

January 19, 2023

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

Re: Monthly Engineering Report  
City Council Meeting January 24, 2023

Dear Mayor and Council:

The following is a brief summary that describes our activities since the December 13, 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 3, 2022 and the contractor is working to address punchlist items identified at the final inspection.
2. **GLO Projects**
  - a. **Water Plant No. 3 Generator** – We received Pay Estimate No. 3 in the amount of \$31,500. The contractor is approximately 56% complete by value and 107% complete by time. The contractor has installed the generator and generator platform. It is our understanding that the contractor is completing electrical connections to make the generator operational. We expect the generator to be operational and hold a final walkthrough in the next 30 days.



Figure 1: Newly Installed Generator January 11, 2023

- b. Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – We did not receive a pay estimate or change order this month. We attended a final walkthrough for the project on January 11<sup>th</sup>. The contractor is working to address final punchlist items. It is our understanding that all closeout documents will be finalized within the next 30 days.
- 3. 15-Year Infrastructure Plan** – We have completed the additional sanitary sewer analysis and are preparing final updates to the infrastructure plan. We expect to be complete this month.
- 4. Old Plantersville Waterline Extension** – We are continuing with design of the 12” waterline, including coordination with various entities involved. We submitted plans for review to BNSF Railroad and TxDOT on January 11<sup>th</sup>. We are continuing with the remaining design and expect to be complete in early March. As a reminder this project is being funded by the developer.
- 5. Old Plantersville Force Main Extension** – We are continuing with design of the 6” force main, including coordination with various entities involved. We submitted plans for review to BNSF Railroad on December 27<sup>th</sup>. We are continuing with the remaining design and expect to be complete in early March. As a reminder this project is being funded by the developer.
- 6. McCown St. and Caroline St. Waterline Replacement** – It is our understanding that the surveyor is completing additional fieldwork. We will continue with design upon receipt of the additional survey.
- 7. Downtown Drainage Master Plan** – We have completed our analysis of the existing conditions and are evaluating post-development alternatives. It is our understanding that the surveyor is completing additional fieldwork. We expect to be complete in the next 60 days, pending receipt of the updated survey.
- 8. Downtown Sanitary Sewer Rehabilitation** – As a reminder, this project was awarded to Cruz Tec, Inc. in the amount of \$107,750.00 and 90 calendar days. We held the preconstruction meeting on December 6<sup>th</sup> and issued the notice to proceed at that time. We are reviewing submittals as they are received. It is our understanding that the contractor will begin televising and point repair work next week.
- 9. Flagship Boulevard Storm Sewer & Pavement Replacement** – We are proceeding with design as authorized at the October 25<sup>th</sup> Council Meeting. We expect to be complete with design in February 2023 and plan to bid the project in March 2023.
- 10. 2023 Sanitary Sewer Rehabilitation** – The surveyor is proceeding with field work. We expect to be complete with design in March 2023.
- 11. Lift Station No. 10 Improvements** – The surveyor is proceeding with field work. We expect to be complete with design in March 2023.

**Developments:**

**1. Feasibility Studies**

- a. **Superior Properties** – We were authorized to complete an economic and utility feasibility study for the proposed multi-family and commercial development at the December 13<sup>th</sup> Council meeting. We plan to present our findings at the January 24<sup>th</sup> Council meeting.

**2. Plan Reviews**

- a. **Town Creek Storage II** – We did not receive revised plans this month.
- b. **Hills of Town Creek Section 5** – We did not receive a revised plan set this month.
- c. **Pizza Shack Parking Expansion** – We received a revised plan set on December 2<sup>nd</sup> and provided comments on January 3<sup>rd</sup>.
- d. **Montgomery Summit Business Park** – We provided comments to a revised plan set on November 29<sup>th</sup>.
- e. **Dutch Bros** – We received revised plans on January 10<sup>th</sup> and requested additional information on January 12<sup>th</sup>.
- f. **Montgomery Bend (Pulte Group) Mass Grading and Detention Plan** – We received the mass grading and detention plans on December 2<sup>nd</sup> and provided comments on January 5<sup>th</sup>. We have not received a revised plan set.
- g. **Montgomery Bend (Pulte Group) Drainage Report** – We received a revised drainage report on December 2<sup>nd</sup> and offered no objection on December 22<sup>nd</sup>.
- h. **Redbird Meadows Drainage Report** – We received a revised drainage report on December 27<sup>th</sup>, and returned comments on January 19<sup>th</sup>.
- i. **Redbird Meadows MCMUD 215 Lift Station No. 1**– We received plans on January 10<sup>th</sup> and are proceeding with our review.
- j. **Montgomery Grove** – We received plans on December 20<sup>th</sup>, and provided comments on January 5<sup>th</sup>. We received revised plans on January 10<sup>th</sup> and provided plan approval on January 13<sup>th</sup>.
- k. **Lupe Tortilla** – We received plans for the development on January 6<sup>th</sup> and are proceeding with our review.
- l. **Grand Monarch Apartments** – We received revisions to the previously approved plans on January 5<sup>th</sup>, which included updates to waterline sizing internal to the site. We provided revised plan approval on January 12<sup>th</sup>.

### 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 a revised plat on December 15<sup>th</sup> and provided comments on January 5<sup>th</sup>.
- c. **Redbird Meadows Section 1 Preliminary Plat** – We provided comments to the plat on November 15<sup>th</sup>. We have not received a revised plat.
- d. **Redbird Meadows Section 2 Preliminary Plat** – We provided comments to the plat on November 15<sup>th</sup>. We have not received a revised plat.
- e. **Redbird Meadows Section 3 Preliminary Plat** – We provided comments to the plat on November 15<sup>th</sup>. We have not received a revised plat.
- f. **Amending “H2” Buffalo Springs Shopping Center Phase II** - We received a revised plat on December 1<sup>st</sup> and offered no additional comments. It is our understanding the mylar plat has not been delivered to City Hall for signature.

### 4. Ongoing Construction

- a. **Montgomery Bend (Pulte Group) Clearing and Grubbing** – It is our understanding that Pulte has begun clearing and grubbing work for the proposed single family subdivision.



*Figures 1 and 2: Clearing and Grubbing for Montgomery Bend December 28, 2022*

### 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 the utility relocation was completed overnight on December 6<sup>th</sup>. It is also our understanding that the turn lane is expected to be complete in March 2023.
  - 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 continues to experience 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 continuing to identify potential utility conflicts with the SH 105 improvements. According to TxDOT, the first phase of the project is scheduled to begin in Summer 2025. Construction in Montgomery is included in Phase III of this project.
  - e. **FM 1097 and Buffalo Springs Drive Traffic Signal** – 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** – It is our understanding the signal is in design. We do not have an estimated completion date at this time.
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. **Lonestar Parkway Bridge Repair** – We reviewed plans from the County on the City’s behalf and provided comments to the plans on December 13<sup>th</sup>.

Please let me know if you have any questions.

Sincerely,



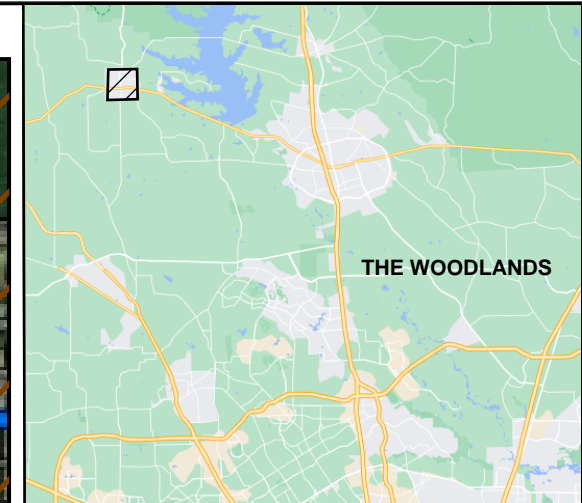
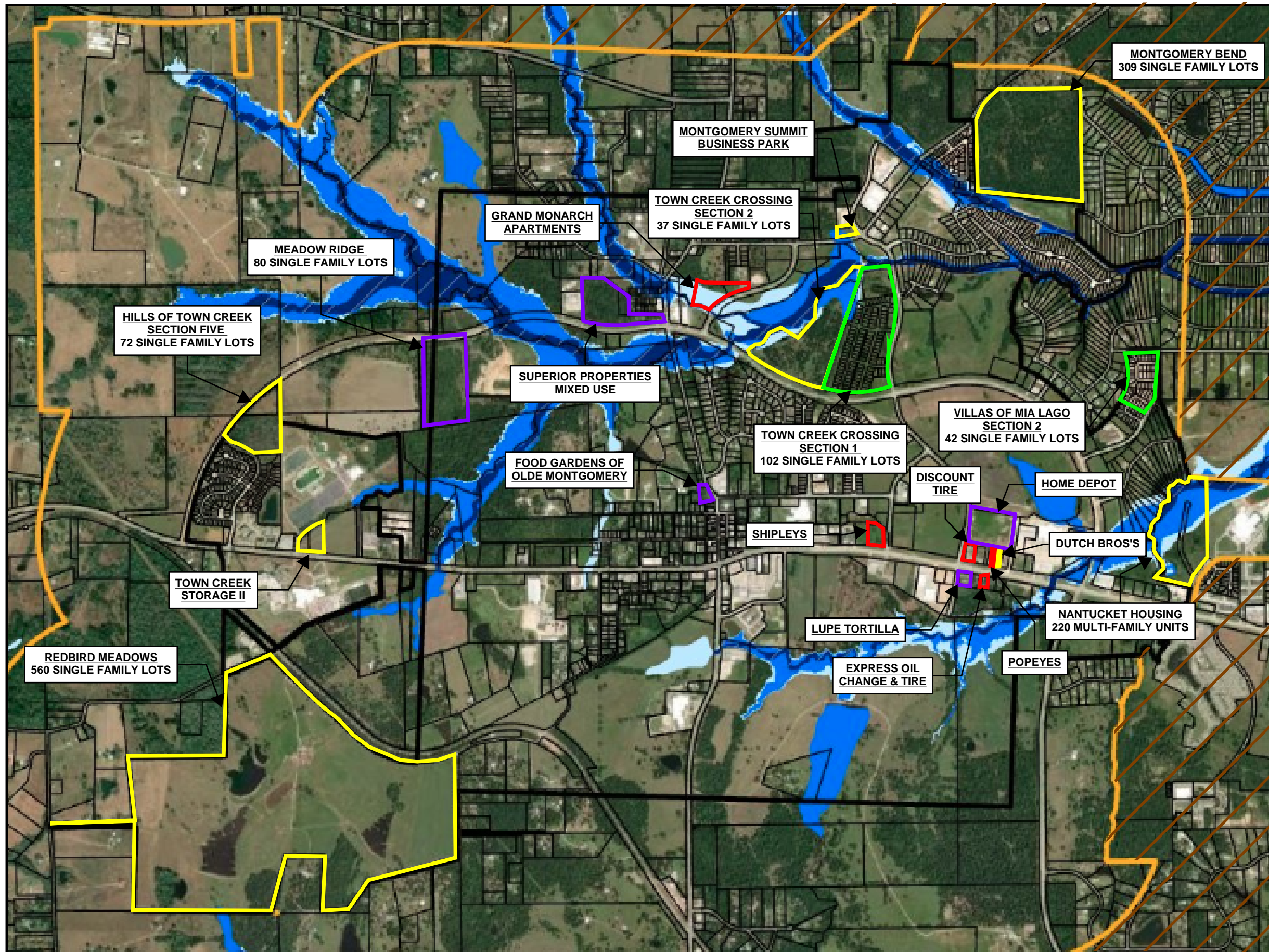
Chris Roznovsky, PE  
City Engineer

CVR/kv:zlg

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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



**VICINITY MAP  
NTS**

**LEGEND**

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

**Active Developments  
January 2023**