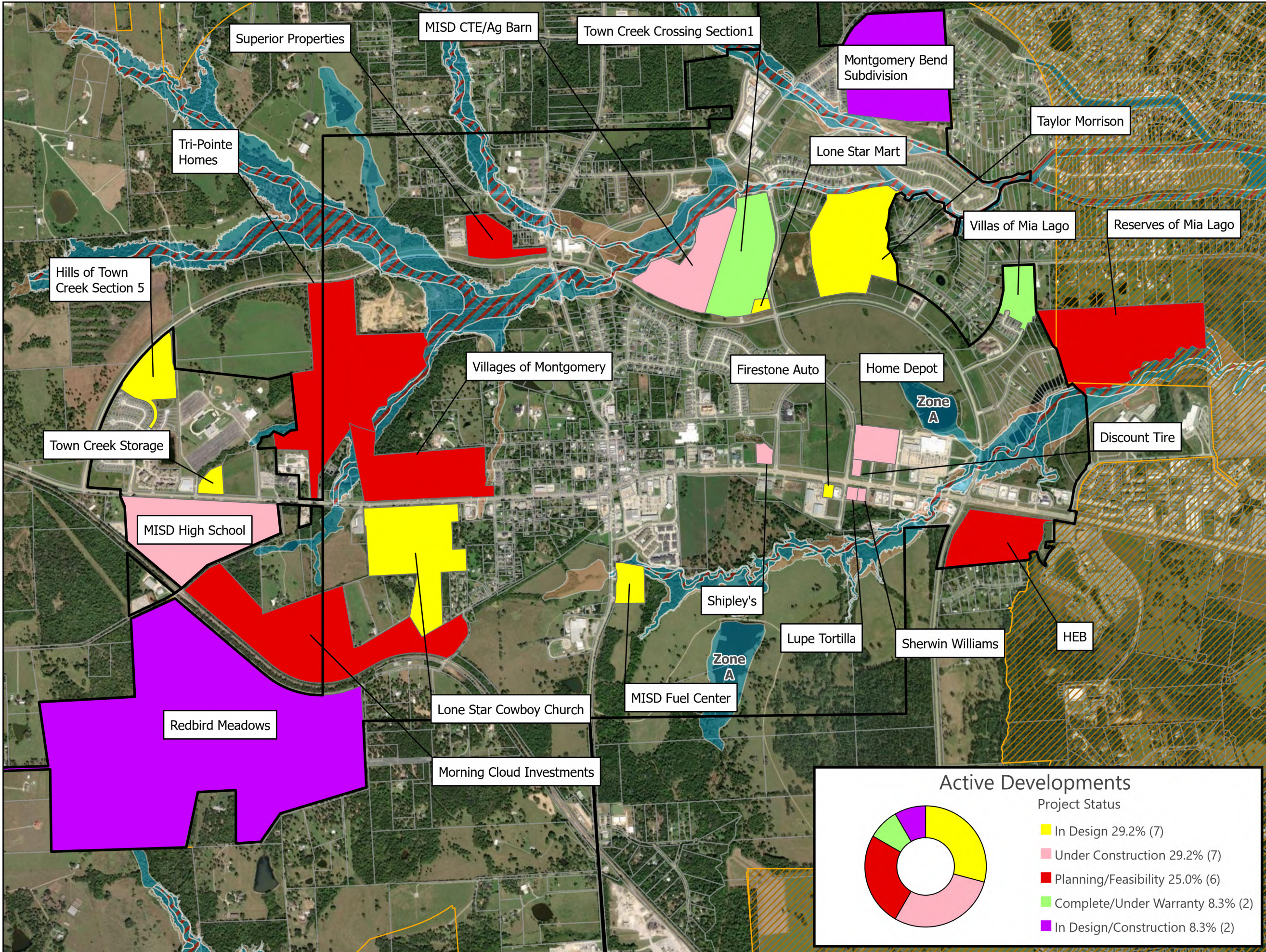
Chris Roznovsky, PE
City Engineer

CVR:KMV/zlgt:akg

Z:\00574 (City of Montgomery)_900 General Consultation\Meeting Files\Engineer's Reports\2024\07.2024\Review\07-2024 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
Mr. James Greene – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

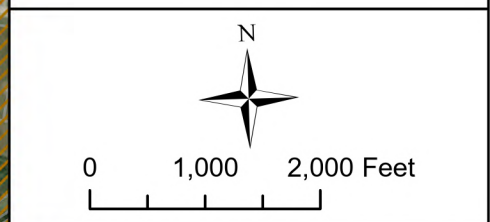


Legend

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

Development Status

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



**Active Developments Map
July 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.

