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# AGENDA REPORT

<b>Meeting Date:</b>	<u>May 20, 2022</u>	<b>Item Number:</b>	<u>DS5</u>
<b>Prepared By:</b>	<u>Jason Greiner</u>	<b>Account Code:</b>	<u></u>
<b>Date Prepared:</b>	<u>5/13/22</u>	<b>Exhibits:</b>	<u>2</u>

## Subject

Staff report: WEDC Property Update, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

## Recommendation

No action is requested by staff for this item.

## Discussion

Staff report: WEDC Property Update, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

### WEDC Property Update:

Demolition- 103 S Ballard

- Press release was issued
- Demolition is complete

Property Acquisition- UP Lot/N Keefer

- City Council approved the change of zoning for 401 N Keefer from Downtown Historic-Residential only to allow for commercial and/or residential uses on Feb 22; The UP Lot will have to go through the same process (at HRC, P&Z, & CC)
- WEDC Board provided a 30-day extension at the 4/22 meeting. The closing is still anticipated on or before May 30.

Additional Information:

- Mowing and tree cleanup has been initiated for maintenance of all WEDC-owned properties

### Downtown Parking: - *No Update, pending closing of UP lot next to 401 N Keefer*

- The new site plan was initially reviewed with engineering but the biggest issue is detention & drainage
- Downtown Thoroughfare and Drainage Studies need to be completed prior to moving forward
- Need the example ILA from UP for the City of Wylie

**Engineering Report:**

## Drainage Studies- FM 544/Cooper

- TxDOT as-builts have been reviewed by engineering. Detention will be required, but not as much as initially thought.
- Staff has been unsuccessful in trying to get the last set of culvert plans. Engineering is reaching back out to TxDOT one last time.

## Water Line Installation- FM 544/Cooper

- KCS Permit has been issued
- BHC has updated the water line plans to reflect the approved alignment
- Flagging and boring have been scheduled for the first week of June
- Final Approvals from the City and CalHar for the Joint-Restraints have been requested by Staff

## Water Line Relocation- State Hwy 78/Brown

- NTMWD Board Awarded the Bid to Dowager Construction
- The NTMWD Easement has been filed with the County
- Survey update and easement documents are still in process for Oncor – Requested Update
- Oncor ROW approval is pending for the relocation of the utility poles at the intersection
- Tree removal is complete and the grubbing and grinding of the trees should be complete this week
- The press release was issued for the tree removal and initial site development

## Flood Study- Hooper/Steel

- Preliminary Hydrologic and Hydraulic modeling is completed
- Cardinal Strategies has performed internal QC on the data and scheduled a conference call with Staff and Engineering on 4/11. They are still investigating reclamation options but Staff has reviewed the draft pre vs. post floodplain maps.
- Plans to wrap up the study in the next few weeks
- Staff received the flood study from Cardinal Strategies. The proposed development of several sites around Steel and Hooper Road could cause slight increases in 100-yr peak discharge from the project site draining to Unnamed Tributary to Maxwell Creek. These would be considered adverse to other properties as the floodplain is not contained within the channel and the roadway infrastructure is undersized. In order to maximize the useability of the site, several alternatives were investigated to help reclaim floodplain and improve infrastructure to reduce the flood risk in the immediate area. Alternatives 1-3 build upon the next one and while each alternative helps to reclaim floodplain, on-site detention will be required to meet the local standards. Alternative 4 includes a regional pond further upstream to help reduce flow rates and flood risk. This option will eliminate the need to provide on-site detention and reduce infrastructure sizing at Steel and Hooper.

## Flood Study- State Hwy 78/Alanis

- The FEMA data has been received and reviewed (note: FEMA did not send hydrologic data, which was anticipated to be provided with the data request)
  - Follow-up coordination with FEMA to request hydrologic data from FIS study has yielded no additional data and FEMA has not responded as of 5/10
- Reclamation options are being updated to consider 100-year FEMA flows with check using the 500-year FEMA flows in lieu of 100-year fully developed flows (conservative approach since we do not have the hydrologic data from FEMA)
- FEMA data request delay has impacted schedule and we anticipate the floodplain workmap and conceptual floodplain exhibits will be complete 6/3/22.
- The next step will be to prepare the mass grading construction plans – estimated completion end of June.

**Temporary Access Agreements:**

- Additional request received via email from The Cross Church for use of the property on Marble. They are requesting access to use the property for Carnival Parking, but the construction project is anticipated to start before the June 13-20 event. The request to use the former muffler shop was denied, but staff proposed alternative locations at 300 East Brown Street. Please note that the request is only for parking, so staff will not bring back a Temporary Access Agreement.
- Staff will need more time to properly prepare the documentation for the proposed Farmer's Market on Ballard Avenue. There's still interest, but timing has been an issue with the demolition and recent events downtown.

**Upcoming Events:**

- ICSC Las Vegas- May 22-25
- Council/CPAC Work Session- May 31
- Please see the attached Marketing Calendar for the full list of upcoming events

**WEDC Activities/Programs:**

- Sales tax revenues for the month of May are up 0.2%
- Overall sales tax revenues for FY22 are up 11.12%
- WEDC welcomed Administrative Assistant Marissa Butts to the team on April 25 and Summer Intern Will Kelly on May 16