

**AGENDA REPORT**

<b>Meeting Date:</b>	<u>November 15, 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>December 12, 2022</u>	<b>Exhibits:</b>	<u>2</u>

**Subject**

Staff report: WEDC Property Update, Temporary Access Agreements, 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

- The lease agreement with tenants at 104 S Ballard has been executed and is now active.
- Notice to vacate letters have been sent to the tenants leasing at 106 N Birmingham, 605 Commerce (200, 201, & 204), and 908 Kirby, with a deadline of 2-3-23.
- Staff is working to ensure that properties are brush-hogged and cleaned up to ensure access to mowing in spring.

Property- 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 closed on the UP property on September 30<sup>th</sup>.
- Request for zoning change to allow commercial on the west side of the RR tracks was reviewed by HRC on 11-17-22 and P&Z on 12-6-22. Final review by City Council takes place on 1-10-23.

Property- 200 W Brown

- Closing took place on 8-19-22.
- Demolition of this structure was approved by the Historic Review Commission Due on November 17<sup>th</sup>.
- Wylie Police utilized the structure for training purposes.
- Demolition is anticipated to be completed prior to 2-1-23.

**Downtown Parking:** - *No Update*

- 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. KH to have expanded downtown survey completed. 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 – Kimley Horn (KH)

- KH met with city on 12/1 to discuss the concept plans. Staff is generally on board with the proposed improvements but there was NOT consensus on whether the street and utilities needed to be public or private.
- There are 3 options – private firelane with public utilities in easements, public street in 50' ROW with public utilities and private firelane and knuckle with public utilities in easements.
- KH plans to submit the plat (and Planned Development if applicable) in January.
- Completion Date: early 2023

#### Water Line Relocation- State Hwy 78/Brown – Dowager Construction

- New water line is operational
- Manhole completion underway.
- Excavation and removal of the old line is underway.
- Completion Date: scheduled for January 9<sup>th</sup>

#### Environmental- State Hwy 78 & Brown – Elm Creek (EC)

- EC has received testing results which confirm that the excavation a few weeks ago removed all contaminated soil above applicable limits. The excavated soil is still stored on-site.
- EC just received approval from a local landfill to receive the soil and is currently working on getting haul away and backfill of the excavation with clean fill dirt scheduled. Once this is done the only on-site work left will be the removal of the remaining groundwater monitoring wells.
- EC is preparing the response to TCEQ comments on the APAR.
- Completion Date: EOY or early 2023

#### ROW - State Hwy 78/Brown – Kimley Horn (KH)

- KH is working on ROW designs, and we will discuss future options as soon as possible.

#### Planned Development- Cooper Plaza - State Hwy 78 & Brown

- Public Hearing for the proposed zoning change from Commercial Corridor to Planned Development- Commercial Corridor took place on 11-15-22 at P&Z and 12-13-22 at City Council.

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

- Cardinal flood study review is complete.
- KH compiled recommendations on drainage/detentions improvements. Staff will review options and recommendations with the Board and KH will provide additional modeling to staff.

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

- Met with city on 12/1 to discuss the project – existing sanitary sewer is owned by NTMWD (will require coordination as soon as sanitary sewer design is closer to completion)
- Sanitary sewer design and water line design is underway and expected to be submitted to the city for review by the end of the year.
- Tree survey field work underway (environmental complete, survey team to mobilize this week)
- Easement staking and document preparation is on hold until easement location is finalized with Larry Nelson.

**WEDC Activities/Programs in Review:**

- TEDC Basic- Nov 1-4 - dd/mb
- National Apprenticeship Week, Entrepreneurs Day, and Small Business Saturday Proclamations recognized at City Council – Nov 8 – jg/aw/rh
- Wylie Community Care Center Breakfast – Nov 15- aw/rh
- Entrepreneur’s Expo – Nov 15 – jg/aw/rh/mb
- P&Z- PD Review: Hwy 78 & Brown – Nov 15- jg
- Collin Leadership Policy Summit – Nov 16- mp/bp/mw/jg/rh
- HRC Meeting – Nov 17- jg
- Chamber of Commerce Cornament- Nov 17
- BRE Updates:
  - 3 BRE visits were conducted this month
  - MFG Day Tours – Final tour for Engineering at L3 took place on Nov 15
  - Registered Apprenticeship Program has been completed and certified by DOL. Signing Ceremony took place on Nov 14.
- The Holiday Gift Guide launched on Nov 18 to highlight locally made gift-giving options.
- Sales tax revenues for the month of December are up 28.51%. (This figure represents October sales tax receipts and is accrued back to October as the first sales tax allocation for FY 22-23.)

**Upcoming Events:**

- ICSC Red River- January 18-20
- Wylie Days in Austin- February 6-7
- Please see the attached Marketing Calendar for the full list of upcoming events.