
AGENDA REPORT

Meeting Date:	<u>June 15, 2022</u>	Item Number:	<u>DS1</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>7/15/22</u>	Exhibits:	<u>4</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, and second amendment at the 6/15 meeting.
- Staff anticipates closing by 7/30/22.

Property Acquisition- 200 W Brown

- Staff anticipates closing by 8/19/22.
- Title Commitment has been received and the survey has been ordered.
- Phase I has been ordered. Phase I results: Pending.

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 has received initial cost estimates and will provide an update in Executive Session.

Water Line Installation- FM 544/Cooper

- Final project walk-thru was completed on 7/14; Receipt of maintenance bond and affidavit of all bills paid will complete the project.

Water Line Relocation- State Hwy 78/Brown

- The NTMWD & Oncor Easements have been filed with the County.
- Survey updates have been completed and easement documents have been approved by Oncor.
- Tree removal is complete; staff is working to ensure site is clean and mowable.
- Oncor utility pole relocations have been given to the field crews. Installation date: TBD
- Pipe not yet scheduled for fabrication completion; delivery will be in August.
- Dowager now anticipates starting and boring in early August.

Flood Study- Hooper/Steel

- 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

- Reviewed additional reclamation options with Staff – Kimley-Horn is proceeding with grading (in lieu of a retaining wall) and designing a concrete channel along the west side of the Easterling property in order to provide the required flood storage and also to stay off of the Nelson property.
 - +/- 11 acres outside of the floodplain
 - Developable area dimensions will be confirmed after the mass grading is complete
- Kimley-Horn is preparing the mass grading plans and erosion control plans and expect to have them completed by the end of the month.
- Kimley-Horn to set up meeting with the City to discuss the proposed improvements for the property and confirm that detention will not be required.

Sanitary Sewer Extension - State Hwy 78/Alanis

- Coordination underway with Nelson and Woodbridge golf course to determine the sanitary sewer extension route/easement location.
- Easements will be staked once the preliminary route is negotiated and walked with the property owners.
- Sanitary sewer and drainage design is underway.

Tree Survey/Inventory - State Hwy 78/Alanis

- Kimley-Horn's proposal has been received.
- Pending Master Service Agreement Approval, Staff will execute the agreement.

FM 544 Gateway Project

- Kimley-Horn preparing proposal for design and engineering.

- Preliminary OPCC ~1.6M for design and construction
- First step will be to set up a meeting with the City to confirm design requirements and determine whether a public street or private firelane will be required.

Upcoming Events:

- 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 July are up 5.36%
- Overall sales tax revenues for FY22 are up 11.28%
- Please see the attached quarterly social media reports.