

MEMORANDIUM

Date: February 4, 2026
To: Mayor Wil Kennedy
City Council Members
From: Dinh V. Ho, P.E.
RE: COIC Council Meeting – February 2026 Engineer's Report
cc: Dr. Tarron Richardson, Kayleen Rosser, Natasha Brooks

The following is a status report of various engineering items:

1. TxDOT Overpasses:
 - Overpass is substantially complete.
 - Staff will be working with TxDOT on landscape improvements.
 - TxDOT is requesting an amendment to the AFA Agreement for additional costs associated with the black coated sign poles. The amount is \$48,355.27.
2. GRANTS UPDATE
 - Resilient Communities Program
 - i. The consultant, Public Management Inc., is currently gathering data for the project.
 - ii. We expect them to have a presentation in the 1st Quarter 2026.
3. Capital Improvement Projects
 - 2023 Ames Blvd Extension
 - i. The final offer has been sent to the property owner.
 - ii. Currently under design at 90%, pending ROW acquisition.
 - Northwest WWTP 0.75 MGD
 - i. Construction Documents approximately 95% complete.
 - ii. Bid Opening date is scheduled for March 19, 2026.
 - Southwest WWTP WWTP 0.50 MGD
 - i. Preliminary Design Phase (10% complete).
 - Elevated Storage Tank
 - i. Preliminary Design Phase (5% complete)
 - 2025 Impact Fee Update:
 - i. Kickoff meeting scheduled for 2/10/26
 - ii. Expected completion within 6-8 months.
 - Water and Sewer Rate Study:
 - i. Heddin Consulting is providing this services
 - ii. Kickoff meeting expected in February
 - CRS Flood Insurance Program
 - i. Cahoon Consulting is providing this services
 - ii. Kickoff meeting expected in February

4. SUBDIVISION CONSTRUCTION PROJECT STATUS:

A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*

- Active construction projects
 - Detention Pond O & P – Hardscape – 90% Complete
 - BCMUD 55 WWTP Expansion Ph 4 – 70% complete.
 - Meridiana Section 55C – 60% Utilities Complete, 10% pavement Complete.

B. *STERLING LAKES – STARWOOD*

- Active construction projects.
 - BCMUD 31 WWTP Expansion Ph IV – 99% Complete. Awaiting punch list items to be addressed. Awaiting final closeout documents.
 - BCMUD 31 Water Well 1 and 2 Rework – Waiting of close-out docs Well No.2
 - BCMUD 31 Waterplant No. 2 Phase I – 10% complete

C. *SIERRA VISTA - STARWOOD*

- Active construction projects

D. *SIERRA VISTA WEST - STARWOOD*

- Active construction projects:
 - BCMUD 53 Wastewater Treatment Plant Expansion – Awaiting on punchlist Items
 - Sierra Vista West Mass Grading and Detention Phase II – Awaiting punchlist
 - Sierra Vista West Ph II B Excavation and Grading – Awaiting punchlist items.
 - Sierra Vista West Section 11 – Awaiting closing documents

E. *STERLING LAKES NORTH - STARWOOD*

- Active construction projects:
 - Sterling Lakes North Detention – Awaiting punch list items.
 - Karsten Blvd North Phase IV – Complete
 - Sterling Lakes Dr. Extension – Complete
 - Sterling Lakes North Lift Station No. 1 – Awaiting closeout documents.
 - Sterling Lakes North Lift Station No. 2 – On agenda for acceptance into OYMP.

F. *CALDWELL CROSSING – DR HORTON*

- Active construction projects
 - BCMUD 87 Detention and Grading Phase 2 – Awaiting Punch list items
 - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
 - BCMUD 87 Offsite 8" Force Main & Waterline – 75% utilities.
 - BCMUD 87 Lift Station No. 2 – 90% complete, awaiting final walk.
 - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – 80% complete.
 - Caldwell Ranch Crossing Detention Ph IIB – Complete
 - Caldwell Crossing Section 3 – On agenda for acceptance into OYMP
 - Caldwell Crossing Section 4 – Awaiting closeout Documents.
 - Caldwell Crossing Section 5 – 70% Utilities Complete, 75% pavement complete.
 - Caldwell Crossing Section 6 – 70% Utilities Complete, 75% pavement complete.

G. *CALDWELL LAKES – DR HORTON*

- Active construction projects
 - BCMUD 87 Detention and Grading Ph 3 – Complete.
 - Caldwell Lakes Section 1 – 80% Utilities, 80% Paving.
 - Caldwell Lakes Section 2 – 80% Utilities, 80% Paving.
 - Caldwell Ranch Blvd Ph IIIB – 75% utilities Complete, 75%Paving Complete.

- BCMUD 87 Detention and Mass Grading Ph IV - 80% Complete.
- BCMUD 87 Remote Water Well 5% Complete.

H. CREEKHAVEN – MUD 92 - STARWOOD

- Active construction projects:
 - Mass Grading and Detention Ph 1 – 80% complete
 - BCMUD 92 Water Plant No. 1 – On agenda for acceptance into OYMP.
 - BCMUD 92 WWTP No. 1- 85% complete. Awaiting on power.
 - BCMUD 92 Offsite lift station. – 85% complete. Awaiting on power.
 - Creekhaven Mass Grading Phase II – 75% complete.
 - Creekhaven Section 4 - Utilities 60% complete, 20% pavement Complete.
 - Creekhaven Boulevard Phase II - Utilities 75% complete, 30% pavement Complete.
 - Creekhaven Section 5 – 60% Utilities complete, 30% Paving.
 - Creekhaven Section 6 – 45% Utilities complete, 10% pavement Complete.

I. ELLWOOD – BEAZER HOMES

- Ellwood Offsite Force main and Water Line- Awaiting closeout documents.
- BCMUD 57 Lift Station No. 3 – 85% complete. Awaiting power
- Ellwood Water Supply and Storage Closet- 65% complete.
- Ellwood Section 1B- Awaiting closeout documents
- Ellwood Detention and Mass Grading Phase II – 50%complete.
- Ellwood Karsten Boulevard Bridge – 25% complete.
- Ellwood Section 2 – Utilities 10% complete.

J. OTHER CONSTRUCTION PROJECTS

- Prose Sierra Vista – Awaiting punchlist.
- Climate Controlled Self Storage @ Meridiana – Civil 90% complete – currently under