

MEMORANDUM

Date: December 4, 2025
To: Mayor Wil Kennedy
City Council Members
From: Dinh V. Ho, P.E.
RE: COIC Council Meeting – December 2025 Engineer's Report
cc: 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. City staff will be meeting with TxDOT to discuss further.
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 property owner has rejected the City offer on the land acquisition of the ROW. The
 - ii. Currently under design at 90%, pending ROW acquisition.
 - Northwest WWTP 0.75 MGD
 - i. Construction Documents approximately 75% complete.
 - Southwest WWTP 0.50 MGD
 - i. Preliminary Design Phase
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 – 65% 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 – Awaiting Final Walk.
 - Caldwell Crossing Section 3 – On agenda for acceptance into OYMP
 - Caldwell Crossing Section 4 – Awaiting closeout Documents.
 - Caldwell Crossing Section 5 – 70% Utilities Complete, 50% pavement complete.
 - Caldwell Crossing Section 6 – 70% Utilities Complete, 65% pavement complete.

G. CALDWELL LAKES – DR HORTON

- Active construction projects
 - BCMUD 87 Detention and Grading Ph 3 – Awaiting punchlist Items
 - Caldwell Lakes Section 1 – 80% Utilities, 80% Paving.
 - Caldwell Lakes Section 2 – 80% Utilities, 80% Paving.
 - Caldwell Ranch Blvd Ph IIIB – 75% utilities Complete
 - BCMUD 87 Detention and Mass Grading Ph IV - 60% 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 – 70% complete.
 - Creekhaven Section 4 - Utilities 35% complete.
 - Creekhaven Boulevard Phase II - Utilities 45% complete, 15% pavement Complete.
 - Creekhaven Section 5 - Utilities 25% complete.
 - Creekhaven Section 6 - Utilities 5% complete.

I. ELLWOOD – BEAZER HOMES

- Ellwood Offsite Force main and Water Line- Awaiting closeout documents.
- BCMUD 57 Lift Station No. 3 – 70% complete.

- Ellwood Water Supply and Storage Closet- 65% complete.
- Ellwood Section 1B- Awaiting closeout documents
- Ellwood Detention and Mass Grading Phase II – 25%complete.
- Ellwood Karsten Boulevard Bridge – 10% complete.

J. OTHER CONSTRUCTION PROJECTS

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