



HOOPER BUSINESS PARK

Stormwater Mitigation and Roadway Design

HISTORY

2021

- Burleson 4A Corporation purchased approximately 106 acres with the intention of developing Hooper Business Park
- City Council approved Chapter 380 and Economic Development and Performance Agreement for Chisholm Summit Master Planned Community
- Agreement required Developer to design and construct public infrastructure (paving and sanitary sewer) and City would reimburse for costs



WESTSIDE DEVELOPMENT

PUBLIC INFRASTRUCTURE

- Lakewood Drive currently underway
- Sanitary sewer design anticipated to be completed and under construction late summer 2023

OCTOBER 2022

- Burleson 4A Economic Development Corporation Board approved professional services agreement with Mycoskie & Associates, Inc. dba MMA, Inc. for stormwater improvements for the Hooper Business Park in the amount of \$105,000
- Included survey, drainage analysis, schematic design, construction plans and construction administration

JUNE 20, 2023

- City Council approved Chapter 380 and Economic Development and Performance Agreement with Craftmasters (new trade school) to be constructed in the Hooper Business Park
- Craftmasters will develop almost 60 acres of the Hooper Business Park
- Agreement obligates City to provide regional stormwater mitigation by September 30, 2026



WESTSIDE DEVELOPMENT

PRELIMINARY STORMWATER MITIGATION DESIGN

- Significant volume of stormwater conveyed from remainder of Hooper property to the southeast and through business park
- Channelizing runoff allows for better utilization of the property
- County Road 1019 experiences flooding during rain events - road impassible during heavy rain events

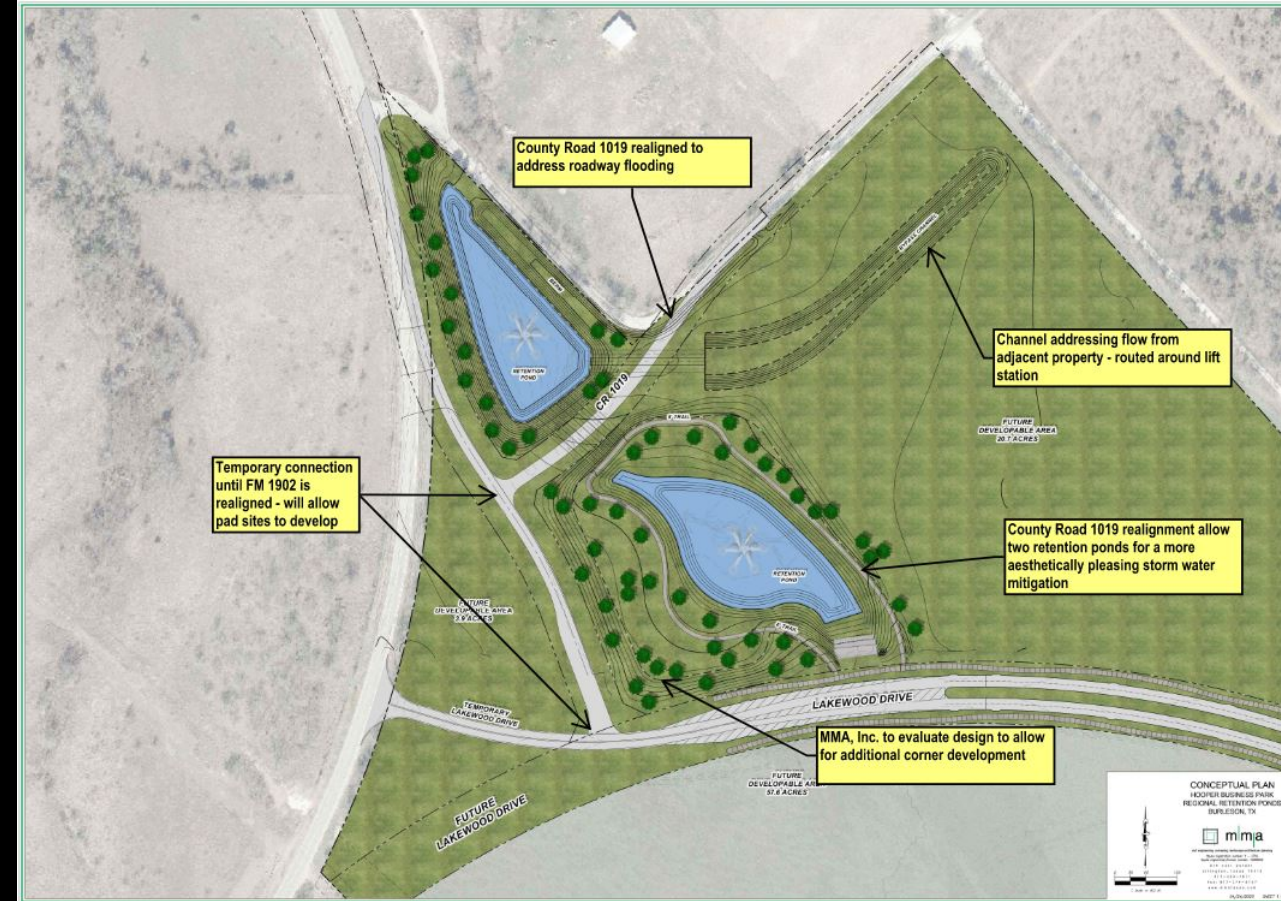
**STAFF REQUESTED MMA, INC.
PROVIDE EXPANDED SCOPE OF
SERVICES**



WESTSIDE DEVELOPMENT

EXPANDED SCOPE

- Additional drainage analysis for two ponds - retention/detention
- Additional survey for roadway design
- Two ponds will allow for realignment of County Road 1019 and alleviate flooding of the roadway
- New connection of realigned County Road 1019 to Lakewood Dr until permanent FM 1902 connection is constructed
- Additional schematic designs



STORMWATER MITIGATION REQUIRED

Detention / Retention



Examples of Detention (dry pond)

STORMWATER MITIGATION REQUIRED

Detention / Retention



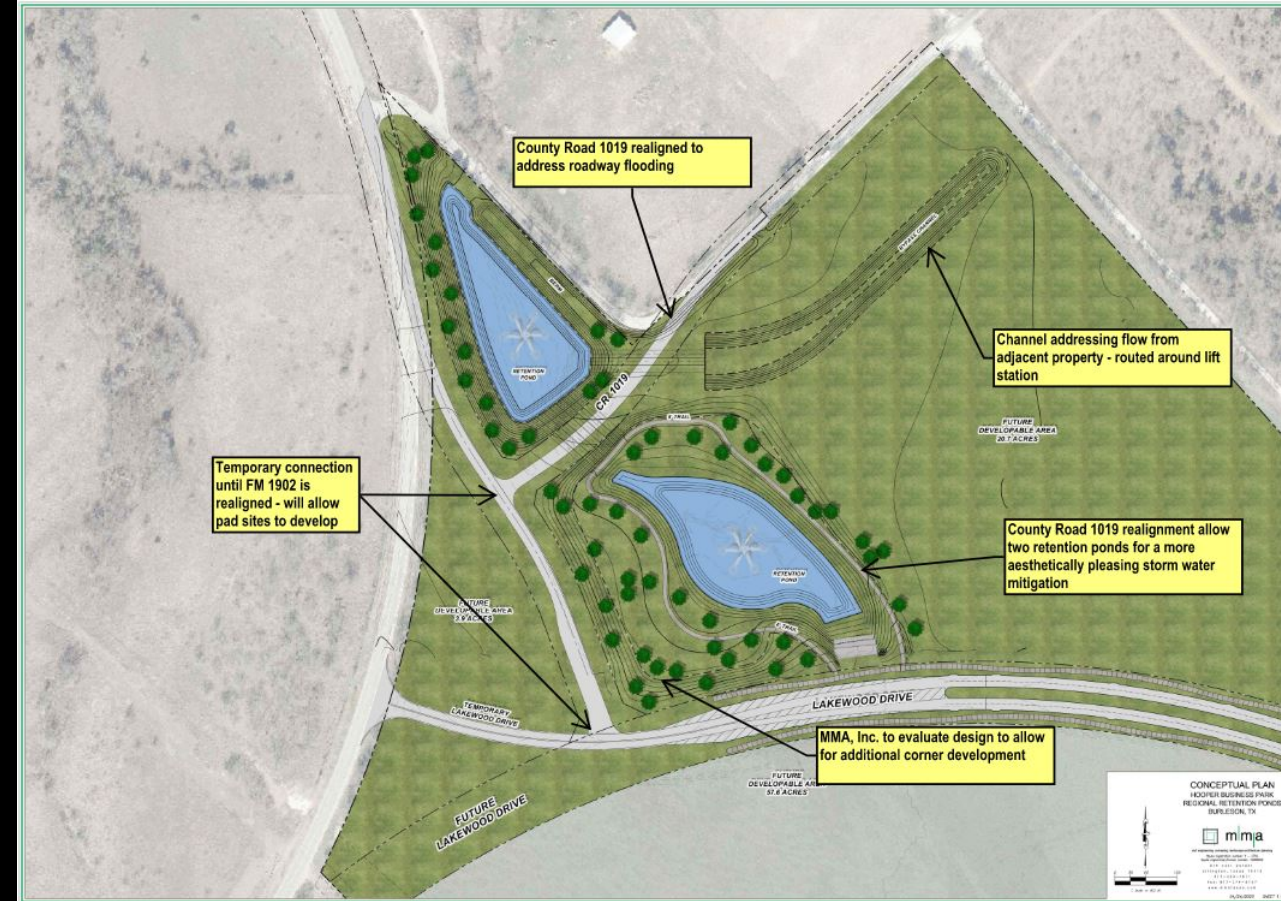
Examples of Retention (water always in pond)

Council has expressed desire for retention pond

WESTSIDE DEVELOPMENT

DESIGN ELEMENTS

- Ponds will be **retention** ponds with fountains
- Approximately 10 acres for two ponds and channel - approximately 20 acres remain for future development
- Walking trail around ponds with landscaping and hardscape to enhance aesthetics
- Re-alignment of County Road 1019 alleviates flooding across low water crossing - may allow north pond to shift and create more developable area at key corners



\$6.5M ESTIMATED CONSTRUCTION COST INCLUDED IN 4A CAPITAL FUNDING PLAN

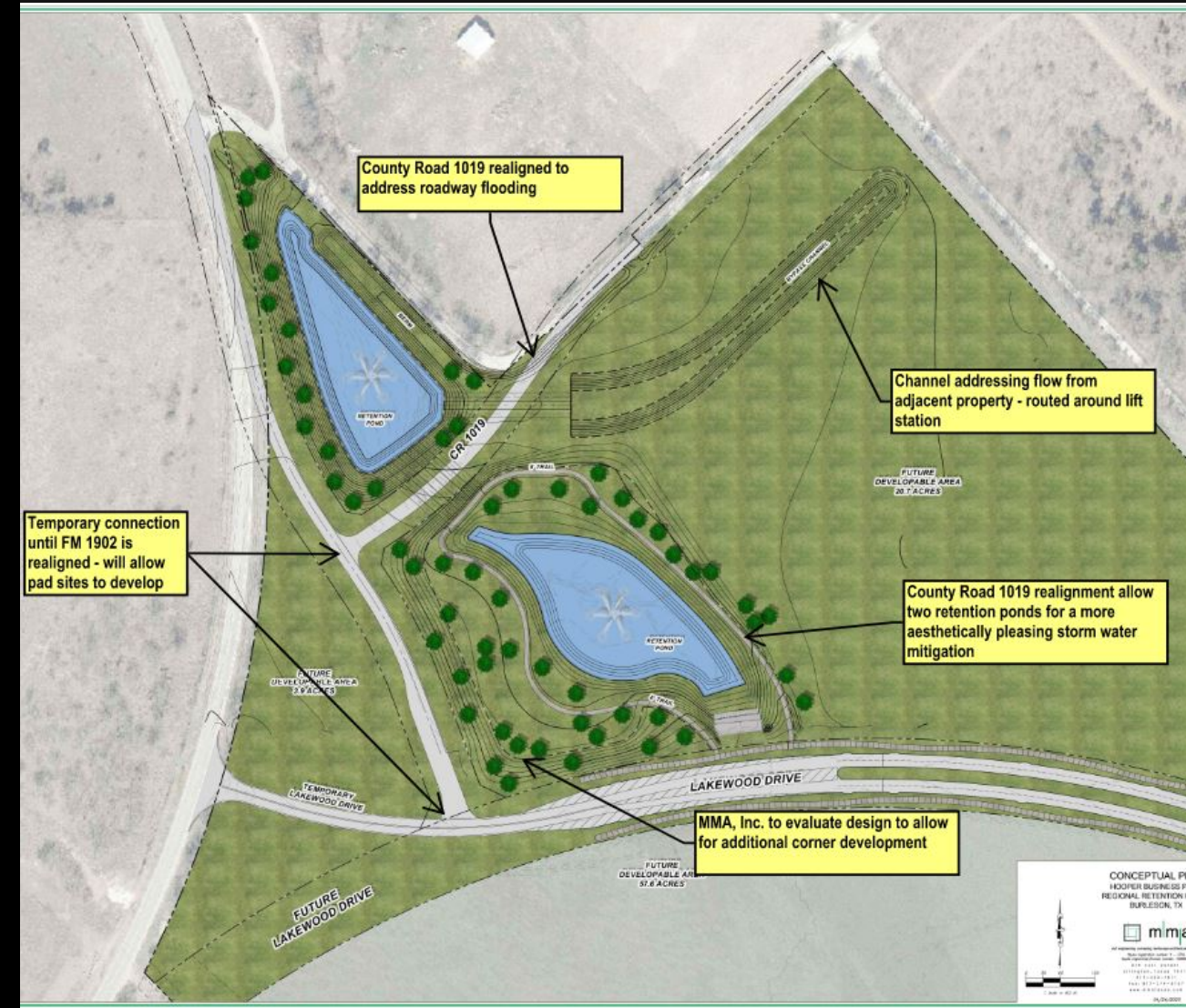
WESTSIDE DEVELOPMENT

ORIGINAL CONTRACT

- \$105,000 approved October 3, 2022
- \$47,000 paid for design services to date (approximately 44%)
- Preliminary design indicated significant amount of off-site stormwater runoff currently conveyed through Hooper Business Park
- County Road 1019 on north side is flood prone

NEW CONTRACT

- \$206,100 - total new contract amount (includes \$58,000 for remaining scope in original contract and an additional \$148,100 for additional scope)
- Final Design - December 2023



STAFF RECOMMENDS TERMINATING CURRENT CONTRACT AND ENTERING INTO NEW CONTRACT WITH EXPANDED SCOPE

OPTIONS

RECOMMENDED



**APPROVE A MINUTE
ORDER RATIFYING THE
4A ECONOMIC
DEVELOPMENT
CORPORATION BOARD'S
ACTION TAKEN ON THE
PROFESSIONAL SERVICES
AGREEMENT WITH
MYCOSKIE &
ASSOCIATES, INC. DBA
MMA, INC. IN THE
AMOUNT OF \$206,100**



**DENY A MINUTE ORDER
RATIFYING THE 4A
ECONOMIC
DEVELOPMENT
CORPORATION BOARD'S
ACTION TAKEN ON THE
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AGREEMENT WITH
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