

City of Copperas Cove Information Item No. 1

August 2, 2011

Copperas Cove Business Park Development Tracking Update

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SUBJECT: Copperas Cove Business Park Development Tracking Update.

1. PROJECT DESCRIPTION

City staff and CCEDC staff developed a tracking method to ensure the City Council, CCEDC Board Members and members of City staff and CCEDC staff remained informed on the various items, present and future, related to the Copperas Cove Business Park Development. The tracking tool became necessary upon completion of the land swap with Fort Hood and the approval and execution of the Advanced Funding Agreement with TxDOT for the construction of the SE Bypass.

2. BACKGROUND/HISTORY

On April 19, 2011, the City Manager and CCEDC Executive Director provided an update to the City Council during the Council Workshop.

3. FINDINGS/CURRENT ACTIVITY

During the April 19, 2011 Workshop Item C-2, the Council provided no direction; however, comments were offered by members of the governing body.

The tracking tool has been updated and is attached for Council review.

4. FINANCIAL IMPACT

No financial impact is associated with the preparation of the update.

Copperas Cove Business Park Development Tracking

Item Number	Item Description	Funding	Current Status	Next Steps	Estimated Time Frame
1	Shops @ Five Hills Spine Road Request	Private	Developer resolved denial of access issue and City notified TxDOT of the upcoming request.	City staff awaiting final authorization from developer/CCEDC to send change order request to TxDOT. Developer to cover 100% costs.	Undetermined
2	Shops @ Five Hills Slip Ramp Request (MLK Spine Rd Direct Exit)	None	City staff and Shops Developer worked with TxDOT for approval. TxDOT denied request due to purpose of bypass not being met, conflict with overpass at Old Copperas Cove Road and grade/alignment challenges. Staff notified CCEDC of denial and CCEDC notified Developer.	None	
3	NE Sewer Line Project – Phase IA	City	Complete	None	None
4	NE Sewer Line Project – Phase IB	City	Await easement (condemnation) from Dewald. New appraisal to include temporary construction easement completed for Dewald Property the week of 7/11/11. Denton, Navarro, Rocha & Bernal proceeding with condemnation process. Easement on Boyd is fully executed.	Proceed with Final Offer to Dewald prior to condemnation.	
5	NE Sewer Line Project Phase II (line work)	City	Easements fully executed for Boyd and Discount Tire. An offer was made of \$4/SF to Lockaway Storage. Due to ownership change, negotiations began over with an offer letter dated 7/21/11 to Jenkins Organization. Discussed easement needs with Colonel Freitag.	Complete easement with Storage Company. Request Access from Fort Hood for bore under Hwy 190 and estimated 1,000 ft along Hwy 190.	Undetermined

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6	NE Sewer Line Project Phase II (Lift Station Only)	City	Await easement from CCEDC. Letter for proposed site provided to CCEDC on 2/9/11. CCEDC notified of cost associated with Developer request for site location.	CCEDC/Staff work with Developer on request for site location change.	Within the next 30 days
7	NE Water Line Project (Phase I)	City	Construction of 16" TRANSMISSION line from East Pump Station to 7-Mile tank. Design complete for project. Await easements from CCEDC and permission from Fort Hood and TxDOT for work along Hwy 190.	CCEDC provide easement. Consulting engineer/City staff obtain access permission from Fort Hood and TxDOT.	Undetermined
8	NE Water Line (Phase II)	City	Council awarded bid on June 21, 2011 to Natgun Corporation for the construction of 1MG tank at 7Mile.	Complete construction.	
9	Temporary Lift Station Agreement for Constitution Court Apartments	CCEDC	Agreement approved by CCEDC Board on May 19, 2011 and by the City Council on June 7, 2011.	None	
10	Shops @ Five Hills Contract	CCEDC/CCIF	Property under contract.	Due Diligence	180 Days
11	Intersection Signalization and Crossover Improvements at Hwy 190 for Spine Road	CCIF	Plan to request TxDOT include work as a change order to the NE Bypass project. City will be required to provide funding for the signalization; however, an agreement for reimbursement to the City will be required prior to change order approval.	City staff awaiting authorization from CCIF and/or Developer to request change order.	45-60 days

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12	TxDOT Denial of Access	None	Developer and TxDOT have resolved the issue.	None	
13	Extension of Constitution Drive	CCEDC	Street lights are currently being installed.	None	Expected Completion 8/11/11
14	Business Park Development Agreement	City and CCEDC	Agreement requiring decommission by the City of existing lift station @ Arby's site, decommission of the Mueller Lift Station, sewer through the industrial and business park be installed by CCEDC, City install 16" water transmission line, CCEDC grant a 30' easement along the eastern boundary for the 16" water line, CCEDC obtain additional/necessary easement for the 16" water line, No taps allowed on 16" water line, CCEDC install a 12" service main required to serve the park, CCEDC provide permanent access to Mueller lift station through the park, CCEDC provide a site for future fire station 4, any development costs associated with park roadways or traffic signals will be provided by the CCEDC and CCEDC will grant any and all easements necessary for access, water and sewer improvements.	Request City Attorney provide draft agreement for review by City staff and CCEDC staff. CCEDC Board consideration of final agreement. Council consideration of final agreement.	Undetermined
15	Shops @ Five Hills 380 Agreement Proposal	City	380 Agreement received and reviewed by City Council. City Council plans to provide counter offer to Developer prior to August 30, 2011.	City makes counter offer.	On or Before 8/30/11

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16	Constitution Court Apartments	Private	Leasing units.	None.	
17	Water Project within Business Park Development	CCEDC	Under design by developer.	Developer submits utility drawings required with plat submittal.	8/22/11-10/18/11
18	Sewer Project within Business Park Development	CCEDC	Under design by developer.	Developer submits utility drawings required with plat submittal.	8/22/11-10/18/11
19	Drainage within Business Park Development	CCEDC	Under design by developer.	Developer submits utility drawings required with plat submittal.	8/22/11-10/18/11
20	Shops @ Five Hills Plat	Developer	Planning by developer. Plat hasn't been received by City.	CCEDC submits preliminary plat. CCEDC submits final plat.	8/22/11 submittal for preliminary and 10/18 submittal for final.
21	Business Park Zoning	CCEDC	CCEDC evaluating zoning options.	CCEDC completes zoning application	Undetermined

The items highlighted yellow identify the item as being complete by either City staff and/or the CCEDC.