

City of Copperas Cove Information Item

March 6, 2012

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.

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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.	50% of the roadway (from Hwy 190 to MLK) is scheduled to be complete by September 2012.
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.	N/A
3	NE Sewer Line Project – Phase IA	City	Completed.	None.	N/A
4	NE Sewer Line Project – Phase IB	City	Lupe Rubio Construction was re-mobilized and construction shall commence the week of 11/7/11. Estimated completion is March 31, 2012. Currently 80% complete.	Complete Construction	120 days from re-mobilization
5	NE Sewer Line Project Phase IIA (line work)	City	Staff continues to work with TxDOT and Fort Hood to secure necessary easements for project completion. Easement documents were prepared and sent to Rick Jenkins, Property Manager with Lock Away Storage, at the end of January 2012. This phase of the project was bid with Phase IIB and a low bidder has been determined (bid opening 2/1/12); however, Council approval must await a CIP amendment and final TxDOT and Fort Hood approval on the ROW right of entry issue.	Follow up on execution of easement documents and contact Fort Hood and TxDOT for written approval. Once complete, seek Council award for construction bid (Must be prior to 5/1/12).	Undetermined

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6	NE Sewer Line Project Phase IIB	City	Bid awarded by Council on 2/7/12. Notice to Proceed issued on 2/22/12.	Complete Construction	180 days
7	NE Water Line Project (Phase II)	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.	Consulting engineer/City staff to obtain access permission from Fort Hood and TxDOT.	Undetermined
8	NE Water Line (Phase I)	City	Tank scheduled to be operational and back in service prior to March 31, 2012.	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.	N/A
10	Shops @ Five Hills Contract	CCEDC/CCIF	Sale of property completed on 2/7/12.	None.	N/A
11	Intersection Signalization and Crossover Improvements at Hwy 190 for Spine Road	CCIF	Advanced Funding Agreement fully executed and on file in the City Records as of 2/21/12. Construction related to the change order will occur as part of the SH 9 project by LEDCOR.	LEDCOR to complete construction.	

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12	TxDOT Denial of Access	None	Developer and TxDOT have resolved the issue.	None.	N/A
13	Extension of Constitution Drive	CCEDC	Street lights are complete.	None.	N/A
14	Business & Technology Park Development Agreement	City and CCEDC	Agreement to include: (1) require decommission by the City of existing lift station @ Arby's site, (2) decommission of the Mueller Lift Station, (3) sewer through the industrial and business park be installed by CCEDC, (4) City install 16" water transmission line, (5) 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, (6) CCEDC install a 12" service main required to serve the Business & Technology Park, (7) CCEDC provide permanent access to Mueller lift station through the park, (8) CCEDC provide a site for future fire station 4, (9) any development costs associated with the business park roadways or traffic signals will be provided by the CCEDC and (10) CCEDC will grant any and all easements necessary for access, water and sewer improvements.	Send Request to City Attorney requesting a draft agreement be provided to City staff and CCEDC staff for review. CCEDC Board consideration of final agreement. Council consideration of final agreement. Many of the items to be included in the draft agreement are in progress, thus may not be necessary to include in 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	Contract award approved by City Council on 2/7/12.	None.	Plat approved by Council on 10/18/11.
18	Sewer Project within Business Park Development	CCEDC	Contract award approved by City Council on 2/7/12.	None.	Plat approved by Council on 10/18/11.
19	Drainage within Business Park Development	Shops @ Five Hills Developer	Contract award approved by City Council on 2/7/12.	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	April 2012
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	April 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

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25	Five Hills Subdivision Replat	Developer/City	Developer requested boundary adjustments to existing easements in the area of Retaining Wall A & Retaining Wall B. Council provided direction to staff on 2/21/12 to authorize the developer to begin construction on the retaining walls provided the developer agrees to replat the property adjusting the boundaries of the two easements and adding any new easements.	Developer to submit re-plat application to the City. Once City receives, the re-plat will be considered by the P&Z and Council.	P&Z consideration on March 12, 2012 and Council consideration on March 20, 2012.
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The items highlighted yellow identify the item as being complete by either City staff and/or the CCEDC. Items 7 and 8 were included on a CIP Amendment on 2/21/12 to reverse the phasing on the waterline project so that it matches with the order the work is being completed.