

## MEMORANDIUM

Date: May 7, 2026  
To: Mayor Wil Kennedy  
City Council Members  
From: Dinh V. Ho, P.E.  
RE: COIC Council Meeting – May 2026 Engineer's Report  
cc: Dr. Tarron Richardson, Kayleen Rosser, Natasha Brooks

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The following is a status report of various engineering items:

1. TxDOT Overpasses:
  - Staff will be working with TxDOT on landscape improvements. Update at this time.
2. GRANTS UPDATE
  - TDA Grant - Kickoff meeting to start in the next couple of weeks.
  - Resilient Communities Program
    - i. Public Management Inc., is currently gathering data for the project.
    - ii. Presentation for City Council during work session. (completed in April).
3. Capital Improvement Projects
  - 2023 Ames Blvd Extension
    - i. The final offer has been sent to the property owner for acquisition of ROW.
    - ii. Currently under design at 90%, pending ROW acquisition.
    - iii. Expected to bid the project in August.
  - Northwest WWTP 0.75 MGD
    - i. Construction Documents approximately 100% complete.
    - ii. Currently in Bid Phase. Bid Opening date is scheduled for May 21<sup>st</sup>, 2026.
  - Southwest WWTP 0.50 MGD – Expansion 90%
    - i. Preliminary Design Phase (75% complete).
  - Elevated Storage Tank
    - i. Preliminary Design Phase (50% complete) – Survey complete.
  - East Water Plant & Well
    - i. Preliminary Design Phase (60% complete)
  - 2025 Impact Fee Update:
    - i. Kickoff meeting scheduled for 2/10/26
    - ii. Expected completion within 8-10 months.
  - Water and Sewer Rate Study:
    - i. Heddin Consulting is providing this services
    - ii. In process of gathering data from staff.
  - CRS Flood Insurance Program
    - i. Cahoon Consulting is providing this services

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 – 35% Utilities 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 – 15% 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 Punchlist Items.
  - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – Awaiting Punchlist Items.
  - 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 - 90% Complete.
  - BCMUD 87 Remote Water Well 25% 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 – 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- 75% complete.
- Ellwood Section 1B- Awaiting closeout documents
- Ellwood Detention and Mass Grading Phase II – 65%complete.
- Ellwood Karsten Boulevard Bridge – 48% complete.
- Ellwood Section 2 – Utilities 70% complete, 75% Paving Complete.
- Ellwood Karsten Boulevard Phase III - 5% Utilities Complete.

*J. 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.
  - City has not received any additional documents from the developer.