



CONSULTING ENGINEERS

March 23, 2023

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

Re: Monthly Engineering Report
City Council Meeting March 28, 2023

Dear Mayor and Council:

The following is a brief summary that describes our activities since the February 28, 2022 Council Meeting:

Capital Projects:

1. **Water Plant No. 3 Improvements** – We did not receive a pay estimate this month. The project is complete. The final inspection was held on August 3, 2022 and the contractor has addressed all punchlist items. We expect to receive the final pay estimate and certificate of acceptance from the project engineer this month.
2. **GLO Projects**
 - a. **Water Plant No. 3 Generator** – We did not receive a pay estimate this month. We attended the final walkthrough with Quiddity and the contractor on February 21st. The contractor is working to address the items identified during the final walkthrough and expects to install the new autodialer by April 7th.
 - b. **Dr. Martin Luther King Jr. Drive Ditch Regrading and Sanitary Sewer Rehabilitation** – As a reminder the City accepted the public infrastructure at the March 14th City Council meeting. The one-year warranty period will end on January 11, 2024. We are working with Grant Works, Quiddity and City Staff to close out the project in our GLO.
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 received BNSF plan approval on February 1st and TxDOT approval on March 17th. We are continuing coordination with MISD to obtain the necessary easements for the waterline extension. We expect to be complete in early April. 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 received BNSF Railroad approval on January 10th. We are continuing with the remaining design and expect to be complete in early April. As a reminder this project is being funded by the developer.

6. **McCown St. and Caroline St. Waterline Replacement** – It is our understanding the surveyor completed the additional fieldwork this month. 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 on hold providing the completion of the survey to evaluate post-development alternatives. We expect to be complete in the next 60 days, pending receipt of the updated survey.
8. **Downtown Sanitary Sewer Rehabilitation** – We did not receive a pay estimate or change order this month. The contractor has substantially completed the project.



Figure 1: Installation of CIPP liner on March 15th

9. **2023 Sanitary Sewer Rehabilitation** – The surveyor completed the field work on February 10th. We are proceeding with design and expect to be complete this month.
10. **Lift Station No. 10 Improvements** – The surveyor completed the fieldwork on February 7th. We expect to be complete with design in April 2023.
11. **Flagship Boulevard Storm Sewer & Pavement Replacement** – We plan to receive bids on April 6th and present a Recommendation of Award at the April 11th City Council meeting. We expect construction to begin in late May/ early June after school is out.

Developments:

1. **Plan Reviews**
 - a. **Town Creek Storage II** – We did not receive revised plans this month.
 - b. **Pizza Shack Parking Expansion** – We did not receive a revised plan set this month.
 - c. **Dutch Bros** – We issued plan approval on March 20th after the recordation of the replat.

- d. **Montgomery Summit Business Park** – We received revised plans on February 23rd and provided comments on March 6th. We received further revised plans on March 15th and are continuing with our review.
 - e. **Montgomery Bend (Pulte Group) Mass Grading and Detention Plan** – We received revised plans on February 24th, and provided comments on March 7th. We then received further revised plans and issued plan approval on March 17th.
 - f. **Montgomery Bend (Pulte Group) Section 1 Water, Sanitary and Drainage** – We received revised plans on March 22nd and are proceeding with our review.
 - g. **Redbird Meadows Drainage Report** – We received a revised report on February 23rd and are proceeding with our review.
 - h. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received plans on January 25th and will proceed with our review once the requested variances are considered and the preliminary plats are approved.
 - i. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We received plans on January 10th and provided comments on February 7th. We received clarification on February 22nd and will proceed with our review once the requested variances are considered and the preliminary plats are approved.
 - j. **Lupe Tortilla** – We have since received a revised set on February 8th and provided comments on February 15th. We received a set on February 16th and offered conditional approval contingent upon receipt of the amended plat.
- 2. 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 February 27th and provided comments on March 7th.
 - c. **Redbird Meadows Section 1 Preliminary Plat** – We provided comments to the plat on November 15th. We have not received a revised plat.
 - d. **Redbird Meadows Section 2 Preliminary Plat** – We provided comments to the plat on November 15th. We have not received a revised plat.
 - e. **Redbird Meadows Section 3 Preliminary Plat** – We provided comments to the plat on November 15th. We have not received a revised plat.
 - f. **Montgomery Bend Sections 1 and 2 Preliminary Plats** – The preliminary plats were presented and approved at the March 7th Planning and Zoning meeting.

3. Ongoing Construction

- a. **Montgomery Bend (Pulte Group) Clearing and Grubbing** – It is our understanding that Pulte has substantially complete clearing and grubbing work for the proposed single family subdivision.
- b. **Montgomery Bend (Pulte Group) Mass Grading, Detention, and Offsite Utilities** – It is our understanding that the contractor plans to begin construction the week of March 27th.

4. One-Year Warranty Inspections

- a. **Town Creek Crossing, Section 1** – The One-Year Warranty Period will end on March 31, 2023. We held a warranty inspection on March 23rd and are preparing the punchlist of items that need to be addressed.
- 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** – Construction is substantially complete and it is our understanding, the turn lane is expected to be complete in March 2023.
- c. **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.
- d. **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.
- e. **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 received revised plans from the county earlier this month and are coordinating with the neighboring municipal utility district and property owner.

Please let me know if you have any questions.

Sincerely,



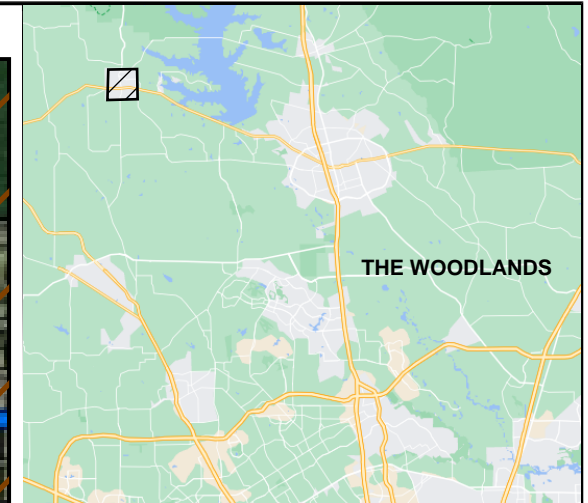
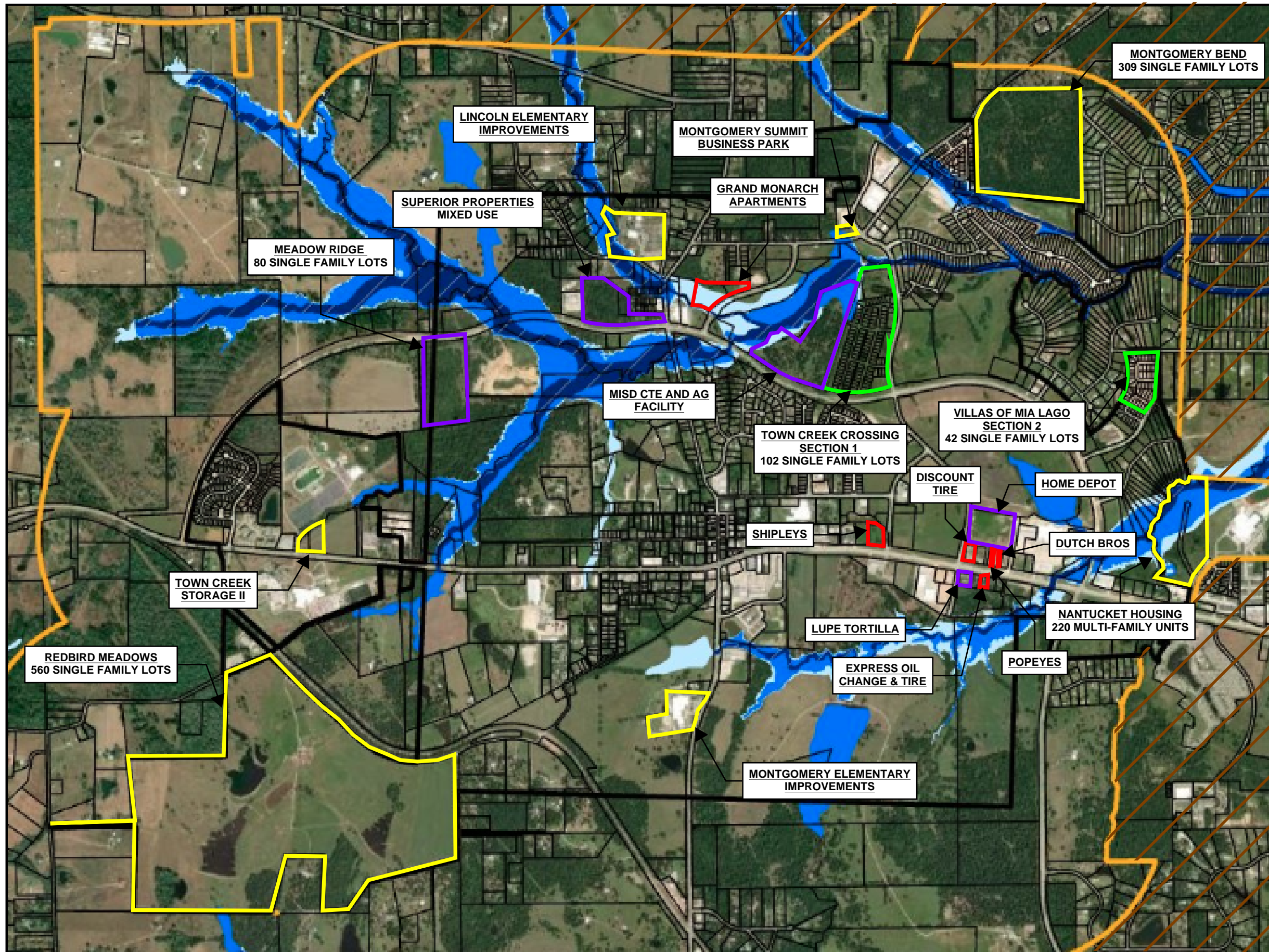
Chris Roznovsky, PE
City Engineer

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
March 2023