



October 28, 2025

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

Re: Monthly Engineering Report
City Council Meeting November 10, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the October 14, 2025, Council Meeting:

Capital Projects (City Funded):

Capital Improvements Project Exhibit – Enclosed as an attachment is an exhibit showing all Capital Improvements projects within the City.

- 1. Water Plant No. 2 Improvements** – The contractor is wrapping up installation of the well meter and completing all the required bac-t testing for the GST and Well. Due to weather delays and the referenced change order, substantial completion of the water plant is expected this month.



***October 17, 2025
Site Restoration Progression***

2. **Downtown Streetscape Improvements** – Following the October MEDC meeting, the contracts with Ardurra and Kimley Horn have been terminated, and the scope of the project has been revised based on change of priorities. WGA is preparing a proposal for consideration to complete the revised scope of the project including improvements around the Community Center. We intend to present the proposal at the November 18th MEDC special meeting.
3. **McCown St. and Caroline St. Waterline Replacement** – The scope of this project is being revised to be incorporated into the Downtown Streetscape Improvements project. WGA is finalizing the proposal and plans to present it at the November 18th MEDC special meeting.
4. **Town Creek Wastewater Plant Expansion to 0.3 MGD** – On October 20th Halff provided us with the 60% plans and specifications for review. We are currently reviewing the package with the City's Operator and Public Works and plan to provide comments soon.
5. **Water Plant No. 4** – Baxter & Woodman is continuing the design of WP No. 4 and plan to provide us with 60% plans and specifications next month. Due to the revised well design, the City was required to do an update to the previous Hydrogeological report. That update has been completed and is ready to submit to the Lone Star Groundwater Conservation District.
6. **College Street Drainage (ARPA Funds)** – The contract received approval from GrantWorks and is currently under review with the City Attorney. We will continue coordinating with the contractor and City Attorney to finalize the contract. As a reminder, the project was awarded to AR Turnkey Construction Co., Inc. in the amount of \$100,985.00 and 20 calendar days.
7. **Water Plant No. 3 Booster Pump Addition (ARPA Funds)** – We held the pre-con on October 8th and issued the Notice to Proceed on October 13th. The contractor has begun sending in submittals and we are reviewing as received.

Capital Projects (Developer Funded):

1. **Old Plantersville Waterline Extension (Briarley)** – The one-year warranty is set to end on June 3, 2026.
2. **Old Plantersville Force Main Extension (Briarley)** – The one-year warranty inspection was held on October 15th and the punchlist has been issued. As a reminder, the one-year warranty expired on October 25, 2025.
8. **Lift Station No. 10 Phase II Improvements (Taylor Morrison)** – The City received the required deposit on October 24, 2025, and have since executed the contracts and issued the Notice to Proceed. As a reminder, the scope of the project includes the addition of a 3rd lift pump, emergency generator and minor electrical modifications.

3. **Lift Station No. 5 Relocation and Sanitary Sewer Extension (Legacy Grove)** – We are finalizing with the design of the lift station relocation required for the Legacy Grove Development. We received TxDOT approval and TCEQ approval. We are coordinating with the surrounding property owners and City Staff to obtain the necessary easements. Additionally, we are working with the Developer's engineer to finalize grading for the proposed Lift Station No. 5.
4. **West Lone Star Parkway Waterline Extension (Legacy Grove)** – We held the pre-con on October 8th and issued the Notice to Proceed on October 13th. The contractor has begun sending in submittals and we are reviewing as received.
5. **Buffalo Springs and CB Stewart Roadway Improvements (BCS Capital)** – The Geotech completed the cores the week of October 20th and expect the final report within the next few weeks. We reviewed the TIA supplied by the Developer and are continuing our review. A summary of our findings, estimated construction costs, and proposal to complete the design and construction administration at the December 2025 council meeting.
6. **Buffalo Springs and CB Stewart Public Infrastructure Improvements (BCS Capital & Church of Montgomery)** – We received confirmation of the project deposit on September 24th and have started design and received the requested additional off-site survey data. As authorized at the August 26th Council meeting, the scope of the project includes the extension of 12" waterline along SH 105, CB Stewart Drive, and Buffalo Springs Drive.
7. **Lawson and Simonton Waterline Loop (Superior Properties)** – We received confirmation of the project deposit on September 24th and held the project kickoff meeting on September 25th. We are waiting on additional survey from the Developer and will continue with the design of the proposed 8" waterline loop and upsizing the existing 8" along Lawson Street upon receipt of the survey data.
8. **SH 105 Public Infrastructure Improvements (HEB)** – The Developer received plan approval for the design of the public utility extensions along the frontage of SH 105 on September 30th. As a reminder, the public infrastructure will be inspected by the City Engineer at the cost of the Developer.

Development Agreements:

1. **Villages of Montgomery** – The Developer has provided comments on the draft development agreement on October 20th. and is currently being reviewed by the City Attorney and WGA. We will continue coordinating with City Staff and the Developer to finalize the Development Agreement.
2. **Mia Lago Reserve** – The Developer requested additional documents to accompany the Development Agreement on October 17th. We are coordinating with City Staff on preparing these requested documents. We will continue coordinating with City Staff and the Developer to finalize the Development Agreement.

Developments:

1. **Plan/Plat Reviews** – Enclosed as an attachment is an exhibit showing all active plan and plat reviews and their status.
2. **Pre-Development Meetings** – Enclosed as an attachment is an exhibit showing the location of the Pre-Development Meetings we have had in the last 45 days.
3. **Ongoing Construction**
 - a. **Briarley Phase 1B Water, Sanitary, Drainage, and Paving** – The contractor has completed installation of the storm and waterline infrastructure, and paving work has begun. As a reminder, the Briarley Phase 1B WSD&P plans were approved at the May 13, 2025, Council meeting.



***October 21, 2025
Paving Progression***

- c. **MUD No. 215 Briarley Lift Station (City of Montgomery Lift Station No. 16)** – It is our understanding that the contractor has completed construction of the lift station, and the lift station is operational. The Developer intends to have the lift station start up on November 5th. The final inspection will be scheduled once all outstanding punchlist items have been completed.

- d. **Legacy Grove Mass Grading & Detention** – The contractor has completed clearing and staking the site. The contractor is continuing with mass grading and has installed all stormwater pollution control measures.



*October 21, 2025
Storm Installation Progression*

- e. **Montgomery Bend Section 3** – The contractor has completed all water, sewer, and drainage work and has begun roadway installation.
- f. **Lone Star Hills (formerly known as Lone Star Ridge) Mass Grading & Drainage** – All work is on hold until natural spring remediation plan is developed.

4. One-Year Warranty Inspections

- a. **Town Creek Crossing Section 1** – We held a warranty re-inspection on October 10, 2023. The Developer and contractor have been non-responsive to addressing the punchlist items. We are pursuing the maintenance bond and are working with the City Attorney to have the work completed.
- b. **Montgomery Bend Lift Station** – The one-year warranty inspection was held on August 7th. The contractor is actively addressing all outstanding punchlist items, and we will continue to coordinate to confirm the completion of all remaining items.

- c. **Montgomery Bend Sections 1** – The one-year warranty inspection was held on August 7th. The punchlist has been issued following the warranty inspection. The contractor is actively addressing all outstanding punchlist items, and we will continue to coordinate to confirm the completion of all remaining items. The bonds for the sidewalk installation deadline extension have been provided and are currently under review by WGA and the City Attorney.
- d. **Montgomery Bend Sections 2** – The one-year warranty inspection was held on October 22nd. The punchlist has been issued following the warranty inspection. The bonds for the sidewalk installation deadline extension have been provided and are currently under review by WGA and the City Attorney.

General Ongoing Activities:

- 1. **Stewart Creek Wastewater Treatment Plant TPDES Permit Amendment** – The permit application was submitted to the TCEQ in August. We received notification that the application is administratively complete and is about to begin the public comment period. Based on TCEQ review times we anticipate receiving the final permit in July 2026.
- 2. **TxDOT:**
 - a. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – As a reminder, per TxDOT the project will be moving forward in three phases and is slated to let in September 2027, with the portion within the City being scheduled for phase 3. Based on new plans from TxDOT, the previously proposed raised medians have been removed from the design. We provided a utility exception memo to TxDOT and are finalizing all existing conflicts with TxDOT and their engineer to confirm the required utility relocations.
 - b. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding that construction is anticipated to begin in March 2026. The contractor has ordered the long-lead items, which are expected to arrive by February 20, 2026.
 - c. **FM 1097 & Atkins Creek Drainage Improvements** – It is our understanding that TxDOT has begun construction on the final repairs. Lane closures are permitted from 8:30 a.m. to 3:00 p.m. on weekdays, depending on traffic conditions. No work will take place on weekends. Per TxDOT, the repairs will be phased, allowing FM 1097 to be partially operational and is expected to be completed in June 2026.
 - d. **FM 1097 & Hazel Road (Montgomery Bend)** – It is our understanding that the Developer awarded the project and is expected to begin Q4 of 2025 as they wait for materials to be delivered. As a reminder, this signal was required to be constructed and operational prior to the acceptance of Section 4 of Montgomery Bend.
- 3. **Lone Star Parkway Roadway Expansion** – At their October Commissioners Court meeting, the County approved the contract to begin engineering design of the Lone Star Parkway Expansion from FM 149 to SH 105 on the east side of the City. We are coordinating with the County on the anticipated timeline and review of the design to ensure the City's needs are addressed.

4. **Stanley Lake Interconnect** – We met with Stanley Lake MUD on April 11th to discuss the potential emergency interconnect with Stanley Lake MUD. We are continuing to coordinate with their consultants, and the adjacent Developer on the overall scope and requirements of the proposed interconnect.
5. **Biweekly Operations Call** – We are continuing the biweekly operations calls with City Staff and City's operator, Hays Utility North Corporation.
6. **Rate Order Analysis** – WGA is coordinating with the City's Financial Advisory on providing stair stepping rates options for the proposed single-family rates. We plan to discuss as a separate agenda item at this Council meeting.
7. **Kendig Keast Unified Development Ordinance** – We have provided comments to Kendig Keast on the CH 98 Ordinances. We are also coordinating with staff on review of the draft UDO. It is our understanding that KKC has provided a revised schedule timeline that puts final UDO roll out in May 2026.
8. **Clean Water/Drinking Water State Revolving Fund** – It is our understanding that the Project Information Forms have received Board approval and have been ranked for priority. At this time there were no projects selected for the initial invite list, however as the funding process continues the City may be invited to submit if projects fall out of contention. We will continue to coordinate with the TWDB as well as begin to prepare for next year's funding cycle.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR/zlgt

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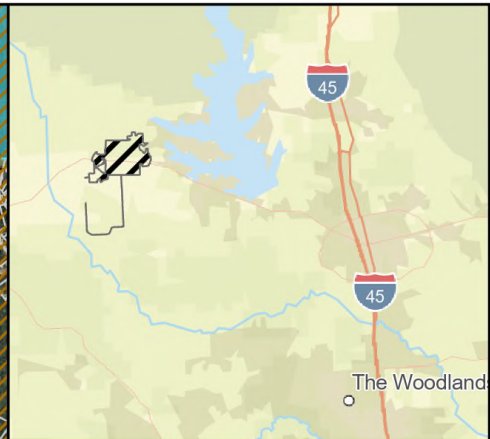
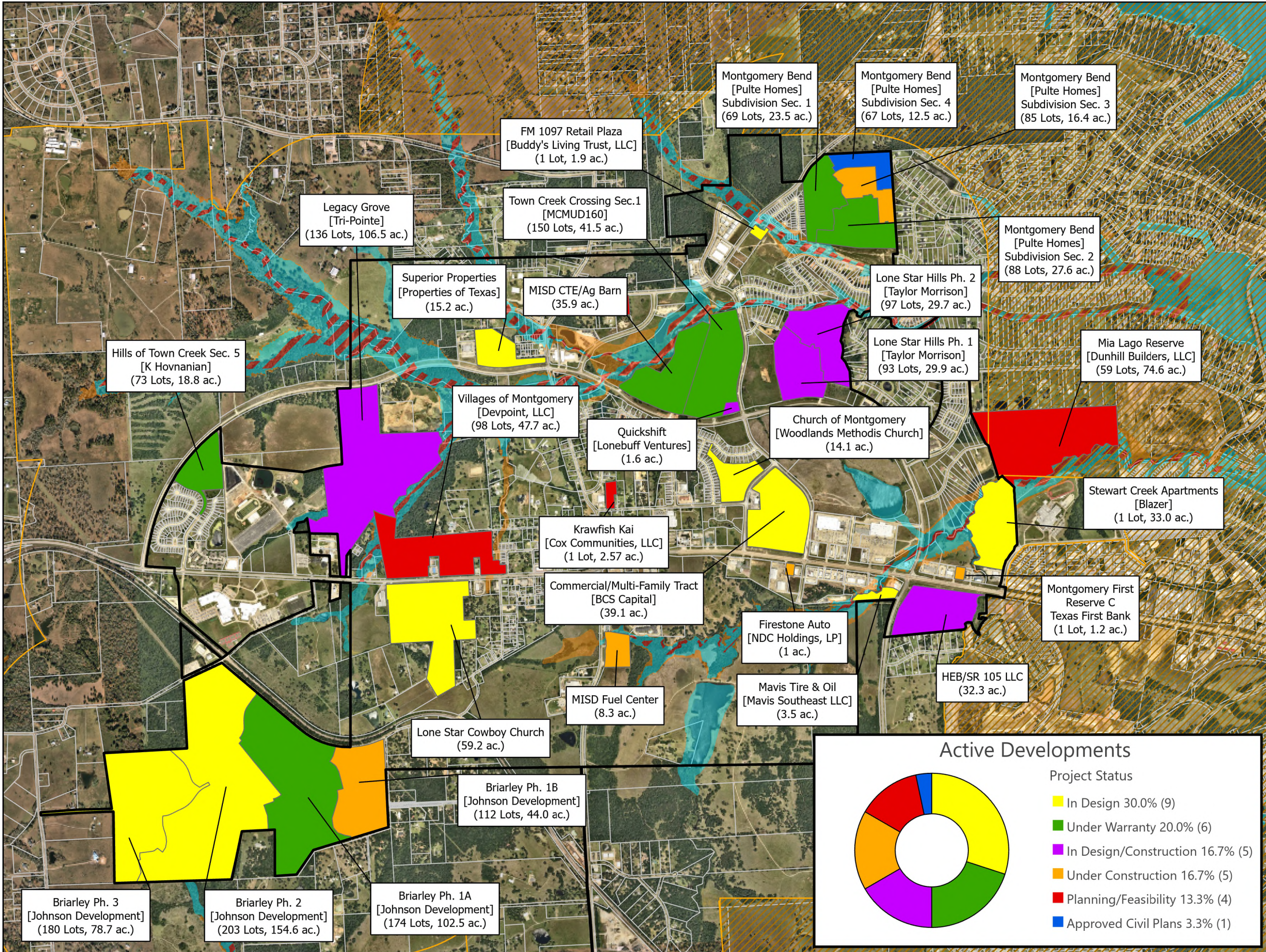
Attachments – Plan/Plat Review Tracker
Active Developments Map
Pre-Development Meeting Map
Capital Projects Map

Cc (via email): The Planning and Zoning Commission – City of Montgomery
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Mr. Brent Walker – City Administrator – City of Montgomery

City of Montgomery

Review Tracker

Development	Dev. No.	Type	Status	1st Submittal Received	1 st Submittal Response	2nd Submittal Received	2nd Submittal Response	3rd Submittal Received	3rd Submittal Response	4th Submittal Received	4th Submittal Response	5th Submittal Received	5th Submittal Response
Briarley Kammerer Drive Extension Preliminary Plat	2006	Plat	Going to P&Z 11/4	9/8/2025	10/1/2025	10/7/2025	10/21/2025						
Briarley Pond A1 Preliminary Plat	2006	Plat	Going to P&Z 11/4	9/8/2025	10/1/2025	10/7/2025	10/21/2025						
Briarley Phase 3 Drainage Analysis	2006	Drainage Analysis	WGA	10/15/2025									
Briarley Kammerer Drive Extension WSD&P (Approved)	2006	Civil Plans	Approved	6/19/2025	7/3/2025	8/19/2025	9/11/2025	9/11/2025	10/13/2025	10/16/2025	10/23/2025		
Briarley Section 7 Preliminary Plat	2006	Plat	WGA	10/2/2025									
Briarley Phase 1B Final Plat (Sections 4, 5, and 6)	2006	Plat	WGA	10/15/2025									
Briarley Section 7 WSD&P plans	2006	Plat	WGA	10/6/2025									
Briarley Section 8 Preliminary Plat	2006	Plat	WGA	10/2/2025									
Montgomery Bend Section 3 Final Plat	2203	Plat	Going to P&Z 11/4	10/4/2025	10/30/2024	10/3/2025	10/21/2025						
Stewart Creek WS&D	2204	Civil Plans	WGA	10/7/2025									
HEB Landscaping Plans (Approved)	2402	Civil Plans	Approved	7/14/2025	8/14/2025	9/16/2025	9/30/2025	10/8/2025	10/24/2025				
Legacy Grove TxDOT Driveway Plans	2409	Civil Plans	WGA	10/16/2025									
Lone Star Ridge/Hills Section 1 (Revision)	2404	Civil Plans	Revision	10/9/2025									
Lone Star Hills Residential DIA (Revision)	2404	Drainage Analysis	Revision	3/14/2024	3/28/2024	5/9/2024	5/29/2024	9/9/2024	10/18/2024	9/26/2025			
BCS Capital Mass Grading & Drainage	2415	Civil Plans	WGA	10/1/2025									
Quickshit Civil Plan (Revision)	2306	Civil Plans	Revision	10/23/2025									
BCS Capital DIA	2415	Drainage Analysis	WGA	10/1/2025									
Church of Montgomery/Montgomery Church	2501	Civil Plans	WGA	8/21/2025	8/28/2025	9/18/2025	10/1/2025	10/15/2025					



Legend

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

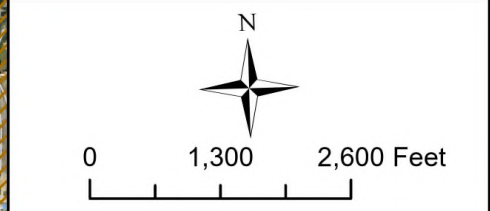
Development Status

- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- Approved Civil Plans
- Under Warranty

Flood Zones

- Floodway
- 100-year
- 500-year

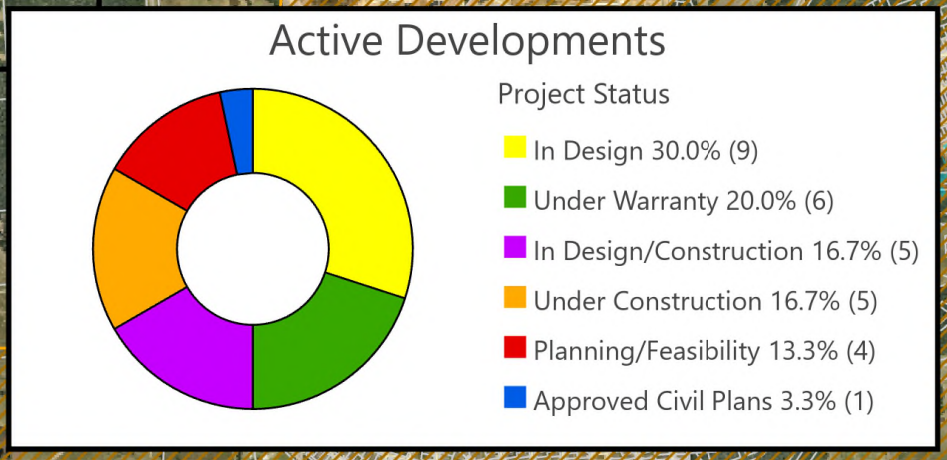
This exhibit only includes Developments that have either executed Development Agreements, or Escrow accounts with the City of Montgomery



Active Developments Map
October 2025



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

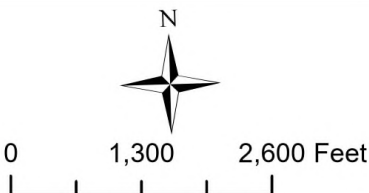
Flood Zones

- Floodway
- 100-year
- 500-year

Aerial Imagery

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

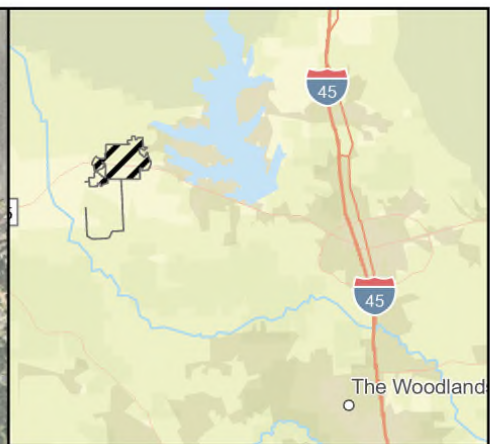
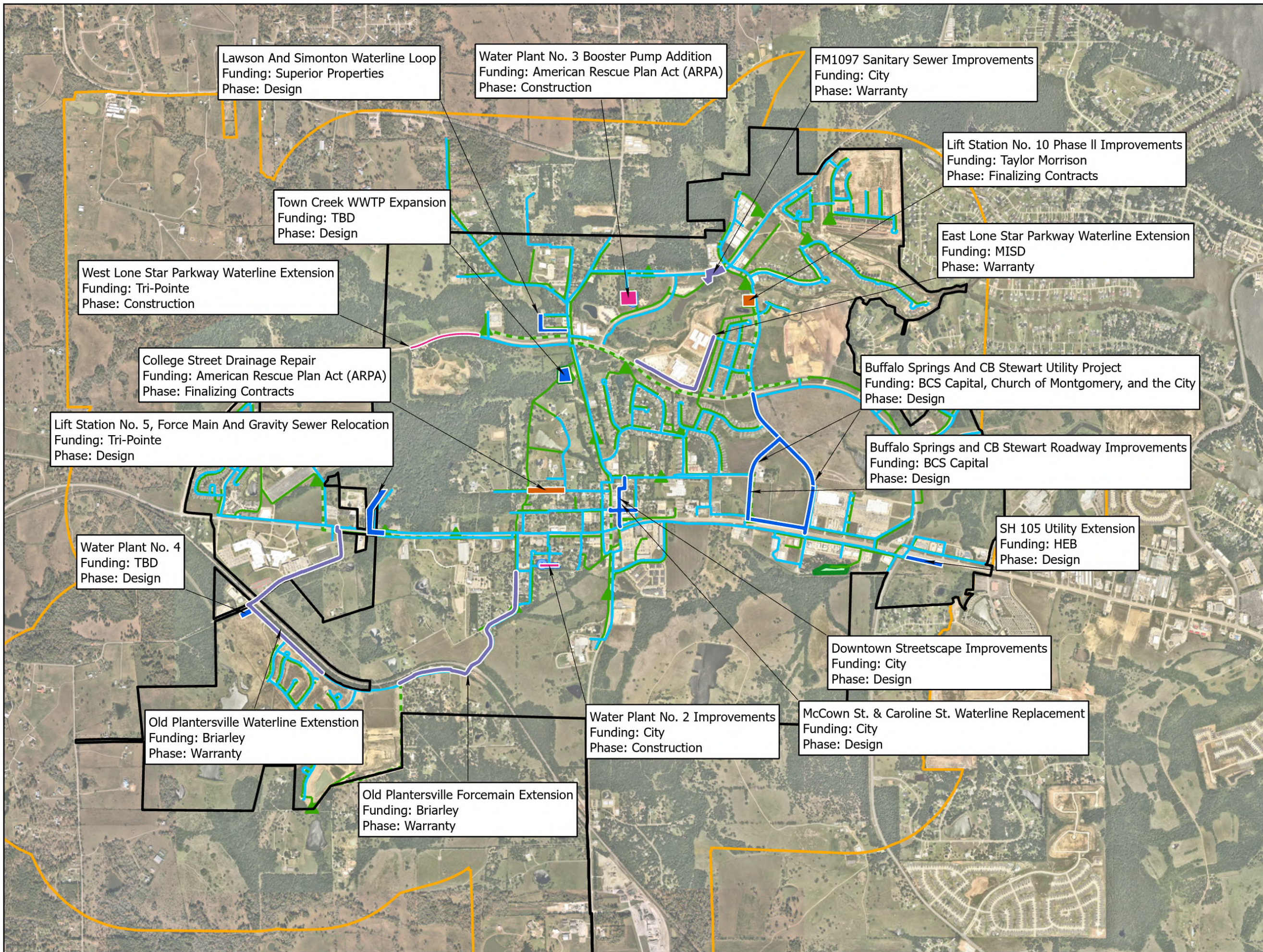


Pre-Developments Map
October 2025



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WGA



Legend

- City Limits
- Extraterritorial Jurisdictions

Active Capital Projects

- Design
- Finalizing Contracts
- Warranty
- Construction

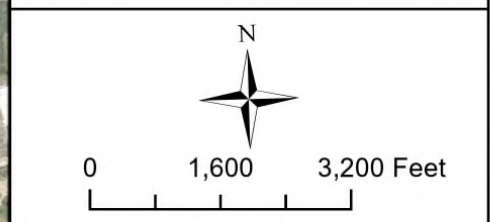
Water Utilities

- Our Agency
- Private
- Well
- Water Plant No. 2

Sanitary Sewer Utilities

- Sanitary Sewer Force Main
- Sanitary Sewer Gravity Main
- Lift Station
- Waste Water Treatment Plant

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Active Capital Projects Map
November 2025



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