
Economic Development Corporation (Type A)

DEPARTMENT: Public Works

FROM: Errick Thompson, P.E., Deputy Director Public Works - Engineering

MEETING: July 10, 2023

SUBJECT:

Consider approval of a professional services agreement with Mycoskie & Associates, Inc. dba MMA, Inc. in the amount of \$206,100. (*Staff Contact: Errick Thompson, Deputy Director Public Works – Engineering*)

SUMMARY:

In June 2021, the Burleson 4A Corporation purchased approximately 106 acres with the intent to develop the Hooper Business Park. The City Council approved a Chapter 380 and Economic Development and Performance Agreement (Agreement) with several property owners that make up the Chisholm Summit master-planned development on June 7, 2021. R.A. Development, Ltd. acts as the Developer for Chisholm Summit on behalf of the property owners. As part of the Agreement, the Developer was obligated to design and construct roadway and sanitary sewer infrastructure to serve the business park, master-planned community, and future development. The City will reimburse the Developer for costs pursuant to the terms of the Agreement. The roadway is currently under construction, and sanitary sewer construction is expected to begin summer 2023.

The City's design standards require developments over one acre in size to provide detention/retention of stormwater to mitigate impacts downstream. On October 3, 2022, the City Council ratified the 4A Economic Development Corporation Board's action authorizing a design contract for stormwater mitigation within Hooper Business Park with MMA, Inc. for \$105,000. The stormwater improvements will be located near the proposed sanitary sewer lift station serving the business park, so coordination with the Developer's engineer is necessary.

Preliminary design indicates a significant amount of off-site stormwater runoff is currently conveyed through the Hooper Business Park property. In addition, County Road 1019, on the north edge of the site, is flood prone.

Staff requested MMA, Inc. provide an expanded scope of services that would create two retention ponds and realign County Road 1019. Realigning County Road 1019 would improve roadway flooding and create two, smaller retention ponds, rather than one larger pond allowing for a more aesthetically pleasing design. A temporary roadway connection from realigned County Road 1019 to Lakewood Drive will also be designed as part of the revised scope until the permanent

realignment of FM 1902 is funded and constructed in the future. FM 1902 is a TxDOT facility and will be designed to federal standards which typically extends the review period by several months. The temporary roadway will provide access that would otherwise not exist for several years and allow for the development of pad sites adjacent to future FM 1902.

The revised scope includes a landscape plan and grading around the top of the ponds to allow for a trail connecting to the existing 10-foot paths along Lakewood Drive and hardscape features, enhancing the overall pedestrian experience as the business park develops. Pedestrian connection from the retention ponds to the Chisholm Summit master-planned community will be possible along Lakewood Drive and through the business park property to the proposed public community park within the Chisholm Summit community.

On June 20, 2023, the 4A Economic Development Corporation Board approved and City Council ratified a Chapter 380 Economic Development and Performance Agreement with Craftmasters, a new for-profit trade school to be constructed within the Hooper Business Park. The agreement stipulates that regional stormwater mitigation will be constructed by September 30, 2026. This development will enhance the area and provide an alternate connection through their site to the City's planned community park to be constructed with the Chisholm Summit Master Planned Community.

The original contract amount was \$105,000 and approximately 44 percent (\$47,000) has been paid to MMA for design services completed to date, including a drainage analysis of the business park property, survey, schematic designs, etc. Staff proposes terminating the original contract and recommends entering into a new contract that will combine the remaining funding from the original contract (\$58,000) and the additional \$148,100 of funding for a total new contract amount of \$206,100. The new contract scope will include the following tasks in addition to the remaining task from the original contract –

- Additional survey for the roadway realignment
- Further drainage analysis to include two ponds
- New Schematic designs
- Roadway design, including right-of-way documents
- Roadway schematic design
- Contract documents

The additional tasks included in the scope will create a better roadway network, alleviate flooding issues in the area, and provide a more aesthetically pleasing addition to the business park and provide stormwater improvements that meet the City's requirements for stormwater mitigation.

OPTIONS:

- 1) Approve a professional services contract with Mycoskie & Associates, Inc. dba MMA, Inc. in the amount of \$206,100.
- 2) Deny a professional services contract with Mycoskie & Associates, Inc. dba MMA, Inc. in the amount of \$206,100.

RECOMMENDATION:

Approve a professional services agreement with Mycoskie & Associates, Inc. dba MMA, Inc. in the amount of \$206,100.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

October 3, 2022 – 4A Economic Development Corporation Board approved a professional services contract with Mycoskie & Associates, Inc. dba MMA, Inc. for a detention pond design for Hooper Business Park in the amount of \$105,000.

October 3, 2022 – City Council ratified the 4A Economic Development Corporation Board's approval of a professional services contract with Mycoskie & Associates, Inc. dba MMA, Inc. for a detention pond design for Hooper Business Park in the amount of \$105,000.

June 20, 2023 – Chapter 380 and Economic Development and Performance Agreement approved between the Burleson 4A Economic Development Corporation (EDC) and Craftmasters obligating the EDC to construct stormwater mitigation by September 30, 2026.

FISCAL IMPACT:

Project #: DV2201

Budgeted Y/N: Y

Fund Name: 4A Bonds

Full Account #s: 2014201-62020

Amount: \$206,100

STAFF CONTACT:

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