



July 30, 2025

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

Re: Monthly Engineering Report
City Council Meeting August 12, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the June 24, 2025, Council Meeting:

Capital Projects (City Funded):

1. **Water Plant No. 2 Improvements** – We received Pay Estimate No. 10 in the amount of \$5,670.00 on June 24th. As of June 24, 2025, the contractor was 88% complete by time and 81% complete by value. Change Order No. 2 was approved at the June 24th meeting, to increase the size of the well motor to maximize the pumping efficiency of the well. We received the pump submittal on June 26th and provided approval on July 3rd. The plant is scheduled to go online on August 21, 2025.



July 28, 2025

Well Pump Foundation Formwork

2. **2023 Sanitary Sewer Rehabilitation Phase I** – We received Final Pay Estimate No. 7 & Final in the amount of \$6,525.00 on June 26th. The project is complete and the final project close out will be discussed under separate agenda item. The final inspections were held on June 19th and June 25th. The contractor has addressed all remaining punchlist items, and we will discuss further as a separate agenda item.

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 10th, with revisions reflecting the new TPDES limits from the TCEQ. We met with Halff on July 2nd to review the draft Preliminary Engineering Report. We coordinated with Public Works and provided comments to Halff. It is our understanding that Halff is finalizing the revised PER and is expected in early August.
6. **Water Plant No. 4** – Council approved the proposal from Baxter & Woodman at the June 10th meeting, and design services have been authorized to begin. We held a kickoff meeting with Baxter & Woodman on June 24th and, according to the schedule, expect to receive the draft Preliminary Engineering Report by August 9th.
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. Grantworks has provided comments on the environmental review, and we are coordinating revisions with the Grantworks Coordinator. Anticipated timing for bidding is subject to approval from Grantworks.
8. **Water Plant No. 3 Booster Pump Addition (ARPA Funds)** – Grantworks has completed the environmental review and authorized us to bid the project. The project is currently bidding, and we plan to open bids on August 13, 2025.
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 received Pay Estimate No. 7 & Final in the amount of \$18,305.83 on July 7th. The contractor completed minor regrading and installation of the permanent spring mix. As a reminder, this project is being funded by Johnson Development as part of their Briarley Development. The City formally accepted the public forcemain infrastructure at the June 22nd meeting. The one-year warranty is scheduled to expire on October 25, 2025

- 2. Old Plantersville Waterline Extension** – We received Pay Estimate No. 3 in the amount of \$123,714.00 on June 26th. We held a final inspection for the project on June 26th, and the Contractor is currently addressing the remaining punchlist items. As a reminder, this project is being funded by Johnson Development as part of their Briarley Development.



*July 24, 2025
Installed Public Fire Hydrant*

- 3. Lift Station No. 10 Phase II Improvements** – This project was publicly bid on July 17th and we plan to present a recommendation of award as a separate agenda item at a future meeting. As a reminder, the scope of the project includes the addition of a 3rd 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 finalizing with the design of the lift station relocation required for the Legacy Grove Development. We received TxDOT approval and anticipate receiving TCEQ approval within the next few weeks. We are coordinating with the property owner and City Staff to obtain the necessary easements. Electrical plans and specifications have been received. We have confirmed the scope with geotechnical and structural subconsultants for the lift station. We received the lift station grading surface from L2 and plan to be complete to be complete with design in August 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 held a pre bid meeting on July 29th and are scheduled to receive bids on August 12th. 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**
– The developer has been notified on July 7th of the required deposit to begin design. We are prepared to begin design upon receipt of the deposit. As a reminder, this project is being funded by Morning Cloud Investments.

Development Agreements:

1. **HEB** – The Development Agreement was executed at the June 24th meeting.
2. **Superior Properties** – The Development Agreement was executed at the June 24th meeting.
3. **BCS Capital** – We plan to meet with BCS Capital on July 31st to discuss comments from BCS Capital received from BCS Capital on July 28th. We will discuss this further as a separate agenda item.

As a reminder, Council authorized the amendment of the previously completed feasibility study at the May 27th meeting. This will include the adjacent 6-acre parcel located at CB Stewart Dr. and SH-105. This was presented at the July 8th meeting.

4. **Church of Montgomery** – We plan to meet with BCS Capital on August 1st to discuss comments from BCS Capital received from BCS Capital on July 22nd. We plan to discuss this further as a separate agenda item.
5. **Villages of Montgomery** – The MOU was executed at the June 24th meeting. We will continue coordinating with City Staff and the Developer on developing a draft Development Agreement.
6. **Reserve of Mia Lago** – The MOU was executed at the June 24th meeting. We will continue coordinating with City Staff and the Developer on developing a draft Development Agreement.

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. **Montgomery Bend Section 3** – It is our understanding that the Developer has bid the project and expects to begin construction in the next few weeks.
3. **Montgomery Bend Section 4** – It is our understanding that the Developer plans to bid the project sometime this Fall.
4. **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 did not receive revised plans this month.

- c. **Briarley PH 1A Hardscape Plans** – We received revised plans on July 1st and provided plan approval on July 30th.
- d. **Briarley Hardscape and Landscape Plans for sections 1, 2, and 3** – We received plans on June 26th and provided comments on July 14th. We received revised plans on July 28th and are proceeding with our review.
- e. **Briarley Pond A1** – We received plans on May 28th and provided comments on July 14th. We received revised plans on July 30th and are proceeding with our review.
- f. **Briarley Kammerer Drive Extension WSD&P** – We received plans June 6th and provided comments on July 3rd.
- g. **Briarley PH 1A Landscaping and Irrigation Plans**– We received plans on July 2nd and provided comments on July 14th. We received revised plans on July 25th and are proceeding with our review.
- h. **Briarley PH 2 Rec Center Plans**– We received plans on June 27th and provided comments on July 10th.
- i. **Lone Star Cowboy Church Office Building Expansion Plans** – We received plans on July 1st and provided comments on July 14th.
- j. **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.
- k. **HEB Grading Plans** – We received plans on June 14th and provided a letter of no objection on July 3rd.
- l. **HEB Civil Plans** – We received revised plans on June 14th and provided comments on July 7th. We received revised plans on July 14th and are proceeding with our review.
- m. **HEB Fuel Center Plans** – We received plans on June 14th and provided comments on July 7th. We received revised plans on July 14th and are proceeding with our review.
- n. **HEB TxDOT Plans** – We received plans on June 14th and requested signed and sealed plans on July 3rd.
- o. **Hills of Town Creek Section 5 Playground Plans** – We received plans on May 8th and provided a letter of no objection on July 3rd.
- p. **Legacy Grove Mass Grading & Detention Revision** – We received revised grading plans on June 9th and provided a letter of no objection on July 3rd.
- q. **Legacy Grove Bypass Plans** – We received plans on July 16th and are proceeding with our review.

- r. **Villages of Montgomery Drainage Impact Analysis** – We received a drainage impact analysis on June 4th and provided comments on July 3rd.
- s. **Superior Properties Multi-Family Duplex Plans** – We received plans on July 8th and provided comments on July 23rd.
- t. **Superior Properties Sanitary Sewer Extension Plans** – We received plans on July 8th and provided comments on July 23rd.
- u. **Texas First Bank Plans** – We received plans on June 24th and provided comments on July 3rd. We received revised plans on July 14th and provided comments on July 29th.
- v. **Mavis Tire Civil and Landscape Plans** – We received plans on July 9th and provided comments on July 29th.

5. 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. **Briarley Phase 1B (Sections 4-6)** – We received a revised plat May 13th and provided comments on June 3rd. We have not received revised plats.
- d. **Lone Star Cowboy Church Development Plat** – We received a Development plat for review on April 15th and provided comments on May 8th. We did not receive a revised plat this month.
- e. **Lone Star Hills (Formerly Lone Star Ridge) Final Plat** – We received a revised final plat on June 6th and provided comments on July 3rd.
- f. **Hills of Town Creek Section 5 Partial Re-plat** – We received a partial re-plat for review on May 9th and provided comments on June 3rd. We received a revised re-plat on June 6th and provided comments on June 24th. We received a revised re-plat on July 2nd. We plan to discuss this further as a separate agenda item.

6. Ongoing Construction

- a. **Briarley Phase 1A Water, Sanitary, Drainage, and Paving** – The City accepted the public water, sanitary, and drainage infrastructure for sections 1, 2, and 3 at the July 8th meeting.

- b. **Briarley Phase 1B Water, Sanitary, Drainage, and Paving** – The contractor has begun installation of the sanitary sewer line. As a reminder, the Briarley Phase 1B WSD&P plans were approved at the May 13, 2025, meeting.



July 24, 2025

Sanitary Sewer 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. and is waiting on power to be connected at the lift station. The final inspection will be scheduled once all outstanding punchlist items have been completed.
- d. **Legacy Grove Mass Grading & Detention** – The contractor is continuing clearing and staking the site. As a reminder, this project is being funded by Tri-Pointe Homes.



July 16, 2025

Clearing Progression

- e. **Lone Star Hills (formerly known as Lone Star Ridge) Mass Grading & Drainage** – The contractor has begun installing the French drain for the natural spring. As a reminder, this project is being funded by Taylor Morrison.



July 24, 2025
French Drain Installation

7. One-Year Warranty Inspections

- f. **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.
- g. **Montgomery Bend Lift Station** – The 1-year warranty is scheduled to end on August 13, 2025. We are coordinating with the Contractor on scheduling the warranty inspection.
- h. **Montgomery Bend Section 1 & 2**– The 1-year warranty is scheduled to end on August 13, 2025. We are coordinating with the Contractor on scheduling the warranty inspection. We plan to discuss a request to extend the sidewalk installation deadline this further as a separate agenda item.
- i. **Buffalo Springs Drive Roadway Improvement** – The 1-year warranty is scheduled to end on September 12, 2025. The warranty inspection is scheduled to be held on August 14th.

General Ongoing Activities:

1. **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 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 in August. 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 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 bid the project in June and plan to begin construction in the next few weeks. Per TxDOT, the repairs will be phased allowing FM 1097 to be partially operational.
 - d. **FM 1097 & Hazel Road (Montgomery Bend)**– It is our understanding that the Developer has received all TxDOT approvals for the proposed signal and bidding the project. Per our correspondence with the Developer, construction is expected to begin Q4 of 2025. As a reminder, this signal was required to be constructed and operational prior to the acceptance of Section 4 of Montgomery Bend. This project is being funded by Pulte Homes.
3. **Lone Star Bend and Lone Star Parkway Improvements** – It is our understanding that the County has begun work on the temporary traffic signal. 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.
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. **Fiscal Year 2025 CIP Snapshot & Rate Order Analysis**- We presented our rate study analysis to Council at their May 22nd Workshop. We are finalizing our utility and tax rate analysis based on feedback from City staff and the City's Financial Advisor.
7. **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.
8. **Clean Water/Drinking Water State Revolving Fund**- No engineering update this month.
9. **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 11th meeting. The Public Hearing to review the proposed updates was set for August 26th at the July 22nd meeting.

Please let me know if you have any questions.

Sincerely,

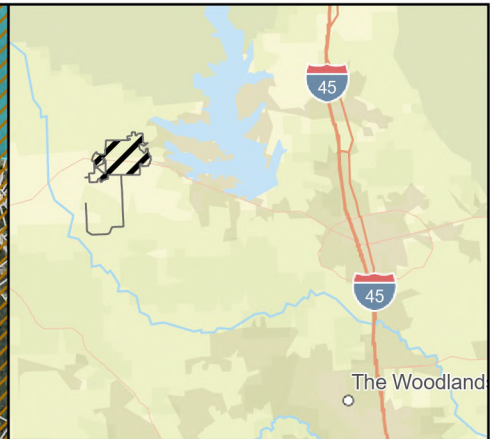
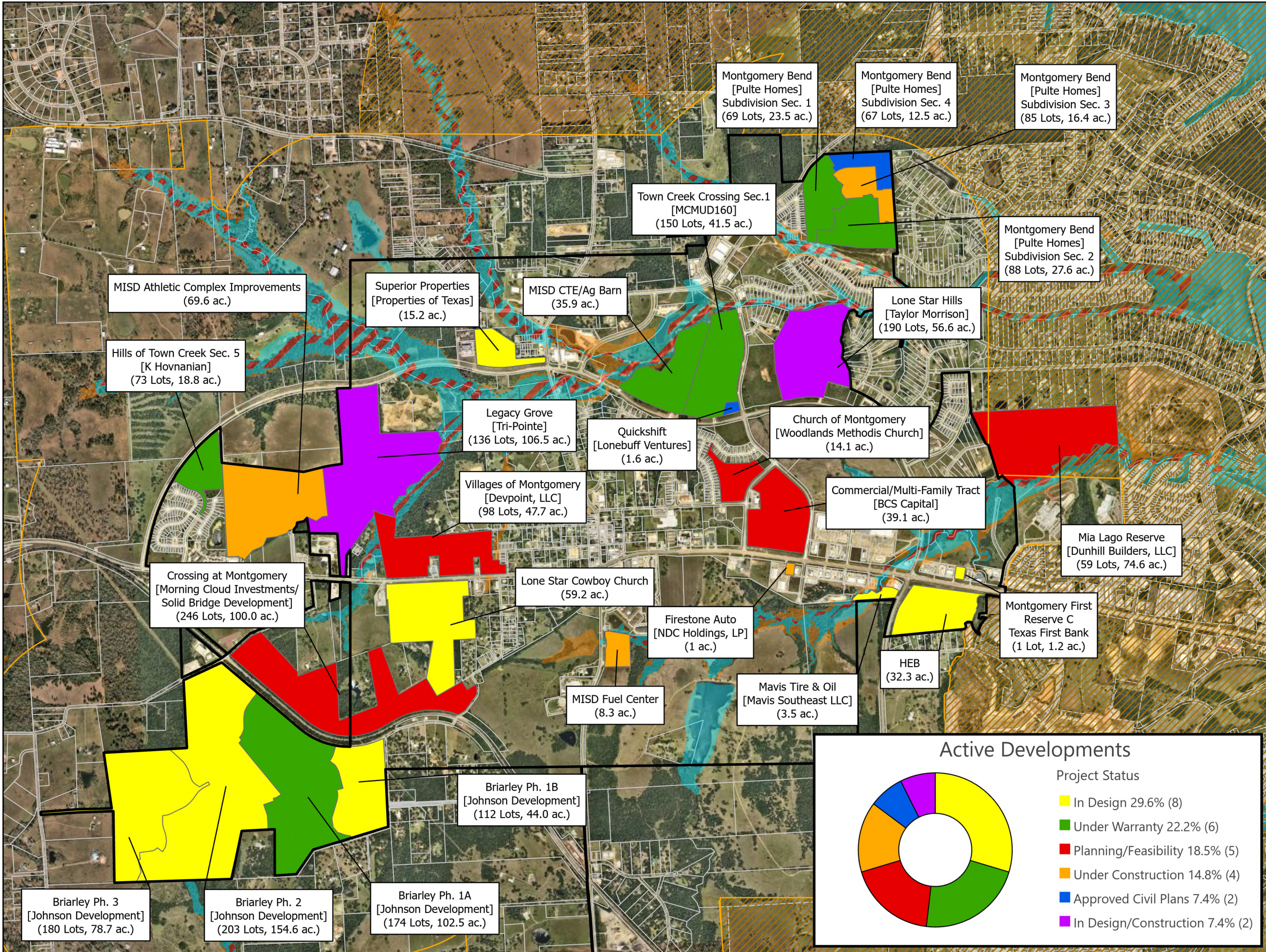


Chris Roznovsky, PE
City Engineer

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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

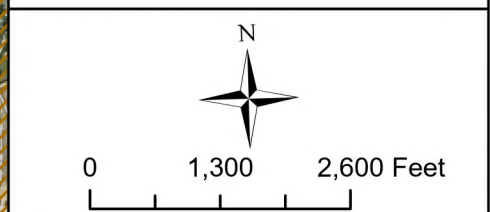
Development Status

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

Flood Zones

- Floodway
- 100-year
- 500-year

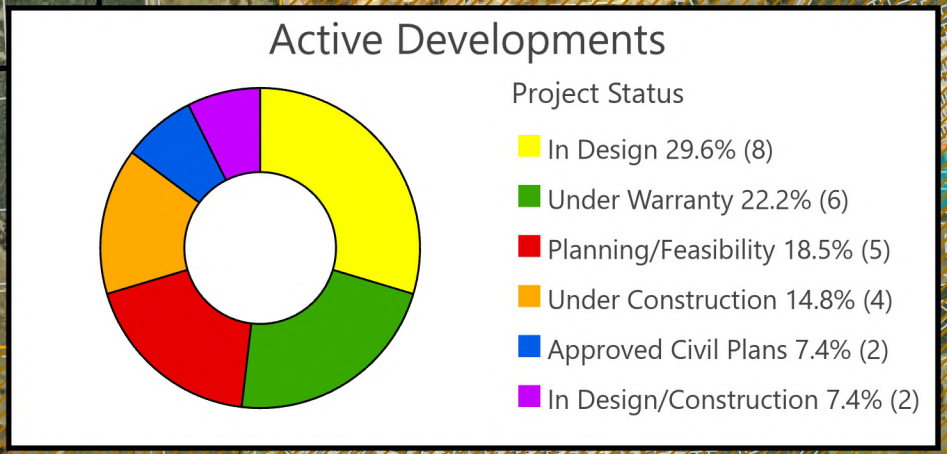
This exhibit only includes Developments that have either executed Development Agreements, or Escrow accounts with the City of Montgomery

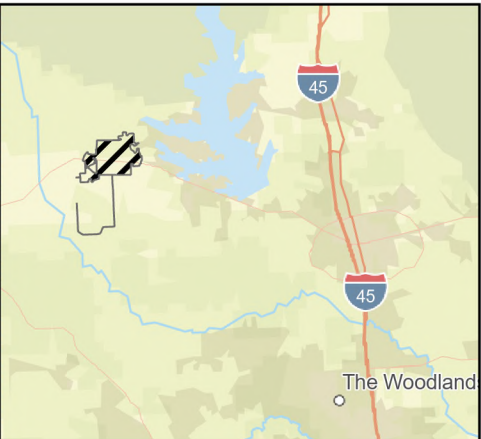


Active Developments Map
July 2025



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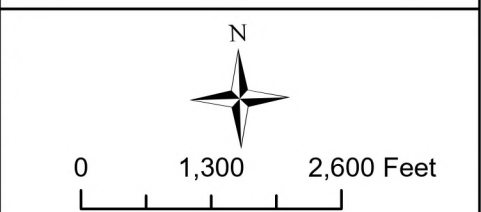


Legend

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

Flood Zones

- Floodway
- 100-year
- 500-year



Pre-Developments Map
July 2025



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