



May 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 May 27, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the April 22, 2025 Council Meeting:

Capital Projects (City Funded):

- 1. Water Plant No. 2 Improvements** – We received Pay Estimate Nos. 7 and 8 in the amounts of in the amounts of \$341,820.00 and \$503,022.60, respectively. As of April 25, 2025, the contractor was 71% complete by time and 66% complete by value. The Contractor has completed the drilling of the new well and is wrapping up the required 36-hr pump testing and will be performing the final testing the week of May 19th. The contractor’s current schedule has the plant being substantially completed in July 2025.



*May 17, 2025
Pump for 36-hr Well Test*



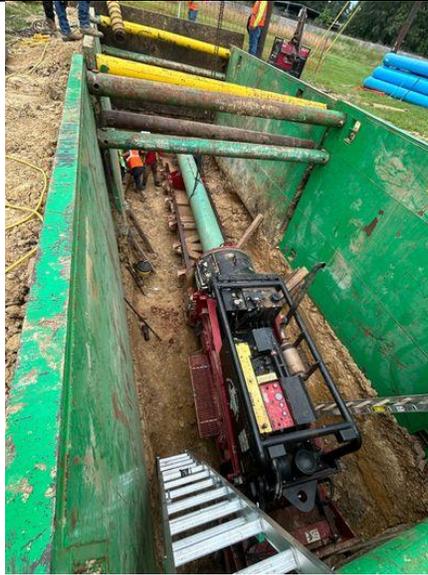
*May 16, 2025
Newly Constructed GST*

- 2. 2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate or change order this month. We are working with the contractor to receive the final 3 post rehabilitation videos to confirm all work is complete.

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 have coordinated with Halff to discuss the demolition of the existing plant and headworks location, per staff recommendation. It is our understanding that Halff is in the process of continuing with the design. Due to the revised limits of the Town Creek TDPE Permit, Halff is revising the design parameters of the plant. We are coordinating with their design team to identify a timeline for the preliminary engineering report.
6. **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 25th meeting. We met with the Baxter & Woodman City Operator and Public Works on March 12th to begin contract negotiations for the proposed Water Plant No. 4 design services. We plan to bring a recommendation to the June 10th Council meeting.
7. **College Street Drainage (ARPA Funds)** – We are continuing with the design of the proposed drainage improvements, 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)** – As authorized at the January 14th 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. We plan to submit to the TCEQ upon GrantWorks completion of their environmental review.
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 have been working through different alternatives with our geotechnical and structural consultants to ensure the adequate approach is taken.

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. Additionally, 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 has completed the installation of the majority of the waterline and the railroad crossing began May 14th and is expected to be completed by May 22nd. Additionally, this project is being funded by Johnson Development as part of their Briarley Development.



May 18, 2025

Horizontal Bore for Railroad Crossing

- 3. Lift Station No. 10 Phase II Improvements** – We are nearing completion of design of the lift station improvements project. Plans were submitted to the TCEQ on May 13th and we expect approval by mid-June. As a reminder, the scope of the project includes the addition of a 3rd lift pump and minor electrical modifications. Additionally, this project is being funded by Taylor Morrison as part of their 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. 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.
- 5. 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.
- 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** – A draft agreement was provided to the Developer on March 26th and is looking to schedule a meeting to discuss comments.

2. **Superior Properties** – A draft agreement was provided to the Developer on March 21st, and we received revisions on March 28th. We provided additional revisions to the Developer on the Development Agreement. We will continue 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 8th meeting, we are coordinating with the Developer and City Staff and Consultants on the terms of the Development Agreement. Following the workshop held on April 29th, the Developer has requested to amend the previously completed feasibility study to 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 during this meeting.
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** – As authorized by Council on April 22, 2025 WGA and Staff are coordinating with the Developer on the terms of the MOU. It is our understanding that the City's Attorney is preparing the revised MOU for review.
6. **Reserve of Mia Lago** – As authorized by Council on April 22, 2025 WGA and Staff are coordinating with the Developer on the terms of the MOU. It is our understanding that the City's Attorney is preparing the revised MOU for review.

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.
2. **Plan Reviews**
 - a. **Lone Star Ridge Section 2 WSD&P** – We did not receive revised plans this month.
 - b. **Lone Star Ridge Landscaping** – We received revised plans May 8th and are proceeding with our review.
 - c. **Briarley PH 1A Hardscape** – We received revised plans on March 6th and provided comments May 5th. We have not received revised plans.
 - d. **Briarley PH 1B WSD&P** – As a reminder, Council approved these plans at the May 13th meeting.
 - e. **Briarley PH 1 Retaining Walls**– We received plans May 12th and are proceeding with our review.
 - 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 18th and provided comments May 5th. We have not received revised plans.
- h. **HEB Plans** – We received plans on March 6th and provided comments May 1st. We have not received revised plans.
- i. **Hills of Town Creek Section 5 Shared Access Path** – We received plans for the proposed shared use path and playground on May 9th and are continuing 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 7th and provided comments on October 30th. We received a revised plat on November 25th 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 14th and provided comments on April 3rd. Preliminary Plat was approved by Planning & Zoning Commission at the May 6th meeting.
- d. **1005 College St. Partial Re-Plat**– We received a revised plat on April 14th and provided approval April 21st. Partial Re-Plat was approved by Planning & Zoning Commission at the May 6th meeting. We plan to discuss this further as a separate agenda item during this meeting.
- e. **Briarley Phase 1B (Sections 1-3)** – We received a revised plat May 13th and are proceeding with our review.
- f. **612 Worsham Development Plat** – We received a revised plat for review on April 15th and provided comments on May 12th.
- g. **Buffalo Springs Section 2 Partial Re-Plat No. 1** – We received a revised plat on March 4th and provided approval on April 21st. Partial Re-Plat was approved by Planning & Zoning Commission at the May 6th meeting. We plan to discuss this further as a separate agenda item during this meeting.
- h. **Lone Star Cowboy Church Development Plat** – We received a Development plat for review on April 15th and provided comments on May 8th.
- i. **Lone Star Ridge Final Plat** – We received a final plat for review on April 16th and provided comments on May 9th.

4. Ongoing Construction

- a. **MISD CTE/Ag Barn Public Infrastructure** – MISD’s contractor has completed the construction of the public 12” waterline and is continuing to address punchlist items as identified at the February 21st final inspection. We plan to bring the certificate of substantial completion and certificate of acceptance once all punchlist items have been addressed and MISD provides a maintenance bond naming the City as an obligee on the portion of work that is to be dedicated to the public. As a reminder, MEDC approved a \$75,000 expenditure at their August 20, 2024 meeting and the resolution was passed by City Council at the November 12, 2024 meeting.
- b. **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. We are coordinating with the contractor to walk sections 1, 2 and 3 the week of May 19th.
- 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 we are planning to hold an inspection on the week of May 19th.



*May 13, 2025
Briarley Lift Station Control Panel Installation*

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.

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 eliminated the phosphorous limit, but lowered the Biological Oxygen Demand (BOD) and the Total Suspended Solids (TSS) limit in the final phase. The final permit is expected by early June.
2. **Stewart Creek Wastewater Treatment Plant TPDES Permit Amendment** – As authorized by Council at their April 8th 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. 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 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 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 August 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 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.

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 January 13th 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 scheduled May 22nd.
8. **Kendig Keast Unified Development Ordinance**- 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** – We are working on our Bi-Annual update to the Capital Improvement Plan and impact fee projects. We presented our updated land use assumptions to the Planning & Zoning Commission, acting as the Capital Impact Advisory Committee, at the May 6th meeting. We plan to present the impact fee project and Capital Improvements Plan updates to the Planning & Zoning Commission at the June 3rd meeting.

Please let me know if you have any questions.

Sincerely,

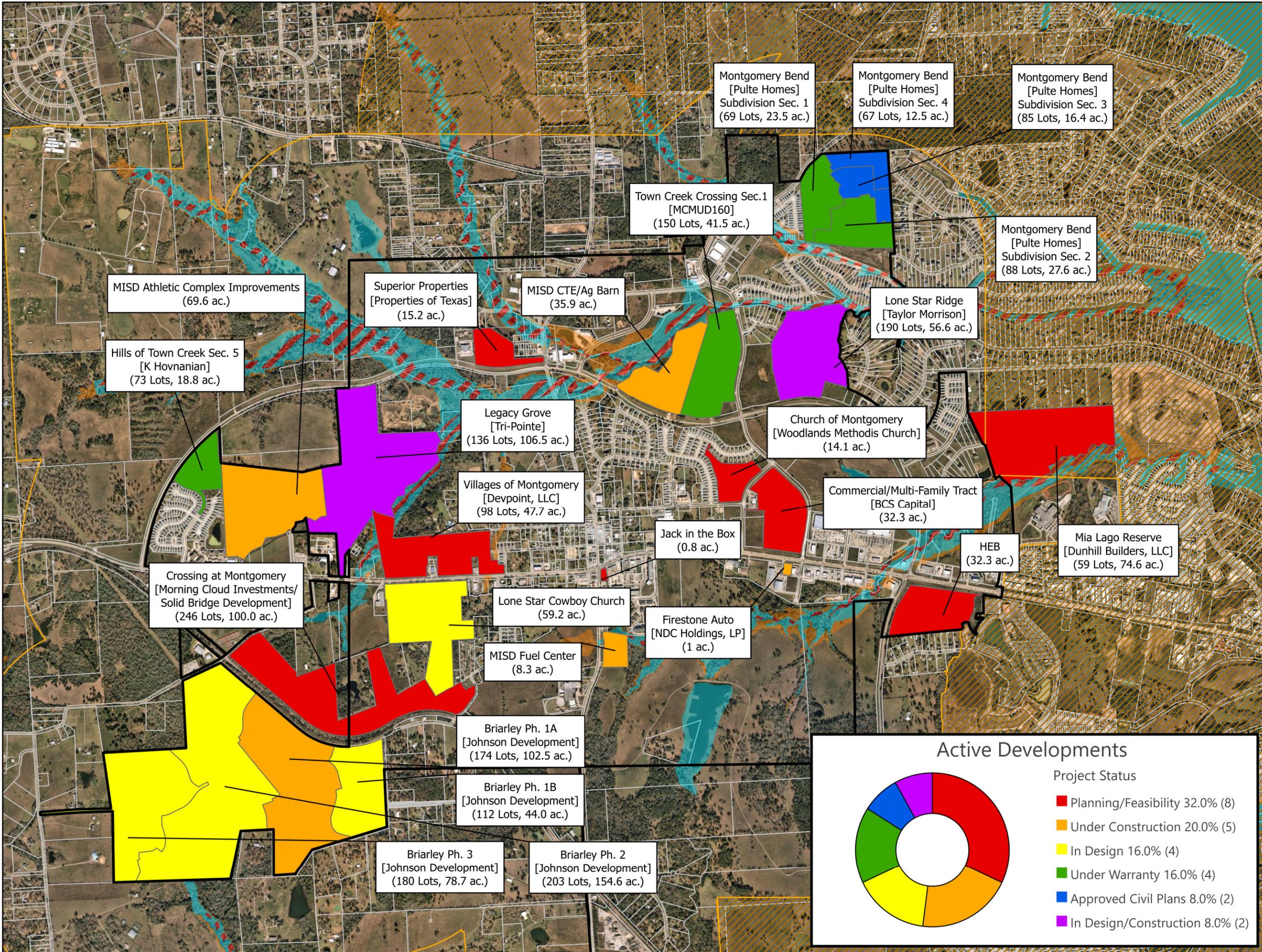


Chris Roznovsky, PE
City Engineer

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Attachments – Active Developments Map
Pre-Development Meeting Map

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



Legend

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

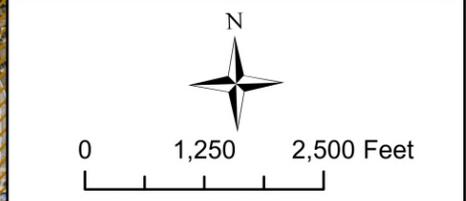
Development Status

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

Flood Zones

- Floodway
- 100-year
- 500-year

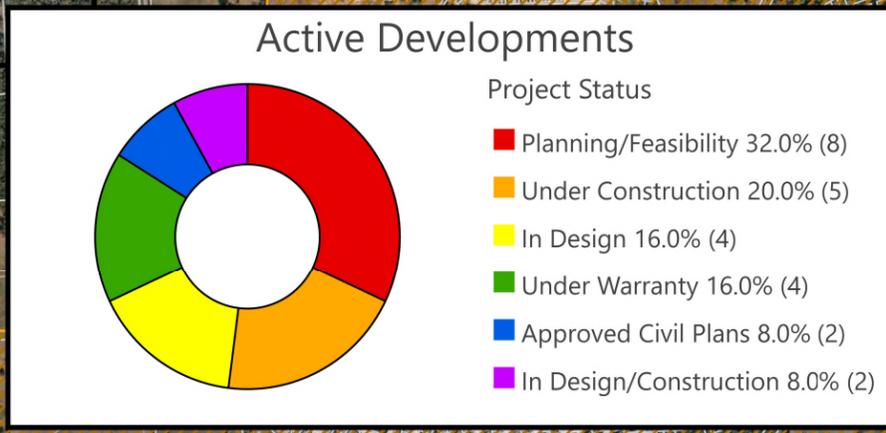
This exhibit only includes Developments that have either executed Development Agreements, or Escrow accounts with the City of Montgomery

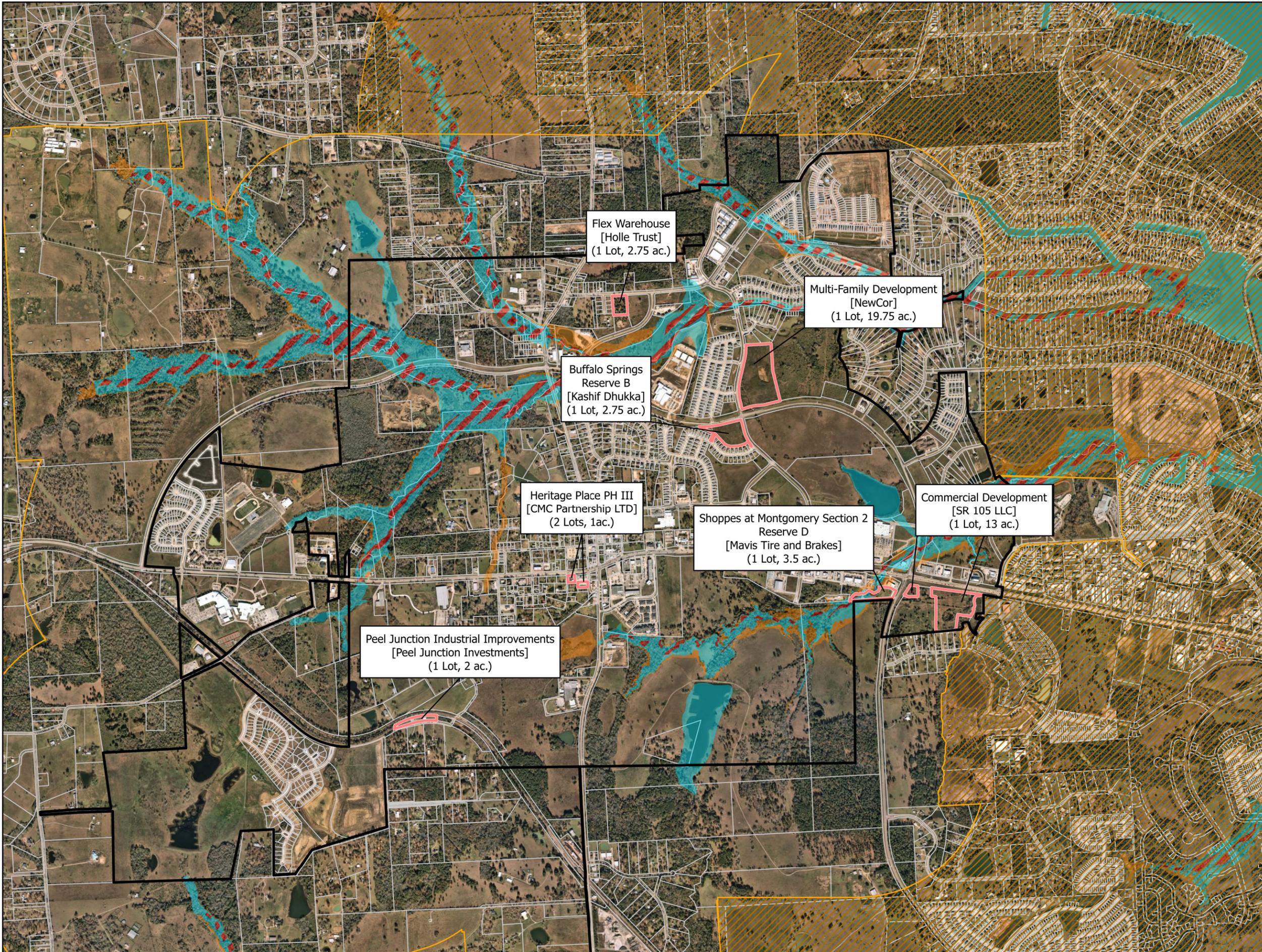


Active Developments Map
May 2025



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.





Flex Warehouse
[Holle Trust]
(1 Lot, 2.75 ac.)

Multi-Family Development
[NewCor]
(1 Lot, 19.75 ac.)

Buffalo Springs
Reserve B
[Kashif Dhukka]
(1 Lot, 2.75 ac.)

Heritage Place PH III
[CMC Partnership LTD]
(2 Lots, 1ac.)

Shoppes at Montgomery Section 2
Reserve D
[Mavis Tire and Brakes]
(1 Lot, 3.5 ac.)

Commercial Development
[SR 105 LLC]
(1 Lot, 13 ac.)

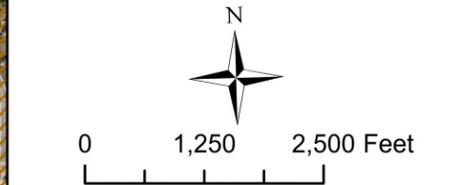
Peel Junction Industrial Improvements
[Peel Junction Investments]
(1 Lot, 2 ac.)



Legend

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ
- Floodway
- 100-year
- 500-year
- Pre Developments

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Pre-Developments Map
May 2025



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