

MEMORANDUM

Date: August 4, 2026
To: Mayor Wil Kennedy
City Council Members
From: Dinh V. Ho, P.E.
RE: COIC Council Meeting – August 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:
 - Awaiting to schedule a meeting with TxDOT to discuss landscaping improvements.
2. GRANTS UPDATE
 - TDA Grant - Final documents has been submitted.
 - Resilient Communities Program
 - i. Awaiting final approval before starting design.
3. Capital Improvement Projects
 - 2023 Ames Blvd Extension
 - i. Coordinating drainage improvements with Cedar Rapids improvement.
 - ii. Adico finalizing plans for Ames Blvd. Bid in August/September.
 - Northwest WWTP 0.75 MGD
 - i. Project has been awarded. Contract is being routed for bonds and signatures.
 - Southwest WWTP 0.50 MGD
 - i. Preliminary Design Phase (100% complete).
 - ii. Construction documents 15%.
 - Elevated Storage Tank
 - i. Preliminary Design Phase (100% complete) – Survey complete.
 - ii. Design options for Elevated Storage Tank to be submitted to Council.
 - East Water Plant & Well
 - i. Preliminary Design Phase (100% complete)
 - ii. This project will be split in two projects. This will allow for the construction of the well to commence sooner.
 - 2025 Impact Fee Update:
 - i. Meeting was held on 8/11/26 with new members.
 - ii. CIP and Land Use Plan submitted to members.
 - iii. Next meeting scheduled in September.
 - Water and Sewer Rate Study:
 - i. Hedding Consulting is providing this services
 - ii. Progress meeting scheduled 7/16.
 - CRS Flood Insurance Program

- i. Cahoon Consulting is providing this services
- ii. Meeting scheduled for 7/14/2026

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 – 75% complete.
 - Meridiana Section 55C – On agenda for acceptance into OYMP
 - Meridiana Section 55B – Awaiting final closeout documents.

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 – 60% complete
 - Sterling Lakes Gates is complete pending Centerpoint installing a new transformer. Expected between 6-8 weeks.

C. *SIERRA VISTA - STARWOOD*

- Active construction projects - None

D. *SIERRA VISTA WEST - STARWOOD*

- Active construction projects:
 - BCMUD 53 Wastewater Treatment Plant Expansion – On agenda for acceptance into OYMP
 - 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 Closeout Documents
 - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
 - BCMUD 87 Water Plant No. 1 Ultimate Phase – 50% Complete.
 - BCMUD 87 Offsite 8" Force Main & Waterline – 75% utilities.
 - BCMUD 87 Lift Station No. 2 – Awaiting closeout Documents.
 - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – Awaiting Closeout Documents.
 - 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 – Awaiting punchlist items to be addressed.
 - BCMUD 87 Remote Water Well 35% 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- 90% complete. Awaiting punchlist items to be addressed.
 - BCMUD 92 Offsite lift station. – 85% complete. Awaiting on power.
 - Creekhaven Mass Grading Phase II – On agenda for acceptance into OYMP
 - Creekhaven Section 4 - On agenda for acceptance into OYMP
 - Creekhaven Boulevard Phase II - On agenda for acceptance into OYMP
 - Creekhaven Section 5 – On agenda for acceptance into OYMP
 - Creekhaven Section 6 – On agenda for acceptance into OYMP

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- 80% complete.
- Ellwood Section 1B- Awaiting closeout documents
- Ellwood Detention and Mass Grading Phase II – 75%complete.
- Ellwood Karsten Boulevard Bridge – 60% complete.
- Ellwood Section 2 – Utilities 80% complete, 80% Pavement Complete.
- Ellwood Karsten Boulevard Phase III - 60% Utilities Complete.
- Ellwood Karsten Boulevard Phase II- 80% Utilities Complete, 80% Pavement Complete.

J. WYNSERRA

- WYnserra Detention and Mass Grading – 30%
- WYnserra Water Well 1, 50% complete
- WYnserra Water Well 2, 50% complete

K. OTHER CONSTRUCTION PROJECTS

- Climate Controlled Self Storage @ Meridiana – Civil 90% complete
- Primrose Montessori- Under Construction
- Crystal Center Entertainment District:
 - DRAFT AFA agreement between City and TxDOT is currently in place.
 - City is waiting an agreement and funding with BCMUD 32 to execute AFA with TxDOT.
 - TxDOT review is on hold until the AFA is signed for the frontage road.
 - Developer to provide an updated plan for the September meeting.