

City of Copperas Cove Information Item No.

August 2, 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.

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. Road Dedication Agreement was approved by the City Council on 6/13/12.	Developer to cover 100% costs.	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	The construction of the line work is complete in the field.	Re-vegetation	30 days – Mid August 2012
5	NE Sewer Line Project Phase IIA (line work)	City	Staff continues to work with 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; however, Lock Away Storage as been non-responsive. City Council provided authorization to City Manager on 7/17/12 to negotiation with a property owner for an easement. This phase of the project was bid with Phase IIB.	Contractor has agreed to hold the bid pricing until 10/28/2012. Fort Hood estimates 60-90 days(Oct/Nov 2012 timeframe).	Undetermined

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6	NE Sewer Line Project Phase IIB	City	Project is on schedule with substantial completion (operational) by late August 2012 and Final Completion in late September.	Complete Construction	September 2012
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. Staff seeking right of entry permission from Fort Hood for work along Hwy 190.	Consulting engineer/City staff to obtain access permission from Fort Hood.	October/November 2012 for Right of Entry permission
8	NE Water Line (Phase I)	City	Tank is operational and back in service. City received beneficial use in May 2012.	None.	N/A
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	Await the processing of the change order by TxDOT.	LEDCOR to complete construction.	N/A

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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	City and CCEDC	Originally the plan was to prepare an Agreement for execution; however, each item has been addressed and handled separately: (1) decommission by the City of existing lift station @ Arby's site included in the QROMEX Contract, (2) decommission of the Mueller Lift Station after EDC makes the connection, (3) sewer through the industrial and business park be installed by CCEDC (to be completed by McLean Construction on 7/27/12), (4) CCEDC install a 12" service main required to serve the Business & Technology Park (to be completed by McLean Construction on 7/27/12), (5) CCEDC provide permanent access to Mueller lift station through the park, (6) CCEDC provide a site for future fire station 4 (agreement currently being drafted by City Attorney).	Many of the items originally included are either complete or near completion.	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.	N/A
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.	N/A
21	Business & Technology Park Zoning	CCEDC	City Council approved Zoning Ordinance Change to provide a Business Zoning Classification of Business-Business Park on 7/17/12.	CCEDC completes & submits zoning application	September 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. Has been determined the CCEDC must submit the variance request since the property belongs to the CCEDC.	Developer submits permit application and CCEDC to submit variance application	TBD
23	Professional Business Park Development	CCEDC/CCIF	Council approved Contract for Sale between CCIF and CCEDC to include City Attorney provided revert language.	Complete the sale of the property.	September 2012

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24	Oncor Substation	Oncor	Site preparation is 85% complete. Equipment was ordered and the substation transformers are to be installed in January 2013 (weather dependent).	Construction of the substation.	Project completion by March 2013
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.	Complete	N/A

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.