



August 28, 2025

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

Re: Monthly Engineering Report  
City Council Meeting September 9, 2025

Dear Mayor and Council:

The following is a brief summary that describes our activities since the August 12, 2025, Council Meeting:

**Capital Projects (City Funded):**

1. **Water Plant No. 2 Improvements** – We received Pay Estimate No. 11 in the amount of \$2,700.00 on July 31<sup>st</sup>. As of July 31, 2025, the contractor was 93% complete by time and 80% complete by value. The contractor has completed plugging the existing well and is installing the well pump and electrical conduit. Due to delays in equipment, the contractor is expected to be substantially complete in early September.



*August 25, 2025  
Electrical Conduit 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 received a revised Preliminary Engineering Report from Halff on August 18<sup>th</sup>, with revisions reflecting the City comments from June. We plan to meet with Halff to discuss the remaining schedule in the early September.
5. **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 met with Baxter & Woodman on August 27<sup>th</sup> to discuss the draft preliminary report, design options, and remaining schedule. Additionally, we met with the Briarley developer on August 27<sup>th</sup> to discuss construction access and property dedication of the water plant site to the City.
6. **College Street Drainage (ARPA Funds)** – The pre-bid will be held on August 26<sup>th</sup> and the bid opening September 9<sup>th</sup>. As a reminder, this project is being funded by ARPA funds.
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 26<sup>th</sup> meeting, selecting McDonald Municipal & Industrial to complete the construction of the Water Plant No. 3 Booster Pump Addition project. We are working with the contractor and City Attorney to finalize contracts. As a reminder, this project is being funded by ARPA funds.
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 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 Waterline Extension** – We received Pay Estimate No. 3 in the amount of \$123,714.00 on June 26<sup>th</sup>. We held a final inspection for the project on June 26<sup>th</sup> and issued the punchlist at that time. The Contractor has addressed all remaining punchlist, except site restoration. The Contractor is currently addressing the remaining punchlist item. As a reminder, this project is being funded by Johnson Development as part of their Briarley Development.



**August 8, 2025**  
***Installed Public Fire Hydrant and In Progress Site Restoration***

2. **Old Plantersville Force Main Extension** – The City formally accepted the public force main infrastructure at the June 22<sup>nd</sup> meeting. The one-year warranty is scheduled to expire on October 25, 2025. As a reminder, this project is being funded by Johnson Development as part of their Briarley Development.
3. **Lift Station No. 10 Phase II Improvements** – This project was publicly bid on July 17<sup>th</sup> and the Recommendation of Award to McDonald Municipal & Industrial was presented at the August 26<sup>th</sup> meeting. We are working with the contractor and City Attorney to finalize contracts. 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 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. 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 29<sup>th</sup> and are scheduled to receive bids on August 12<sup>th</sup>. The Recommendation of Award was presented at the August 26<sup>th</sup> meeting, selecting Bull-G Construction, LLC to complete the construction of the West Lone Star Parkway 12" Waterline Extension project. 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 was notified on July 7<sup>th</sup> 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.
7. **Buffalo Springs and CB Stewart Roadway Improvements** – As authorized at the August 26<sup>th</sup> Council meeting we are prepared to begin Phase I of the Roadway Improvements upon receipt of the required deposit from BCS Capital. As a reminder, the scope of Phase I includes coordination on the geotechnical analysis and review of the TIA provided by the Developer. 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. This project is being funded by BCS Capital.
8. **Buffalo Springs and CB Stewart Public Infrastructure Improvements** – As authorized at the August 26<sup>th</sup> Council meeting we are prepared to begin design of the proposed waterline and sanitary sewer improvements project upon receipt of the required deposits from BCS Capital and the Church of Montgomery. As a reminder, the scope of the project includes the extension of 12" waterline along SH 105, CB Stewart Dr., and Buffalo Springs Dr. This project is being funded by BCS Capital, the Church of Montgomery and the City.

**Development Agreements:**

1. **Villages of Montgomery** – The MOU was executed at the June 24<sup>th</sup> meeting. We will continue coordinating with City Staff and the Developer on developing a draft Development Agreement.
2. **Reserve of Mia Lago** – The MOU was executed at the June 24<sup>th</sup> meeting. We will continue coordinating with City Staff and the Developer on developing a draft 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 1A Water, Sanitary, Drainage, and Paving** – The City accepted the public water, sanitary, and drainage infrastructure for Phase 1A and formally entered the one-year warranty at the July 8<sup>th</sup> meeting.
  - b. **Briarley Phase 1B Water, Sanitary, Drainage, and Paving** – The contractor is continuing with installation of the sanitary sewer line. As a reminder, the Briarley Phase 1B WSD&P plans were approved at the May 13, 2025, meeting.



*August 25, 2025  
Sanitary Sewer Manhole 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. The entrance has been graded, and rocks will be installed at the entrance within the next few weeks.



*August 18, 2025  
Clearing Progression*

- e. **Lone Star Hills (formerly known as Lone Star Ridge) Mass Grading & Drainage** – All excavation is on hold until natural spring remediation plan is reconsidered.



*August 18, 2025  
Retaining Wall installed*

#### **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** – One-Year Warranty inspection was held on August 7th. The operator has confirmed that the Lift Station is operational.
- c. Montgomery Bend Sections 1 & 2** – 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 12<sup>th</sup> meeting.
- d. Buffalo Springs Drive Roadway Improvement** – The 1-year warranty is scheduled to end on September 12, 2025. The warranty inspection was held on August 14<sup>th</sup> and the punchlist has been sent to the Contractor.

#### **General Ongoing Activities:**

- 1. 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 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 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 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 mobilized on site. 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. 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 installed the temporary signal and expects power to be provided by September 2<sup>nd</sup>. 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 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.
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 are finalizing our utility and tax rate analysis based on feedback from City staff and the City's Financial Advisor and plan to discuss at a future September workshop.
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.

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

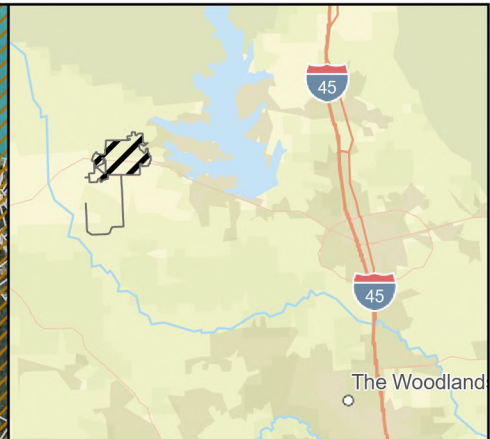
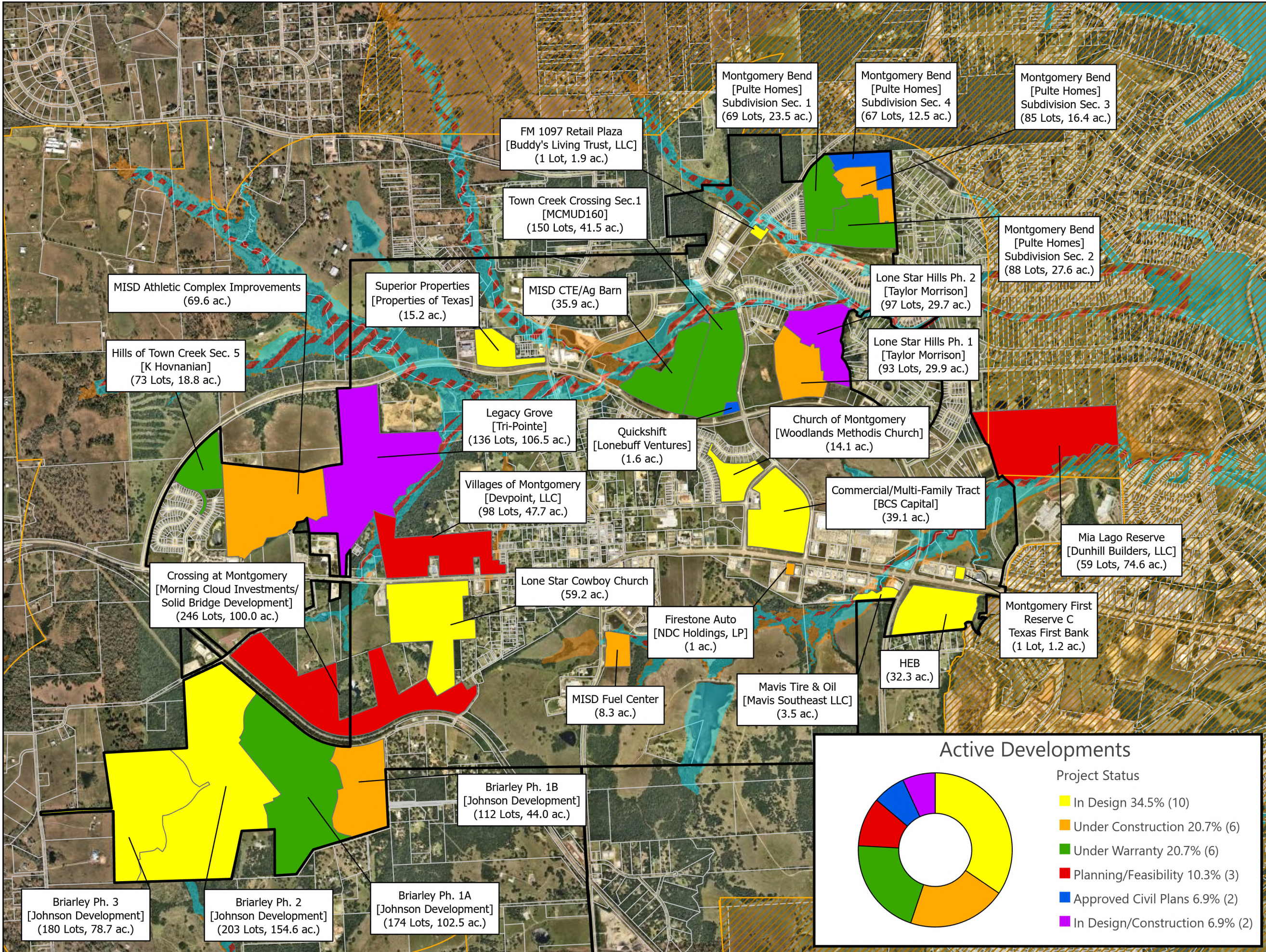
Cc (via email): The Planning and Zoning Commission – City of Montgomery  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney  
Mr. Brent Walker – City Administrator – City of Montgomery

# 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
612 Worsham Development Plat (APPROVED)	N/A	Plat	Approved	1/31/2025	2/27/2025	4/15/2025	5/12/2025	5/19/2025	6/4/2025		
Briarley (Redbird Meadows) PH IB WSD&P (APPROVED)	2006	Civil Plans	Approved	11/4/2024	12/10/2024	2/11/2025	4/7/2025	4/24/2025	5/13/2025		
Briarley Hardscape to Serve Sections 1, 2, and 3	2006	Civil Plans	Developer	6/26/2025	7/14/2025	7/28/2025	8/25/2025				
Briarley Kammerer Drive Extension WSD&P	2006	Civil Plans	WGA	6/19/2025	7/3/2025	8/19/2025					
Briarley Landscaping and Irrigation to Serve Phase 1A	2006	Civil Plans	Developer	7/2/2025	7/14/2025	7/25/2025	8/25/2025	8/27/2025			
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 1B Preliminary Plat (Sections 4, 5, and 6)	2006	Plat	WGA	1/9/2025	2/17/2025	4/24/2025	5/13/2025	5/14/2025	6/3/2025	8/27/2025	
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	Developer	5/28/2025	7/14/2025	7/30/2025	8/25/2025				
Briarley Rec Center	2006	Civil Plans	Developer	6/27/2025	7/10/2025	8/7/2025	8/25/2025				
Church of Montgomery/Montgomery Church (RETURNED)	2501	Civil Plans	On Hold Pending Escrow Deposit	8/21/2025	8/28/2025						
HEB Civil Plans	2402	Civil Plans	Developer	3/6/2025	5/1/2025	6/14/2025	7/7/2025	7/14/2025	8/14/2025		
HEB Fuel Center Plans	2402	Civil Plans	Developer	3/6/2025	5/1/2025	6/14/2025	7/7/2025	7/14/2025	8/14/2025		
HEB Grading Permit Plans (LONO)	2402	Civil Plans	LONO	6/14/2025	7/3/2025						
HEB Landscaping Plans	2402	Civil Plans	Developer	7/14/2025	8/14/2025						
HEB Lighting Plan	2402	Civil Plans	Developer	6/14/2025	7/7/2025	7/14/2025	8/14/2025				
HEB TxDOT Plans (Pending TxDOT Approval LONO will be issued)	2402	Civil Plans	Developer	3/6/2025	5/1/2025	6/14/2025					
Hills of Town Creek Section 5 Access Path and Playground (LONO)	2406	Civil Plans	LONO	5/8/2025	7/3/2025						
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 (Heritage Grove) (Tri-Pointe) Mass Grading and Detention (LONO)	2409	Civil Plans	LONO	12/12/2024	1/21/2025	2/25/2025	4/3/2025	4/9/2025	4/11/2025	6/5/2025	7/3/2025
Legacy Grove (Heritage Grove) (Tri-Pointe) WSD&P Section 1 Plans (APPROVED)	2409	Civil Plans	Approved	2/13/2025	4/4/2025	4/30/2025	5/13/2025				
Legacy Grove Bypass	2409	Civil Plans	Developer	7/16/2025	8/25/2025						
Legacy Grove Section 1 Final Plat (Developer is revising layout)	2409	Plat	Developer	8/12/2025	8/14/2025	8/20/2025	8/26/2025				
Lone Star Cowboy Church Building Expansion	2407	Civil Plans	WGA	12/3/2024	12/27/2024	7/1/2025	7/14/2025	8/12/2025			
Lone Star Cowboy Church Development Plat	2407	Plat	Developer	4/15/2025	5/12/2025						
Lone Star Hills Landscaping	2404	Civil Plans	WGA	2/28/2025	4/3/2025	5/8/2025	6/4/2025	8/4/2025			
Lone Star Hills Section 1 Final Plat (Developer is revising layout)	2404	Plat	Developer	4/16/2025	5/9/2025	6/9/2025	7/3/2025	8/5/2025	8/21/2025		
Mavis Tire Civil and Landscape Plans	2504	Civil Plans	Developer	7/9/2025	7/29/2025						
Montgomery Bend Section 3 WSD&P (APPROVED)	2203	Civil Plans	Approved	3/5/2024	4/12/2024	4/26/2024	5/29/2024	6/19/2025	7/8/2025		
Montgomery Bend Section 4 WSD&P (APPROVED)	2203	Civil Plans	Approved	3/20/2024	4/25/2024	5/3/2024	5/29/2024	6/19/2025	7/8/2025		
Superior Properties Multi Family Duplex	2215	Civil Plans	Developer	7/8/2025	7/23/2025						
Superior Properties Preliminary Plat	2215	Plat	WGA	6/27/2023	7/18/2023	1/23/2024	2/2/2024	8/20/2025			
Superior Properties Sanitary Sewer Extension	2215	Civil Plans	Developer	7/8/2025	7/23/2025						
Texas First Bank (APPROVED)	2503	Civil Plans	Approved	6/24/2025	7/3/2025	7/14/2025	7/29/2025	8/8/2025	8/28/2025		
The Crossing at Montgomery DIA (RETURNED)	2403	Drainage Analysis	On Hold Pending Escrow Deposit	3/18/2025	4/10/2025	4/11/2025	5/5/2025	8/7/2025	7/7/2025		
Villages of Montgomery DIA	2412	Drainage Analysis	Developer	6/4/2025	7/3/2025						





**Legend**

- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

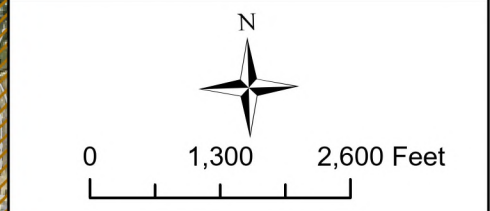
**Development Status**

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

**Flood Zones**

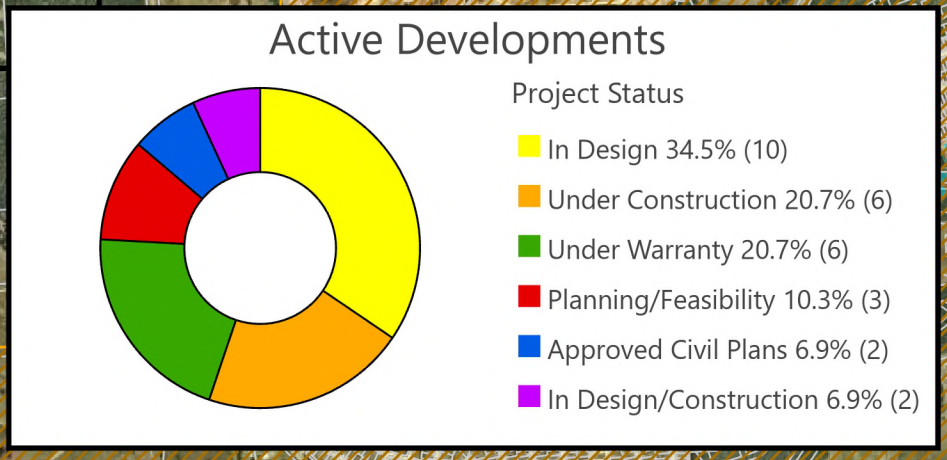
- Floodway
- 100-year
- 500-year

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

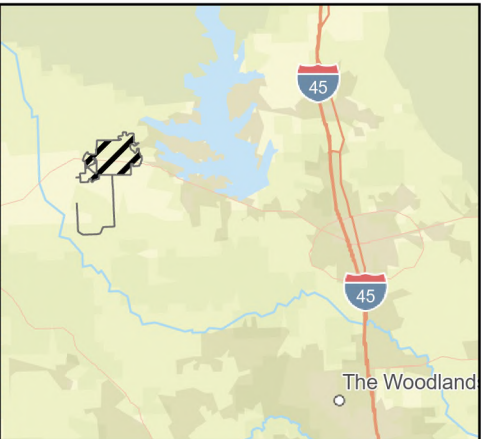


**Active Developments Map**  
August 2025

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

0 1,300 2,600 Feet

N

Pre-Developments Map  
August 2025



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