

*Enhancing Our Economic Environment*



*Reconstructing Our Streets*



*Improving Our Facilities*



# COPPERAS COVE

T E X A S

City Built for Family Living.

## Fiscal Year 2010 Capital Improvement Project & Staff Project Update

John Hull, Mayor

Frank Seffrood, Mayor Pro Tem

Cheryl L. Meredith

Charlie Youngs

Chuck Downard

Danny Palmer

Bill L. Stephens

Willie C. Goode

Andrea Gardner,  
City Manager

Wanda Bunting,  
Director of Financial Services

**Copperas Cove strives to  
provide Quality Services  
Everyday!**



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“The City Built for Family Living”

February 25, 2010

Honorable Mayor, City Council and citizens of Copperas Cove,

I am pleased to provide an Update on City projects. For FY 2010, a new format was implemented to allow a more thorough report on the projects that is easier to interpret. The updates for all projects included in the report are as of January 31, 2010. Staff plans to provide the detailed updates to the governing body and citizens on a bi-annual basis.

As you likely recall, the Council adopted a Capital Improvement Plan for years 2010 through 2014. The attached report includes updates on the projects approved for fiscal year 2010, in addition to non-CIP projects (staff projects). During the Council/Staff Retreat scheduled for April 2010, staff will provide a proposed update to the Council on the FY 2011 projects included in the Five-Year CIP. In addition, all future year projects will be updated to include an adjustment for inflation.

We look forward to working with the governing body to continue the future planning of City needs. I hope you find this document to be comprehensive and serve as a valuable tool. I would like to thank the City staff for their continued support and dedication to the planning and reporting processes.

Sincerely,

A handwritten signature in black ink that reads "Andrea Gardner". The signature is written in a cursive, flowing style.

Andrea M. Gardner  
City Manager

Date: January 31, 2010

## PROJECT INFORMATION

Name: City Hall Needs Assessment

Purpose: Analyze the need and costs for new City Hall facilities

City Project Manager: City Manager

Engineer: Brinkley Sargent Architects

Contractor: TBD

Cost: \$10,000

## DESIGN

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CURRENT STATUS

Await final report from the planning meetings with each department.

## NEXT STEPS

1. Take receipt of preliminary report
2. Review preliminary report and estimated costs
3. Provide necessary adjustments to architectural firm
4. Present Final Needs Assessment to Council
5. Receive direction from Council

## **PUBLIC MEETINGS**

6/15/2009 – Council provided direction to include funding for needs assessment in 5 YR CIP

## **HISTORY**

A Municipal Complex Site Plan Study was completed on December 31, 1998 by Ralph Thibodeau, AIA of Austin, Texas. The Municipal Complex was to consist of a new library, central fire station and a new City Hall. The proposed 26750 square foot city hall was to be located in the vacant lot adjacent to the Library and owned by the City.

Due to the recent growth in population, staff members have been added accordingly. As such, City Hall is no longer sufficient to house all of the typical City employees that office in City Hall. Thus, a lease agreement was executed in 2009 to provide office space for the Building Development and Code Enforcement staff due to the limited space at City Hall. Additionally, many records are maintained off-site to allow for more office space. At the 2009 Council Retreat, National Bank presented the Council with the option to purchase the existing bank facility located on Main Street. In an effort to determine the actual need and the most economical location for a new City Hall.

## **PROJECT ISSUES**

Funding has and will likely continue to be the major issue with the project. As long as, the need exist for public infrastructure and public safety offices and equipment, the concept of a new city hall will remain as a plan.

## **MAP/ PICTURES OF PROJECT**



Date: January 31, 2010

## PROJECT INFORMATION

Name: Municipal Court-Court Manager

Purpose: Tyler Technologies Content Manager software will enable the Municipal Court to store cases electronically (old and new); thus, reducing the dependency on paper.

City Project Manager: M Court Administrator Engineer: N/A

Contractor: Tyler Technologies Cost: \$13,000

## DESIGN

Start Date: August 2009

Completion Date: September 2009

## CONSTRUCTION

Start Date: March 2009

Completion Date: April 2009

## CURRENT STATUS

The Municipal Court received a Discovery Call Questionnaire on February 5, 2010, from Tyler Technologies in reference to the technology the court has in place to support the Content Manager Program. IS Director, Greg Mitchell, believes the server and scanners specifications recommended by Tyler Technologies for this project seem outdated; therefore, Mr. Mitchell is conducting his own research into what memory the server will need to support this project. Meanwhile, on February 16, 2010, the Municipal Court Administrator, on the advice of the IT Director, asked Tyler Technologies for an updated scanners list.

## NEXT STEPS

1. Receive updated scanner list from Tyler Technologies
2. Select a server that will best support the Municipal Court needs now and in the future
3. Complete the Discovery Call Questionnaire
4. Set a date with Tyler Technologies for implementation of Content Manager
5. Complete implementation of Content Manager
6. Ensure staff is properly trained on new technology

## **PUBLIC MEETINGS**

9/15/09-FY 2010 Budget adopted by City Council providing funding for the project

## **HISTORY**

Requested funding for Tyler Technologies Content Manager software, server, and scanners in the Technology Fund New Programs Budget on August 4, 2009, in the FY2010 Budget Process.

## **PROJECT ISSUES**

Assessing, ordering, and receiving servers and scanners if delayed could affect the implementation date.

Once Content Manager is implemented by the Municipal Court then new cases coming into the Court will be processed through Content Manager. This leaves an enormous amount of cases that will have to be manually scanned into the system. The court will look to Experience Works, volunteer(s), or college interns to scan in the cases in question.

## **MAP/ PICTURES OF PROJECT**

Date: January 31, 2010

## PROJECT INFORMATION

Name: Curry Street Drainage Improvements

Purpose: To direct storm water from the street, in front of the houses, to the drainage channel, at the rear of the houses.

City Project Manager: Public Works Asst. Dir. Engineer: TBD

Contractor: TBD Cost: TBD

## DESIGN

Start Date: TBD

Completion Date: TBD

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Design/Engineering is funded in the FY2010 Budget, thus staff plans to negotiate for engineering services to design the project. Construction is funded in the FY2011 Budget.

## NEXT STEPS

1. Obtain engineering design services in late October 2010
2. Council approve engineering contract for project design
3. Engineer completes preliminary design
4. Engineer completes final design
5. Begin public bid process
6. Complete public bid process
7. Council award construction contract
8. Pre-Construction meeting conducted
9. Project construction begins
10. Complete periodic project inspections
11. Accept public improvements

## PUBLIC MEETINGS

## HISTORY

The east end of Curry Street is located in the flood plain and homes were built lower than the top of the curb. During significant rainfall events, water overtops the curb and enters the homes.

## PROJECT ISSUES

Installation of the infrastructure improvements will require obtaining easements.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Martin Walker Elementary School area drainage

Purpose: Storm water runoff leaving the Martin Walker School will flood downstream homes in large rain events.

City Project Manager: City Engineer Engineer: City Engineering Department

Contractor: David Smith Construction Cost: \$21,163.49

## DESIGN

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: February 2010

Completion Date: \_\_\_\_\_

## CURRENT STATUS

Design is completed.

## NEXT STEPS

This project was bid as an alternate to the Lutheran Church Road reconstruction project. Execute construction contracts with David Smith Construction and develop timeline for project completion.

## **PUBLIC/COUNCIL MEETINGS**

10/2/2008 – Council issued 2008 Tax Notes to provide funding for the project  
1/5/2010 – Council awarded construction contract to David Smith Construction

## **HISTORY**

Funding was included in the October 2008 Tax Notes for the engineering design of a solution for this problem.

Staff included with the bid of Lutheran Church Road to ensure the City's ability to obtain the best value for the City.

## **PROJECT ISSUES**

Staff must obtain a temporary construction easement from the Copperas Cove Independent School District prior to beginning construction.

## **MAP/ PICTURES OF PROJECT**

Date: January 31, 2010

## PROJECT INFORMATION

Name: Rolling Heights Drainage

Purpose: Concrete 900 linear foot channel between Erby Avenue and North Drive. Project is needed to prevent additional property loss from erosion.

City Project Manager: Public Works Asst. Dir. Engineer: Hearn Engineering

Contractor: TBD Cost: TBD

## DESIGN

Start Date: Sept 2007

Completion Date: June 2008

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Design work is complete and construction easements are necessary to perform work. Obtaining the easements is still in progress.

## NEXT STEPS

1. Obtain construction easements.
2. Complete design and engineering estimates.
3. Determine if sufficient funding is available.
4. Complete bid process.
5. Council award construction contract.
6. Public Improvements Inspector conducts adequate and timely inspections.

## PUBLIC MEETINGS

## HISTORY

Upstream development has increased the flow downstream. The resulting velocity is eroding away the channel banks and expanding the channel width onto private property.

## PROJECT ISSUES

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: South 25<sup>th</sup> Street Drainage Project

Purpose: To relieve flooding of streets and housing that is occurring due to the hydraulic carrying capacity of the street being exceeded.

City Project Manager: Public Works Asst. Dir. Engineer: Hearn Engineering

Contractor: TBD Cost: TBD

## DESIGN

Start Date: October 13, 2009

Completion Date: February 23, 2010

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

The City received two grants totaling \$677,765 towards the installation of 3,600 LF of reinforced concrete pipe ranging in size from 18" to 48" connected to 13 inlet storm drain boxes.

## NEXT STEPS

1. Review of Preliminary design
2. Begin public bid process (advertise for bids in March 2010)
3. Complete bid process
4. Council award bid contract
5. Conduct Pre-Construction Meeting
6. Construction begins
7. Complete period project inspections
8. Accept improvements

## PUBLIC MEETINGS

October 13, 2009 – Council authorized engineering contract with Hearn Engineering.

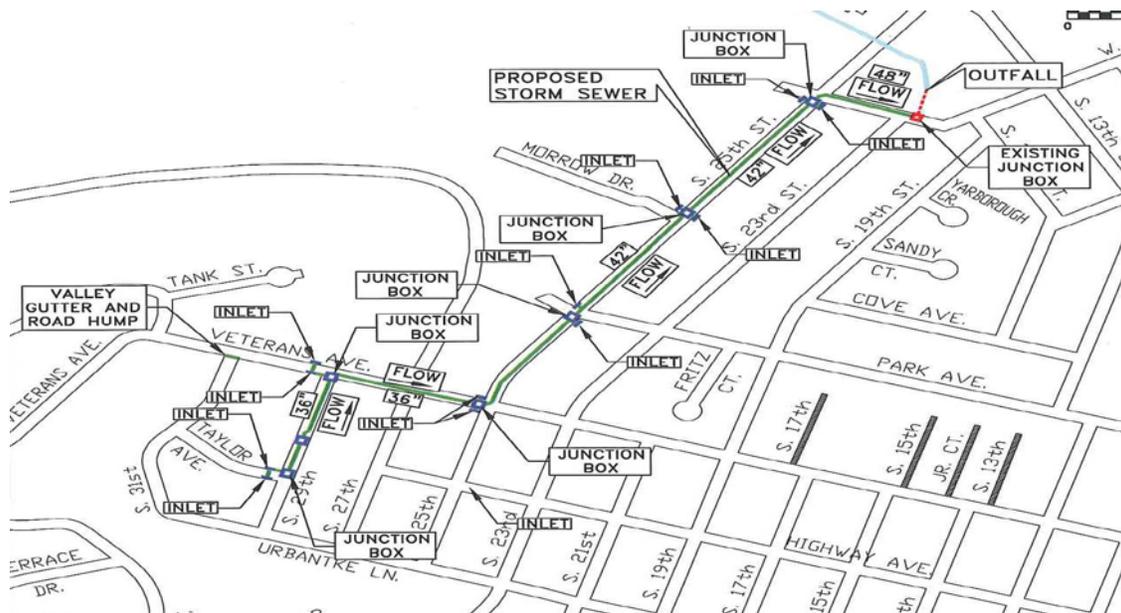
## HISTORY

During the heavy rain events of 2007, residents in the project area reported receiving storm water inside their homes.

## PROJECT ISSUES

Locating and protecting the water, sewer and gas service lines located throughout the proposed reinforced concrete pipe (RCP) installation area.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Relocation of Fire Station #2

Purpose: Replace and construct a new, more efficient and better located Fire SubStation

City Project Manager: Fire Chief

Engineer: TBD

Contractor: TBD

Cost: TBD

## DESIGN

Start Date: October 2011

Completion Date: TBD

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Purchase of the property is complete; however, await the signed deeds for filing. Title insurance has been secured on the property and the survey is complete with the setting of the corner pins.

## NEXT STEPS

1. Begin voluntary annexation procedures to annex property into the City Limits
2. Once annexation is complete, begin platting and zoning
3. Select and distribute a delivery method for design and construction.
4. Create and distribute an RFQ/RFP selected delivery method
5. Council approval for Contract on selected delivery method
6. Finalize design and engineering programs through needs assessments
7. Secure required financing for project based on cost estimations
8. Begin construction

## **PUBLIC MEETINGS**

12/14/2009 – Council approved purchase of 6.8 acres of land

## **HISTORY**

The Current Fire Station # 2 is located at 1208 W. Ave. B. and was constructed circa 1978. A station location study was conducted to determine the appropriate location for the new station using ISO Property Protection Classification standards. City Council approved the purchase of up to \$138,000.00 for 6.8 acres of land.

## **PROJECT ISSUES**

Financing of the project is pending FY 2012 funding.

## **MAP/ PICTURES OF PROJECT**

Date: January 31, 2010

## PROJECT INFORMATION

Name: Library Renovations

Purpose: Paint interior of library and replace flooring in Children's area and Meeting area

City Project Manager: Library Director Engineer: N/A

Contractor: \_\_\_\_\_ Cost: \$50,000

## DESIGN

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: November 2008

Completion Date: May 2010

## CURRENT STATUS

Roof repairs were completed November 2008

## NEXT STEPS

1. Painting scheduled to begin 2/15/2010 and end 2/25/2010
2. Issue purchase order for carpeting of Children's area
3. Issue purchase order for tiling of Meeting room
4. Notify vendors to proceed

## PUBLIC MEETINGS

4/1/2008 - Council approved the issuance of limited Tax Notes that included the Library Renovations.

## HISTORY

Various types of roof and water leaks have caused damage to the walls and carpet in the Children's and Meeting Rooms. The roof leaks were repaired in November 2008. The carpet in the meeting room is badly stained from spilled food and beverages therefore funding will be used to replace flooring in the meeting room area. Funding was provided in the May 2008 tax notes for Library renovations.

## PROJECT ISSUES

Library staff is currently establishing a construction schedule for replacing floors in the Children's room and meeting room that will minimize effecting library patrons.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Civic Center Renovations

Purpose: Resurface floors; upgrade appliances; add a conference room

City Project Manager: Community Svcs Director Architect: Gene Dane & Associates

Contractor: \_\_\_\_\_ Cost: \$160,000

## DESIGN

Start Date: October 2009

Completion Date: January 2010

## CONSTRUCTION

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CURRENT STATUS

Advertised for bids January 22, 2010 and January 29, 2010. Opened bids February 8, 2010. Only received 1 bid for the project, so bid was rejected at February 16, 2010 Council Meeting.

## NEXT STEPS

Open bids on February 8, 2010  
Seek Council guidance on receipt of one bid/request Council reject bids  
Re-advertise for bids February 19, 2010 and February 26, 2010  
Conduct Pre-bid conference scheduled for March 1, 2010  
Hold bid opening scheduled for March 9, 2010  
Bid Award  
Pre-construction meeting  
Renovations begin  
Complete periodic inspections  
Accept project

## PUBLIC MEETINGS

8/2009 – Council authorized issuance of tax notes to provide funding for the project  
10/13/2009 – CIP was approved by Council.

## HISTORY

During the budget process, a need to update the Civic Center was identified. The project was included in the 2009-2010 CIP. An architect was engaged to design the project on 10/26/2009. The design was completed in January 2010 and the project was advertised for bid on January 22<sup>nd</sup> and 29<sup>th</sup>, 2010.

## PROJECT ISSUES

Should the submitted bids exceed budget funds, staff will recommend reduction in project scope or possible re-bid if sufficient number of bids is not received.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Parks & Recreation Committee

Purpose: Needs assessment for Parks & Recreation

City Project Manager: Community Svcs Director Architect: \_\_\_\_\_

Contractor: \_\_\_\_\_ Cost: \_\_\_\_\_

## DESIGN

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CURRENT STATUS

A Parks and Recreation Committee has been established. Members have met three times to discuss goals and objectives for the upcoming needs assessment. The committee is slated to meet with several firms to review proposals for the needs assessment.

## NEXT STEPS

1. Committee selection and recommendation of a firm to conduct the needs assessment
2. Council approve agreement for completion of needs assessment
3. Needs Assessment conducted
4. Presentation of Needs Assessment results to governing body
5. Governing Body provides direction to Parks & Recreation Committee

## **PUBLIC MEETINGS**

September 8, 2009 - Council authorized the formation of committee and appointed some of the members

October 13, 2009 – Council approved additional members.

## **HISTORY**

In response to citizens' requests to upgrade Parks and Recreation facilities throughout the City, a committee was formed to identify needs. The City Council set aside funds in the Recreation Activities 2009-2010 approved budget to conduct a needs assessment. Council authorized the formation of a Parks and Recreation committee at the September 8, 2009 Council Meeting. Committee members were approved at the October 13, 2009 Council Meeting. The committee has met three times.

## **PROJECT ISSUES**

## **MAP/ PICTURES OF PROJECT**



Date: January 31, 2010

## PROJECT INFORMATION

Name: South Park Pool Renovations

Purpose: Renovation of South Park Pool and construction of splash pad

City Project Manager: Community Svcs Director Engineer: \_\_\_\_\_

Contractor: T. F. Harper & Associates Cost: \$205,440

## DESIGN

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: February 2010

Completion Date: June 2010

## CURRENT STATUS

Selecting cooperative bid and planned for consideration and action by Council in February 2010.

## NEXT STEPS

1. Seek Council approval of cooperative bid
2. Provide vendor with a notice to proceed
3. Issue a Purchase Order
4. Vendor order materials for the project
5. Construction begins upon arrival of materials
6. Complete periodic inspections of project
7. Accept project

## **PUBLIC MEETINGS**

## **HISTORY**

The Parks and Recreation department identified a need for improving the pool surfacing at the South Park Pool facility. In the spring of 2009, the Texas Department of Health established new guidelines for main drain covers at pool facilities. During the installation of the drain covers cracks were found in the plaster of the pool. Water had penetrated the plaster and had formed water pockets between the plaster and the pool foundation. The pool resurfacing was addressed in the City Capital Improvement Plan along with the construction of a splash pad.

## **PROJECT ISSUES**

## **MAP/ PICTURES OF PROJECT**

Date: January 31, 2010

## PROJECT INFORMATION

Name: Recycle Center Expansion

Purpose: To expand current recycle center and provide a cover over the area to provide protection from the elements.

City Project Manager: SW Superintendent Engineer: TBD

Contractor: TBD Cost: TBD

## DESIGN

Start Date: TBD

Completion Date: TBD

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Meeting with new engineer in February 2010, sent a notification letter to each of the prior engineers to end the negotiations.

## NEXT STEPS

1. Request a proposal to provide design specifications from the engineer
2. Accept engineer proposal through City Council approval
3. Prepare and advertise bid specifications for construction
4. Hold a pre-bid conference
5. Evaluate and award construction contract through City Council approval
6. Hold pre-construction conference
7. Begin construction
8. Complete project

## PUBLIC MEETINGS

## HISTORY

Due to solid waste state law changes in 2006 the City's recycle center was required to obtain a storm water pollution prevention permit because the recyclables are exposed to storm water. The annual cost of the permit and the associated requirements is approximately \$1,500 to \$2,000. By covering the recyclables the need for quarterly storm water sampling, annual reporting, and the annual cost of the permit will be eliminated. The expansion will also enhance the efficiency, appearance and functionality of the facility overall.

## PROJECT ISSUES

Contract negotiations from two professional architecture/engineering firms were unsuccessful, thus delaying the project. State Law does not permit a competitive process for professional architectural/engineering services.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Transfer Station Renovations

Purpose: To provide protection from the elements for the transfer station collection vehicle parking area and citizen's using the tipping area.

City Project Manager: Solid Waste Superintendent

Engineer: TBD

Contractor: TBD

Cost: TBD

## DESIGN

Start Date: TBD

Completion Date: TBD

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Meeting with new engineer in February 2010, sent a notification letter to each of the prior engineers to formally end the negotiation process as required by State Law.

## NEXT STEPS

1. Request a proposal to provide design specifications from the engineer
2. Accept engineer proposal through City Council approval
3. Prepare and advertise bid specifications for construction
4. Hold a pre-bid conference
5. Evaluate and award construction contract through City Council approval
6. Hold pre-construction conference
7. Begin construction
8. Complete project

## PUBLIC MEETINGS

### HISTORY

In evaluating the Transfer Station area in 2006, staff determined that the area would benefit from covering the collection vehicle parking area to reduce contaminants from storm water runoff entering the City's drainage system. Covering the citizen's tipping area provides cover for citizen's using the transfer station, and for the storage of residential containers to prevent weather damage and will add to the life cycle of the containers, and provides an area for employees to perform minor maintenance work.

The renovations will also eliminate the need for the annual storm water permit and associated fees.

### PROJECT ISSUES

Contract negotiations from two professional architecture/engineering firms were unsuccessful, thus delaying the project. State Law does not permit a competitive process for professional architectural/engineering services.

### MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Transfer Station Tipping Floor Resurfacing

Purpose: To repair surface damage to the transfer station tipping floor.

City Project Manager: Solid Waste  
Superintendent

Engineer: TBD

Contractor: TBD

Cost: TBD

## DESIGN

Start Date: TBD

Completion Date: TBD

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Meeting with new engineer in February 2010, sent a notification letter to each of the prior engineers to formally end negotiations as required by State Law.

## NEXT STEPS

1. Request a proposal to provide design specifications from the engineer
2. Accept engineer proposal through City Council approval
3. Prepare and advertise bid specifications for construction
4. Hold a pre-bid conference
5. Evaluate and award construction contract through City Council approval
6. Hold pre-construction conference
7. Begin construction
8. Complete project

## PUBLIC MEETINGS

## HISTORY

Staff determined at the end of fiscal year 06/07 that the transfer station tipping floor would soon need resurfacing due to the usage and age of the transfer station. In the fiscal year 09/10 the transfer station tipping floor was included in the five-year Capital Improvement Plan and debt was issued to cover the cost of the resurfacing.

## PROJECT ISSUES

Contract negotiations from two professional architecture/engineering firms were unsuccessful, thus delaying the project. State Law does not permit a competitive process for professional architectural/engineering services.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Lutheran Church Road

Purpose: Widen the road to 36 feet from FM 116 North to Summers Road and provide drainage improvements.

City Project Manager: Public Works Asst. Dir. Engineer: Hearn Engineering

Contractor: David Smith Construction Cost: \$792,427.61

## DESIGN

Start Date: May 2009

Completion Date: November 2009

## CONSTRUCTION

Start Date: March 2010

Completion Date: August 2010

## CURRENT STATUS

Construction contract awarded. Construction scheduled to begin early March 2010 with a 180 day construction contract.

## NEXT STEPS

1. Execute the construction contracts
2. Conduct Pre-bid conference
3. Begin construction
4. Complete periodic inspections
5. Accept project

## PUBLIC MEETINGS

5/19/2009 – Council authorized engineering contract with Hearn Engineering.  
1/5/2010 – Council awarded construction contract to David Smith Construction.

## HISTORY

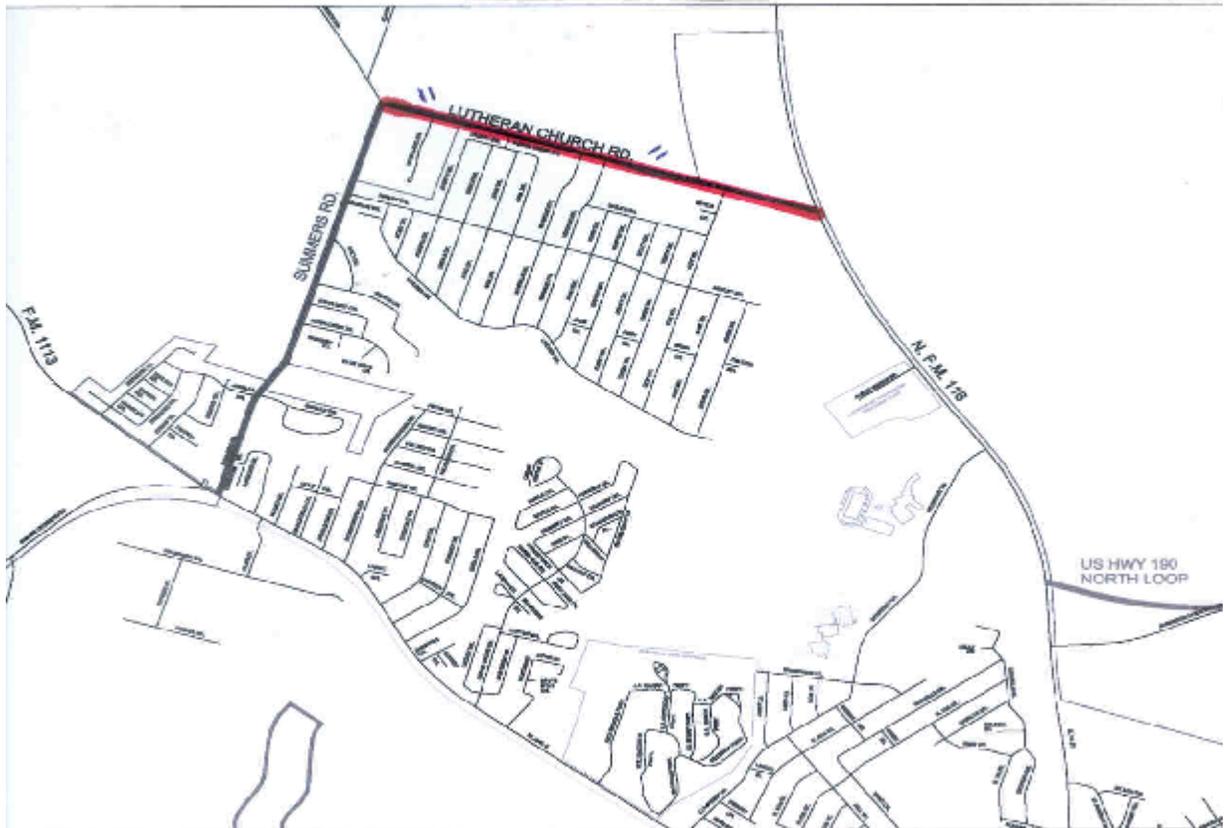
Project was included in the FY 2010-2014 CIP as adopted by Council in October 2009. Total bid does include two alternate bids. Project planned to increase roadway width from 22' to 40' and include bar ditches along the roadway. The project will also consist of three lanes, with one being a dedicated center turn lane.

## PROJECT ISSUES

TxDOT plans installation of a traffic signal at FM 116 and Lutheran Church Road in late fall 2010.

## MAP/ PICTURES OF PROJECT

### Vicinity Map LUTHERAN CHURCH ROAD



Date: January 31, 2010

## PROJECT INFORMATION

Name: Northeast Bypass (State Highway 9)

Purpose: Provide alternate route to connect Tank Destroyer Blvd and U.S. 190 to FM 116 North

City Project Manager: City Engineer Engineer: TxDOT Engineer

Contractor: TBD by TxDOT Cost: \$24,800,000

## DESIGN

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CURRENT STATUS

TxDOT has completed 30% of the construction plans. TxDOT is working to identify the extent of City utility conflicts.

## NEXT STEPS

1. Work with TxDOT to resolve City utility conflicts
2. Request exception to TxDOT policy
3. Present engineering contract for design of utility relocations to Council for consideration
4. Present an Advanced Funding Agreement to Council for consideration
5. Schedule Ground Breaking Ceremony with TxDOT
6. Conduct Ground Breaking Ceremony
7. City complete design of utility relocates
8. TxDOT to complete design of project
9. Assist TxDOT with construction bid process if necessary
10. Assist TxDOT with bid letting if necessary
11. Participate in TxDOT's pre-construction meeting
12. Construction begins
13. City staff conduct periodic inspections of City utility relocate portion of project

## PUBLIC MEETINGS

11/9/2006 – Council passed a resolution designated \$400,000 to the project

6/3/2008 – Council passed a resolution supporting the Northeast Bypass project

## HISTORY

On August 26, 2004, a Texas Department of Transportation Minute Order was approved for widening and extending Tank Destroyer Boulevard connecting to FM 116 North in Copperas Cove. On the north end the connection would tie to the current Tank Destroyer Boulevard at the point where Tank Destroyer Boulevard is approved to be extended to the northwest and connect to FM 116. This proposed one-mile connection will form a Northeast Loop around Copperas Cove from US Highway 190 to FM 116 when combined with the extension portion of the approved Tank Destroyer Boulevard project.

In November 2008, voters authorized the issuance of General Obligation Bonds in the amount of \$1.4 million for the project.

## PROJECT ISSUES

Working with TxDOT to seek an exception to TxDOT policy.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Railroad Crossing Relocation

Purpose: Crossing at Olive Street and FM 1113 will be closed and replaced with a safer more accessible intersection at Bradford Drive and FM 1113.

City Project Manager: City Engineer Engineer: Hearn Engineering

Contractor: TBD Cost: TBD

## DESIGN

Start Date: November 2008

Completion Date: July 2009

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Project design is complete; however, awaiting additional project funding prior to seeking construction bids.

## NEXT STEPS

1. Secure additional funding in summer 2010
2. Purchase right-of-way for project completion
3. Execute agreements with TxDOT and BNSF Railroad
4. Complete bid process
5. Council award construction contract
6. Public Improvements Inspector ensure project is completed according to code

## **PUBLIC MEETINGS**

10/2/2008 – Council authorized issuance of tax notes to provide funding for the project

11/3/2008 – Council authorized engineering contract with Hearn Engineering

11/3/2008 – Council approved an ordinance authorizing closing of Olive Street Crossing upon project completion

## **HISTORY**

BNSF Railroad, TxDOT and the City have previously discussed closing the Olive Street crossing and constructing a new at-grade crossing by extending Bradford Drive. TxDOT and BNSF have agreed to fund the cost of the actual crossing and new lights and signal arms. The City will be responsible for the costs associated with closing Olive Street and extending Bradford Drive to FM 1113.

## **PROJECT ISSUES**

Initially, staff turnover resulted in the project being delayed. Currently, additional right-of-way requirements and higher than expected construction costs have resulted in funding constraints.

## **MAP/ PICTURES OF PROJECT**

Date: January 31, 2010

## PROJECT INFORMATION

Name: Southeast Bypass (Reliever Route)

Purpose: Reduce congestion on U.S. 190 and improve mobility and safety through the area. The bypass will provide a critical link along the NHS and Trunk Systems to provide for uninterrupted traffic flow.

City Project Manager: City Engineer and Public Works Director

Engineer: TxDOT Engineer & Hearn Engineering

Contractor: TBD

Cost: Engineering (Utility Relocates) - \$33,800; Construction - \$54,728,168

### DESIGN

Start Date: March 2009

Completion Date: TBD

### CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Currently await the design completion and funding for the entire project. Council approved advanced funding agreement with TxDOT for utility relocates.

## NEXT STEPS

1. Complete design
2. Complete Pass-through funding application
3. Complete debt issuance back by Category 3 funds and Pass-through financing Agreement
4. Schedule Ground Breaking Ceremony with TxDOT
5. Conduct Ground Breaking Ceremony
6. City complete design of utility relocates
7. TxDOT to complete design of project
8. Assist TxDOT with construction bid process if necessary
9. Assist TxDOT with bid letting if necessary
10. Participate in TxDOT's pre-construction meeting
11. Construction begins
12. City staff conduct periodic inspections of City utility relocate portion of project

## PUBLIC MEETINGS

6/4/2002 – Council authorized execution of Advanced Funding Agreement with TxDOT for right-of way purchases and non-City utility relocations  
10/2/2007 – Council approved agreement with Hearn Engineering for design of utility relocations  
5/6/2008 – Council approved a resolution supporting the project  
3/3/2009 – Council approved a resolution supporting the project and future issuance of debt  
1/19/2010 – Council authorized execution of Advanced Funding Agreement with TxDOT for city owned utility relocations

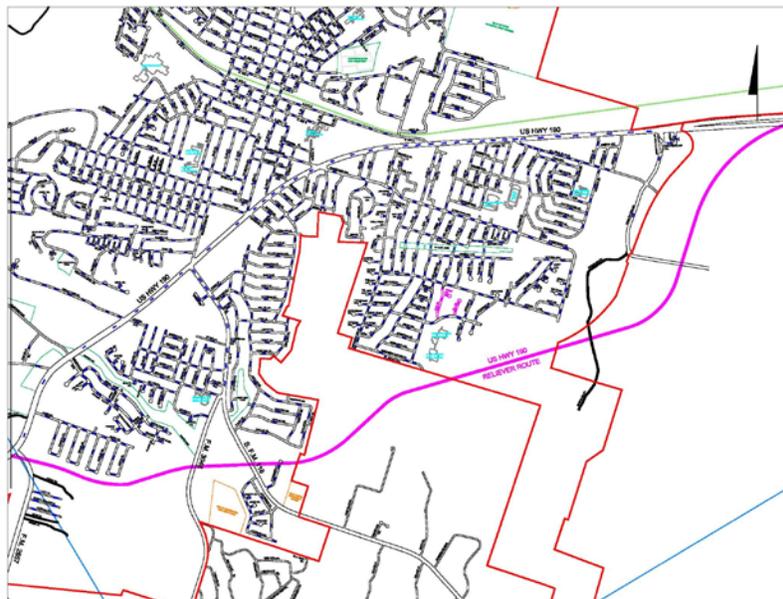
## HISTORY

This project is on a new location and was originally proposed to be constructed as a four lane controlled access roadway from existing U.S. 190 west of FM 2657 eastward to U.S. 190 east of Copperas Cove City limits. The development of this proposed project will reduce congestion on U.S. 190 and improve mobility and safety through the area. This project will provide a critical link along the NHS and Trunk Systems to provide for uninterrupted traffic flow. It is anticipated that the proposed action will alleviate the traffic and mobility problems and enable efficient movement through both the current U.S. 190 and proposed project.

## PROJECT ISSUES

Identifying and securing funding created multiple delays since the early 1990s. Additionally, the purchase of right-of-way was delayed on the west end of U.S. Highway 190 for several years.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Fourth Year Sewer Rehabilitation

Purpose: Replace substandard sewer lines in the Mountain Ave., Live Oak Dr., Hill St., Phyllis St., and Hughes Ave.

City Project Manager: Public Works Director Engineer: Hearn Engineering

Contractor: TBD Cost: Engineering - \$ 37,976

## DESIGN

Start Date: April 2004

Completion Date: June 2004

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Awaiting completion of CDBG projects to ensure no duplications of projects occurs.

## NEXT STEPS

1. Update Plans and Specifications
2. Complete public bid process
3. Council award construction contract
4. Execute Construction Contracts
5. Conduct Pre-Construction Meeting
6. Begin construction
7. Conduct period project inspections
8. Accept public improvements

## **PUBLIC MEETINGS**

## **HISTORY**

Sewer lines in the project areas are clay with no gaskets between joints. Due to deterioration over time and shifting of soil, cracks have formed. The lines are an inadequate size to accommodate today's flows. Cracks and no gaskets greatly contribute to inflow/infiltration into the sewer system. The projects have already been designed and will only require updating.

## **PROJECT ISSUES**

Delay due to CDBG assuming some fourth year projects.

## **MAP/ PICTURES OF PROJECT**

See map attachments.

- 1-Mountain Ave.
2. Live Oak Dr.
- 3-Hill St.
- 4-Phyllis St.
- 5-Hughes Ave.

Date: January 31, 2010

## PROJECT INFORMATION

Name: Allen Street Waterline Upgrade

Purpose: Replace existing 2" and 1 1/2" galvanized main and 3/4" service lines with new 6" PVC main and 3/4" Poly service; install two fire hydrants.

City Project Manager: Public Works Director

Engineer: TBD

Contractor: TBD

Cost: Engineering - \$ 25,000.  
Construction - \$100,000.

## DESIGN

Start Date: TBD

Completion Date: TBD

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Awaiting funding for both design and construction.

## NEXT STEPS

1. Obtain funding
2. Complete design
3. Bid project
4. Complete construction

## PUBLIC/COUNCIL MEETINGS

3/3/2009 - Council provided CIP update.

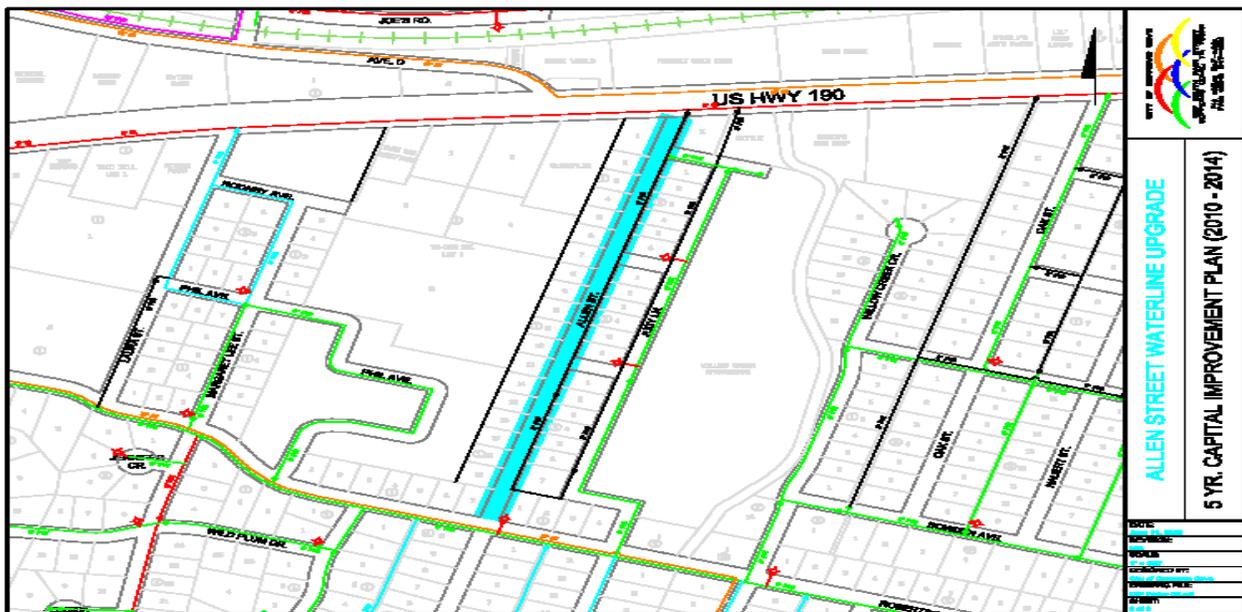
## HISTORY

Project will provide residents in the area with better water pressure and volume and reduce service interruptions. The upgrade will reduce costs for street repairs and leak repairs, and will provide fire protection through the installation of two new hydrants.

## PROJECT ISSUES

Funding not available at present.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: **2009-10 CDBG (CIP) Project, South 9<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, and 15<sup>th</sup> Streets - Water Line Replacements.**

Purpose: Replace two-inch water lines with new six-inch water lines and relocate from rear of properties to the street in front.

City Project Manager: Public Works Director Engineer: River City Engineering

Contractor: TBD Cost: Engineering - \$27,000.00  
Construction - TBD

## DESIGN

Start Date: January 2010

Completion Date: February 2010

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

\$ 250,000 CDBG Project award  
Design near completion; plan to bid project in March 2010

## NEXT STEPS

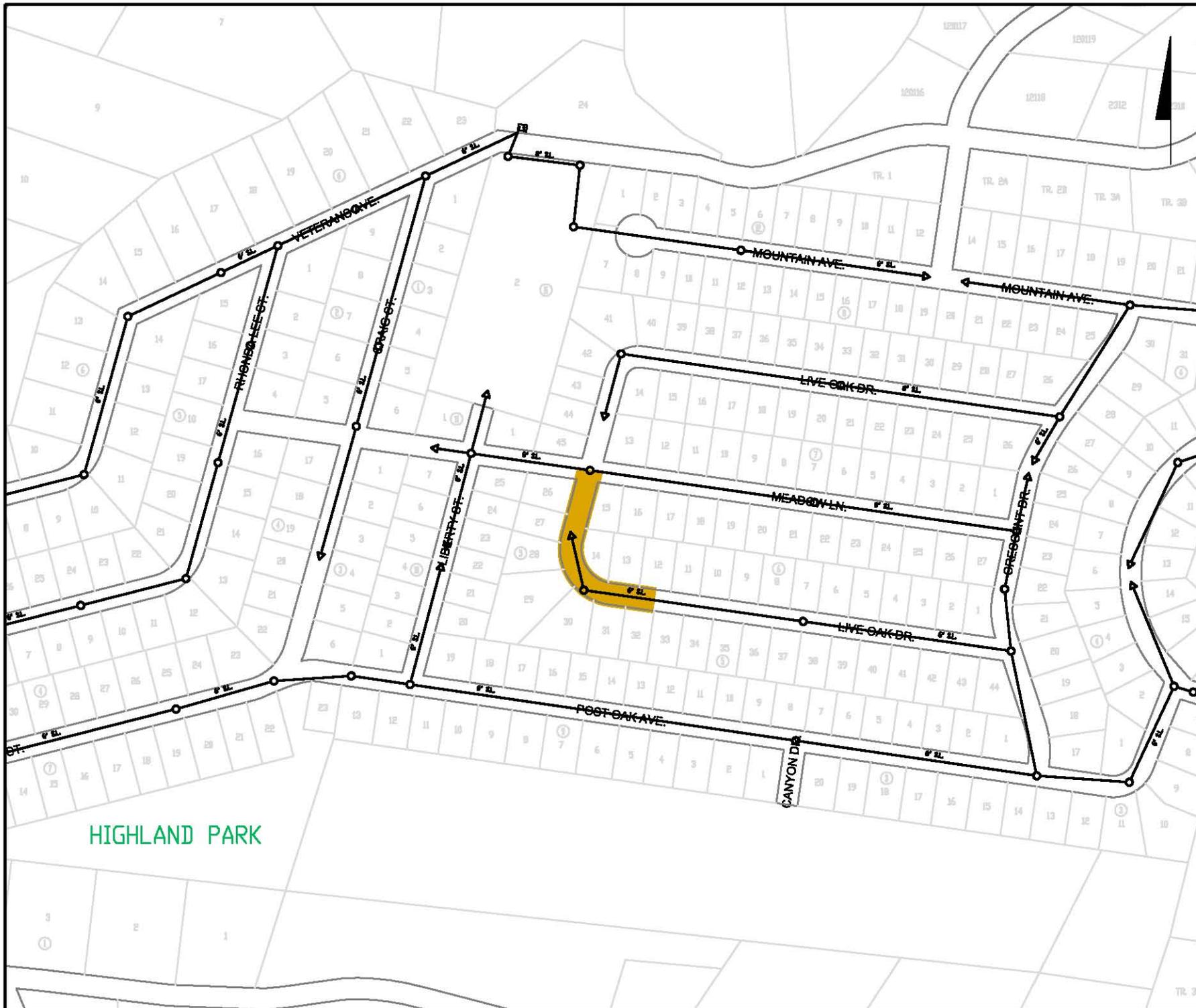
1. Bid project in March 2010
2. Council award construction contract
3. Execute construction contract
4. Conduct pre-construction meeting
5. Begin Construction in May 2010
6. Complete periodic project inspections
7. Accept public improvements



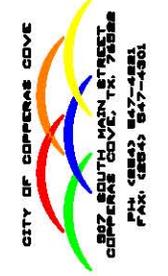


**FOURTH YEAR SEWER REHABILITATION PROJECTS**  
**MOUNTAIN AVENUE - SEWER IMPROVEMENTS**  
**5 YR. CAPITAL IMPROVEMENT PLAN (2010 - 2014)**

DATE:	June 5, 2009
REVISION:	N/A
SCALE:	1" = 300'
DESIGNED BY:	City of Coppens Cove, TX
DRAWING FILE:	Sewer-02a.pdf
SHEET:	2 of 11

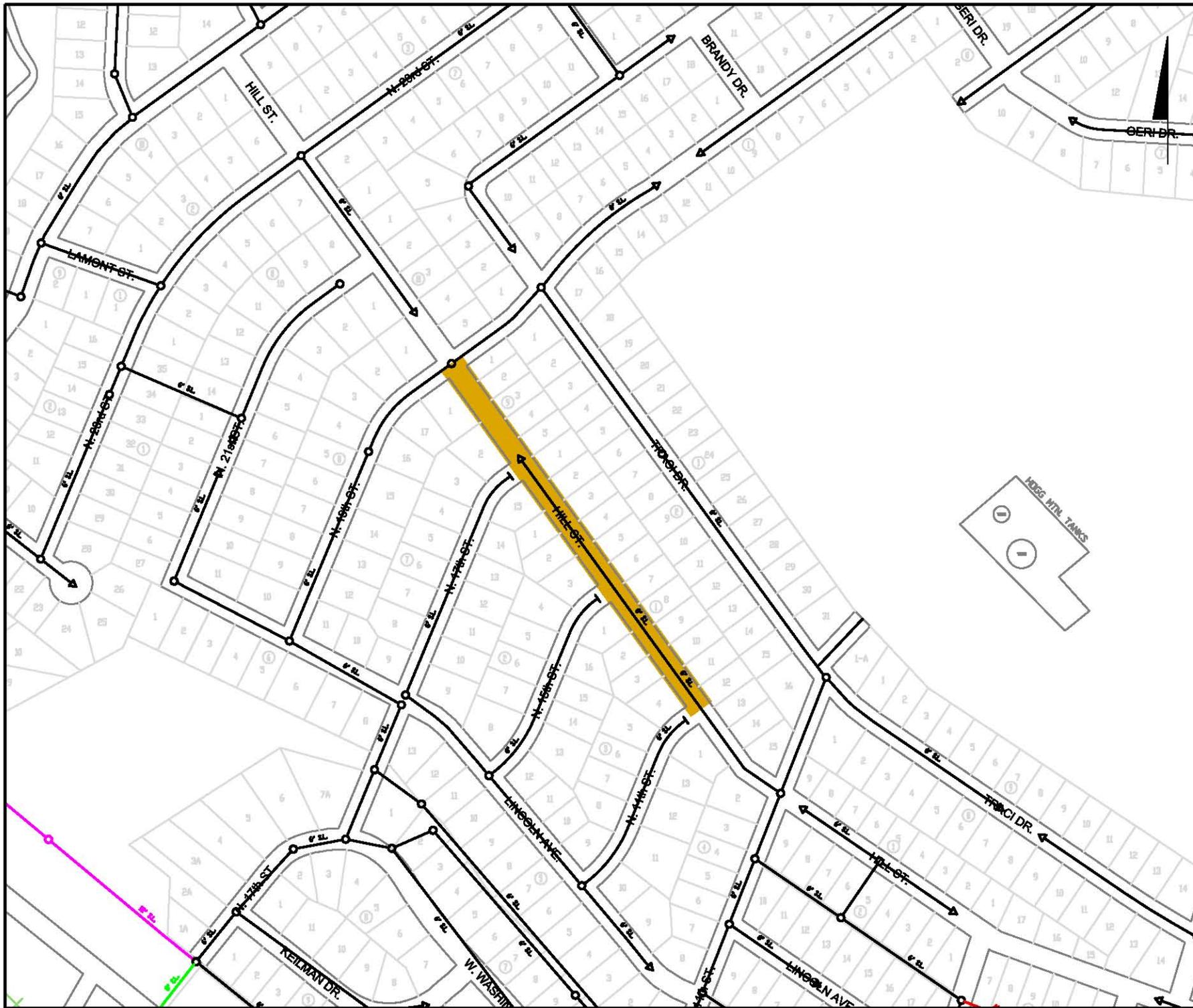


HIGHLAND PARK



**FOURTH YEAR SEWER REHABILITATION PROJECTS**  
**LIVE OAK DRIVE - SEWER IMPROVEMENTS**  
**5 YR. CAPITAL IMPROVEMENT PLAN (2010 - 2014)**

DATE:	June 1, 2009
REVISION:	N/A
SCALE:	1" = 300'
DESIGNED BY:	City of Coppas Cove, TX
DRAWING FILE:	Sewer-02b.pdf
SHEET:	3 of 11



CITY OF COPPENS COVE  
 802 SAULT COVE BLVD., SUITE 100  
 COPPENS COVE, TEXAS 75845  
 PH: (936) 847-4388  
 FAX: (936) 847-4301

**FOURTH YEAR SEWER REHABILITATION PROJECTS**  
**HILL STREET - SEWER IMPROVEMENTS**  
**5 YR. CAPITAL IMPROVEMENT PLAN (2010 - 2014)**

DATE:	June 1, 2009
REVISION:	N/A
SCALE:	1" = 300'
DESIGNED BY:	City of Coppens Cove, TX
DRAWING FILE:	Sewer-02a.pdf
SHEET:	6 of 11



CITY OF COPPENAS COVE  
 802 SAULT COVE BLVD., STREET  
 COPPENAS COVE, TX 75828  
 PH: (886) 847-4888  
 FAX: (886) 847-4801

**FOURTH YEAR SEWER REHABILITATION PROJECTS**  
**PHYLIS DRIVE - SEWER IMPROVEMENTS**  
**5 YR. CAPITAL IMPROVEMENT PLAN (2010 - 2014)**

DATE:	June 1, 2009
REVISION:	N/A
SCALE:	1" = 300'
DESIGNED BY:	City of Coppengas Cove, TX
DRAWING FILE:	Sewer-02h.pdf
SHEET:	8 of 11



CITY OF COPPENS COVE  
 802 SAULT COVE BLVD., SUITE 200  
 COPPENS COVE, TEXAS 75828  
 PH: (936) 847-4300  
 FAX: (936) 847-4301

**FOURTH YEAR SEWER REHABILITATION PROJECTS**  
**HUGHES AVENUE - SEWER IMPROVEMENTS**  
**5 YR. CAPITAL IMPROVEMENT PLAN (2010 - 2014)**

DATE:	June 1, 2009
REVISION:	N/A
SCALE:	1" = 300'
DESIGNED BY:	City of Coppens Cove, TX
DRAWING FILE:	Sewer-021.pdf
SHEET:	7 of 11



Date: January 31, 2010

## PROJECT INFORMATION

Name: Compost Renovation

Purpose: Install an additional Compost Pad

City Project Manager: Public Works Director

Engineer: TBD

Contractor: TBD

Cost: Engineering - \$ 35,000.  
Construction - \$350,000.

## DESIGN

Start Date: TBD

Completion Date: TBD

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Awaiting funding for design.

## NEXT STEPS

1. Secure funding
2. Design project

## PUBLIC/COUNCIL MEETINGS

3/3/2009 – Council provided capital project update.

## HISTORY

The City's sludge volume is currently exceeding the existing facility and capacity and needs an additional compost pad or extensive expansion of the existing pad.

## PROJECT ISSUES

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Long Mountain Water Tank Rehabilitation

Purpose: Rehabilitate 250,000 Gallon Steel Ground Storage Tank

City Project Manager: Public Works Director Engineer: Dunham Engineering

Contractor: TBD Cost: Engineering - \$10,000

## DESIGN

Start Date: July 2009

Completion Date: August 2009

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Design complete; awaiting funding.

## NEXT STEPS

1. Secure project funding
2. Complete public bid process
3. Council award construction bid
4. Conduct Pre-Construction Meeting
5. Begin project
6. Conduct periodic inspections
7. Accept project

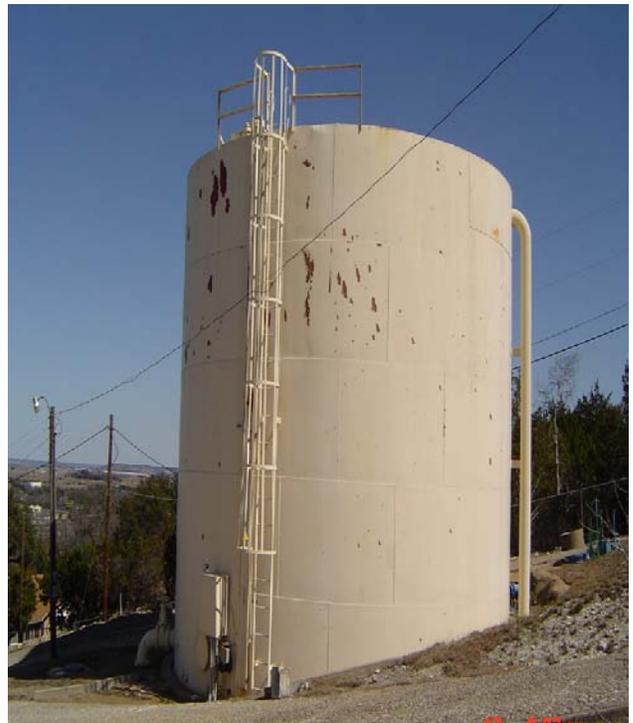
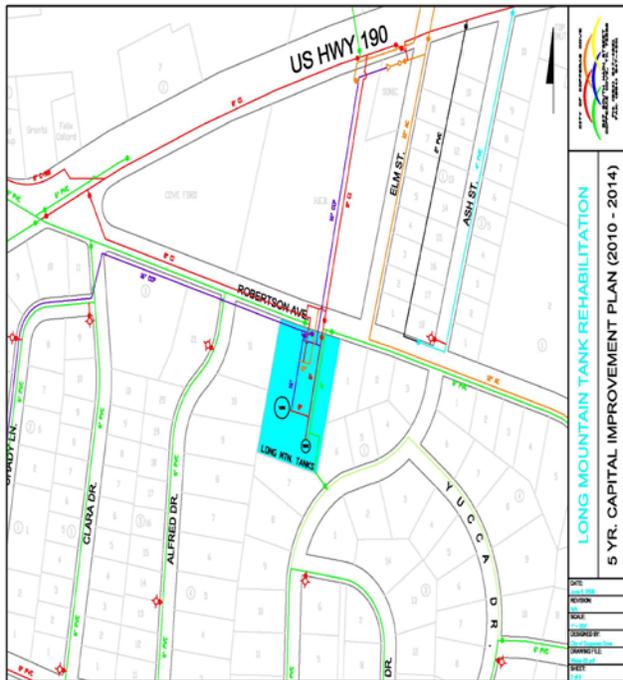
## PUBLIC MEETINGS

## HISTORY

A tank inspection was conducted by Dunham Engineering which revealed numerous rust spots along the floor, sidewalks, and rafters. Rehabilitation will prevent further damage and maintain compliance with TCEQ rules and regulations and prevent possible contamination of the City's water supply.

## PROJECT ISSUES

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Mesa Verde at Skyline Phase II Water Project

Purpose: Develop a method of financing necessary for the construction of a 300,000 gallon elevated water tank and 12" water line related to this development.

City Project Manager: City Manager & Public Works Director

Engineer: Hawes, Hill, Calderon, LLP and River City Engineering

Contractor: Maguire Iron

Cost: \$1,075,000

## DESIGN

Start Date: August 2008

Completion Date: October 2008

## CONSTRUCTION

Start Date: Cancelled

Completion Date: \_\_\_\_\_

## CURRENT STATUS

Project has been cancelled. On September 1, 2009, the developer vacated the subdivision plat by City Council approval of Resolution No. 2009-38.

## NEXT STEPS

1. Await developer notification of project funding
2. Seek bids for construction of project
3. Council award construction bid
4. Construction begins

## PUBLIC/COUNCIL MEETINGS

4/1/2008 – Council authorized the issuance of tax notes to provide funding for the project

5/20/2008 – Council approved legal services contract with Allen Boone Humphries Robinson LLP for creation of 380 agreement

5/20/2008 – Council approved economic development agreement with Mesa Verde Partnership

10/21/2008 – Council awarded construction contract to Maguire Iron

3/3/2009 – Council authorized the cancellation of the construction contract with Maguire Iron

9/1/2009 – Council approved developer request to vacate plat

## HISTORY

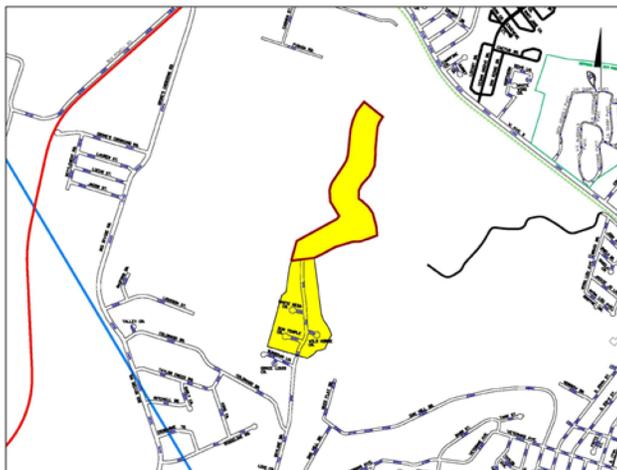
The Copperas Cove EDC hired Hawes Hill Calderon to develop a plan to create a PID for this development and work through the implementation of that plan. Developer and City agreed a Chapter 380 agreement between the City and Developer was more appropriate.

The preliminary development plan anticipates construction of 95 single family homes. The development at Mesa Verde II and III would not occur but for the use of the attached Economic Development Agreement, as the City recognizes its inability to provide the required additional water supply capacity.

## PROJECT ISSUES

The developer notified the City on 1/9/09 that financing for the project would not be possible due to the economic downturn, thus City staff requested Council authorize the cancellation of the construction contract. The cancellation process was simple since City staff never executed the construction contracts.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Mesa Verde at Skyline Phase II Water Project

Purpose: Develop a method of financing necessary for the construction of a 300,000 gallon elevated water tank and 12" water line related to this development.

City Project Manager: City Manager & Public Works Director

Engineer: Hawes, Hill, Calderon, LLP and River City Engineering

Contractor: Maguire Iron

Cost: \$1,075,000

## DESIGN

Start Date: August 2008

Completion Date: October 2008

## CONSTRUCTION

Start Date: Cancelled

Completion Date: \_\_\_\_\_

## CURRENT STATUS

Project was cancelled. On September 1, 2009, the developer vacated the subdivision plat by City Council approval of Resolution No. 2009-38.

## NEXT STEPS

1. Await developer notification of project funding
2. Seek bids for construction of project
3. Council award construction bid
4. Construction begins

## **PUBLIC MEETINGS**

4/1/2008 – Council authorized the issuance of tax notes to provide funding for the project

5/20/2008 – Council approved legal services contract with Allen Boone Humphries Robinson LLP for creation of 380 agreement

5/20/2008 – Council approved economic development agreement with Mesa Verde Partnership

10/21/2008 – Council awarded construction contract to Maguire Iron

3/3/2009 – Council authorized the cancellation of the construction contract with Maguire Iron

9/1/2009 – Council approved developer request to vacate plat

## **HISTORY**

The Copperas Cove EDC hired Hawes Hill Calderon to develop a plan to create a PID for this development and work through the implementation of that plan. Developer and City agreed a Chapter 380 agreement between the City and Developer was more appropriate.

The preliminary development plan anticipates construction of 95 single family homes. The development at Mesa Verde II and III would not occur but for the use of the attached Economic Development Agreement, as the City recognizes its inability to provide the required additional water supply capacity.

## **PROJECT ISSUES**

The developer notified the City on 1/9/09 that financing for the project would not be possible due to the economic downturn, thus City staff requested Council authorize the cancellation of the construction contract. The cancellation process was simple since City staff never executed the construction contracts.

## **MAP/ PICTURES OF PROJECT**

Date: January 31, 2010

## PROJECT INFORMATION

Name: Northeast Sewer Line – Phase I-A

Purpose: Upgrade sewer system from the N.E. Plant, through the Golf Course, to near the 2400 block of East Highway 190.

City Project Manager: Public Works Director Engineer: River City Engineering

Contractor: Lupe Rubio Construction Cost: Engineering - \$ 400,000.00 (all phases)  
Construction - \$ 426,540.54

## DESIGN

Start Date: April 2008

Completion Date: May 2009

## CONSTRUCTION

Start Date: March 2010

Completion Date: May 2010

## CURRENT STATUS

Contract for Phase I-A awarded Jan. 19, 2010.  
Pre-construction conference scheduled for Feb. 23, 2010.

## NEXT STEPS

1. Issue Notice to Proceed Feb. 23, 2010
2. Start construction within 10 days from issue of Notice to Proceed
3. Continue efforts to acquire the necessary easements
4. Construction begins with expected completion in 90 days
5. Periodic inspections conducted by Public Improvements Inspector
6. Begin bid process for phase 1-B

## PUBLIC/MEETINGS

4/7/2009 – Council authorized engineering agreement with River City Engineering  
1/19/2010 – Council awarded contract to Rubio Construction for Phase I-A and I-B  
1/19/2010 – Council approved Interlocal Agreement with CCEDC for temporary funding of the project  
1/26/2010 – CCEDC Board approved Interlocal Agreement with the City for temporary funding of the project

## HISTORY

With the development of the Industrial Foundation property at the east limits of Copperas Cove, upgrading the sewer system from that area to the Northeast Wastewater Treatment Plant has become critical. River City Engineering was hired to design a project which would eliminate existing sewer problems and provide a system which will accommodate present and future growth within the Industrial Park and northeast portions of Copperas Cove. This project will consist of improvements to the Headworks at the Northeast Plant, a 24-inch gravity sewer line from the N.E. plant, through the golf course to a juncture near the 2400 block of East Highway 190.

## PROJECT ISSUES

Staff encountered difficulty obtaining the necessary temporary and permanent easements for the project.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: South Plant – West Clarifier Retrofit

Purpose: Replacement of all clarifier parts and equipment due to deterioration and 24-hour operation under wastewater conditions.

City Project Manager: Public Works Director Engineer: Not Required.

Contractor: Matous Construction Cost: \$ 315,000

## DESIGN

Start Date: January 2009

Completion Date: February 2009

## CONSTRUCTION

Start Date: March 2010

Completion Date: April 2010

## CURRENT STATUS

Awaiting last shipment of parts from Siemens, most of which have to be fabricated.

## NEXT STEPS

1. Remove old clarifier equipment
2. Install new
3. Check and adjust operation
4. Accept improvements

## **PUBLIC MEETINGS**

10/02/2008 - Council authorized issuance of tax notes providing funding for project  
03/03/2009 - Staff provided Capital Project Update to Council  
10/13/2009 – Council approved emergency purchase of 9/23/2009  
11/12/2009 - Council awarded construction contract to Matous Construction  
11/17/2009 – Council approved 2<sup>nd</sup> emergency purchase of 10/27/2009

## **HISTORY**

The South Plant has two (2) rectangular clarifiers (east and west), the east clarifier was retrofitted in 2009. The west clarifier was scheduled for 2010, however since it was in the same bad condition as the east and could fail at anytime, it was determined an emergency and a contract was awarded to Matous Construction for the same price as the east clarifier.

## **PROJECT ISSUES**

Project determined to be an emergency – November 2009.

## **MAP/ PICTURES OF PROJECT**





Date: January 31, 2010

## PROJECT INFORMATION

Name: Taylor Mountain Water Tank Rehabilitation

Purpose: Rehabilitation of 250,000 gallon water tank

City Project Manager: Public Works

Engineer: Dunham Engineering

Contractor: L.C. United Painting Company

Cost: \$10,000 for engineering and  
\$81,000 for construction

## DESIGN

Start Date: March 2009

Completion Date: August 2009

## CONSTRUCTION

Start Date: January 2010

Completion Date: March 2010

## CURRENT STATUS

Plans and specifications are complete and project is underway.

## NEXT STEPS

1. Continue routine tank inspections in the future.

## PUBLIC MEETINGS

10/2/2008 – Council authorized the issuance of tax notes to fund the project

10/13/2009 – Council awarded the construction contract to L.C. Painting Company

## HISTORY

Taylor Mountain is the home of two water storage tanks, both of which were built in the early 1970's. Both are steel tanks and the tank for rehabilitation has a capacity of 250,000 gallons. During an inspection of the tank, conducted April 7, 2007, numerous areas were notated as requiring repairs. The inside of the tank has evidence of corrosion and others requiring repairs and the removal of rust. Both the inside and outside of the tank require repainting.

## PROJECT ISSUES

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Allin House Roof Renovations

Purpose: Replacement of shingle roofing due to deterioration.

City Project Manager: Public Works Director Engineer: N/A

Contractor: TBD Cost: TBD

## DESIGN

Start Date: N/A

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Awaiting estimates

Project funded through 2009 Limited Tax Notes-Hotel Occupancy Tax

## NEXT STEPS

1. Obtain estimates (February/March 2010)
2. Hire contractor
3. Complete renovation
4. Accept project

## PUBLIC/COUNCIL MEETINGS

## HISTORY

During renovations/repairs to the Allin House in 2008 it was found that the roof shingles needed replacing. They were brittle and the abrasive coating was coming off, and some were loose. The existing shingle roof is more than 15 years old.

## PROJECT ISSUES

The Allin House is a Historical Site and only the type roofing that is currently on it, can be used. Only the best quality roofing with the best warranty should be considered.

## MAP/ PICTURES OF PROJECT



Historical Allin House - Roof Repair

Date: January 31, 2009

## PROJECT INFORMATION

Name: Building Department and Code Enforcement Office Space Site

Purpose: Lease of a building under construction by Jack Smith at 207 S. 3rd Street for the Building Development & Code Enforcement.

City Project Manager: Chief Building Official Engineer: Gene Dane

Contractor: Jack Smith Cost: \$2,400/Month Lease Payment

## DESIGN

Start Date: June 2008

Completion Date: September 2008

## CONSTRUCTION

Start Date: September 2008

Completion Date: February 2009

## CURRENT STATUS

Project completed in February 2009. The offices were relocated to the new location on March 13, 2009. Ribbon Cutting Ceremony conducted in May 2009.

## NEXT STEPS

1. Make monthly lease payments for the 24 month lease contract

## PUBLIC MEETINGS

6/3/2008- Council authorized execution of commercial lease agreement

## HISTORY

Office space at City Hall no longer meets the needs for office space, equipment and records storage. As a result, City staff has resorted to storing equipment and records at off-site storage facilities. The total cost associated with the off-site storage is approximately \$219.10 per month, with expectations this amount will increase in the near future.

With other projects continually having a higher priority and funding constraints, the construction or relocation of City Hall is fast becoming a distant future option. In an effort to provide additional space, City staff reviewed multiple options in 2008. One such option came into existence with the possibility of the Coryell County Appraisal District planning to locate a satellite office in Copperas Cove. As a result of this opportunity, City staff and the Chief Appraiser for Coryell County discussed the option of leasing an office facility that would provide common use areas for both entities, therefore reducing the monthly expense for both.

## PROJECT ISSUES

Project design changes caused project delays and delays in acceptance of furniture for the new office space.

## MAP/ PICTURES OF PROJECT





Date: January 31, 2010

## PROJECT INFORMATION

Name: Electronic Ticket Writer Implementation

Purpose: Mobile electronic ticket writers to reduce the paper ticket books and data entry errors. Additionally, improves officer safety.

City Project Manager: Municipal Court Supervisor

Engineer: N/A

Contractor: Brazos Technologies

Cost: \$25,782

## DESIGN

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: May 2009

Completion Date: May 2009

## CURRENT STATUS

Project is complete.

## NEXT STEPS

## **PUBLIC MEETINGS**

3/20/2008 – Presented to City Council at the Council/Staff Retreat  
9/16/2008 - FY 2009 Proposed Budget was adopted by City Council

## **HISTORY**

The City of Copperas Cove seeks to limit the amount of paper the City used on a daily basis by implementing new technologies available at this time. The ticket writers also will reduce the time it takes to conduct a traffic stop; thereby, increasing officer safety.

## **PROJECT ISSUES**

## **MAP/ PICTURES OF PROJECT**

Date: January 31, 2010

## PROJECT INFORMATION

Name: Fort Hood Land Swap

Purpose: An exchange of approximately 109 acres of property that the Copperas Cove EDC has purchased in Bell County to Fort Hood for approximately 125 acres of land located on the east end of Copperas Cove.

City Project Manager: City Manager Engineer: U.S. Corps of Engineers

Contractor: N/A Cost: CCEDC Assumed All Costs

## DESIGN

Start Date: April 2007

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: N/A

Completion Date: N/A

## CURRENT STATUS

The U. S. Corps of Engineers was hired by the CCEDC to complete appraisals, surveys and environmental assessments of both pieces of property. The appraisals, surveys and the environmental assessments are complete; however, the project is under review by the Department of the Army. The General Warranty Deed was completed in April 2009.

## NEXT STEPS

Upon transfer of the property from Fort Hood to the City, the City has agreed to transfer the title of approximately 125 acres to the CCEDC and 71 acres to James Warren Clark II and Wesley Atkinson within 7 days of receipt.

## **PUBLIC MEETINGS**

4/30/2007 – Council authorized the conveyance of CCEDC property for the land swap with Fort Hood

4/7/2009 – Council authorized agreement between the City and James Warren Clark II and Wesley Atkinson

5/5/2009 – Council approved an amendment to the 4/30/2007 agreement

## **HISTORY**

The CCEDC and Fort Hood began negotiations to swap approximately 109 acres of CCEDC property for 125 acres of Fort Hood property in 2007. The Federal Government will allow transfer property to another governmental entity, thus the CCEDC conveyed the property to the City for ultimate transfer to Fort Hood.

## **PROJECT ISSUES**

Since the City only serves as a conduit for completion of the land swap, the City has not been impacted financially or otherwise by the land swap transactions. City staff participated in meetings and conference calls regarding the status of the swap.

## **MAP/ PICTURES OF PROJECT**

Date: January 31, 2010

## PROJECT INFORMATION

Name: Municipal Court Software Installation

Purpose: Change system utilized by Municipal Court for operations from LT Systems to Incode.

City Project Manager: Municipal Court  
Supervisor

Engineer: N/A

Contractor: Tyler Technologies

Cost: \$57,157.56

## DESIGN

Start Date: September 2008

Completion Date: January 2009

## CONSTRUCTION

Start Date: January 2009

Completion Date: April 27, 2009

## CURRENT STATUS

City Manager executed a contract with Tyler Technologies for the purchase of the Municipal Court Module after legal review was completed. Incode completed data conversion and project is complete.

## NEXT STEPS

Complete the processing of the remaining 80 complaints (as of 1/20/10) that were not converted during the system conversion to Incode.

### **PUBLIC MEETINGS**

3/10/2008 - Presented concept to Council at the Council/Staff Retreat

9/16/ 2008 - FY 2009 Budget adopted by City Council providing funding for the project

11/3/2008 – Council authorized execution of contract with Tyler Technologies

6/2/2009 – Council authorized execution of contract with Diversified Lenders to fund the lease to own option for the Incode Software purchase

### **HISTORY**

Incode began data conversion in March 2009 and staff received systems training in April 2009.

### **PROJECT ISSUES**

The system change will improve processing and reporting functions. Additionally, Municipal Court operating from the same system as Finance decreases fraud risk and data entry requirements.

Older complaints (197) were not made part of the data conversion and resulted in manual processing. The manual processing must be completed by the City Prosecutor. Denton, Navarro, Rocha & Bernal agreed to process the complaints for flat fee to minimize the financial impact to the City.

### **MAP/ PICTURES OF PROJECT**

Date: January 31, 2010

## PROJECT INFORMATION

Name: SECO Energy Efficiency and Conservation Block Grant

Purpose: Replace air conditioners on City buildings with more energy efficient models

City Project Manager: Public Works Director Engineer: N/A

Contractor: TBD Cost: Est. \$86,365

## DESIGN

Start Date: TBD

Completion Date: TBD

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

The City submitted an application for the State Energy Conservation Office (SECO) Energy Efficiency and Conservation Block Grant to the Texas Comptroller of Public Accounts. Await award notification from the State Comptroller's Office before proceeding with bid process.

## NEXT STEPS

1. Complete bid process
2. Council award bid to contractor
3. Complete purchase of equipment
4. Begin equipment installation
5. Complete punch list

## **PUBLIC MEETINGS**

10/26/2009 – Council approved the NOI to submit an application for the EECBG grant as required by State Comptroller

10/26/2009 – Council approved a resolution authorizing the submission of a EECBG application

## **HISTORY**

The American Recovery and Reinvestment Act (ARRA) of 2009, announced the availability of funding through the Energy Efficiency and Conservation Block Grant (EECBG) Program, which will be administered on the state level through the Comptroller's State Energy Conservation Office (SECO). The purpose of the EECBG Program is to: 1) reduce fossil fuel emissions in a manner that is environmentally sustainable, and to the maximum extent practicable, maximizes benefits for local and regional communities; 2) reduce the total energy use of eligible entities; and 3) improve the energy efficiency in the building sector, the transportation sector and other appropriate sectors.

## **PROJECT ISSUES**

City staff originally planned to submit an application for lighting at the new Police Facility; however, the State Comptroller's Office notified the Police Chief, the project would be ineligible since it was already under contract and almost complete. Thus, in January 2010, staff decided to apply for funding for the replacement of air conditioner units in the City buildings to include Sewer Department, Public Works, Police Department, City Hall, Utilities Department, Fleet Services, Animal Control, Public Library, Municipal Court, Civic Center and Golf Course.

## **MAP/ PICTURES OF PROJECT**

Date: January 31, 2010

## PROJECT INFORMATION

Name: Building Department and Code Enforcement Software Implementation

Purpose: Transition from existing outdated system to Incode.

City Project Manager: Chief Building Official Engineer: N/A

Contractor: Tyler Technologies Cost: \$50,823

## DESIGN

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: July 2008

Completion Date: January 2009

## CURRENT STATUS

Project is complete. Testing was done in February and the system went "live" in March 2009.

## NEXT STEPS

1. Include software maintenance fees in annual operating budget
2. Ensure annual payment of software maintenance fees is completed

## **PUBLIC MEETINGS**

7/1/2008 – Council approved the capital lease providing funding for the project

8/19/2008 – Council approved the agreement with Tyler Technologies

## **HISTORY**

In the FY 2007 budget, funds were encumbered to cover a software upgrade for the Building Department. In 2008, the Building Department requested software demonstrations from multiple vendors in its search for the system that would best serve the City of Copperas Cove. Various members of staff participated in the demonstration and feedback process.

The transition will improve internal cash controls by posting direct to the general ledger. In addition to the improvement of internal controls, the system will also provide an improved method for issue and tracking building permits and certificates of occupancy.

## **PROJECT ISSUES**

## **MAP/ PICTURES OF PROJECT**

Date: January 31, 2010

## PROJECT INFORMATION

Name: Drainage Master Plan Update

Purpose: Completion of a new drainage master plan along with proposed design criteria for future developments within the City.

City Project Manager: City Engineer Engineer: Walker Partners

Contractor: N/A Cost: \$195,000.00

## DESIGN

Start Date: September 2005

Completion Date: July 2010

## CONSTRUCTION

Start Date: N/A

Completion Date: N/A

## CURRENT STATUS

The draft of the drainage criteria manual is complete and ready for review. The drainage master plan is currently being completed by the consultant and the drainage criteria manual is under review by a Council appointed committee.

## NEXT STEPS

1. Drainage Criteria Committee complete the review of the Drainage Criteria Manual
2. Provide update to Council at a Council Workshop scheduled for July 6, 2010
3. Present Drainage Criteria Manual and Master Plan to Council for adoption

## **PUBLIC/COUNCIL MEETINGS**

09/20/2005 – Council authorized engineering contract with Walker, Wiederhold & Associates  
2/19/2008 – City staff and consultant provided update to Council during a Council Workshop  
6/16/2009 – City staff and consultant provide detailed update to Council during a Workshop  
10/13/2009 – Council established a committee to review and provide input on the proposed Drainage Criteria Manual

## **HISTORY**

The scope of services also included preparation of a Storm Water Management Plan which was completed in accordance with the Texas Commission on Environmental Quality (TCEQ) deadlines. The City's Storm Water Management Plan is compliant with TCEQ requirements and is currently being administered in house.

## **PROJECT ISSUES**

Staff and Council turnover has slowed the approval and completion process. However, Staff does not foresee any future hindrances to completing the project.

## **MAP/ PICTURES OF PROJECT**

Not applicable.

Date: January 31, 2010

## PROJECT INFORMATION

Name: Golf Cart Storage Shed

Purpose: Construction of a 32 cart storage shed to be rented out to private cart owners.

City Project Manager: Danny Zincke Engineer: Pre-engineered building

Contractor: JL Construction Cost: \$66,400 – 2008 Tax Notes

## DESIGN

Start Date: NA

Completion Date: NA

## CONSTRUCTION

Start Date: August 12, 2010

Completion Date: Feb. 10, 2010

## CURRENT STATUS

This project was completed on Feb. 10, 2010. Currently renting cart storage sheds, moving patrons into the shed and collecting rental fees.

## NEXT STEPS

1. Complete the project
2. Obtain Certificate of occupancy
3. Rent storage units to members on the waiting list
4. Perform routine maintenance

## **PUBLIC MEETINGS**

6/16/2009 – City Council approved JL Construction as the contractor for this project.

## **HISTORY**

This project was rebid in June 2009 after an unsuccessful bid attempt in May 2009. A change order was issued to address the slope of the area on the west side of the building and the Street department put down base and established final grade.

## **PROJECT ISSUES**

During the project the weather had a significant impact on the project, with the contractor requesting 50 days due to weather.

## **MAP/ PICTURES OF PROJECT**



Date: January 31, 2010

## PROJECT INFORMATION

Name: City Park Ball Field Lighting

Purpose: Provide sports lighting on Field 5 and 8 at City Park.

City Project Manager: Community Svcs Director Engineer: N/A

Contractor: Musco Sports Lighting Cost: \$129,900

## DESIGN

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: January 2009

Completion Date: March 2009

## CURRENT STATUS

Project was completed in March 2009.

## NEXT STEPS

1. Begin preparation to update lighting at remaining sports fields

## PUBLIC MEETINGS

4/1/2008 – Council authorized issuance of tax notes to provide funding for the project  
10/21/2008 – Council awarded contract to Musco Sports Lighting

## HISTORY

During the 2008 budget process a need was identified to update and add lighting to existing fields located at City Park. In an effort to improve the quality of existing lighting on Field 5 and identifying a need for lighting on Field 8 at City Park, City staff recommended the replacement of lighting on Field 5 and the addition of lighting on Field 8.

The demolition of existing poles was completed followed by the installation for the new lighting that began on January 11, 2009.

## PROJECT ISSUES

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Kate Street Parking

Purpose: Construction of off street parking lot to provide 18 parking spaces for users of Kate Street Park.

City Project Manager: Community Svcs Director Engineer: \_\_\_\_\_

Contractor: TBD Cost: \$7,500

## DESIGN

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: December 2008

Completion Date: TBD

## CURRENT STATUS

Flex base is in place and ready for vehicle use. Funds were not allocated in 2009/10 budget due to the need to secure a new easement from Oncor and ensure the Park would continue to be in existence. The easement for the parking area at Kate Street Park has been secured and funds will be requested in the 2010/11 budget process.

## NEXT STEPS

1. Request funds in 2010/11 budget
2. Complete paving of asphalt

## **PUBLIC MEETINGS**

12/1/2009 - Oncor Easement approved by Council

## **HISTORY**

Since the early 1960's the City has maintained and operated Kate Street Park. In fiscal year 2008/2009 a new parking lot at Kate Street Park was constructed to alleviate congestion along Kate Street during heavy park usage times. This parking area allows park patrons to park off of Kate Street and walk to the play ground area

## **PROJECT ISSUES**

On August 13, 2009 City Staff meet with Oncor regarding encroaching facilities and identified that a new easement was needed. The easement identifies the location of the facility, the restriction on use of the area, and the maintenance of encroaching facility.

## **MAP/ PICTURES OF PROJECT**



Date: January 31, 2010

## PROJECT INFORMATION

Name: Parks and Recreation Software Implementation

Purpose: Software providing online registration and program management the Parks and Recreation Department.

City Project Manager: Community Svcs Director Engineer: N/A

Contractor: Active Network Software Cost: \$6,600

## DESIGN

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

## CONSTRUCTION

Start Date: November 2008

Completion Date: February 2009

## CURRENT STATUS

Staff training was conducted January 5 through January 9, 2009 on all Active Network modules with the exception of financial integration. Staff is currently completing program set up of all annual Parks and Recreation activities and facility reservation options. Staff will conduct internal training with the Spring Soccer program and will go live with Online Registration February 1, 2009 with baseball/softball league registration.

## NEXT STEPS

1. Explore options for "point of sale" modules
2. Pursue funding if point of sale module is recommended
3. Secure funding for point of sale module
4. Purchase module
5. Implement and train staff on new module

## PUBLIC MEETINGS

4/1/2008 – Council authorized the issuance of tax notes providing funding for this project  
11/3/2008 – Council authorized the agreement with Active Network  
4/16/2009 – Public Meeting to promote use of on-line registration

## HISTORY

During 2007-2008 budget discussions Parks and Recreation staff indicated a need for program management software that would allow for the more effective management of the departments recreation programs, rentals and special events. There was also a desire to allow for online registration of recreation programs. Active Network will fully integrate with INCODE for accounting purposes. The software also will provide league management, reporting capabilities, marketing tools, and has the ability to add new features as needs arise.

## PROJECT ISSUES

## MAP/ PICTURES OF PROJECT

**CITY OF**  
THE CITY OF OUR FAMILIES  
**COPPERAS COVE**

Home | Activities | Reservations | Leagues

Welcome to Our Online Activity Offerings - Register Today!

### Welcome to the City of Copperas Cove Parks and Recreation

Thank you for visiting the Copperas Cove Parks and Recreation Department. We are proud to offer a wide range of activities and events for the whole family!

#### How do I get started?

To take full advantage of Online Services, an adult member of your family must have a Login and Password on account with us. If you have visited us in the past, you may already have a Login and Password. If this information has been lost, you may either contact us or use the "Forgot My Password" functionality to retrieve your information. If you have not set up an account with us, before please do so at the Parks and Recreation office located at 1408 Golf Course Rd. Monday through Friday 8:00 am to 5:00 pm.

[View/Register for Activities](#)

[Make a Facility Reservation Request](#)

[FAQs](#)

### City of Copperas Cove Parks and Recreation

**Hours of Operation**  
Monday - Friday 8:00 am - 5:00 pm

City of Copperas Cove Parks and Recreation  
1408 Golf Course Rd  
Copperas Cove, Texas  
Phone: (254) 542-2719  
Fax: (254) 547-4512  
[Email Us!](#)

Date: January 31, 2010

## PROJECT INFORMATION

Name: South Park Curbing

Purpose: Installation of curbing along the South Park walking trail.

City Project Manager: Community Svcs Director Engineer: Hearn Engineering

Contractor: Shallow Ford Construction Cost: \$24,490 – HMGP 406 Grant Pilot Program Funds

## DESIGN

Start Date: May 2008

Completion Date: September 2008

## CONSTRUCTION

Start Date: March 2009

Completion Date: July 17, 2009

## CURRENT STATUS

This project was included as an alternate project to the Summers Road Drainage & Street Reconstruction project and is now complete.

## NEXT STEPS

1. Await a response from FEMA to repair drainage flume at the intersection of Indian Camp and Dream Catcher
2. If approved by FEMA conduct bid process
3. Council award construction contract
4. Construction begins
5. Improvements accepted

## **PUBLIC MEETINGS**

10/2/2007 – Update provided to Council on FEMA HMGP Pilot Program  
11/3/2008 – Council awarded construction contract to Shallow Ford Construction

## **HISTORY**

When prior bid attempts were unsuccessful, staff included the South Park Curbing project with a larger contract to improve the City's ability to receive bids on the project that provide the best value for the City.

## **PROJECT ISSUES**

Encountered bid issues (prior bid requests received no replies/interested bidders) prior to including as an alternate to the Summers Road Street Reconstruction and Drainage Improvement Project.

## **MAP/ PICTURES OF PROJECT**



Date: January 31, 2010

## PROJECT INFORMATION

Name: Police Station

Purpose: Construction of a new 33,000 Sq. Ft. police facility

City Project Manager: Police Chief Engineer: Brinkley Sargent

Contractor: Rogers-O'Brien Construction Cost: Engineering - \$924,473  
Construction - \$9,151,916

## DESIGN

Start Date: November 2007

Completion Date: December 2008

## CONSTRUCTION

Start Date: December 2008

Completion Date: December 2009

## CURRENT STATUS

Construction completed in late December 2009.

## NEXT STEPS

1. Install furniture and equipment
2. Conduct walk through and document punch list items
3. Hold Ribbon Cutting Ceremony
4. Transfer dispatch operations
5. Complete move from old facility to new facility

## PUBLIC MEETINGS

1/20/2004 – Council approved agreement with Brinkley Sargent Architects for completion of Needs Assessment  
9/5/2006 – Council approved issuance of Tax Notes providing \$1 million in funding for project  
12/12/2006 – Council approved architectural agreement with Brinkley Sargents  
5/1/2007 – Council authorization the issuance of Certificate of Obligation providing \$5.3 million in funding for the project  
9/4/2007 – Council approved memorandum of Agreement with CCISD for land acquisition  
10/2/2007 – Council approved purchase of real property from Donlie McMullin  
11/3/2008 – Council approved contract with Rogers-O'Brien Construction  
10/26/2009 – Council approved contract for purchase of furniture  
11/17/2009 – Council approved contract with Calence, LLC

## HISTORY

During the City Council Retreat in March of 2006, City Staff presented to the City Council multiple financing proposals for the design and construction of a new police facility. As a result of that presentation, City Council directed City Staff to proceed with the project.

## PROJECT ISSUES

## MAP/ PICTURES OF PROJECT





Date: January 31, 2010

## PROJECT INFORMATION

Name: 11<sup>th</sup> Street Sidewalk

Purpose: Installation of a 4' concrete sidewalk on both sides of S. 11<sup>th</sup> Street, between Urbantke Street and Highway Drive and handicap curb ramps installed at corners.

City Project Manager: Public Works Asst. Dir. Engineer: Hearn Engineering

Contractor: Shallow Ford Construction Cost: \$18,030

## DESIGN

Start Date: May 2008

Completion Date: September 2008

## CONSTRUCTION

Start Date: March 2009

Completion Date: May 2009

## CURRENT STATUS

This project was included as an alternate project to the Summers Road Drainage & Street Reconstruction project. The project was completed in May 2009.

## NEXT STEPS

## **PUBLIC MEETINGS**

5/6/2008 – Council authorized engineering contract with Hearn Engineering  
11/3/2008 – Council awarded the construction bid to Shallow Ford Construction

## **HISTORY**

Project was included as Alternate #1 to the Summers Road Street Reconstruction and Drainage project. The project was awarded to Shallow Ford at a cost of \$18,030. The project included installation of 586 LF of 4' sidewalk to include 4 handicap curb ramps.

## **PROJECT ISSUES**

Due to the low project cost, the project was included as an alternate bid to a larger project (Summers Road) to attract potential bidders and obtain the best value for the City.

## **MAP/ PICTURES OF PROJECT**



Date: January 31, 2010

## PROJECT INFORMATION

Name: Summers Road Improvements

Purpose: Resurface and improve Summers Road and provide drainage improvements in and around the roadway.

City Project Manager: Public Works Asst. Dir. Engineer: Hearn Engineering

Contractor: Shallow Ford Construction Cost: \$1,226,435.65

## DESIGN

Start Date: May 2008

Completion Date: September 2008

## CONSTRUCTION

Start Date: December 2008

Completion Date: October 2009

## CURRENT STATUS

Project consists of widening the roadway to 40' with two 11' driving lanes, one 14' center turn lane and 2' curb & gutter on each side. One of the three 12' lanes is designed for a dedicated center turn lane. Project completed in July 2009.

## NEXT STEPS

1. Provide periodic inspections during the one year maintenance warranty.

## PUBLIC MEETINGS

5/6/2008 – Council authorized engineering contract with Hearn Engineering.

## HISTORY

City staff submitted a proposal to Coryell County for inclusion in the County's annual budget. Funding for FEMA/ORCA assistance was submitted for the drainage improvements only. The City was notified in June 2008 of ORCA's approval for a portion of the Summers Road Drainage. Tax Notes were issued in April 2008 to fund a portion of the drainage project and the entire road reconstruction portion of the project. The construction contract was awarded by City Council on November 3, 2008.

## PROJECT ISSUES

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: 2008 CDBG Sewer Improvements (CIP project)

Purpose: Phase I & II of rehabilitation of sewer lines in the City

City Project Manager: Public Works Director Engineer: Hearn Engineering

Contractor: Horseshoe Construction and K & S Backhoe, Inc. Cost: Horseshoe-\$105,103.00  
K&S Backhoe-\$68,085.09

## DESIGN

Start Date: November 2007

Completion Date: August 2009

## CONSTRUCTION

Start Date: September 2009

Completion Date: TBD

## CURRENT STATUS

Phase I and II Construction is complete.

## NEXT STEPS

1. Await Council authorization for submission of 2<sup>nd</sup> amendment request to TDRA
2. If approved by Council, staff and grant consultant will seek approval of 2<sup>nd</sup> amendment
3. Following approval by TDRA, the bid process will begin for Phase III
4. Conduct Phase III public bid process
5. Council award Phase III construction contract
6. Execute Phase III construction contract
7. Conduct pre-construction meeting
8. Construction begins
9. Complete periodic inspections
10. Accept public improvements

## PUBLIC MEETINGS

7/11/2006 – Council authorized grant application submission  
8/5/2008 – Council authorized execution of contract with ORCA for sewer improvements  
3/3/2009 – Council accepted grant award of \$250,000  
4/21/2009 – Council approved construction contract with Horseshoe Construction for Phase I  
5/19/2009 – Council authorized additional funds to Hearn Engineering and GDS for Phase II  
7/7/2009 – Council authorized submission of amendment request to ORCA  
8/18/2009 – Council approved construction contract with K&S Backhoe for Phase II

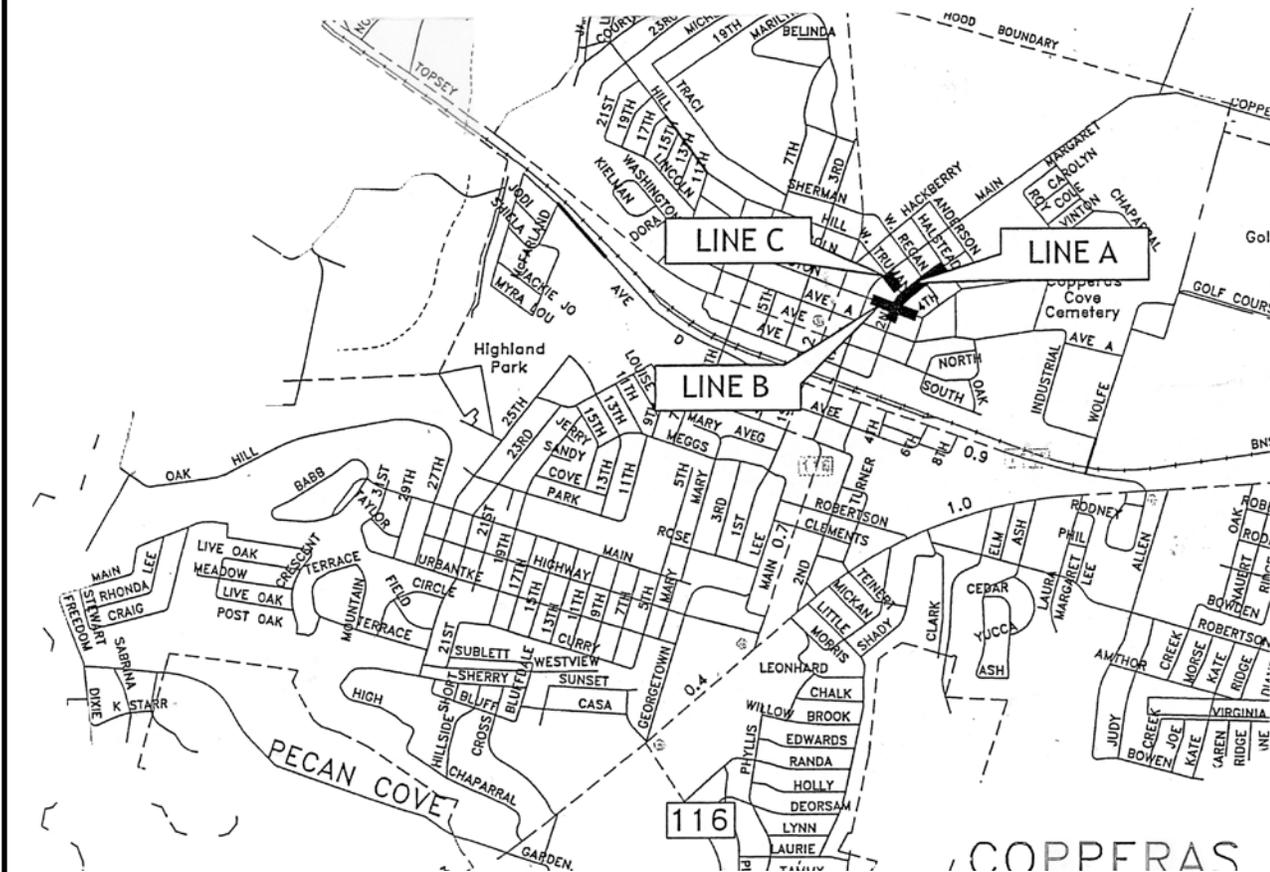
## HISTORY

The City of Copperas Cove was awarded a Community Development Block Grant (CDBG) in 2008 in the amount of \$250,000. Phase I was completed and left a balance in the grant fund. The City Council agreed on a Phase II to utilize the remaining balance of funds.

## PROJECT ISSUES

Each time an amendment is requested and additional areas are considered for improvements, a survey and public hearing must be completed and an amendment request sent to TDRA. Before the bid process can begin, authorization must be provided by TDRA.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Big Divide Water

Purpose: Construct a waterline along Big Divide Road to complete a northwest loop of the City's water system

City Project Manager: Public Works Director

Engineer: Hearn Engineering

Contractor: TBD

Cost: \$63,525.00

## DESIGN

Start Date: May 2004

Completion Date: March 2006

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Project along Big Divide Road is complete. The CCEDC funded a portion of the waterline along U. S. Highway 190 and the City has placed a hold on completing the water line loop until the final design for the Reliever Route project is complete.

## NEXT STEPS

1. Await design completion on the SE Bypass project
2. Seek bids for project
3. Request Council action for bid award
4. Execute construction contracts
5. Conduct pre-construction meeting
6. Construction begins
7. Periodic project inspections completed
8. Accept public improvements

## PUBLIC MEETINGS

5/20/2004 – Council approved agreement with Hearn Engineering for the design in conjunction with the Big Divide Sewer project and the Big Divide Road Project  
4/18/2006 – Council approved addendum to Hearn Engineering agreement

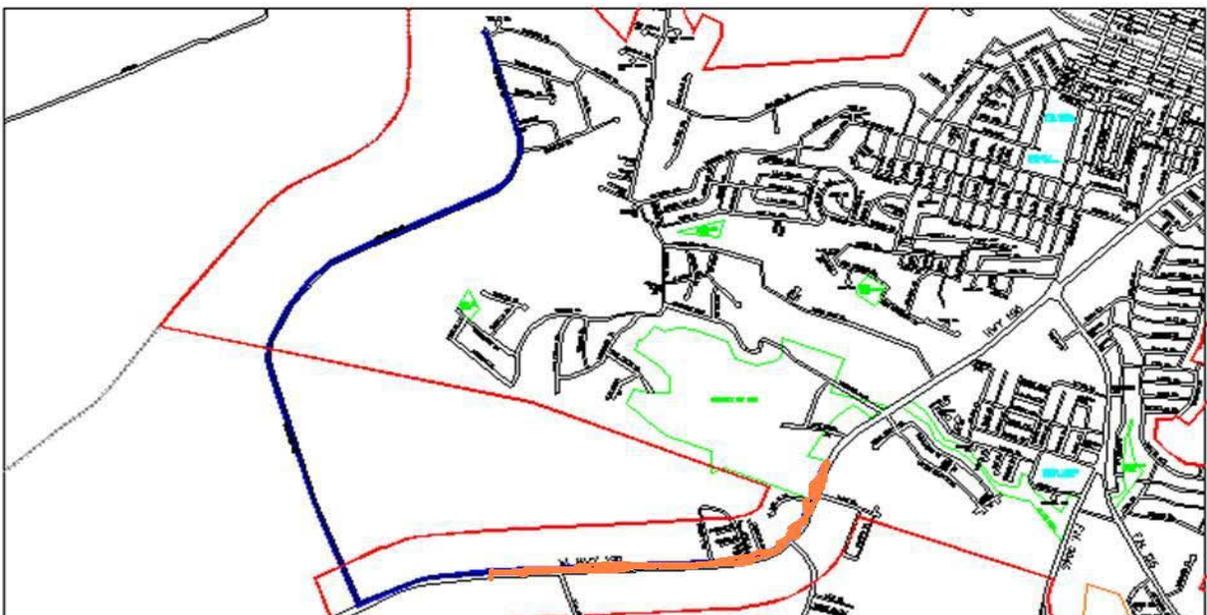
## HISTORY

This project is a portion of a three phase project to provide water and sewer service to the western area of the city and to reconstruct a portion of Big Divide Road. The projects were divided in order to better manage them and for clarity. This project consists of the installation of 15,152 linear feet of 16 inch water main line, 12 fire hydrants, and all related appurtenances, along the west side of Big Divide Road from Colorado Drive to Highway 190. The project was originally intended to continue east along Highway 190 to tie into the existing waterline near Fire Station #3, completing the west water line loop. However due to the intersection of the Southeast Bypass at Highway 190 and FM 2657 and the widening of FM 2657; that portion of the project is postponed and will be completed in conjunction with the Southeast Bypass.

## PROJECT ISSUES

Unable to move project forward until design completion of the SE Bypass project (currently 60% complete).

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: East Pump Station and Water Tank

Purpose: Construction of a 500,000 gallon pre-stressed concrete water tank and pumps on east side of the City

City Project Manager: Public Works Director

Engineer: Bury & Partners

Contractor: Keystone Construction

Cost: \$169,000 for design +\$1,337,093 for construction

## DESIGN

Start Date: September 2006

Completion Date: December 2009

## CONSTRUCTION

Start Date: January 2008

Completion Date: June 2009

## CURRENT STATUS

Construction is complete and station is in full operation. Ribbon cutting was held on June 18, 2009.

## NEXT STEPS

1. Conduct one (1) year warranty inspection-June 2010

## PUBLIC MEETINGS

9/19/2006 – Council authorized engineering contract with Bury & Partners  
1/3/2008 – Council awarded construction contract to Keystone Construction, Inc.

## HISTORY

With the widening of Highway 190, the City was required to abandon the booster pump station that was located within the highway median just to the east of the City limits. This reduced our ability to provide desired water pressure and volume to the east and southeast portions of the City. The City was granted “Right of Entry” for that site in September 2007 by Fort Hood, which means authorization to build the pump station at that location was granted and the easement is forthcoming.

## PROJECT ISSUES

City staff and Fort Hood DPW staff worked diligently with the Federal Government to obtain approval for waiver of market value for the easement granted.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Hughes Mountain Water Tank Rehabilitation

Purpose: Rehabilitation of Hughes Mountain water tank to include all necessary repairs, repaint the inside and outside of the water tank and tower along with the City name.

City Project Manager: Public Works Director

Engineer: Dunham Engineering

Contractor: Tank Pro, Inc.

Cost: Engineering – \$12,500  
Construction-\$257,500

## DESIGN

Start Date: January 2007

Completion Date: August 2008

## CONSTRUCTION

Start Date: November 2008

Completion Date: February 2009

## CURRENT STATUS

Project was completed in February 2009.

## NEXT STEPS

1. Complete necessary tank inspections

## **PUBLIC MEETINGS**

9/2/2008 – Council awarded construction (rehabilitation contract) to Tank Pro, Inc.

10/2/2008 – Staff provided Capital Projects Update to Council

## **HISTORY**

The Hughes Mountain water storage tank was built in the late 1970's and is the only elevated water storage tank in the City's water distribution system. It is a steel tank that holds 300,000 gallons of water and serves a large portion of western Copperas Cove. During an inspection of the Hughes Mountain tank, conducted in February 2005, it was noted that there were numerous areas, on the inside of the tank, with evidence of corrosion and others requiring repairs and the inside required repainting. The outside required a few repairs, mainly removal of rust and painting.

## **PROJECT ISSUES**

Project was delayed awaiting the completion of the 350' radio tower project.

## **MAP/ PICTURES OF PROJECT**



Date: January 31, 2010

## PROJECT INFORMATION

Name: South Plant – East Clarifier Retrofit

Purpose: Replacement of all clarifier parts and equipment due to deterioration and 24 hour operation under wastewater conditions.

City Project Manager: Public Works Director Engineer: River City Engineering

Contractor: Matous Construction Cost: \$28,600 for engineering and \$315,000 for construction

## DESIGN

Start Date: January 2009

Completion Date: February 2009

## CONSTRUCTION

Start Date: April 2009

Completion Date: October 2009

## CURRENT STATUS

Project is complete. One year warranty ends October 2010.

## NEXT STEPS

1. Complete one year warranty inspection in October 2010

## PUBLIC MEETINGS

10/2/2008- Council authorized issuance of tax notes providing funding for project  
3/3/2009 – Council provided Capital Project Update  
4/7/2009 – Council awarded construction contract to Matous Construction  
10/13/2009 – Council approved emergency purchase of 9/23/2009  
11/17/2009 – Council approved 2<sup>nd</sup> emergency purchase of 10/27/2009

## HISTORY

The South Plant was expanded/updated from a 1 million gallon a day plant to a 2.5 million gallon a day plant in 1993. As part of that expansion, two rectangular clarifiers were installed. In late summer 2008, a drive sprocket failed and six flights broke from the drive chain before the drive motor fail safe worked as designed. The clarifier was drained and inspected.

## PROJECT ISSUES

During Council approved repairs to the south clarifier, the motor operated valves were found not to be operating, thus creating an emergency situation. The City Manager was notified of the emergency matter on 9/23/09 and Council was notified according to City policy.

A second emergency matter was documented as repairs to the Motor Operated Valves (MOV) were being completed, it was discovered four piers used to stabilize the sludge vaults on the north end of the clarifiers did not extend to bedrock. As a result, the piers pulled the sludge vaults away from the clarifier, creating cracks in excess ¾" wide.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Turkey Run Water Improvements

Purpose: Construct improvements to the Turkey Run Pump Station to include electrical upgrade of facility, the addition of a new pump pad for three pumps, service and repair of two existing pumps, installation of one new pump and a 30" waterline from station to Wolfe Road to start northwest water loop.

City Project Manager: Public Works

Engineer: River City Engineering

Contractor: Shelton & Shelton

Cost: \$132,000 for engineering &  
\$1,602,451.60 for construction

## DESIGN

Start Date: June 2007

Completion Date: July 2008

## CONSTRUCTION

Start Date: September 2009

Completion Date: February 2010

## CURRENT STATUS

The design is complete. The construction contract was awarded by City Council on August 19, 2008. The 30" water line, pump pads and the new pump are complete. The final portion of the project is near completion— rehabbing the two old pumps and motors.

## NEXT STEPS

1. Complete rehab of two old pumps and motors
2. Public Improvements Inspector complete inspection

## PUBLIC MEETINGS

6/19/2007 – Council approved engineering contract with River City Engineering  
8/19/2008 – Council awarded construction contract to Shelton & Shelton Plumbing

## HISTORY

The station was built in the late 1970's with a one million gallon storage tank, and two pumps. An additional pump and a 340,000-gallon storage tank were added in 2002. The electrical and control systems for the station, other than what was required for the third pump, have never been upgraded and two of the three pumps have not been serviced in more than 10 years. Furthermore, the City's Water Model recommended improvements to Turkey Run Pump Station and the installation of a 30-inch waterline from the station to the juncture of Golf Course and Wolfe Roads.

## PROJECT ISSUES

The new pump was expected in March 09 but did not arrive in July 09 due to high demand.

## MAP/ PICTURES OF PROJECT



Date: January 31, 2010

## PROJECT INFORMATION

Name: Valley at Great Hills Water & Drainage Improvements

Purpose: Development will not occur but for a TIRZ to provide funding of necessary infrastructure.

City Project Manager: City Manager & Public Works Director Engineer: River City Engineering

Contractor: TBD Cost: TBD

## DESIGN

Start Date: November 2006

Completion Date: April 2007

## CONSTRUCTION

Start Date: TBD

Completion Date: TBD

## CURRENT STATUS

Developer unable to secure funding for water and drainage improvements, thus the project is currently on hold.

## NEXT STEPS

1. Schedule TIRZ Board Meeting
2. TIRZ Board take action on the developer agreement
3. Council approve TIRZ Board Action on developer agreement
4. Notify appraisal district of TIRZ Board and Council approval
5. Obtain engineer's estimate of probable cost
6. Complete bid process
7. TIRZ Board award construction contract
8. Council approve TIRZ Board action to award construction contract
9. Construction begins
10. Payments to contractor submitted to TIRZ Board for approval
11. Public Improvements Inspector ensures compliance with City codes

## PUBLIC MEETINGS

- 9/5/2006 – Council approved Final Plat identified as the Valley at Great Hills, Phase I
- 9/19/2006 – Council approved an ordinance annexing a portion of the proposed subdivision identified as The Valley at Great Hills, Phase I
- 5/20/2008 – Council approved procedures for consideration of economic development projects
- 6/3/2008 – Council conducted a public hearing on the creation of a TIRZ for the Valley at Great Hills
- 6/17/2008 – Council approved an ordinance creating TIRZ #1 and appointing the City's representatives to the Board
- 9/10/2008 – TIRZ Board held Board Meeting

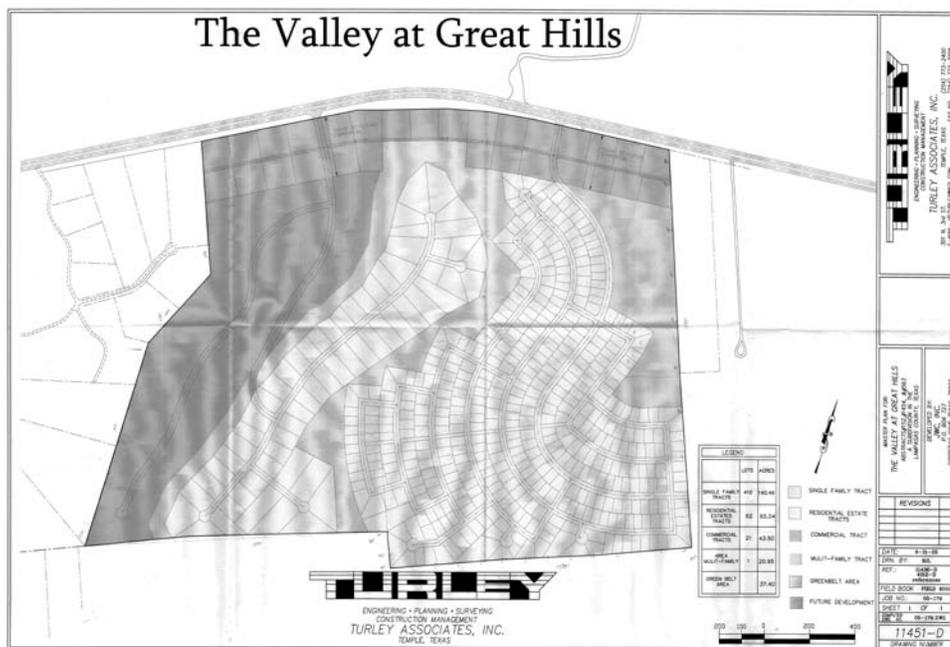
## HISTORY

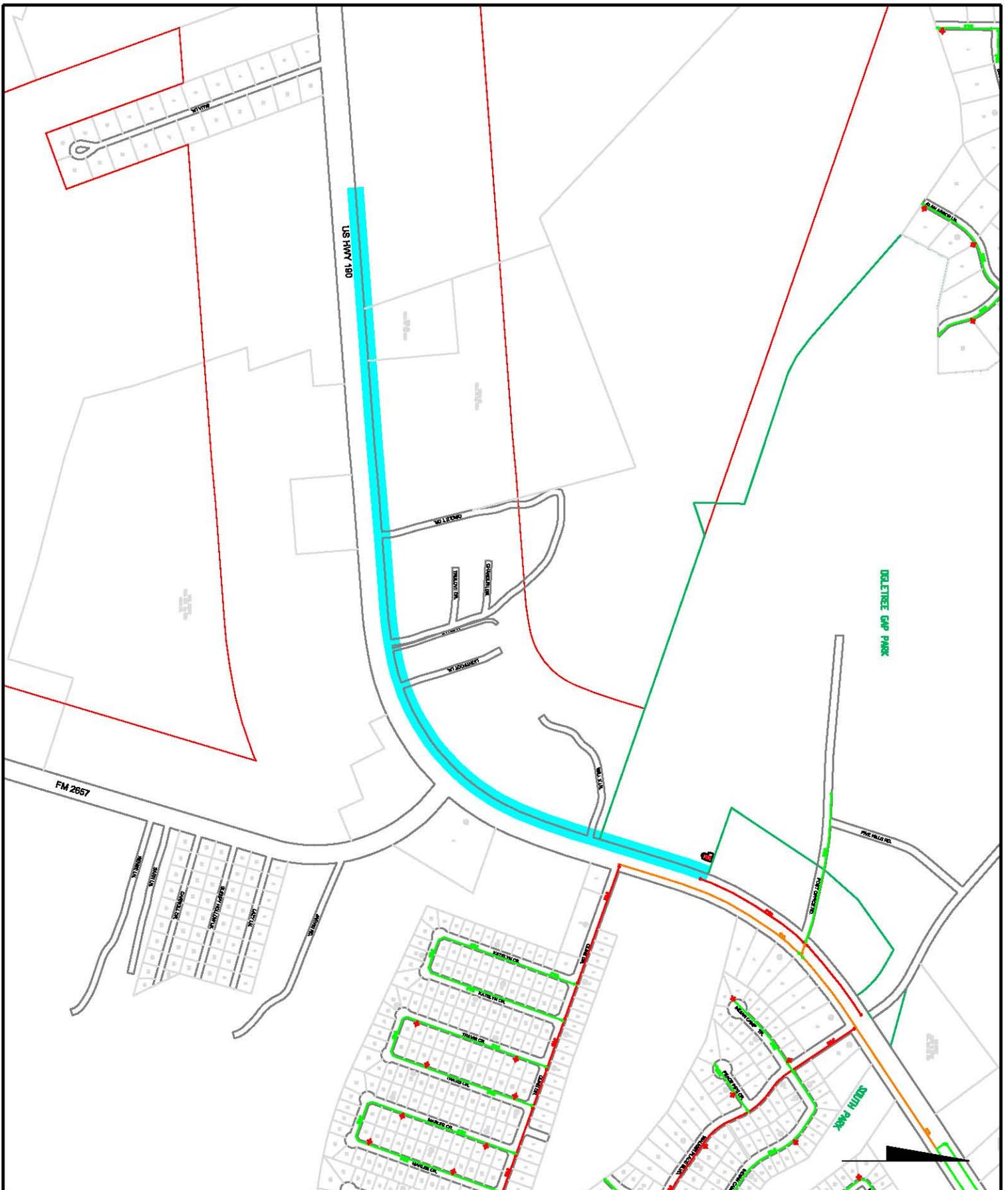
The Copperas Cove EDC hired Hawes Hill Calderon to develop and implement a TIRZ for this development. City staff and developer have met with consultants on numerous occasions reviewing infrastructure needs and participation options. A presentation to Lampasas County was completed in January 2008. City is seeking fifty percent or better participation from Lampasas County. A presentation to Lampasas ISD was completed in May 2008.

## PROJECT ISSUES

Creation of a TIRZ for the Valley at Great Hills in an effort to fund necessary public improvements related to this development. It is generally believed that this development will not move forward without these improvements being funded.

## MAP/ PICTURES OF PROJECT





# WEST HWY 190 - 16" WATERLINE PROJECT

5 YR. CAPITAL IMPROVEMENT PLAN (2010 - 2014)

**CITY OF COPPERAS COVE**  
  
 807 SOUTH MAIN STREET  
 COPPERAS COVE, TX 75822  
 PH: (254) 547-4221  
 FAX: (254) 547-4301

DATE:	June 5, 2008
DESIGNED BY:	City of Copperas Cove
DRAWING FILE:	West_08.dwg
SHEET:	B of B



DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWING FILE: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

**5 YR. CAPITAL IMPROVEMENT PLAN (2010 - 2014)**

CITY OF COPPERAS COVE  
  
 507 SOUTH MAIN STREET  
 COPPERAS COVE, TX. 76522  
 PH: (254) 847-4221  
 FAX: (254) 847-4301

DRAFT

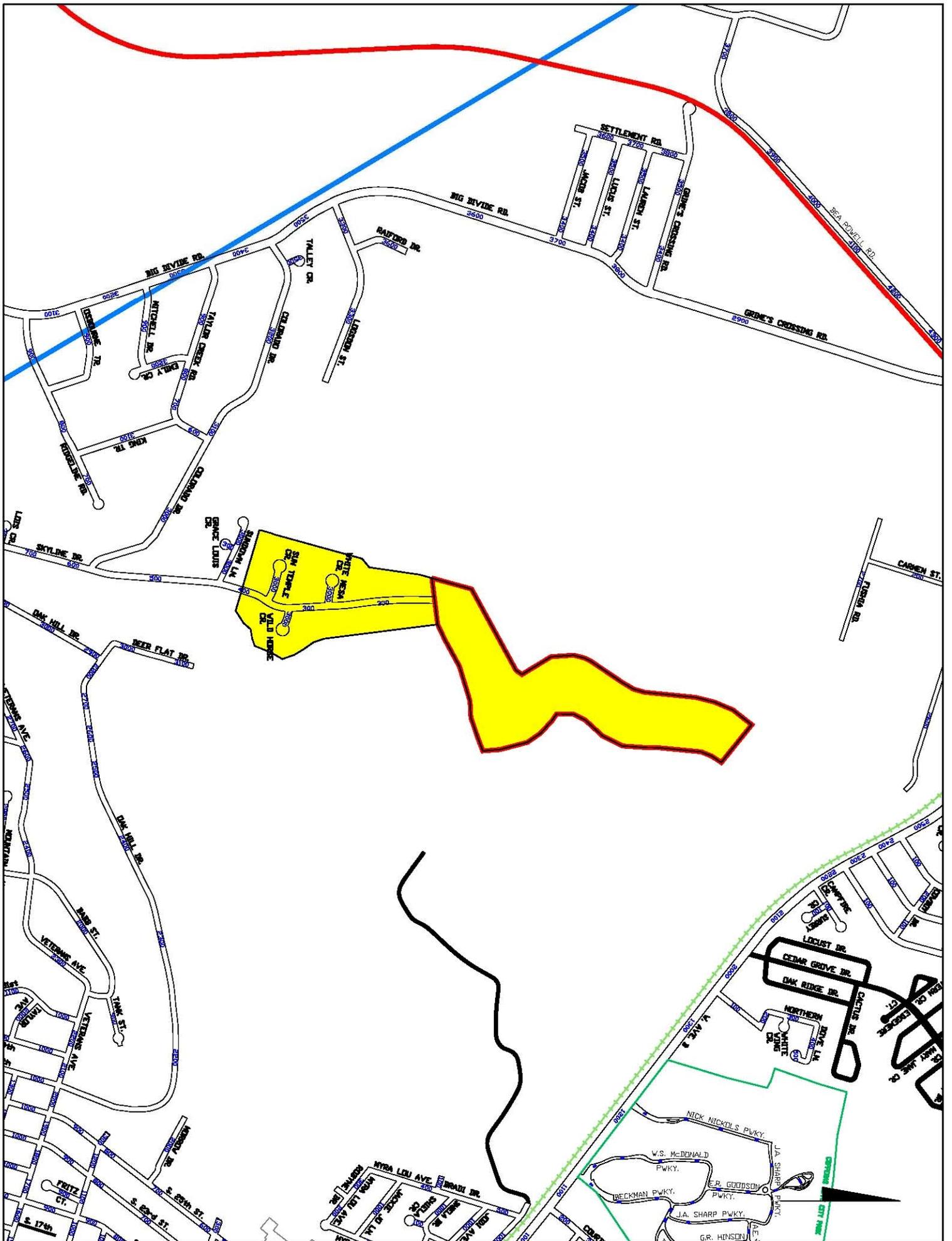


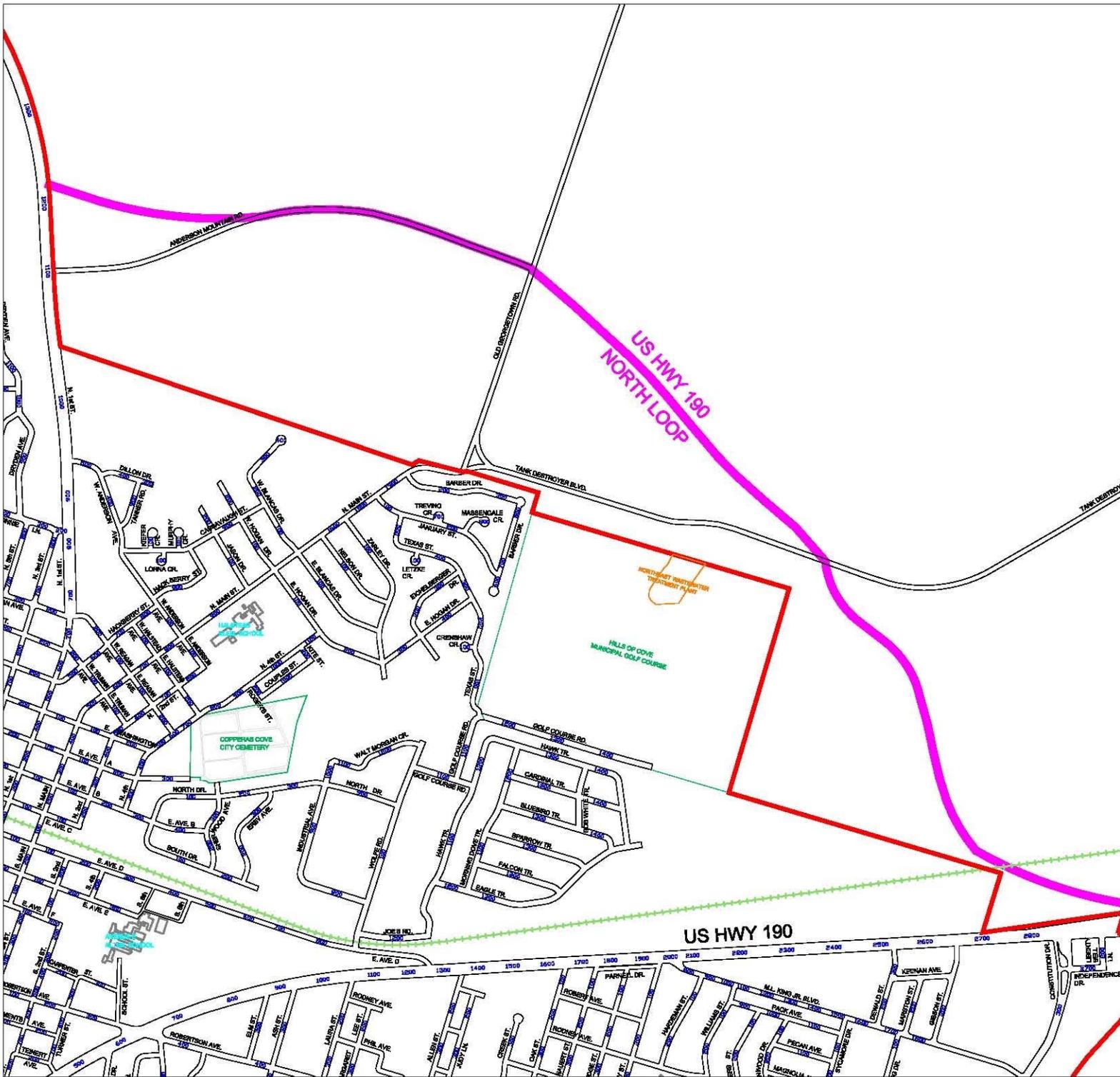
# US HWY 190 RELIEVER ROUTE

## 5 YR. CAPITAL IMPROVEMENT PLAN (2010 - 2014)

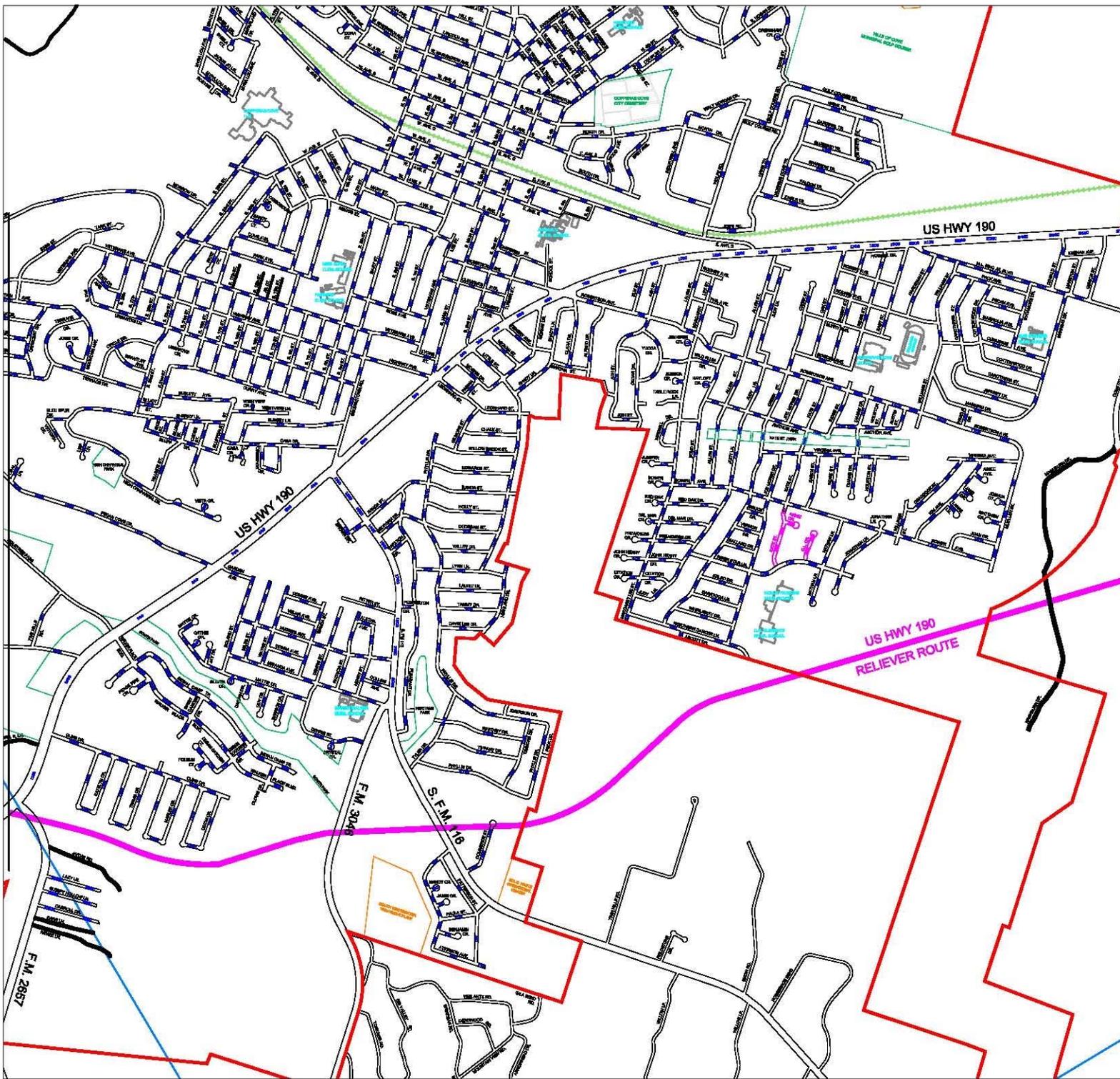
CITY OF COPPERAS COVE  
  
 507 SOUTH MAIN STREET  
 COPPERAS COVE, TX 76088  
 PH: (817) 547-4281  
 FAX: (817) 547-4301

DATE:	June 5, 2008
REVISIONS:	H/A
SCALE:	1" = 200'
DESIGNED BY:	City of Copperas Cove
DRAWING FILE:	cip Streets.dwg
SHEET:	

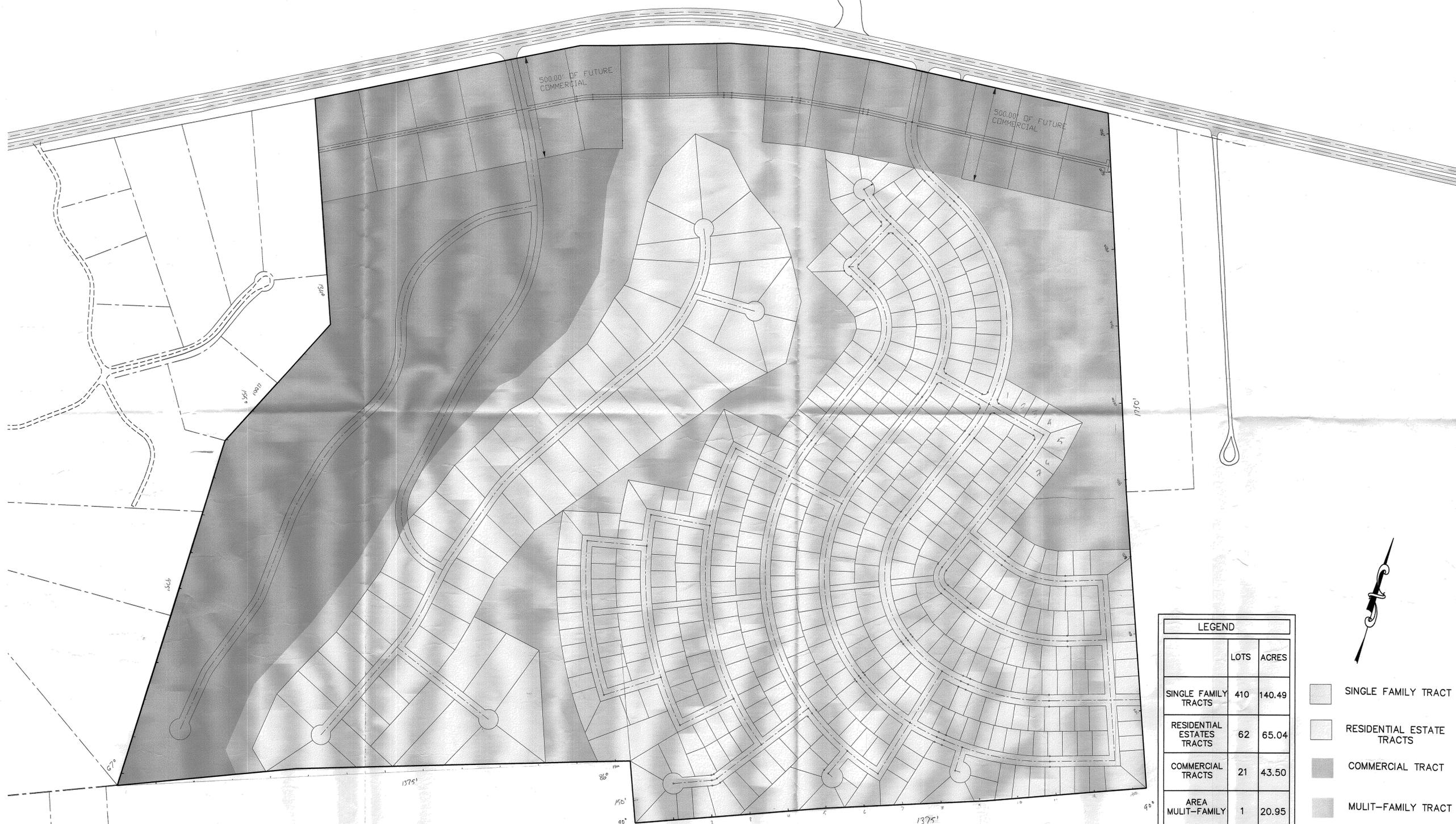








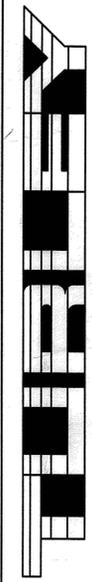
# The Valley at Great Hills



ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT  
**TURLEY ASSOCIATES, INC.**  
TEMPLE, TEXAS

LEGEND		
	LOTS	ACRES
SINGLE FAMILY TRACTS	410	140.49
RESIDENTIAL ESTATES TRACTS	62	65.04
COMMERCIAL TRACTS	21	43.50
AREA MULTIFAMILY	1	20.95
GREEN BELT AREA		37.40

- SINGLE FAMILY TRACT
- RESIDENTIAL ESTATE TRACTS
- COMMERCIAL TRACT
- MULTIFAMILY TRACT
- GREENBELT AREA
- FUTURE DEVELOPMENT



ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT  
**TURLEY ASSOCIATES, INC.**  
301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400  
E-MAIL: VTURLEY@AOL.COM (254) 773-3998 FAX NO.

MASTER PLAN FOR:  
**THE VALLEY AT GREAT HILLS**  
ABSTRACTS #152, #1454, & #563  
A SUBDIVISION IN THE  
LAMPASAS COUNTY, TEXAS

DEVELOPED BY:  
**JWC, INC.**  
P.O. BOX 727  
COPPERAS COVE TEXAS, 76522

REVISIONS	

DATE:	8-31-05
DRN. BY:	BJL
REF.:	11436-D 4312-D references
FIELD BOOK	FIELD BOOK
JOB NO.:	05-179
SHEET	1 OF 1
COMPUTER DWG. NO.	05-179.DWG

**11451-D**  
DRAWING NUMBER