

City of Copperas Cove Information Item No. 3

November 15, 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.	Developer to cover 100% costs. Developer plans to make a private road.	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	Dewald Easement executed. Easement on Boyd is fully executed. Lupe Rubio Construction has been re-mobilized and construction shall commence the week of 11/7/11.	Complete Construction	120 days from re-mobilization
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. Rick Jenkins with Lock Away contacted the contract engineer on 11/1/11 and indicated they are ready to sign easement, and accept payment. Met with Fort Hood staff on 10/20/11 to discuss easement needs. Col Freitag provided a letter indicating Fort Hood's support for a waiver request once the official request is submitted. Submitted waiver request to Col Freitag and Fort Hood DPW on 11/4/11.	Rick Jenkins is to get us legal name of ownership entity and who will sign as authorized representative. It is owned by East Coast financial institution. Provide survey to Fort Hood to accompany easement and waiver request.	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.	City Engineer to provide easement document to CCEDC and after receipt, CCEDC grant easement to the City.	December 20, 2011
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 local developer and permission from Fort Hood and TxDOT for work along Hwy 190.	Local developer provides easement and 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. Drained the tank the week of 10/17/11 and contractor mobilized the week of 10/24/11.	Complete construction.	365 days allowed in the contract
9	Temporary Lift Station Agreement (Constitution Court Apts)	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	Submitted change order request to TxDOT to include in 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.	Receive change order amount and present AFA and interlocal agreement to Council for Action.	December 6, 2011

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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 complete.	None	
14	Business & Technology 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 Business & Technology 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. Negotiations are on-going with Developer	City completes negotiations and executes agreement.	Completed 11/8/11

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16	Constitution Court Apartments	Private	Leasing units.	None.	
17	Water Project within Business Park Development	CCEDC	Design completed by developer	None.	Plat approved by Council on 10/18/11.
18	Sewer Project within Business Park Development	CCEDC	Design completed by developer	None.	Plat approved by Council on 10/18/11.
19	Drainage within Business Park Development	Shops @ Five Hills Developer	Design completed by developer	None.	Plat approved by Council on 10/18/11.
20	Shops @ Five Hills Plat	Developer	Plat approved by Council on 10/18/11	None.	
21	Business & Technology Park Zoning	CCEDC	CCEDC evaluating zoning options for estimated 70 Acres south of Old CC Road.	CCEDC completes zoning application	Undetermined
22	Shops at Five Hills Signage	Developer	Awaiting permit application from developer. Based on preliminary discussions, developer will need to submit a variance application.	Developer submits permit application and variance application	TBD
23	Professional Business Park Development	CCEDC/CCIF	20+- Acres is currently under design to include both wet and dry utilities.	Agreement prepared & executed between CCEDC & CCIF	January 2012
24	Oncor Substation	Oncor	Site preparation to be completed by December 31, 2011 by a separate contractor from the construction contractor.	Construction of the substation to begin in Spring 2012.	Project completion by March 2013

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