



June 19, 2025

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

Re: Monthly Engineering Report  
City Council Meeting June 24, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the May 27, 2025 Council Meeting:

**Capital Projects (City Funded):**

- 1. Water Plant No. 2 Improvements** – We received Pay Estimate No. 9 in the amount of \$333,720.00. As of May 26, 2025, the contractor was 80% complete by time and 81% complete by value. The Contractor has completed the welding of the feed line into the GST. Following the results of the pump testing, it is recommended to increase the size of the well motor to maximize the pumping capability of the well. We plan to discuss this further as a separate agenda item. The contractor's current schedule shows the plant being substantially completed in July 2025.



*June 9, 2025  
Feed Line into GST*

- 2. 2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate or change order this month. We received the final 3 post rehabilitation videos and confirmed that all the outstanding field work has been completed. We plan to hold a final inspection on June 19<sup>th</sup> and will begin preparation of all close out documents.

3. **Downtown Streetscape Improvements** – We are continuing to coordinate the design of the downtown streetscape improvements with Montgomery Economic Development Committee and Ardurra.
4. **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.
5. **Town Creek Wastewater Plant Expansion to 0.3 MGD** – We received a draft Preliminary Engineering Report from Halff on June 10<sup>th</sup>, with revisions reflecting the new TPDES limits from the TCEQ. We plan to provide comments to Halff the week of June 23<sup>rd</sup>.
6. **Water Plant No. 4** – Council approved the proposal from Baxter & Woodman at the June 10<sup>th</sup> meeting, and design services have been authorized to begin. We plan to hold a kickoff meeting with Baxter & Woodman on June 24<sup>th</sup>.
7. **College Street Drainage (ARPA Funds)** – We are finalizing the design of the proposed drainage repairs, and plan to be completed with design this month. It is our understanding GrantWorks is completing their environmental review of the project.
8. **Water Plant No. 3 Booster Pump Addition (ARPA Funds)** – 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.
9. **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 at the next council meeting. 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 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 close-out documents for the project once final vegetation is fully established. As a reminder, this project is being funded by Johnson Development as part of their Briarley Development.

2. **Old Plantersville Waterline Extension** – We did not receive a pay estimate or change order this month. The Contractor completed the installation of the waterline on May 28<sup>th</sup>. We received the passing bacteriological testing (Bac-T) results for the newly installed waterline section on June 11<sup>th</sup>. We plan to hold a final inspection for the project on June 26<sup>th</sup>. As a reminder, this project is being funded by Johnson Development as part of their Briarley Development.



*May 23, 2025  
Remaining Waterline Installation*

3. **Lift Station No. 10 Phase II Improvements** – We completed the design of the lift station improvements project. We received TCEQ approval the week of May 28<sup>th</sup> and provided a bid set to the City for final review. We plan to begin advertising for bids on June 19<sup>th</sup> and receive bids on July 15<sup>th</sup>. As a reminder, the scope of the project includes the addition of a 3<sup>rd</sup> lift pump, emergency generator and minor electrical modifications. As a reminder, this project is being funded by Taylor Morrison as part of their Lone Star Hills (formerly known as Lone Star Ridge) Development.
4. **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. Electrical plans have been received and are being reviewed. We are coordinating with geotechnical and structural subconsultants on scope for the lift station. 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.
5. **West Lone Star Parkway Waterline Extension** – We are continuing the design of the waterline extension to serve the Legacy Grove Development, and we submitted plans to Montgomery County last week. We plan to be completed with design by July 2025. As a reminder, this project is being funded by Tri-Pointe Homes as part of their Legacy Grove Development.

- 6. 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** – At the June 10<sup>th</sup> Council Meeting, a draft agreement was presented for discussion. We will be coordinating with the City Attorney and HEB to make the necessary adjustments based on requests from the Council and HEB.
2. **Superior Properties** – A draft agreement was provided to the Developer on June 11<sup>th</sup>, and we received an executed agreement on June 13<sup>th</sup>. We have finalized the terms of the Development Agreement with the appropriate parties. This item will be discussed further as a separate agenda item.
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. We received a partial Development Agreement from the City Attorney on June 2<sup>nd</sup> and provided our comments and are continuing to coordinate with the City Attorney and the Developer on the final agreement language.

As a reminder, Council authorized the amendment of the previously completed feasibility study at the May 27<sup>th</sup> meeting. This will include the adjacent 6-acre land parcel located at CB Stewart Dr. and SH-105. We plan to discuss this further as a separate agenda item.

4. **Church of Montgomery** – The Developer is currently reviewing the draft development agreement. We will continue coordinating with City Staff and the Developer to finalize the Development Agreement.
5. **Villages of Montgomery** – We received a signed MOU from the Developer and have finalized the terms of the MOU with the City's Attorney. We plan to discuss this further as a separate agenda item.
6. **Reserve of Mia Lago** – We received a signed MOU from the Developer and have finalized the terms of the MOU with the City's Attorney. We plan to discuss this further as a separate agenda item.

**Developments:**

1. **Pre-Development Meeting** – Enclosed is an exhibit showing the location of the Pre-Development Meetings we have had in the last 45 days.

**Feasibility Studies:**

1. **BCS Capital Feasibility Study Amendment** – Council authorized the amendment of the previously completed feasibility study at the May 27<sup>th</sup> meeting. This will include the adjacent 6-acre parcel located at CB Stewart Dr. and SH-105. We plan to discuss this further as a separate agenda item.

## 2. Plan Reviews

- a. **Lone Star Ridge Section 2 WSD&P** – We did not receive revised plans this month.
- b. **Lone Star Hills (Formerly Lone Star Ridge) Landscaping** – We received revised plans May 8<sup>th</sup> and provided comments on June 4<sup>th</sup>. We have not received revised plans.
- c. **Briarley PH 1A Hardscape** – We received revised plans on March 6<sup>th</sup> and provided comments May 5<sup>th</sup>. We have not received revised plans.
- d. **Briarley Kammerer Drive Extension WSD&P** – We received plans June 6<sup>th</sup> and are proceeding with our review.
- e. **Briarley PH 1 Retaining Walls**– We received plans May 12<sup>th</sup> and provided a letter of no objection on June 3<sup>rd</sup>.
- f. **Lone Star Cowboy Church** – We did not receive revised plans this month.
- g. **The Crossing at Montgomery Drainage Study** – We received a drainage study for review on March 18<sup>th</sup> and provided comments May 5<sup>th</sup>. We have not received revised plans.
- h. **HEB Plans** – We received plans on March 6<sup>th</sup> and provided comments May 1<sup>st</sup>. We received revised plans on June 14<sup>th</sup> and are proceeding with our review.
- i. **Hills of Town Creek Section 5 Shared Access Path** – We did not receive revised plans this month.
- j. **Legacy Grove Mass Grading & Detention Revision** – We received revised grading plans on June 9<sup>th</sup> and are proceeding with our review.
- k. **Villages of Montgomery Drainage Impact Analysis** – We received a drainage impact analysis on June 4<sup>th</sup> and are proceeding with our review.

## 3. 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. **Briarley Phase 1B (Sections 1-3)** – We received a revised plats May 13<sup>th</sup> and provided comments on June 3<sup>rd</sup>. We have not received revised plats.

- d. **612 Worsham Development Plat** – We received a revised plat for review on April 19<sup>th</sup> and provided approval on June 3<sup>rd</sup>.
- e. **Lone Star Cowboy Church Development Plat** – We received a Development plat for review on April 15<sup>th</sup> and provided comments on May 8<sup>th</sup>. We did not receive a revised plat this month.
- f. **Lone Star Hills (Formerly Lone Star Ridge) Final Plat** –We received a revised final plat on June 6<sup>th</sup> and are proceeding with our review.
- g. **Hills of Town Creek Section 5 Partial Re-plat** – We received a partial re-plat for review on May 9<sup>th</sup> and provided comments on June 3<sup>rd</sup>. We received a revised re-plat on June 6<sup>th</sup> and are proceeding with our review.

#### 4. Ongoing Construction

- a. **Briarley Phase 1A Water, Sanitary, Drainage, and Paving** – The contractor has completed the construction of the public water, sanitary, and drainage improvements to serve the subdivision. The final inspection for sections 1, 2 and 3 was held on May 20<sup>th</sup>. The punchlist was provided to the Contractor on June 2<sup>nd</sup>. All outstanding punchlist items will need to be addressed by June 20<sup>th</sup>, including providing power to the lift station. Failure to complete the remaining items will result in an additional inspection and a new punchlist issued for the development.
- b. **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 is waiting on power to be connected at the lift station.



- c. **Lone Star Hills (formerly known as Lone Star Ridge) Mass Grading & Drainage** – The contractor has begun grading and installing retaining walls. As a reminder, this project is being funded by Taylor Morrison.



*June 5, 2025*  
*Mass Grading and Retaining Wall Installation*

- d. **Legacy Grove Mass Grading & Detention** – The contractor has begun clearing and staking. As a reminder, this project is being funded by Tri-Pointe Homes.



*June 5, 2025*  
*Clearing and Staking*

## **5. 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. **Lift Station No. 10 PH I** – The one-year warranty period ends on July 17<sup>th</sup>. We plan to hold a warranty inspection for the project on June 24th with Faith Utilities.

### **General Ongoing Activities:**

- 1. **Town Creek Wastewater Treatment Plant TPDES Permit Amendment** –The completed application for the permit amendment was submitted to the TCEQ in September 2023. We received an updated draft permit from the TCEQ, which included updated permit limits in both the interim and final phases of the permit. The final permit is expected this month, following the Executive Director’s review.
- 2. **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 an additional ultimate phase with a 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. We are coordinating with Public Works and the City’s Operator to obtain all of the required samples and plan to submit to the TCEQ this month. Based on TCEQ review times we anticipate receiving the final permit in July 2026.
- 3. **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 13<sup>th</sup>. 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 an 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 let the project on this month and is expected to begin construction in July of this year. Per TxDOT, the repairs will be phased allowing FM 1097 to be partially operational.



4. **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 install a permanent traffic signal and widen Lone Star Parkway to four lanes with a center median with their recently approved 2025 Road Bond. 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.
5. **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, and the adjacent Developer on the overall scope and requirements of the proposed interconnect.
6. **Biweekly Operations Call** – We are continuing the biweekly operations calls with City Staff and City's operator, Hays Utility North Corporation.
7. **Fiscal Year 2025 CIP Snapshot & Rate Order Analysis**- We presented our rate study analysis to Council at their May 22<sup>nd</sup> Workshop. We are finalizing our utility and tax rate analysis based on feedback from City staff and the City's Financial Advisor.
8. **Kendig Keast Unified Development Ordinance**- We are preparing comments to the draft interim Chapter 98 ordinances. It is our understanding that Kendig Keast plans to present their final UDO codifications in November of this year.
9. **Clean Water/Drinking Water State Revolving Fund**- No engineering update this month.
10. **Impact Fee Update** – The Bi-Annual update to the Capital Improvement Plan and impact fee projects was approved by the Planning & Zoning Commission, acting as the Capital Impact Advisory Committee, at the June 11<sup>th</sup> meeting. We plan to discuss this further as a separate agenda item at your July 8<sup>th</sup> meeting.

Please let me know if you have any questions.

Sincerely,



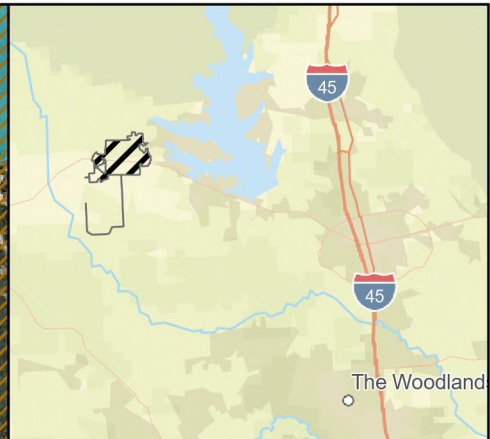
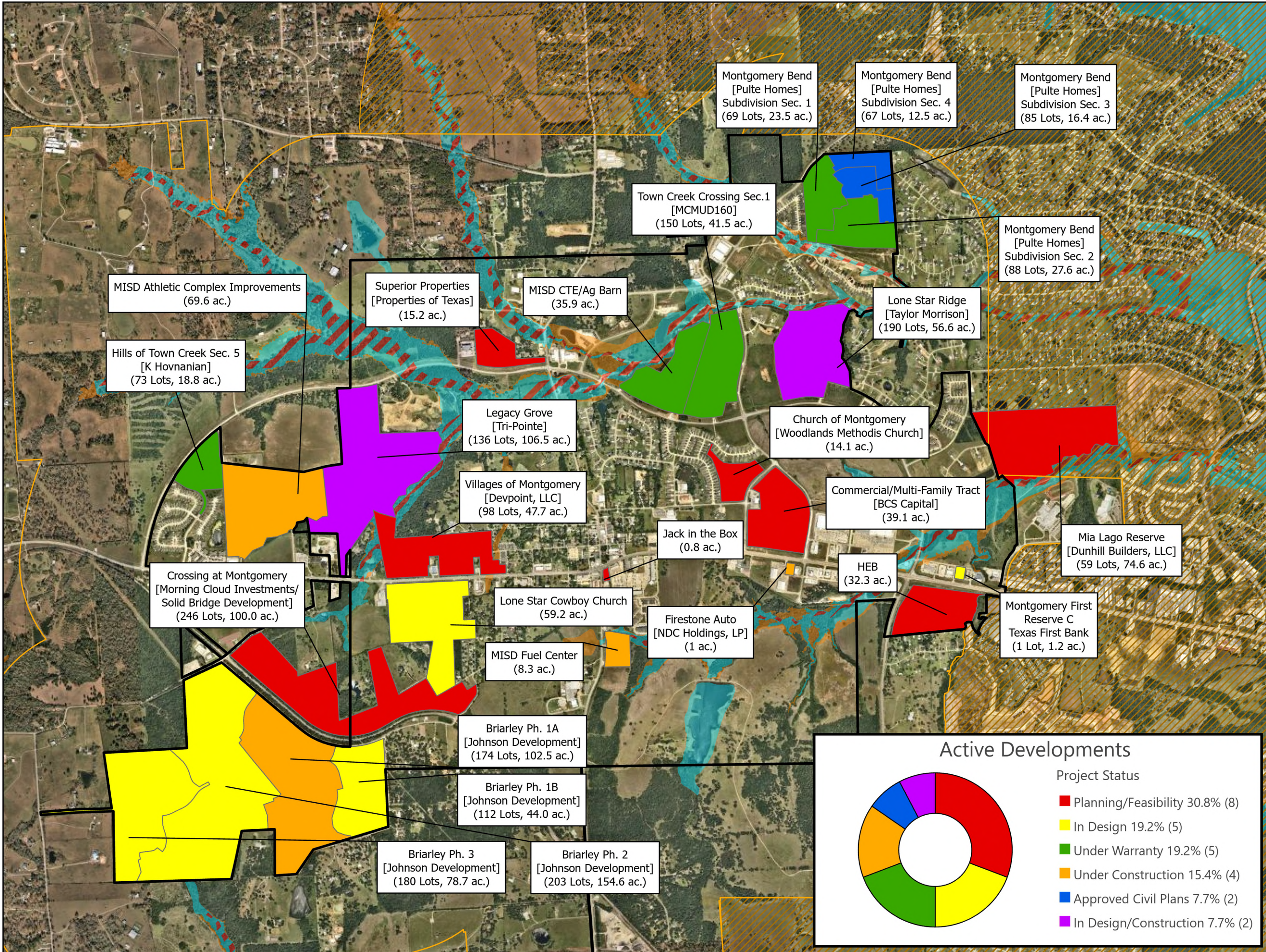
Chris Roznovsky, PE  
City Engineer

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Attachments – Active Developments Map  
Pre-Development Meeting 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





**Legend**

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

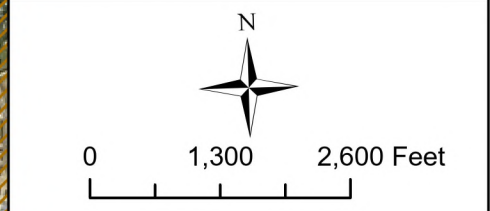
**Development Status**

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

**Flood Zones**

- Floodway
- 100-year
- 500-year

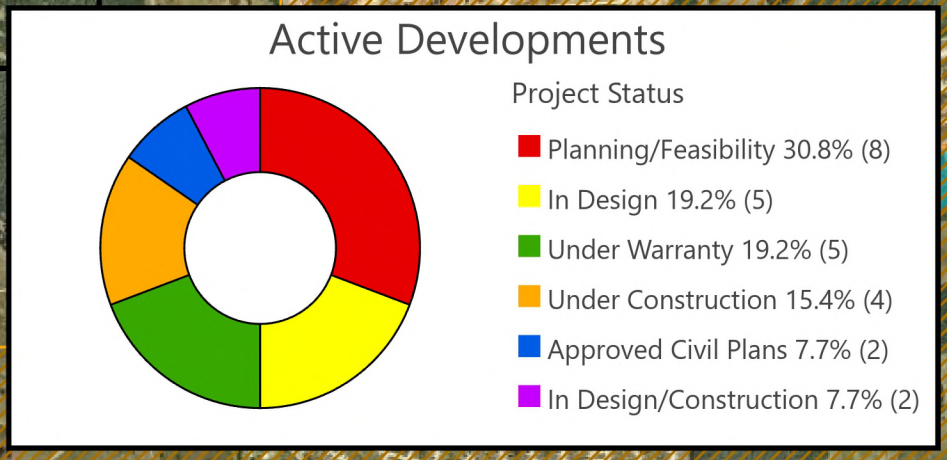
\*This exhibit only includes Developments that have either executed Development Agreements, or Escrow accounts with the City of Montgomery\*



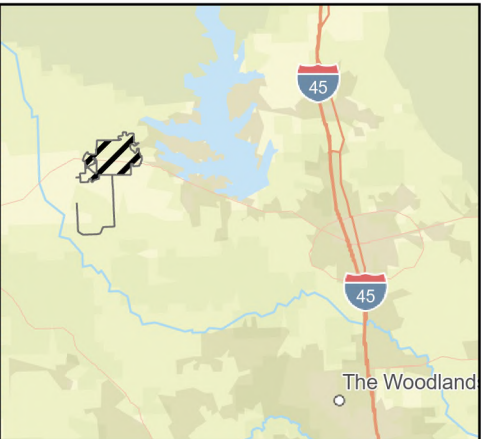
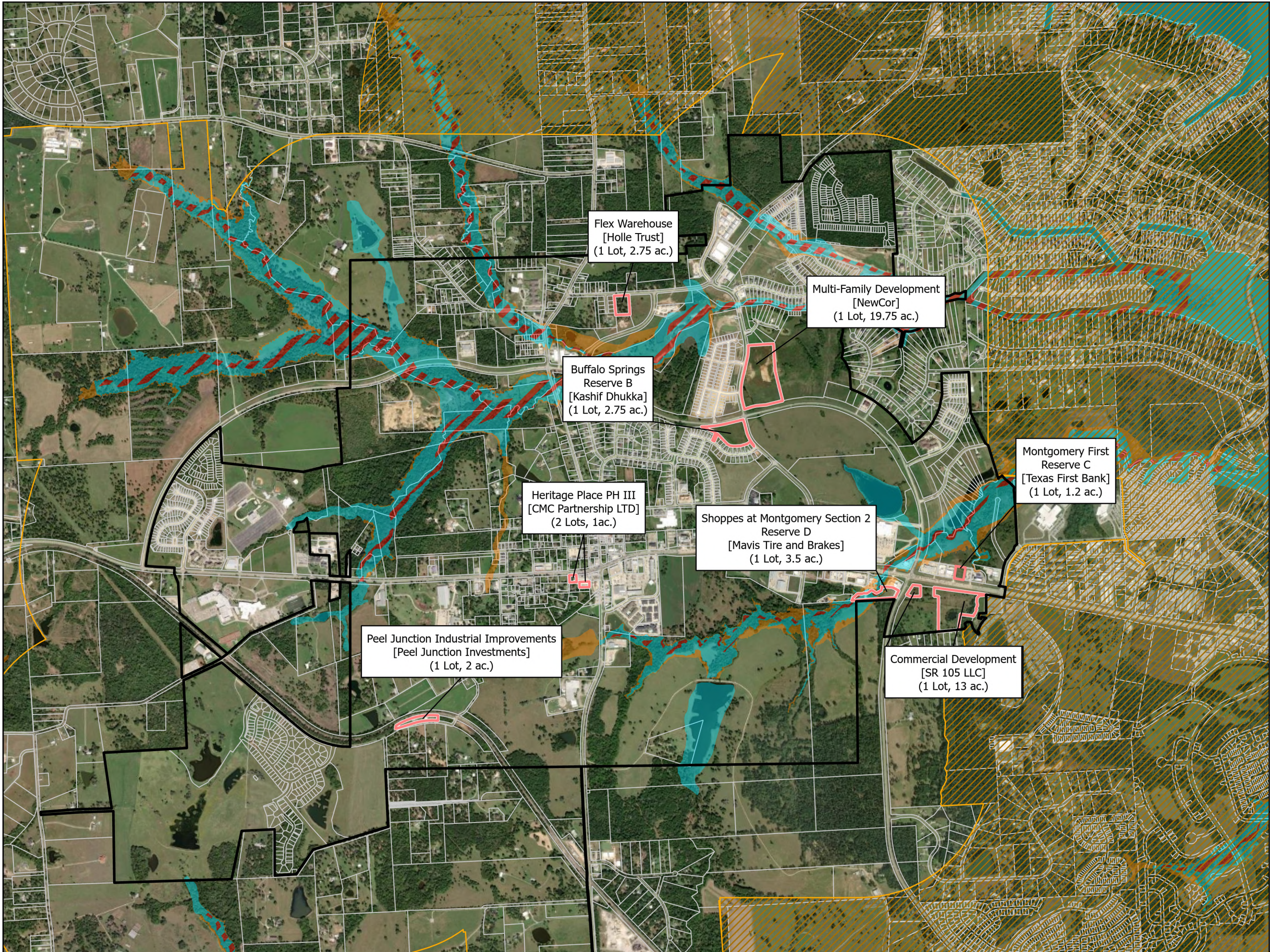
Active Developments Map  
June 2025



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
- Pre Developments

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

North arrow pointing up.

Scale bar: 0, 1,300, 2,600 Feet

**Pre-Developments Map**  
**June 2025**



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