

AGENDA REPORT

Meeting Date:	<u>June 15, 2022</u>	Item Number:	<u>DS4</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>6/13/22</u>	Exhibits:	<u>7</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:

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, with a proposed second amendment to the LOU to the Board at the 6/15 WEDC Board Meeting.
- Subject to Board approval, Staff anticipates closing by 6/29.

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.

- Staff will provide an update in Executive Session

Water Line Installation- FM 544/Cooper

- This project resumed on 6/7 with construction, flagging, and inspection crews on site for completion of the bore.
- Project is nearing completion with final testing anticipated on 6/17.

Water Line Relocation- State Hwy 78/Brown

- Survey updates have been completed and easement documents have been received from Oncor for signature.
- Tree removal is complete and the grubbing and grinding of the trees will wrap up in the next two weeks.
- Dowager Construction anticipated submittal of shop drawings by 6/10 and is awaiting responses on concrete mixes and controlled low-strength material.
- Dowager anticipates starting early July; anticipates bore to begin sometime in July to have casing pipe under Brown installed.
- The NTMWD Easement has been filed with the County.
- The press release was issued for the tree removal and initial site development.

Flood Study- Hooper/Steel

- Preliminary Hydrologic and Hydraulic modeling is completed and Cardinal Strategies has performed internal QC on the data.
- 6/13/22 - Conference call with Staff and Engineering. They are still investigating two additional options but Staff has provided several of the draft floodplain maps that depict the pre vs. post flows and water levels. They plan to wrap up the study in the next few weeks and provide cost estimates for the board to review prior to formal budget approvals.
- 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

- Kimley Horn provided exhibits showing the options, with both of the current options showing the majority of the Easterling property being able to be reclaimed.
- Kimley-Horn is preparing the mass grading plans and will complete the project in the next two weeks.
- The next steps for the project will be for the Board to review/approve the remaining tasks. Tasks 5, 8, & 9 have not been authorized, but should they be approved at the 6/15 Board Meeting, then Kimley-Horn will finalize the SWPP, Floodplain Analysis Submittal, LOMR, and obtain permits for the City of Wylie and FEMA approvals.
- Next Steps: Engineering/design of the sewer extension and drainage/utility easement.

Temporary Access Agreements:

- Additional request received via email from The Cross Church for use of the property on Marble. They requested access to use the property for Carnival Parking, but the construction project is anticipated to start before the June 13-20 event. While the request to use the former muffler shop was denied, staff proposed alternative locations at 300 East Brown Street. The Cross intends to use this location from June 12-June 20. Please note that the request is only for parking, so staff did 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:

- Council/WEDC Budget Work Session- July 12
- Council/CPAC Public Hearing and Final Budget Work Session- July 26
- Please see the attached Marketing Calendar for the full list of upcoming events

WEDC Activities/Programs:

- Sales tax revenues for the month of June are up 18.16%
- Overall sales tax revenues for FY22 are up 12.12%
- Please see the attached Discover Wylie FB report as well as mobile data surveys requested from Retail Coach for the Pedal Car Race, Taste of Wylie, Sip & Shop, BBQ on Ballard, and Summer Kick Off events.