



April 16, 2025

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

Re: Monthly Engineering Report  
City Council Meeting April 22, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the March 25, 2025 Council Meeting:

**Capital Projects:**

- 1. Water Plant No. 2 Improvements** – We received Pay Estimate No. 6 in the amount of \$337,500.00. The Contractor is continuing with the drilling of the new well and began preliminary testing the week of April 14<sup>th</sup>. We worked with the neighboring property owners to identify and secure an appropriate discharge location for this preliminary pump testing and the future pump discharge location. The 36-hour pump test is scheduled to begin May 9<sup>th</sup>. The contractor has also begun working on the new GST foundation. The contractor's current schedule has the plant being substantially completed in July 2025.



***April 15, 2025  
Ground Storage Tank Foundation***

2. **2023 Sanitary Sewer Rehabilitation Phase I** – We received Pay Estimate No. 6 in the amount of \$83,160.00. We met with the Contractor on February 13<sup>th</sup> to discuss the project and were given the outstanding post rehabilitation videos at that time. We have reviewed the videos and provided the Contractor with comments. The Contractor is working on completing all outstanding field work.
3. **Old Plantersville Force Main Extension** – We did not receive a pay estimate or change order this month. The contractor completed minor regrading and installation of the permanent spring mix. We are working with the contractor to prepare all final closeout documents for the project. As a reminder, this project is being funded by Briarley.
4. **Old Plantersville Waterline Extension** – We did not receive a pay estimate or change order this month. The Contractor has completed the installation of the majority of the waterline with the exception of the railroad crossing that is scheduled to be completed by the end of this month, subject to confirmation from BNSF. As a reminder, this project is being funded by Briarley.
5. **Town Creek Wastewater Treatment Plant TPDES Permit Amendment** –The completed application for the permit amendment was submitted to the TCEQ in September 2023. It is our understanding that TCEQ is experiencing significant delays in processing permits, and we are following up regularly to determine the status of the City's permit. It is our understanding that the period for public comment to the draft permit closed on April 11<sup>th</sup>. Based on this timing, it is our understanding that the City should expect to receive the final permit by May 2025.
6. **Stewart Creek Wastewater Treatment Plant TPDES Permit Amendment** – As authorized by Council at their April 8<sup>th</sup> meeting, we are preparing a TPDES Permit amendment to allow for the ultimate flow of 0.8 MGD. The plant is currently rated for 0.4 MGD flow. The proposed amendment would allow for additional flow, should the City require it. Based on TCEQ review times we anticipate receiving the final permit in July 2026.
7. **Downtown Streetscape Improvements** – We are continuing to coordinate the design of the downtown streetscape improvements with Montgomery Economic Development Committee and Ardurra.
8. **McCown St. and Caroline St. Waterline Replacement** – The scope of the project is being revised based on ongoing conversations with the MEDC, Ardurra, and downtown property owners.
9. **Town Creek Wastewater Plant Expansion to 0.3 MGD** – We are continuing to coordinate with Halff and City Staff on the site plan for the project, and it is our understanding that Halff is in the process of continuing with the design. We expect to receive a preliminary engineering report next month.
10. **Water Plant No. 4 Request for Qualifications** – As a reminder, the City has selected Baxter and Woodman as the most qualified firm at their February 25<sup>th</sup> meeting. We met with the Baxter & Woodman City Operator and Public Works on March 12<sup>th</sup> to begin contract negotiations for the proposed Water Plant No. 4 design services.

- 11. Lift Station No. 10 Phase II Improvements** – We are nearing completion of design of the lift station improvements project and plan to bid the project next month. The scope of the project includes the addition of a 3<sup>rd</sup> lift pump and minor electrical modifications. As a reminder, this project is being funded by Taylor Morrison as part of their Lone Star Ridge Development.
- 12. Lift Station No. 5 Relocation and Sanitary Sewer Extension** – We are continuing with the design of the lift station relocation required for the Legacy Grove Development. We are coordinating with the Developer's engineer to determine final location of the lift station and plan. We plan to be complete with design in July 2025. As a reminder, this project is funded by Tri-Pointe Homes as a part of their Legacy Grove Development.
- 13. West Lone Star Parkway Waterline Extension** – We are continuing the design of the waterline extension to serve the Legacy Grove Development. We plan to be completed with design by June 2025. As a reminder, this project is being funded by Tri-Pointe Homes as part of their Legacy Grove Development (Formerly known as Heritage Grove).
- 14. College Street Drainage** – We are continuing with the design of the proposed drainage improvements, and plan to be completed with design in May 2025. It is our understanding GrantWorks is completing their environmental review of the project.
- 15. Water Plant No. 3 Booster Pump Addition** – As authorized at the January 14<sup>th</sup> Council Meeting, we are continuing with the design of the booster pump addition at Water Plant No. 3. It is our understanding GrantWorks is completing their environmental review of the project.
- 16. Plez Morgan Erosion** – We have been monitoring the condition of the culverts at Plez Morgan and Town Creek. The culverts are beginning to undermine as a result of continued erosion. We plan to bring a proposal for repairs next month.



***March 27, 2025  
Plez Morgan Culvert Undermining***

- 17. The Crossing at Montgomery Public Lift Station, Force Main Extension and Gravity Sewer Upsizing** – We are prepared to begin design upon receipt of the deposit from the developer. As a reminder, this project is being funded by Morning Cloud Investments.

**Development Agreements:**

1. **HEB** – A draft agreement was provided to the Developer on March 26<sup>th</sup> and we have not received comments in return.
2. **Superior Properties** – A draft agreement was provided to the Developer on March 21<sup>st</sup>, and we received revisions on March 28<sup>th</sup>. We are coordinating with the Developer and City Staff on the terms of the agreement and plan to present it to Council once completed.
3. **BCS Capital** – As authorized at the April 8<sup>th</sup> meeting, we are coordinating with the Developer and City Staff and Consultants on the terms of the Development Agreement. A workshop has been tentatively scheduled with Council, MEDC, and the Developer for April 29<sup>th</sup> to discuss funding mechanisms for reimbursement of the development.
4. **Church of Montgomery** – We are coordinating with the City attorney to finalize the draft development agreement to the developer for their review.

**Developments:**

**1. Plan Reviews**

- a. **Lone Star Ridge Section 1 WSD&P** – The plans were approved by City Council at the April 8<sup>th</sup> Council meeting.
- b. **Lone Star Ridge Section 2 WSD&P** – We received revised plans December 10<sup>th</sup> and provided comments on January 14<sup>th</sup>. We have not received revised plans.
- c. **Lone Star Ridge Retaining Walls** – We received revised plans March 27<sup>th</sup> and issued a Letter of No Objection on April 15<sup>th</sup>.
- d. **Lone Star Ridge Landscaping** – We received plans on February 28<sup>th</sup> and provided comments on April 3<sup>rd</sup>.
- e. **Legacy Grove Drainage Impact Study** – We received a revised study on February 24<sup>th</sup> and provided Drainage Impact Study approval on April 3<sup>rd</sup>.
- f. **Legacy Grove Mass Grading and Detention** – We received revised plans on February 24<sup>th</sup> and provided comments on April 3<sup>rd</sup>. We received further revised plans on April 9<sup>th</sup> and provided approval on April 11<sup>th</sup>.
- g. **Legacy Grove Section 1 WSD&P** – We received revised plans on February 13<sup>th</sup> and provided comments on April 4<sup>th</sup>.
- h. **Briarley (Formerly known as Redbird Meadows) PH 1B WSD&P** – We received revised plans on February 11<sup>th</sup> and provided comments April 7<sup>th</sup>.



- i. **Briarley (Formerly known as Redbird Meadows) PH 1A Hardscape** – We received revised plans on March 6<sup>th</sup> and are proceeding with our review.
- j. **Lone Star Cowboy Church** – We did not receive revised plans this month.
- k. **BCS Drainage Study** – Based on the revised site plan, the Developer has rescinded their study and plans on resubmitting based on their latest land plan.
- l. **The Crossing at Montgomery Drainage Study** – We received a drainage study for review on March 18<sup>th</sup> and are proceeding with our review.
- m. **HEB Plans** – We received plans on March 6<sup>th</sup> and are proceeding with our review.

## 2. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **Montgomery Bend Section 4 Final Plat** – We received the final plat for review on October 7<sup>th</sup> and provided comments on October 30<sup>th</sup>. We received a revised plat on November 25<sup>th</sup> and found no issues with the plat. As a part of Pulte's Traffic Impact Analysis, they are required to construct a traffic signal at the subdivision entrance prior to this being recorded. We plan to withhold approval of this final plat until the signal has been constructed.
- c. **Legacy Grove Preliminary Plat** – We received a revised preliminary plat on March 14<sup>th</sup> and provided comments on April 3<sup>rd</sup>.
- d. **1005 College St. Partial Re-Plat**– We received a revised plat on April 14<sup>th</sup> and are processing with our review.
- e. **Briarley (Formerly known as Redbird Meadows) Phase 1B (Sections 4-6)** – We did not receive a revised plat this month.
- f. **612 Worsham Development Plat** – We received a revised plat for review on April 15<sup>th</sup> and are proceeding with our review.
- g. **Buffalo Springs Section 2 Partial Re-Plat No. 1** – We received a revised plat on March 4<sup>th</sup> and we plan to make a recommendation for approval to the Planning & Zoning Commission at their May meeting.
- h. **Lone Star Cowboy Church Development Plat** – We received a Development plat for review on April 15<sup>th</sup> and are proceeding with our review.

### 3. Ongoing Construction

- a. **MUD No. 215 Briarley (Formerly known as Redbird Meadows) Lift Station (City of Montgomery Lift Station No. 16)** – It is our understanding that the contractor is nearing completion of the construction of the lift station and is waiting on permanent power and fuel to be installed at the site. We plan to inspect to complete a final inspection of the lift station once it is operational.



*April 9, 2025  
Briarley Lift Station Rebar Installation*

- b. **Briarley (Formerly known as Redbird Meadows) Phase 1A Water, Sanitary, Drainage, and Paving** – The contractor is nearing completion of water, sanitary sewer, storm sewer and paving for the site. We plan to hold a final walkthrough on Sections 1, 2, and 3 once the lift station is operational.

### 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. **Flagship Blvd. Storm Sewer and Paving** – We held the one-year warranty inspection with the City on December 5<sup>th</sup> and issued the punchlist to the contractor the same day. The Contractor has addressed all of the outstanding items, and we will be discussing this as a separate agenda item during this council meeting.
- c. **Montgomery Summit Business Park** – We held the one-year warranty inspection on April 7<sup>th</sup> and found no punchlist items at that time. We will be discussing this as a separate agenda during this council meeting.

**General Ongoing Activities:**

**1. TxDOT:**

- a. **FM 1097 & Atkins Creek Drainage Improvements** – We are continuing to coordinate with TxDOT on their timeline of a fully designed improvements project. It is our understanding that TxDOT let the project on April 3<sup>rd</sup> and are still receiving bids.
- b. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding that the design is complete and TxDOT is finalizing a timeline for construction. We will provide a schedule on construction once received from TxDOT.
- c. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We met with TxDOT on December 17<sup>th</sup> to discuss the timing of this project. It is our understanding that TxDOT is experiencing delays finalizing their design and has pushed back the project to 2028, with a tentative let date of September 2027. We are continuing coordination with TxDOT and their engineer on the required utility relocations for the proposed roadway expansion. We submitted an exception memo to TxDOT for the utilities we want to remain in place for review. We have received additional correspondence and are continuing to follow up. Additionally, it is our understanding TxDOT is planning to meet with the Transportation Advisory Committee and other stakeholders on May 13, 2025.

- 2. **Lone Star Bend and Lone Star Parkway Improvements** – Montgomery County is looking to install a temporary traffic signal at the intersection of Lone Star Bend and Lone Star Parkway. Montgomery County has included plans to widen Lone Star Parkway to four lanes with a center median in the proposed 2025 Road Bond and, if passed, would install a permanent traffic signal at this intersection at that time. It is our understanding that the County has requested the City's financial participation in this project and will be providing a full cost estimate in the near future.
- 3. **Stanley Lake Interconnect** – We met with Stanley Lake MUD on April 11<sup>th</sup> to discuss the potential emergency interconnect with Stanley Lake MUD. We are continuing to coordinate with their consultants on the overall scope and requirements of the proposed interconnect.
- 4. **Biweekly Operations Call** – We are continuing the biweekly operations calls with City Staff and City's operator, Hays Utility North Corporation.
- 5. **Fiscal Year 2025 CIP Snapshot & Rate Order Analysis**- We presented our rate study analysis to Council at their January 13<sup>th</sup> CIP Workshop. We are coordinating with the City staff and the City's Financial Advisor, to finalize our utility and tax rate analysis and plan to bring it to a City workshop next month.
- 6. **Kendig Keast Unified Development Ordinance**- We met with Kendig Keast and the City's Attorney to discuss final UDO timing and review on March 5<sup>th</sup>. It is our understanding that Kendig Keast plans to present their final UDO codifications in November of this year.
- 7. **Clean Water/Drinking Water State Revolving Fund**- No engineering update this month.

8. **Impact Fee Update** – We are working on our Bi-Annual update to the land use assumptions and impact fee projects and plan to present updates to the Planning & Zoning Commission, acting as the Capital Impact Advisory Committee, over the next few months.
9. **ETJ Development Letter** – It has come to our attention that a property owner along FM 149, just north of the 7 Bridges RV Park is planning on subdividing their property. A letter has been drafted and provided to the City's Code Enforcement Officer to provide to the Property Owner outlining the City's regulation and requirements for development. It is our understanding that the property owner is preparing a request to be removed from the City's ETJ.

Please let me know if you have any questions.

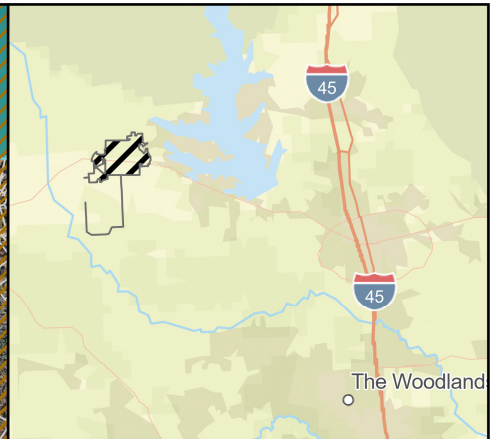
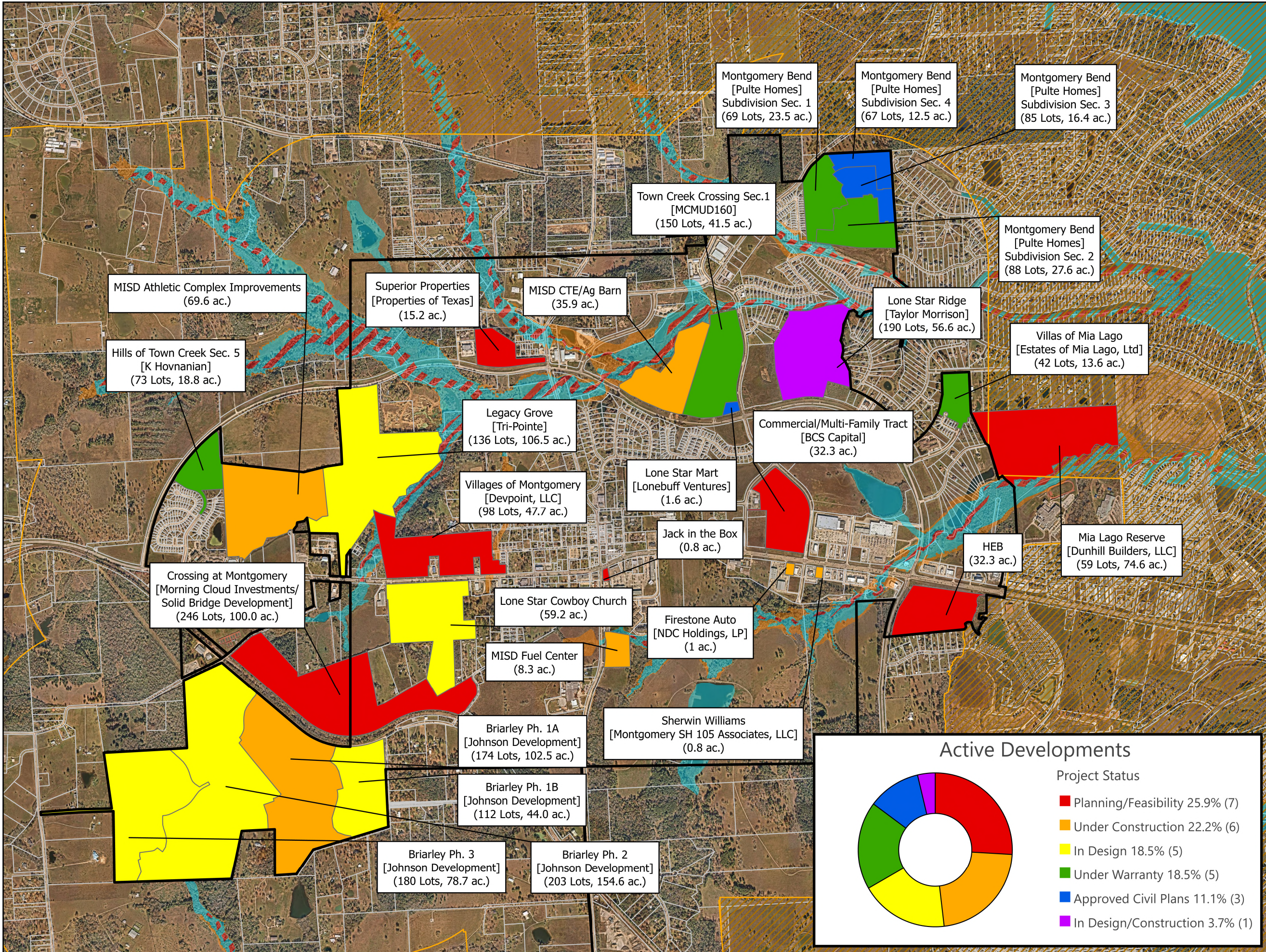
Sincerely,



Chris Roznovsky, PE  
City Engineer

Attachments – Active Developments Map  
Cc (via email): The Planning and Zoning Commission – City of Montgomery  
Mr. Anthony Solomon – City of Montgomery, Interim City Administrator  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney





**Legend**

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

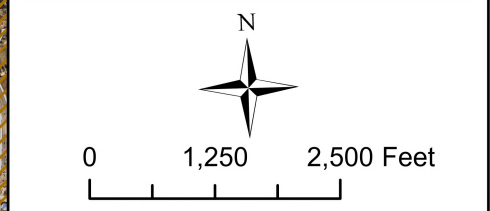
**Development Status**

- 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  
April 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.

