

**AGENDA REPORT**

<b>Meeting Date:</b>	<u>September 21, 2022</u>	<b>Item Number:</b>	<u>DS3</u>
<b>Prepared By:</b>	<u>Jason Greiner</u>	<b>Account Code:</b>	<u></u>
<b>Date Prepared:</b>	<u>9-15-22</u>	<b>Exhibits:</b>	<u>3</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**

**WEDC Property Update:**

Property Management

- Staff is working with our property management team regarding 104 S Ballard and 305 S Ballard.

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 and a second amendment at the 6/15 meeting, and Staff anticipated closing by 7/30/22.
- Staff was notified by UP of reference to a fiber easement that was not identified on the survey. Staff has been working with utility contractors to identify any additional lines not shown on the survey and surveyors have been back on site following additional requests for line identification, with no issues of utilities affecting the property found.
- Staff anticipates closing will take place by September 30<sup>th</sup>.

Property Acquisition- 200 W Brown

- Closing took place on 8-19-22.
- Due to a recent change in Zoning Ordinance, staff will now need to bring the subject of demolition of this structure to the Historic Review Commission. Staff will bring this item to the HRC in October.
- Staff anticipates Police & Fire Training in Oct/Nov with demolition prior to November 30<sup>th</sup>.

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 may need to be completed prior to moving forward with construction.
- Staff is working with the UP representative to obtain the ILA for the City of Wylie.
- Ongoing coordination by KH with railroad to park in the excess ROW.
- Once Downtown master drainage study and thoroughfare plan are complete, KH to provide proposal to plan and design additional parking Downtown.

### **Engineering Report:**

#### Design & Engineering - FM 544/Cooper

- Concept plan underway. Concept plan will show proposed private fire lane and turn lane, wet utilities and storm sewer improvements.
- KH has provided CAD files so they can be sent to potential users.
- KH to request record drawings for FM 544 and Commerce Street.

#### Water Line Relocation- State Hwy 78/Brown

- The new Oncor poles are installed. Old telecom lines and poles have been removed.
- Dowager has mobilized on site and has begun installation of pipe. Procurement issues caused slight delay to delivery of additional pipe, but contractor should make significant progress this week.
- Dowager anticipates shut down date of old line in the 3<sup>rd</sup> or 4<sup>th</sup> week of November.

#### Environmental- State Hwy 78 & Brown

- Elm Creek has contracted with Sunbelt Industrial Services to remove the contaminated soil and plug and abandon the remaining groundwater sampling wells. They are currently working with Sunbelt to get a date to do the dig and haul and will provide us with the date as soon as possible.
- Once these tasks are done, we will be complete with all groundwork at the site unless TCEQ requests additional tasks, which is not believed to be likely.
- A Response Action Effectiveness Report (RAER) that details the remediation done at the site will be completed after soil removal and Elm Creek will apply for a certificate of closure. This timeline is dependent on how long TCEQ takes to review the APAR and RAER and if they request any additional work done at the site. If everything goes smoothly, we anticipate having the site closed by the end of the year.

#### Flood Study- Hooper/Steel (KH)

- Cardinal flood study is under review.
- KH to provide recommendations on drainage/detentions improvements. Looking into the possibility of a regional detention pond with amenities similar to Watter's Creek development.
- Important to maximize frontage and provide trails, utilities and easements.

#### Flood Study, Tree Survey, Water & Sewer Extension - State Hwy 78/Alanis (KH)

- Received the Project's CAD files with grading options. Appears that either will work with some fine tuning
- Ultimately need to decide whether or not to proceed with floodplain reclamation. Sanitary sewer service and water loop will be required regardless of what type of user develops on the property.
- Coordination underway with the Woodbridge golf course and the Nelson family on proposed drainage and sanitary sewer easement.
- Sanitary sewer design and easement staking is on hold until easement location is finalized.
- Water design and tree inventory/survey proposals have been submitted and will be considered at the Board meeting on 9-21.

**Upcoming Events:**

- Legislative Dinner- September 22
- Chamber of Commerce Luncheon- State of WISD & Collin College- September 27
- MFG Day Proclamation at Council- September 27
- Please see the attached Marketing Calendar for the full list of upcoming events

**WEDC Activities/Programs:**

- Sales tax revenues for the month of September are up 9.70%
- Overall sales tax revenues for FY22 are up 10.99%