

AGENDA REPORT

Meeting Date:	<u>August 17, 2022</u>	Item Number:	<u>DS1</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>8-11-22</u>	Exhibits:	<u></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 has received Open Records Requests for mowing contractor information and expenses related to mowing, weed eating, and edging services at WEDC-owned properties within the past five years. All requests have been fulfilled.

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 locators to identify any additional lines not shown on survey and surveyors have been back onsite following additional request for line identification.
- Staff anticipates no further delay to close once new survey is submitted to UP.

Property Acquisition- 200 W Brown

- Title Commitment and survey has been received.
- Phase I results show no recognized environmental conditions identified for the site.
- Closing is set for 8/18/22.

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.

Engineering Report:

Design & Engineering - FM 544/Cooper

- Pending approval at the 8/17 Board Meeting, Kimley Horn will start working on the FM 544 Gateway development. They will complete the necessary civil engineering for platting and design of infrastructure to allow the development of the approximately 12.2-acre site.
- Tasks will include: Concept Plan, Preliminary Plat, Final Plat, On-Site Civil Engineering, Traffic Impact Analysis, and Record Drawings

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 has been received and project is complete.

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 coordinated with property mgmt for final site cleanup to ensure that site is clean and mowable.
- Oncor utility pole relocations have been given to the field crews. The new poles are installed, but the removal of the three existing poles is delayed. Currently waiting on telecom company to remove lines from old poles.
- Dowager has mobilized on site and has completed installation of SWPPP. Boring and lowering of existing water line is in process.

Environmental- State Hwy 78 & Brown

- Affected Property Assessment Report (APAR) will be submitted this week, along with the Self Implementation Notice which officially notifies TCEQ of our intention to remove the contaminated soil. This notice could not be submitted until the APAR was submitted. Elm Creek has contracted with Sunbelt Industrial Services to remove the contaminated soil and plug and abandon the remaining groundwater sampling wells, with the goal of completion in the first half of September. 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

- 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.

Regency Business Park - Steel Rd/Hooper Road (KH)

- Kimley-Horn is preparing a proposal to review the Cardinal flood study and provide recommendations on drainage/detentions improvements. KH will look into the possibility of amenitizing the drainage improvements (ex. Watter's Creek in Allen, Grandscape in the Colony, Granite Park in Plano etc.)

Flood Study - State Hwy 78/Alanis (KH)

- Kimley-Horn met with the City and Rachael/Jason to discuss the proposed improvements for the property. Detention will be required for the project unless a study is submitted that shows no increase in water surface elevations or velocities.
- Current grading plan shows ~10.6 acres (462,000 SF) developable area.
- KH preparing proposal for the Alanis water line extension to serve the property.

Sanitary Sewer Extension - State Hwy 78/Alanis (KH)

- Coordination underway with the Woodbridge golf course and the Nelson family on proposed drainage and sanitary sewer easement.
- Easements will be staked once the preliminary route is negotiated and walked with the property owners.

Tree Survey/Inventory - State Hwy 78/Alanis (KH)

- Kimley-Horn's proposal has been received.
- Tree survey and easement staking is on hold until easement location is finalized and the Board determines how they would like to see this site developed.

Upcoming Events:

- Council/TIRZ Work Session/CPAC Public Hearing- August 23
- Please see the attached Marketing Calendar for the full list of upcoming events

WEDC Activities/Programs:

- Rachael Hermes will participate in Class 19 of Leadership Wylie, which runs from September-May 2023.
- Sales tax revenues for the month of August are up 9.96%
- Overall sales tax revenues for FY22 are up 11.13%