



October 6, 2025

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

Re: Monthly Engineering Report
City Council Meeting October 14, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the September 9, 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** – We received Pay Estimate Nos. 12 and 13 in the amounts of \$118,665.00 and \$164,700.00, respectively. As of September 22, 2025, the contractor was 94% complete by time and 93% complete by value. An inspection of the GST was conducted on September 24th, with no deficiencies noted. The electrician is currently testing the equipment installed. Remaining tasks include yard piping, sterilization, and site restoration. Due to weather delays, the water plant is expected to be substantially completed in late October.



September 29, 2025
GST Feedline Installation

2. **Downtown Streetscape Improvements** – We are continuing to coordinate the design of the downtown streetscape improvements with Montgomery Economic Development Committee and Ardurra.
3. **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.
4. **Town Creek Wastewater Plant Expansion to 0.3 MGD** – We met with Halff on September 11th to discuss design comments on the Preliminary Engineering Report. We are continuing coordination on design of the plant.
5. **Water Plant No. 4** – We met with Baxter & Woodman on August 27th to discuss the draft preliminary report, design options, and remaining schedule. Additionally, we met with the Briarley developer on August 27th to discuss construction authorized to begin. access and property dedication of the water plant site to the City.
6. **College Street Drainage (ARPA Funds)** – The Recommendation of Award was presented at the September 22nd Council meeting, selecting AR Turnkey Construction Co., Inc. to complete the College Street Drainage Repair project in the amount of \$100,985.00 and 20 calendar days. We are working with the contractor and City Attorney to finalize contracts.
7. **Water Plant No. 3 Booster Pump Addition (ARPA Funds)** – The bid opening was held August 13. The Recommendation of Award was presented at the August 26th meeting, selecting McDonald Municipal & Industrial to complete the construction of the Water Plant No. 3 Booster Pump Addition project in the amount of \$178,469.00 and 154 calendar days. We are working with the contractor and City Attorney to finalize contracts.
8. **Plez Morgan Erosion** – We are working to complete the preliminary design of the improvements and expect to bring a proposal to complete the final design once the scope has been finalized. We are working through different alternatives with our geotechnical and structural subconsultants to ensure the adequate approach is taken, and plan to discuss this further at a later Council date.

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 is scheduled to expire on October 25, 2025.
3. **Lift Station No. 10 Phase II Improvements (Taylor Morrison)** – The pre-construction schedule is scheduled for October 7th, and we plan to issue the Notice to Proceed at that time subject to receipt of deposit from the Developer. As a reminder, the scope of the project includes the addition of a 3rd lift pump, emergency generator and minor electrical modifications.

4. **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.
5. **West Lone Star Parkway Waterline Extension (Legacy Grove)** – The Recommendation of Award was presented at the August 26th Council meeting, selecting Bull-G Construction, LLC to complete the construction of the West Lone Star Parkway 12" Waterline Extension project in the amount of \$333,771.60 and 45 calendar days to reach substantial completion. We are working with the contractor and City Attorney to finalize contracts.
6. **The Crossing at Montgomery Public Lift Station, Force Main Extension and Gravity Sewer Upsizing (Morning Cloud)** – The Developer was notified on July 7th of the required deposit to begin design. We are prepared to begin design upon receipt of the deposit.
7. **Buffalo Springs and CB Stewart Roadway Improvements (BCS Capital)** – As authorized at the August 26th Council meeting, the scope of Phase I includes coordination on the geotechnical analysis and review of the TIA provided by the Developer. We received confirmation of the project deposit on September 24th and held the project kickoff meeting on September 25th. Upon completion of this phase, we will prepare a client memo for Phase II which will include final design, bid phase services, construction administration, and reimbursable expenses.
8. **Buffalo Springs and CB Stewart Public Infrastructure Improvements (BCS Capital & Church of Montgomery)** – 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. We received confirmation of the project deposit on September 24th and held the project kickoff meeting on September 25th.
9. **Lawson and Simonton Waterline Loop (Superior Properties)** – As authorized at the July 8th Council meeting, the scope of work includes the design of the proposed 8" waterline loop and upsizing the existing 8" along Lawson Street. We received confirmation of the project deposit on September 24th and held the project kickoff meeting on September 25th.
10. **SH 105 Public Infrastructure Improvements (HEB)** – The Developer is continuing with the design of the public utility extensions along SH 105. As per the Development Agreement executed at the June 24th Council meeting, the Developer is responsible for the extension of a 12" waterline and an 8" sanitary sewer line along SH 105. 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 been provided a draft Development Agreement on September 9th and is proceeding with their review. We will continue coordinating with City Staff and the Developer to finalize the Development Agreement.

2. **Reserve of Mia Lago** – The Developer has been provided a draft Development Agreement on August 1st and is proceeding with their review. 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 is continuing with installation of the storm and waterline infrastructure. As a reminder, the Briarley Phase 1B WSD&P plans were approved at the May 13, 2025, Council meeting.



*September 24, 2025
Storm Infrastructure Installation*

- 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 is still waiting for the natural gas connection to be completed before the project can be complete and accepted. 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.



*September 22, 2025
Clearing Progression*

- e. **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 Developer 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 & 2** – The one-year warranty inspection was held on August 7th. The punchlist has been issued following the warranty inspection. As a reminder, the Developer requested to extend the sidewalk installation deadline and was approved at the August 12th Council meeting.

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** – We attended the stakeholders and Transportation Advisory Committee (“TAC”) meeting on May 13th. 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 the design is complete and TxDOT is finalizing a timeline for construction. We will provide a schedule on construction once received from TxDOT.
 - c. **FM 1097 & Atkins Creek Drainage Improvements** – It is our understanding that TxDOT has begun construction on the final bridge repairs. 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. **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.
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 met with the Staff and the City’s Financial Advisor on September 26th to discuss our project revenue for our utility and tax rate analysis. We are working to finalize these changes and will continue to coordinate with staff and the City’s Financial Advisor.

6. **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 Kendig Keast plans to present their final UDO codifications in November of this year.
7. **Clean Water/Drinking Water State Revolving Fund** – It is our understanding that the Project Information Forms are currently being considered for Board approval. We expect a decision to be made by Mid-November.

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR/zlgt

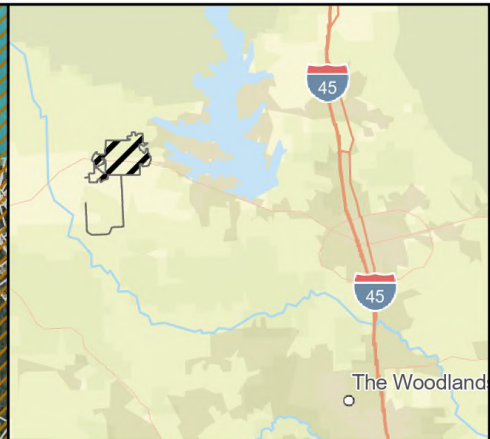
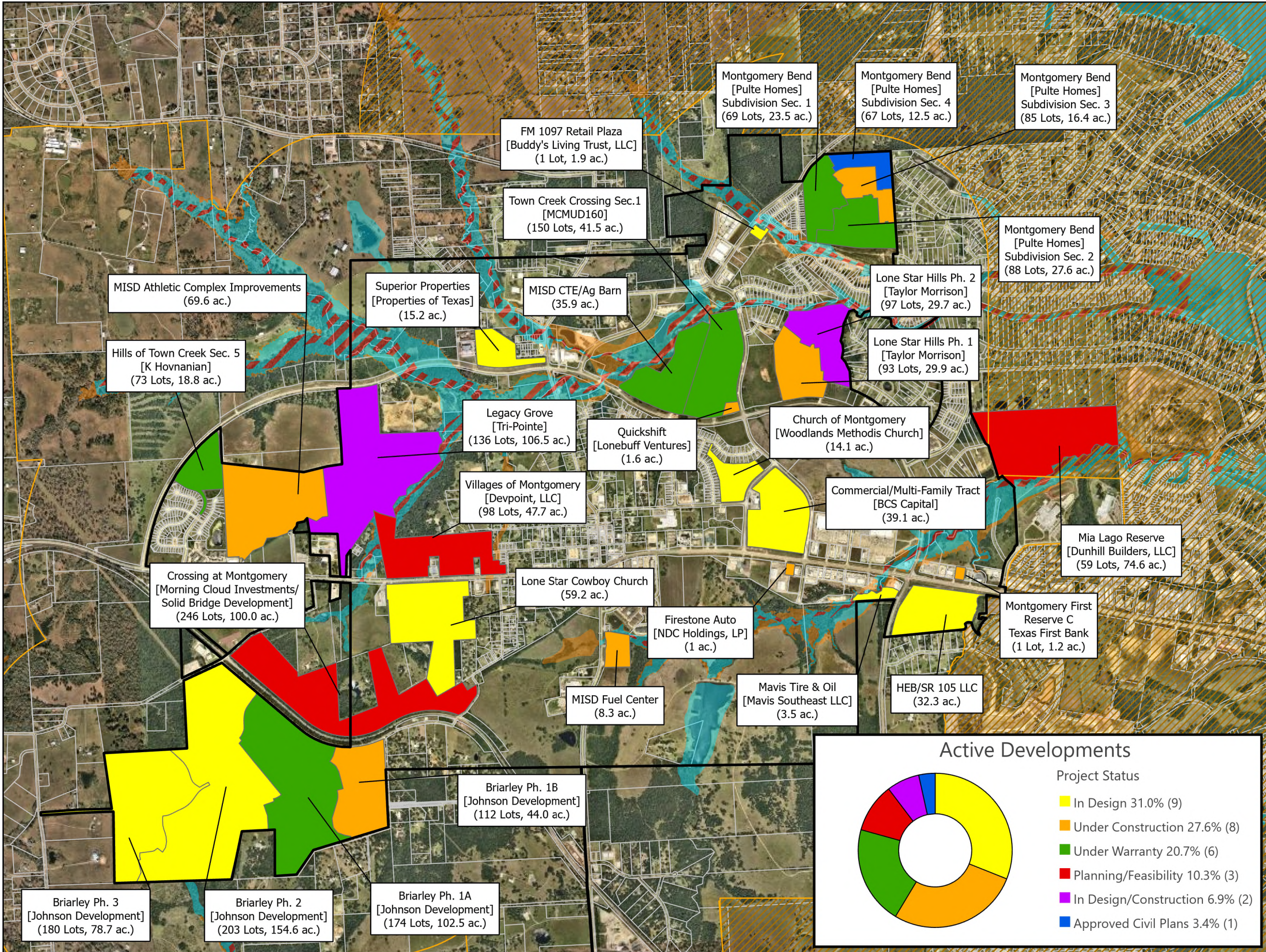
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Attachments – Plan/Plat Review Tracker
Active Developments Map
Pre-Development Meeting Map
Capital Projects Map

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 Hardscape to Serve Sections 1, 2, and 3	2006	Civil Plans	Approved	6/26/2025	7/14/2025	7/28/2025	8/25/2025	8/28/2025	9/12/2025				
Briarley Kammerer Drive Extension WSD&P	2006	Civil Plans	WGA	6/19/2025	7/3/2025	8/19/2025	9/11/2025	9/11/2025					
Briarley Landscaping and Irrigation to Serve Phase 1A	2006	Civil Plans	Approved	7/2/2025	7/14/2025	7/25/2025	8/25/2025	8/27/2025	9/12/2025				
Briarley PH 1 Retaining Wall Plans (LONO)	2006	Civil Plans	LONO	5/12/2025	5/30/2025								
Briarley PH 1A Hardscape (APPROVED)	2006	Civil Plans	Approved	3/6/2025	5/5/2025	7/1/2025	7/30/2025						
Briarley PH 2 DIA (LONO IMPACT)	2006	Drainage Analysis	LONO	4/22/2025	5/9/2025	6/18/2025	7/3/2025						
Briarley Pond A1	2006	Civil Plans	Approved	5/28/2025	7/14/2025	7/30/2025	8/25/2025	9/8/2025	9/15/2025				
Briarley Rec Center Hardscape and Landscape Plans	2006	Civil Plans	WGA	9/25/2025									
FM 1097 Retail Plaza	2505	Civil Plans	WGA	8/12/2025	9/4/2025	9/15/2025							
FM 1097 Retail Plaza DIA	2505	Drainage Analysis	WGA	9/15/2025									
HEB Preliminary Plat	2402	Plat	WGA	12/2/2024	12/16/2024	9/23/2025							
HEB Civil Plans (LONO)	2402	Civil Plans	LONO	3/6/2025	5/1/2025	6/14/2025	7/7/2025	7/14/2025	8/14/2025	9/16/2025	9/30/2025		
HEB Grading Permit Plans (LONO)	2402	Civil Plans	LONO	6/14/2025	7/3/2025								
HEB Fuel Center Plans (LONO)	2402	Civil Plans	LONO	3/6/2025	5/1/2025	6/14/2025	7/7/2025	7/14/2025	8/14/2025	9/16/2025	9/30/2025		
HEB TxDOT Plans (LONO)	2402	Civil Plans	LONO	3/6/2025	5/1/2025	6/14/2025	7/7/2025	9/16/2025	9/24/2025				
Hills of Town Creek Section 5 Replat (Access Path) (APPROVED)	2406	Plat	Approved	5/9/2025	6/3/2025	6/6/2025	6/24/2025	7/2/2025	8/12/2025				
Legacy Grove Bypass	2409	Civil Plans	WGA	7/16/2025	8/25/2025	9/25/2025							
Superior Properties Drainage Report	2215	Drainage Analysis	WGA	11/14/2023	2/29/2024	9/22/2025							
Superior Properties Multi Family Duplex	2215	Civil Plans	WGA	7/8/2025	7/23/2025	9/22/2025							
Superior Properties Sanitary Sewer Extension	2215	Civil Plans	WGA	7/8/2025	7/23/2025	9/22/2025							
Stewart Creek/Nantucket Housing DIA	2204	Drainage Analysis	WGA	9/22/2025									
Texas First Bank (REVISION)	2503	Civil Plans	WGA	6/24/2025	7/3/2025	7/14/2025	7/29/2025	8/8/2025	8/28/2025	9/23/2025			



Legend

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

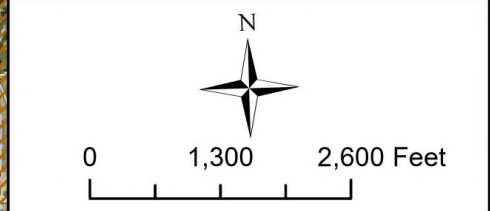
Development Status

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

Flood Zones

- Floodway
- 100-year
- 500-year

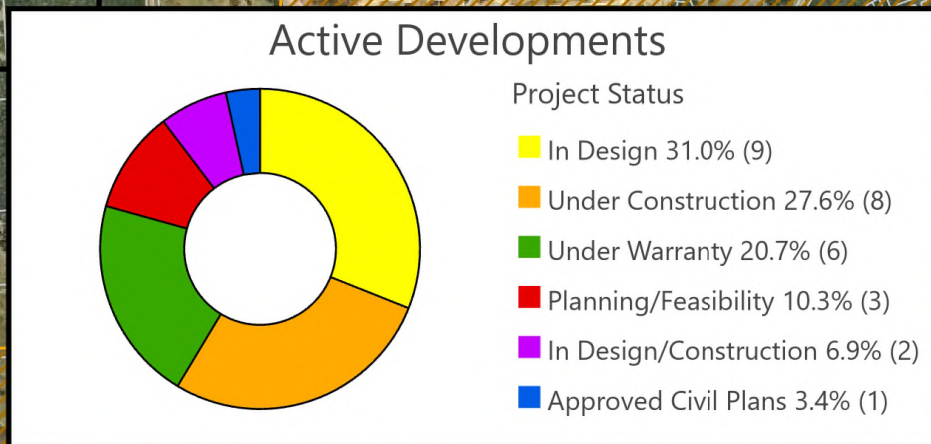
This exhibit only includes Developments that have either executed Development Agreements, or Escrow accounts with the City of Montgomery

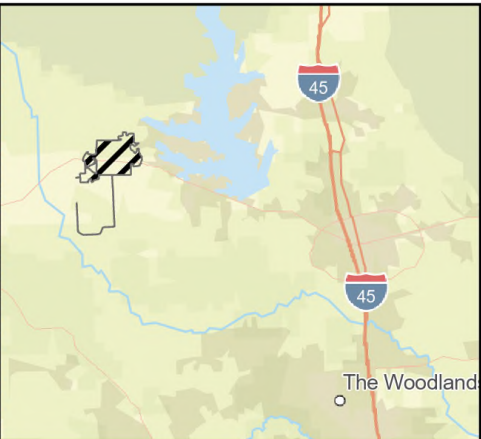
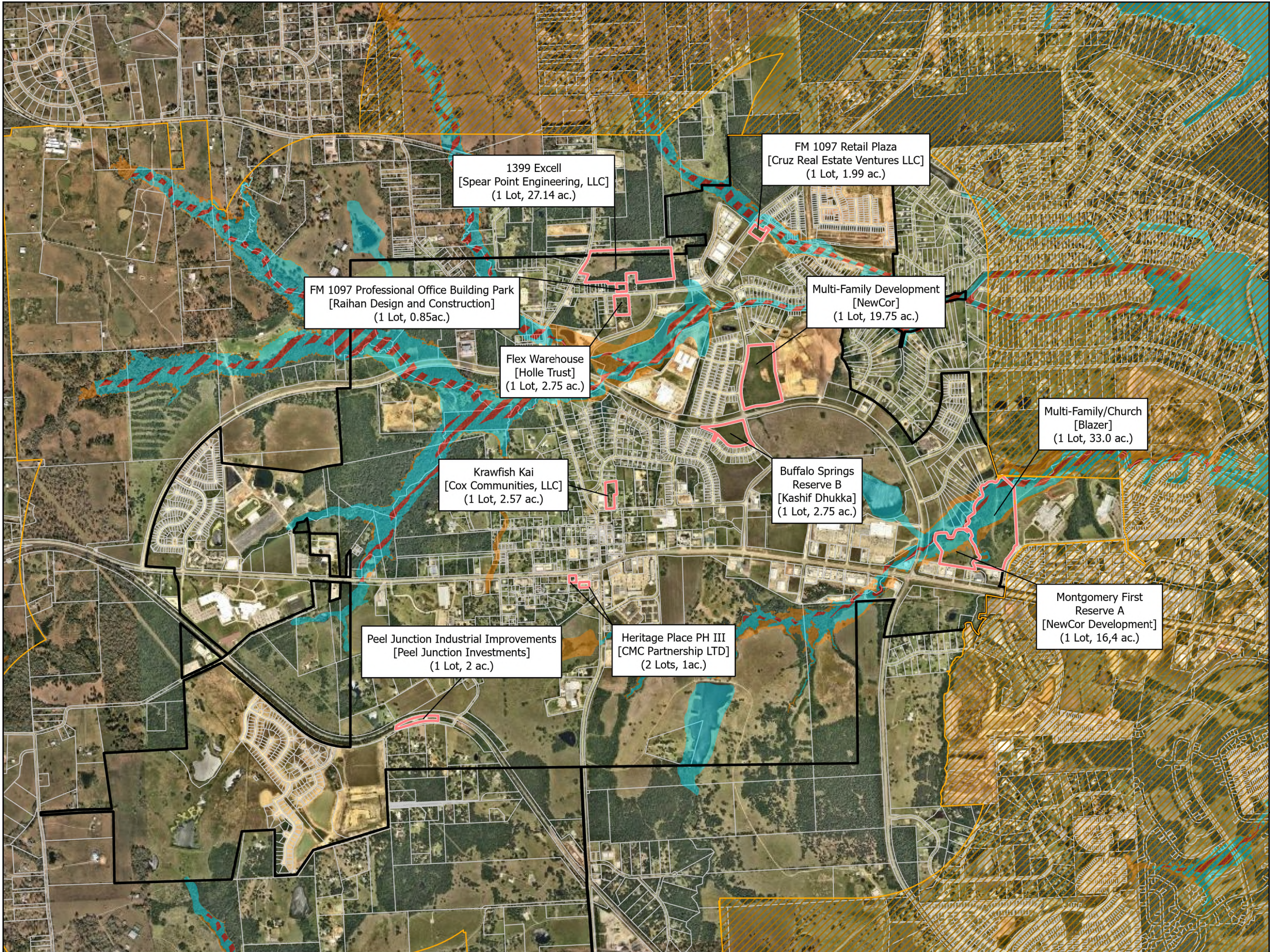


Active Developments Map
October 2025



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

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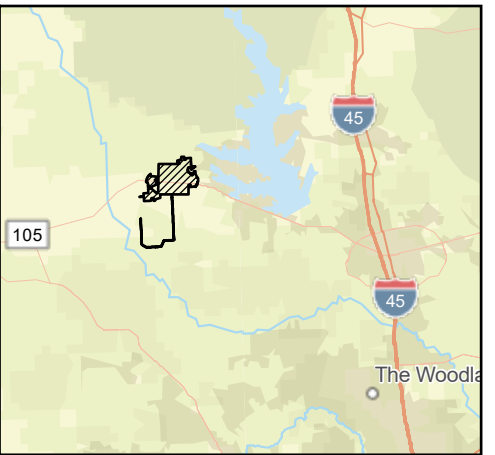
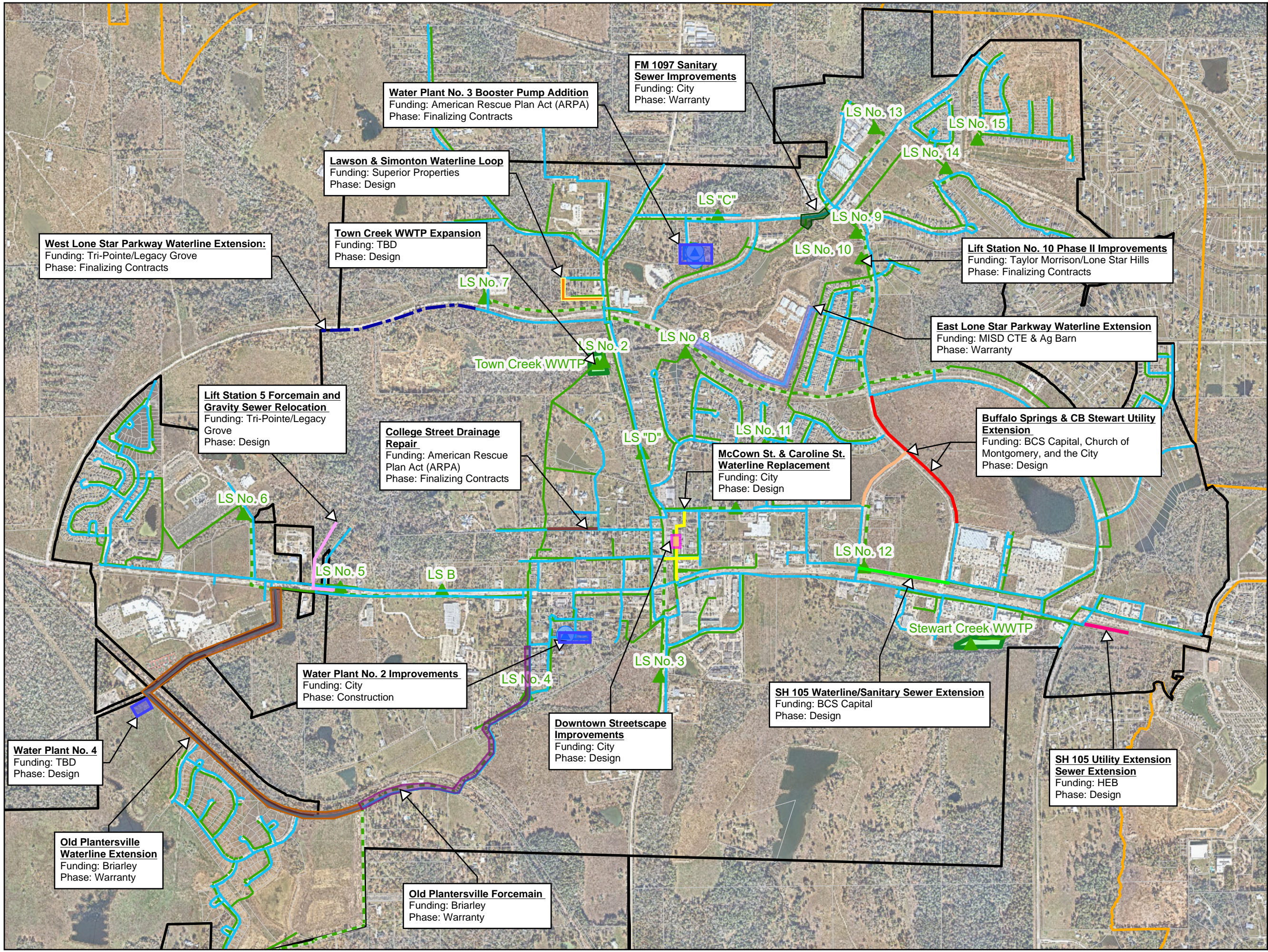
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Pre-Developments Map
October 2025



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- Legend**
- City Limits
 - Extraterritorial Jurisdictions
 - Water Infrastructure**
 - Water Well
 - Water Plant Boundary
 - Water Main
 - Wastewater Infrastructure**
 - Sanitary Sewer Gravity Main
 - Sanitary Sewer Forcemain
 - Lift Station
 - Treatment Plant Boundary
 - Capital Improvements Project**
 - SH 105 Waterline/Sanitary Sewer
 - McCown Street/Caroline Street Waterline
 - Buffalo Springs Waterline
 - CB Stewart Waterline
 - Lawson & Simonton Waterline
 - West Lone Star Parkway Waterline
 - Lift Station 5 Relocation
 - Old Plantersville Waterline
 - Old Plantersville Forcemain
 - SH 105 Waterline and Sanitary Sewer
 - College Street Drainage Repair
 - MISD CTE & Ag Barn
 - FM 1097 Sanitary Sewer Improvements
 - Downtown Streetscape

Capital Improvements Project Exhibit



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