



Infrastructure & Development Committee Agenda

Wednesday, January 10, 2024
11:00 AM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. CALL TO ORDER

2. CITIZEN APPEARANCES

Each person in attendance who desires to speak to the Committee on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Secretary prior to addressing the Committee. Each speaker will be allowed three minutes to speak.

Each person in attendance who desires to speak on an item posted on the agenda shall speak when the item is called forward for consideration.

3. REPORTS AND DISCUSSION ITEMS

A. Consider approval of the minutes from the February 8, 2023 Infrastructure & Development committee meeting. *(Staff Contact: Amanda Campos, City Secretary)*

B. Receive a report, hold a discussion, and provide staff feedback regarding the FY2024 Parks and Recreation and Capital Improvement Program *(Staff Presenter: Jen Basham, Director of Parks and Recreation)*

C. Receive a report, hold a discussion, and provide staff feedback regarding the Public Works & Engineering five-year Capital Improvement Program (CIP). *(Staff Presenter: Errick Thompson, Director of Public Works & Engineering)*

D. Receive a report, hold a discussion, and provide staff feedback regarding the Police Headquarters Expansion Project. *(Staff Presenter: Errick Thompson, Director of Public Works & Engineering)*

E. Receive a report, hold a discussion, and provide staff feedback on the Hooper Business Park Drainage. *(Staff Presenter: Michelle McCullough, Assistant Director/City Engineer)*

4. BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

5. ADJOURN

CERTIFICATE

I hereby certify that the above agenda was posted on this the 4th of January 2023, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.

Infrastructure & Development Committee

DEPARTMENT: City Secretary's Office
FROM: Amanda Campos, City Secretary
MEETING: January 10, 2024

SUBJECT:

Consider approval of the minutes from the February 8, 2023 Infrastructure & Development committee meeting. *(Staff Contact: Amanda Campos, City Secretary)*

SUMMARY:

The Infrastructure & Development committee duly and legally met on February 8, 2023 for a regular meeting.

OPTIONS:

Committee may approve the minutes as presented or approve with amendments.

RECOMMENDATION:

Approve.

STAFF CONTACT:

Amanda Campos
City Secretary
acampos@burlesontx.com
817-426-9665

INFRASTRUCTURE & DEVELOPMENT COUNCIL COMMITTEE

February 8, 2023
DRAFT MINUTES

Council Present:

Dan McClendon, Chair
Rick Green
Tamara Payne

Council Absent:Staff:

Bryan Langley, City Manager
Tommy Ludwig, Deputy City Manager
Amanda Campos, City Secretary
Monica Solko, Deputy City Secretary
Matt Ribitzki, Deputy City Attorney
Eric Oscarson, Director of Public Works
Errick Thompson, Deputy Director of Public Works - Engineering

1. Call to Order – 10:00 a.m.**2. Citizen Appearances**

- No speakers.

3. Reports and Discussion Items:**A. Receive a report, hold a discussion, and give staff direction regarding sidewalk prioritization and a grant application. (*Staff Presenter: Eric Oscarson, Director of Public Works*)**

Eric Oscarson, Director of Public Works, gave an update on the sidewalk prioritization and grant application.

B. Receive a report, hold a discussion, and give staff direction regarding a Capital Improvement Plan update. (*Staff Presenter: Eric Oscarson, Director of Public Works*)

Eric Oscarson, Director of Public Works, gave an update on capital improvement projects.

4. Community Announcements

- None.

5. Board Requests for Future Agenda Items or Reports

- None.

6. Adjourn.

There being no further discussion Dan McClendon adjourned the meeting.

Time: 11:42 p.m.

Monica Solko
Deputy City Secretary

Infrastructure & Development Committee

DEPARTMENT: Parks and Recreation

FROM: Jen Basham, Director of Parks and Recreation

MEETING: January 10, 2024

SUBJECT:

Receive a report, hold a discussion, and provide staff feedback regarding the FY2024 Parks and Recreation and Capital Improvement Program (*Staff Presenter: Jen Basham, Director of Parks and Recreation*)

SUMMARY:

This report provides an update to the current status of fiscal year 2024 capital projects for parks and recreation.

RECOMMENDATION:

NA

PRIOR ACTION/INPUT (Council, Boards, Citizens):

NA

REFERENCE:

Insert CSO# if applicable
Insert resolution or ordinance change

FISCAL IMPACT:

STAFF CONTACT:

Jen Basham, CPRE
Director of Parks and Recreation
jbasham@burlesontx.com
817-426-9201



CAPITAL IMPROVEMENT PLAN UPDATE-PARKS & RECREATION

IND COMMITTEE • JANUARY 10, 2024

STAFF PRESENTER: JEN BASHAM, DIRECTOR OF PARKS AND RECREATION

BAILEY LAKE DREDGING

PROJECT: DREDGING AROUND
THE INTAKE PIPE AT BAILEY
LAKE

BUDGET: \$100,000

STATUS: FINALIZING
INTERLOCAL AGREEMENT
WITH CITY OF SOUTHLAKE.

ESTIMATED COMPLETION:
SPRING 2024



Item B.

CEDAR RIDGE PLAYGROUND

PROJECT: REPLACEMENT OF
PLAYGROUND AT CEDAR RIDGE
PARK

BUDGET: \$280,000

STATUS: PUBLIC ENGAGEMENT
COMPLETE. PREPARING FOR
AWARD IN MARCH 2024

ESTIMATED COMPLETION: LATE
FALL 2024



Item B.

MEADOWCREST PARK

PROJECT: REPLACEMENT OF
PLAYGROUND AND ADDITION
OF SPORTS COURT AT
MEADOWCREST

BUDGET: \$400,000

STATUS: PUBLIC ENGAGEMENT
COMPLETE. PREPARING FOR
AWARD IN MARCH 2024

ESTIMATED COMPLETION: LATE
FALL 2024



Item B.

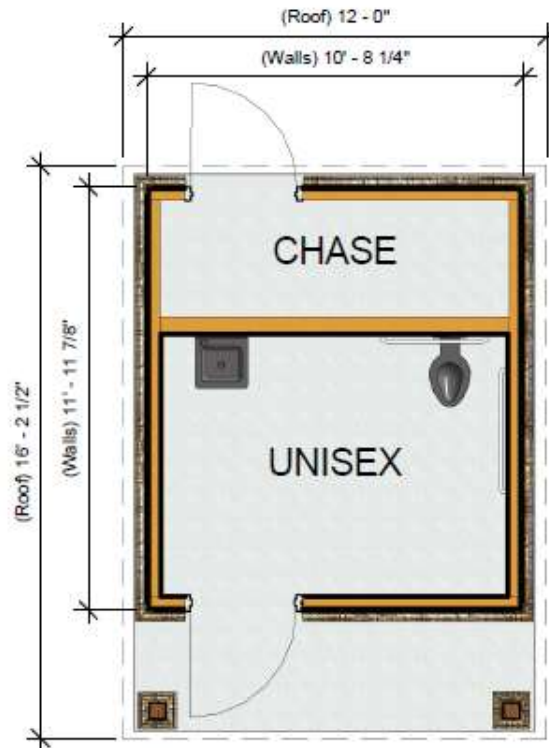
OAK VALLEY RESTROOM

PROJECT: ADDITION OF A
RESTROOM AT OAK VALLEY
PARK

BUDGET: \$150,000

STATUS: FINAL DESIGN
COMPLETE, AWARD IN
FEBRUARY

ESTIMATED COMPLETION: FALL
2024



1 FLOOR PLAN



2 FRONT



3 PERSPECTIVE

CHISENHALL FIELDS

PROJECT: REPLACING INFIELDS
WITH ARTIFICIAL TURF (4
FIELDS)

BUDGET: \$2,125,000

STATUS: FINALIZING REVIEW
OF BIDS

ESTIMATED COMPLETION: LATE
SUMMER 2024



Item B.

OAK VALLEY SOUTH SCOTT ST TRAILHEAD

PROJECT: CREATING PARKING
LOT, BIKE STATION AND WATER
FOUNTAIN

BUDGET: \$540,000

STATUS: IN DESIGN

ESTIMATED COMPLETION: FALL
2024



Item B.

PARK MONUMENT SIGNS

PROJECT: INSTALLATION OF
PARK SIGNS TO REPLACE OR
ADD SIGNAGE AT EXISTING
PARKS. 6 PARKS ARE SLATED
FOR FY24

BUDGET: \$65,000

STATUS: ADJUSTING DESIGN OF
YEAR 1 TO BE A SOLID CASE

ESTIMATED COMPLETION:
SPRING 2024



BRICK PROJECTS

PROJECT: REMODEL OF THE LOBBY, REPLACEMENT OF HVAC, DESERT AIRE, INDOOR POOL SANDFILTER, AND REPLASTER OF INDOOR POOL

BUDGET: \$5,451,600

STATUS: ENGINEERING AND DESIGN WITH CMAR

ESTIMATED COMPLETION: TIERED PROJECT, CONSTRUCTION TO BEGIN IN POOL AREA IN AUGUST, LOBBY IN WINTER, AND HVAC WHEN MATERIALS ARE RECEIVED



GOLF PROJECTS

PROJECT:FLOATING INTAKE
PIPE,TEE AND WAYFINDING
SIGNAGE, RANGE SIDE 9
IMPROVEMENTS

BUDGET: \$86,750

STATUS: INTAKE PIPE AND
RANGE SIDE 9 ARE UNDERWAY,
TEE AND WAYFINDING
SIGNAGE FINALIZING DESIGN

ESTIMATED COMPLETION: LATE
SPRING 2024



Item B.

SYSTEM WIDE MASTER PLAN

PROJECT:UPDATE TO THE 2019
MASTER PLAN

BUDGET: \$100,000

STATUS: CURRENTLY
COMPLETING INVENTORY OF
CURRENT SYSTEM

ESTIMATED COMPLETION:
WINTER 2024





FEEDBACK?

Infrastructure & Development Committee

DEPARTMENT: Public Works & Engineering
FROM: Errick Thompson, P.E., CFM®, Director
MEETING: January 10, 2024

SUBJECT:

Receive a report, hold a discussion, and provide staff feedback regarding the Public Works & Engineering five-year Capital Improvement Program (CIP). *(Staff Presenter: Errick Thompson, Director of Public Works & Engineering)*

SUMMARY:

Staff will present an update to the CIP including potential future adjustments to existing projects and potential new projects. The committee's feedback is sought to guide development of the next update to the CIP.

RECOMMENDATION:

N/A

PRIOR ACTION/INPUT (Council, Boards, Citizens):

September 11, 2023, the Council approved the City's FY23-24 annual budget and capital improvement program (CIP).

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Errick Thompson, P.E., CFM®
Director of Public Works & Engineering
ethompson@burlesontx.com
817-426-9610



Capital Improvement Program Update

PRESENTED TO THE INFRASTRUCTURE & DEVELOPMENT COMMITTEE

JANUARY 10, 2024

Overview

- ☐ Existing Capital Improvement Program Summary
- ☐ Potential Funding Adjustments
- ☐ Potential New Projects
- ☐ Committee Feedback

CIP - General Government – GO Bond Projects

(as included in adopted FY24 Budget)

PROJECT		2023	2024	2025	2026	2027	2028	Total
#	Project Name GO Bond Projects							
TR2201	SH174 TRAFFIC SIGNAL IMPROVEMENTS	\$ 1,861,123						\$ 1,861,123
	LAKEWOOD LEFT TURN LANES							\$ -
	NEIGHBORHOOD STREET REBUILDS	\$ 825,833	\$ 750,000	\$ 750,000	\$ 750,000			\$ 3,075,833
ST2202	ALSBURY BOULEVARD - HULEN STREET TO CR 1020 (Ph.2)		\$ 6,434,496					\$ 6,434,496
	SIDEWALK PROGRAM		\$ 1,216,946					\$ 1,216,946
FA2301	POLICE EXPANSION	\$ 3,600,000	\$ 2,800,000	\$ 13,607,500	\$ 16,409,500			\$ 36,417,000
ST2301	CR 1020 (ALSBURY) WIDENING (DESIGN) (Ph.3)	\$ 2,500,000						\$ 2,500,000
ST2306	HULEN INTERSECTION/ROAD EXPANSION		\$ 2,000,000	\$ 7,504,680				\$ 9,504,680
ST2401	SH174 WIDENING (SCHEMATIC AND ENVIRONMENTAL)	\$ 500,000	\$ 430,000		\$ 1,400,000			\$ 2,330,000
ST2503	ELK DR, HILLSIDE DR, & FM 731 - INTERSECTION & SIDEWALK IMPROVEMENTS		\$ 1,036,509					\$ 1,036,509
FA2601	FIRE STATION					\$ 2,500,000	\$ 13,443,000	\$ 15,943,000
ST2601	FM 1902 AND CR 910 PEDESTRIAN MOBILITY				\$ 300,000	\$ 1,189,901		\$ 1,489,901
	Total GO Bond	\$ 9,286,956	\$ 14,667,951	\$ 21,862,180	\$ 18,859,500	\$ 3,689,901	\$ 13,443,000	\$ 81,809,488

CIP- General Government – Non-GO Bond Funding

(as included in adopted FY24 Budget)

PROJECT		2023	2024	2025	2026	2027	2028	Total
#	Project Name							
Additional Projects								
FA2302	FIRE STATION 1	\$ 300,000	\$ 3,533,235					\$ 3,833,235
TR2201	SH174 TRAFFIC SIGNAL IMPROVEMENTS*		\$ 1,500,000					\$ 1,500,000
ST2202	ALSBURY BOULEVARD - HULEN STREET TO CR 1020 (Ph.2)*		\$ 1,000,000					\$ 1,000,000
FA2303	CITY HALL RENOVATION		\$ 2,500,000					\$ 2,500,000
ST2302	ALSBURY PH. 1 WIDENING - CANDLER TO HULEN (Ph. 1B)_	\$ 323,545	\$ 3,500,000					\$ 3,823,545
ST2305	RENFRO ST & JOHNSON AVENUE PEDESTRIAN IMPROVEMENTS	\$ 192,497						\$ 192,497
ST2301	CR 1020 (ALSBURY) WIDENING (DESIGN) (Ph.3)*			\$ 1,833,091				\$ 1,833,091
ST2306	HULEN INTERSECTION/ROAD EXPANSION			\$ 4,630,029				\$ 4,630,029
ST2309	VILLAGE CREEK PARKWAY EXPANSION (Tarrant Co. Bond 50% Match)		\$ 2,064,645	\$ 1,437,194				\$ 3,501,839
ST2504	WICKER HILL AND GREENRIDGE RECONSTRUCTION			\$ 949,045	\$ 4,040,465			\$ 4,989,510
ST2602	HIDDEN VISTAS EXTENSION					\$ 1,575,349		\$ 1,575,349
	ADDITIONAL PAVEMENT					\$ 808,198		\$ 808,198
	Total Additional Projects	\$ 816,042	\$ 14,097,880	\$ 8,849,359	\$ 4,040,465	\$ 2,383,547	\$ -	\$ 30,187,293
	CO TOTAL	\$ 381,674	\$ 9,533,235	\$ 6,463,120	\$ 2,361,206	\$ -	\$ -	\$ 18,739,235
	CASH	\$ -	\$ 2,500,000	\$ 1,437,194	\$ 1,679,259	\$ 2,383,547		\$ 8,000,000
	OTHER	\$ 434,368	\$ 2,064,645	\$ 949,045				\$ 3,448,058

* Additional funding for GO Bond projects

CIP- Water and Sewer (as included in adopted FY24 Budget)

WATER PROJECTS	2024	2025	2026	2027	2028	TOTAL
Water Line Rehabilitation	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 10,000,000
Industrial Blvd Pump Station Expansion & Alsbury Pump Station Decommission	\$ 462,944	\$ 5,604,053				\$ 6,066,997
12" Willow Creek Waterline Looping	\$ 810,968					\$ 810,968
Hulen Ground Storage Tank Rehabilitation	\$ 1,406,486					\$ 1,406,486
8" Village Creek Waterline Looping (Fire Flow)	\$ 837,199					\$ 837,199
Service Center Detention	\$ 1,250,000					\$ 1,250,000
Mountain Valley EST and GST Demolition		\$ 705,601				\$ 705,601
16" Hulen Street Waterline (Combo with Hulen Widening)	\$ 464,889	\$ 3,405,768				\$ 3,870,657
12" Waterline Loop for Mountain Valley		\$ 239,583	\$ 1,094,565			\$ 1,334,148
Offsite Water Supply from Fort Worth	\$ 651,211	\$ 6,387,446	\$ 9,229,769			\$ 16,268,426
Hulen Pump Station Expansion			\$ 391,255	\$ 2,804,349		\$ 3,195,604
Turkey Peak Elevated Storage Tank Rehabilitation (Repaint & Rebrand)				\$ 200,211	\$ 1,437,171	\$ 1,637,382
8" County Road 715 Water Line Looping	\$ 98,795	\$ 564,255				\$ 663,050
Hidden Creek Pkwy Tank Rehab				\$ 499,993		\$ 499,993
12" Water Line from Wilshire to John Jones (Future Hulen)					\$ 256,361	\$ 256,361
Total	\$ 7,982,492	\$ 18,906,706	\$ 12,715,589	\$ 5,504,553	\$ 3,693,532	\$ 48,802,872

SEWER PROJECTS	2024	2025	2026	2027	2028	TOTAL
Sewer Line Rehabilitation	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 15,000,000
Trunk Relief Line (Town Creek Basin Parallel Buildout Interceptors)	\$ 14,305,706					\$ 14,305,706
Gateway Station Lift Station Rehabilitation	\$ 832,984					\$ 832,984
Sewer Line Protection- Booger Creek Improvements	\$ 600,000					\$ 600,000
Sewer Line Easement Acquisition- Mockingbird to CR913	\$ 350,000					\$ 350,000
Parkview Dr Sewer Upsizing to 10"		\$ 139,285	\$ 1,000,558			\$ 1,139,843
12" WasteWater line Replacement in Village Creek Basin (Golf Course)			\$ 178,491	\$ 1,281,348		\$ 1,459,839
Total	\$ 19,088,690	\$ 3,139,285	\$ 4,179,049	\$ 4,281,348	\$ 3,000,000	\$ 33,688,372
Total W & WW	\$ 27,071,182	\$ 22,045,991	\$ 16,894,638	\$ 9,785,901	\$ 6,693,532	\$ 82,491,244

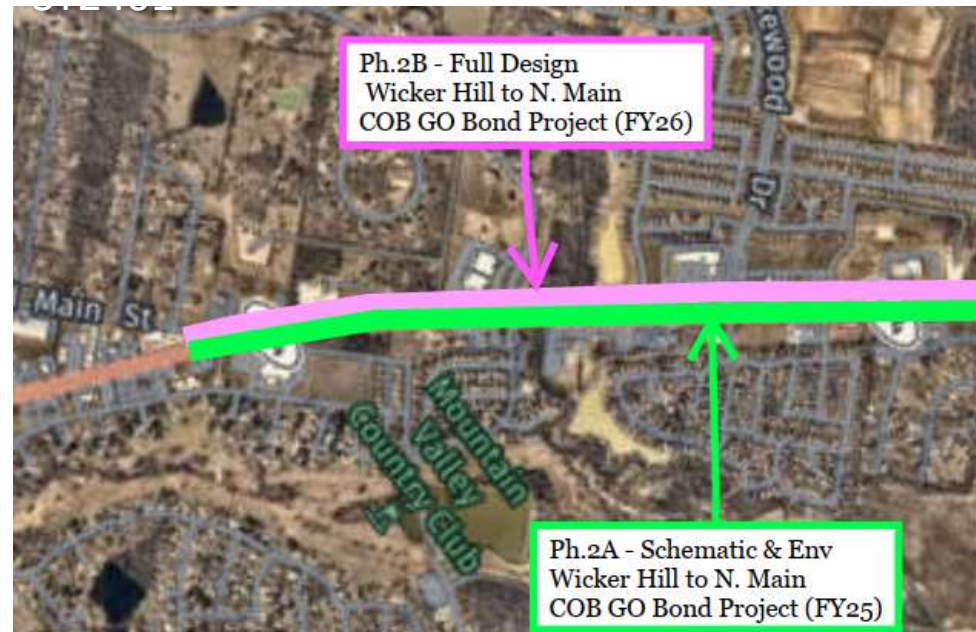
THE CITY OF
BURLESON
TEXAS

A 3D illustration of a grey asphalt road with white dashed lines, curving through a white background. Five red, 3D location pins are placed along the road, indicating specific points of interest or destinations.



SH174 Widening Phase 2 (Wicker Hill to Main St.)

- \$500k project funding accelerated to FY23 to design Hulen to Wicker Hill
- TxDOT construction of Elk to Wicker Hill anticipated to begin Summer 2025
- Wicker Hill to N. Main St. (Phase 2) has no identified construction funding (2030 estimate \$18.5M)-
- Anticipate recommending \$430k in GO Bond funding for schematic and environmental be pushed from FY24 to FY25



Elk Dr., Hillside Dr., & FM 731- Intersection & Sidewalk Improvements

Original plan: FY25 (\$200,00 design) & FY26 (\$836,509 construction)

June 2023: CIP update brought this project's sidewalk funding forward to FY24 as part of potential TxDOT grant match

October 2023: Burleson not selected for grant

January 2024: anticipate reverting back to original funding plan



Sidewalk Program

Bond Program anticipated annual funding FY22-27 totaling \$1,266,946

Older funding sources \$110,320

June 2023: CIP update brought all FY23-27 GO Bond sidewalk funding forward to FY24 as potential TxDOT grant match

October 2023: Burleson not selected for grant

January 2024: seeking feedback on sidewalk project priorities

Original

2022 GO Bond					
FY22	FY23	FY24	FY25	FY26	FY27
\$50,000	\$446,946	\$200,000	\$200,000	\$200,000	\$170,000

As included in adopted FY24 Budget

Project	Previous	2023	2024	2025	2026	2027	2028	Total
GO Bond Projects								
SIDEWALK PROGRAM	\$ 50,000		\$ 1,216,946					\$ 1,266,946

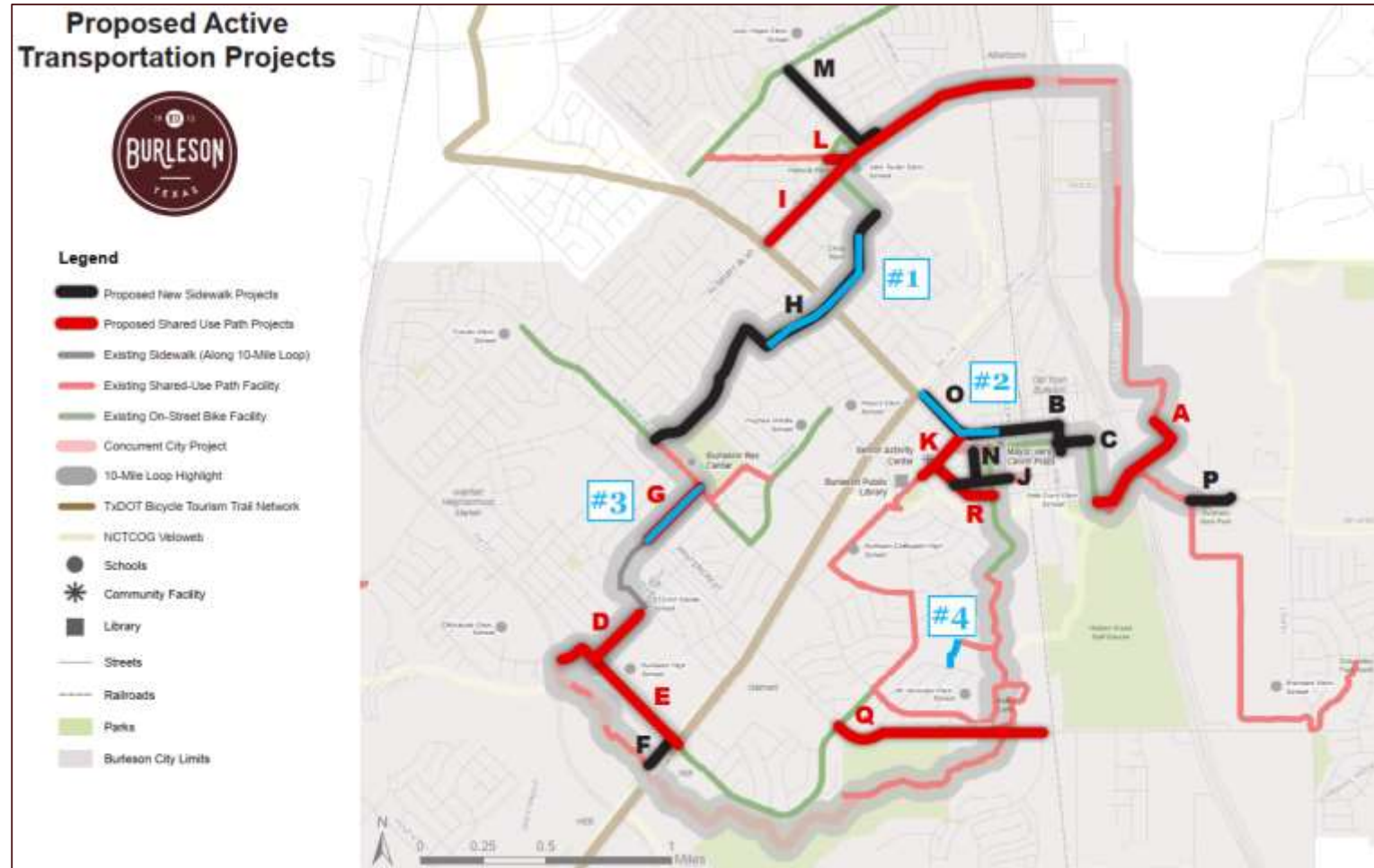
Remaining sidewalk program funding:
\$1,377,266

Available construction funding after design,
project management, material testing, etc.
\$935,000

Sidewalk Program Options & 10 mi. Loop

- Option 1 - Cindy Ln Sidewalk
(approximately 50% of Segment H,
estimated construction: \$493,693)
- Option 2 - Renfro St. Pedestrian
Improvements (approximately 60% of
Segment O, estimated construction:
\$650,000 - TIF funding of \$192,497
available)
- Option 3 - Vaughn Dr. Sidewalk (Segment
G, estimated construction cost: \$550,000)
- Option 4 – Pleasant Manor Sidewalk,
estimated construction cost: (\$100,000)

Options 1 – 3 address segments identified
as Short-Term Pedestrian projects in the
recently adopted Mobility Plan



Sidewalk Program Option 1 - Cindy Ln

- Summercrest Blvd to Douglas St (approximately half of Segment H)
- 5' wide sidewalk along the south side of Cindy Ln from Newton Dr to Hillery St

Estimated Construction Cost: \$493,693

Approximately 2,300' of 5' wide sidewalk



Sidewalk Program Option 2 - Renfro St. Pedestrian Improvements

- North side of Renfro St. (approximately 60% of Segment O)
- This option extends TIF-funded Renfro-Johnson Pedestrian Improvements project (Johnson to Wilson, \$192,497)
- 5' wide sidewalk down the north side of Renfro St (SH174 to Wilson St.), with pedestrian crossing signals at Johnson Ave.

Estimated Construction Cost: \$650,000
(\$457,503 from Sidewalk Program + \$192,497 TIF)

Approximately 2,100' of 5' sidewalk and three new pedestrian crossing signals

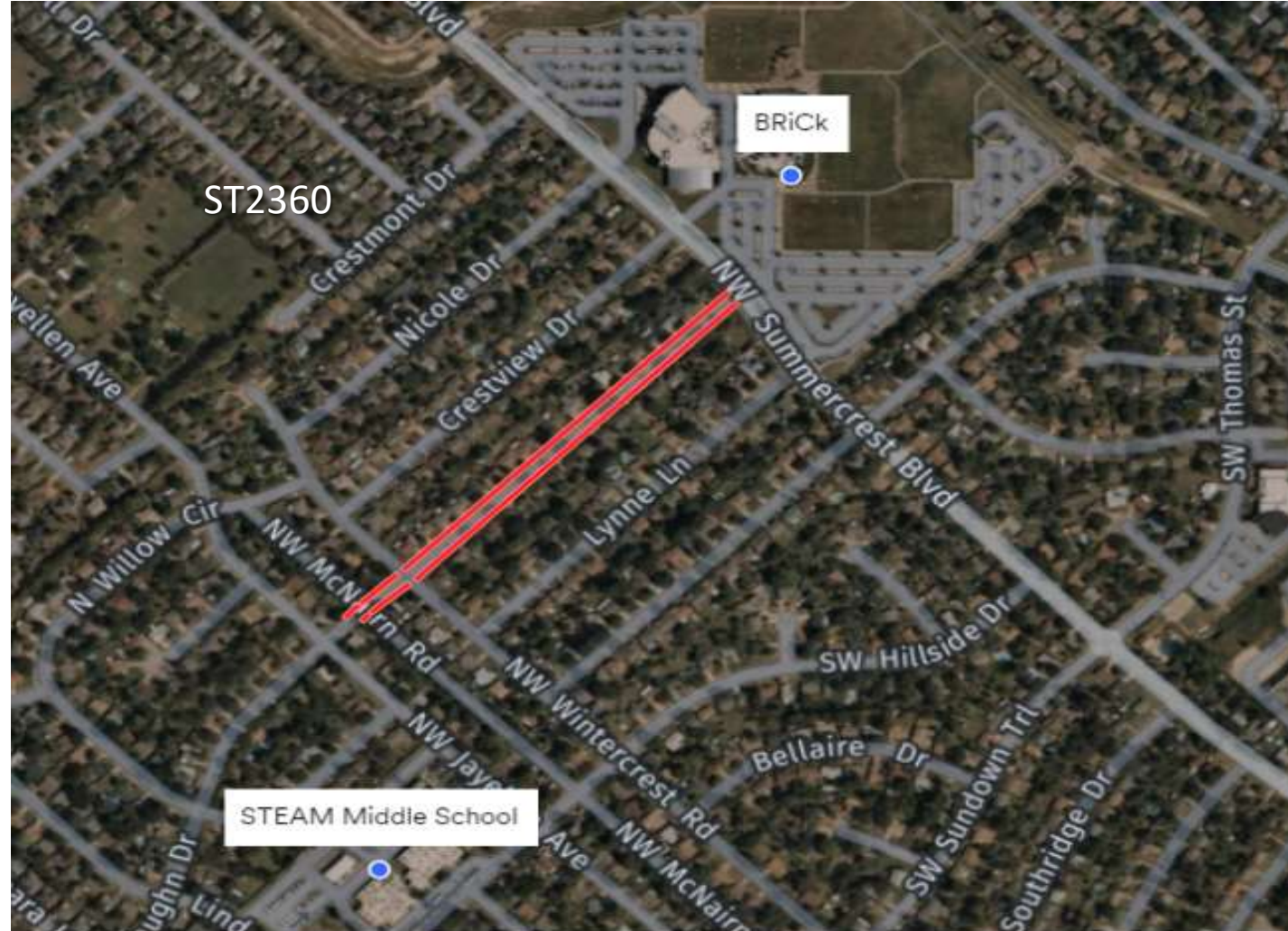


Sidewalk Program Option 3 - Vaughn Drive

- McNairn Rd to Summercrest Blvd (Segment G)
- 5' wide sidewalk along both sides of Vaughn Dr (near BRiCk), connecting existing sidewalks

Estimated Construction Cost: \$550,000

Approximately 3,200' of 5' wide sidewalk



Sidewalk Program Option 4 – Pleasant Manor

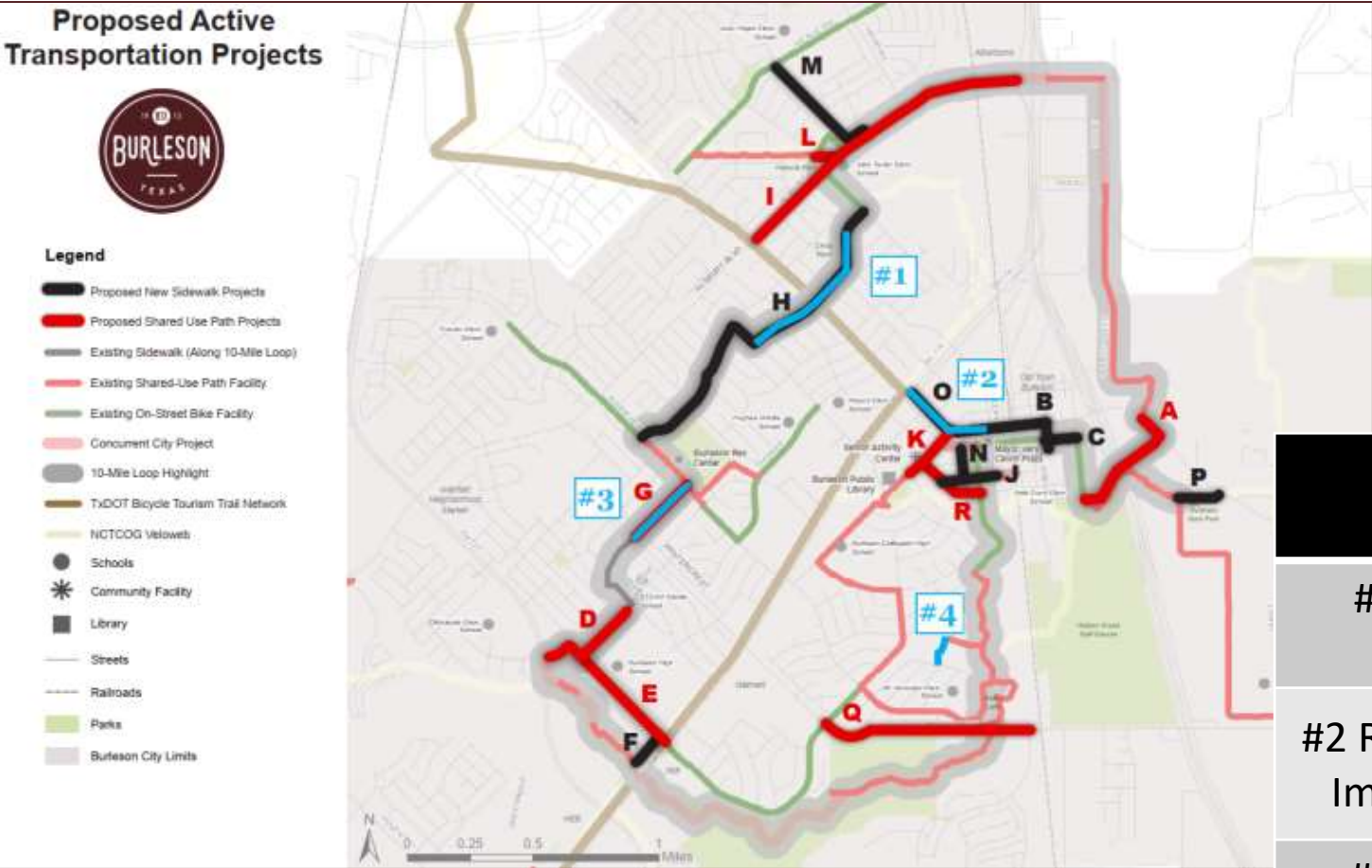
- Heritage Village trail pedestrian bridge to sidewalk along Lynnewood Ave.
- 6' wide sidewalk within existing rights-of-ways

Estimated Construction Cost: \$100,000

Approximately 500' of 6' wide sidewalk



Seeking Feedback on Sidewalk Priorities



Remaining sidewalk program funding:
\$1,377,266

Available construction funding after design, project management, material testing, etc.
\$935,000

Option	Length / Width	Estimated Construction Cost
#1 Cindy Ln. Sidewalk	2,300 LF / 5'	\$493,693
#2 Renfro St. Ped. Improvements	2,100 LF / 5'	\$457,503 (plus \$192,497 TIF funding)
#3 Vaugh Dr. Sidewalk	3,200 LF / 5'	\$550,000
#4 Pleasant Manor Sidewalk	500 LF / 6'	\$100,000

Potential Water & Wastewater Project Adjustments



8" Village Creek and 8" CR 715 Water Line Looping

Originally two separate projects

- 8" Village Creek Water Line Looping (Fire Flow)- Design & Construction FY24
- 8" CR 715 Water Line Looping- Design FY26, Construction FY27

Anticipate combining into a single project with FY24 Design & ROW (\$207,233) and FY25 Construction (\$1,192,874)

Results in approximately
\$100,000 cost reduction by
accelerating CR 715 project



Offsite Water Supply from Fort Worth

Current allocations:

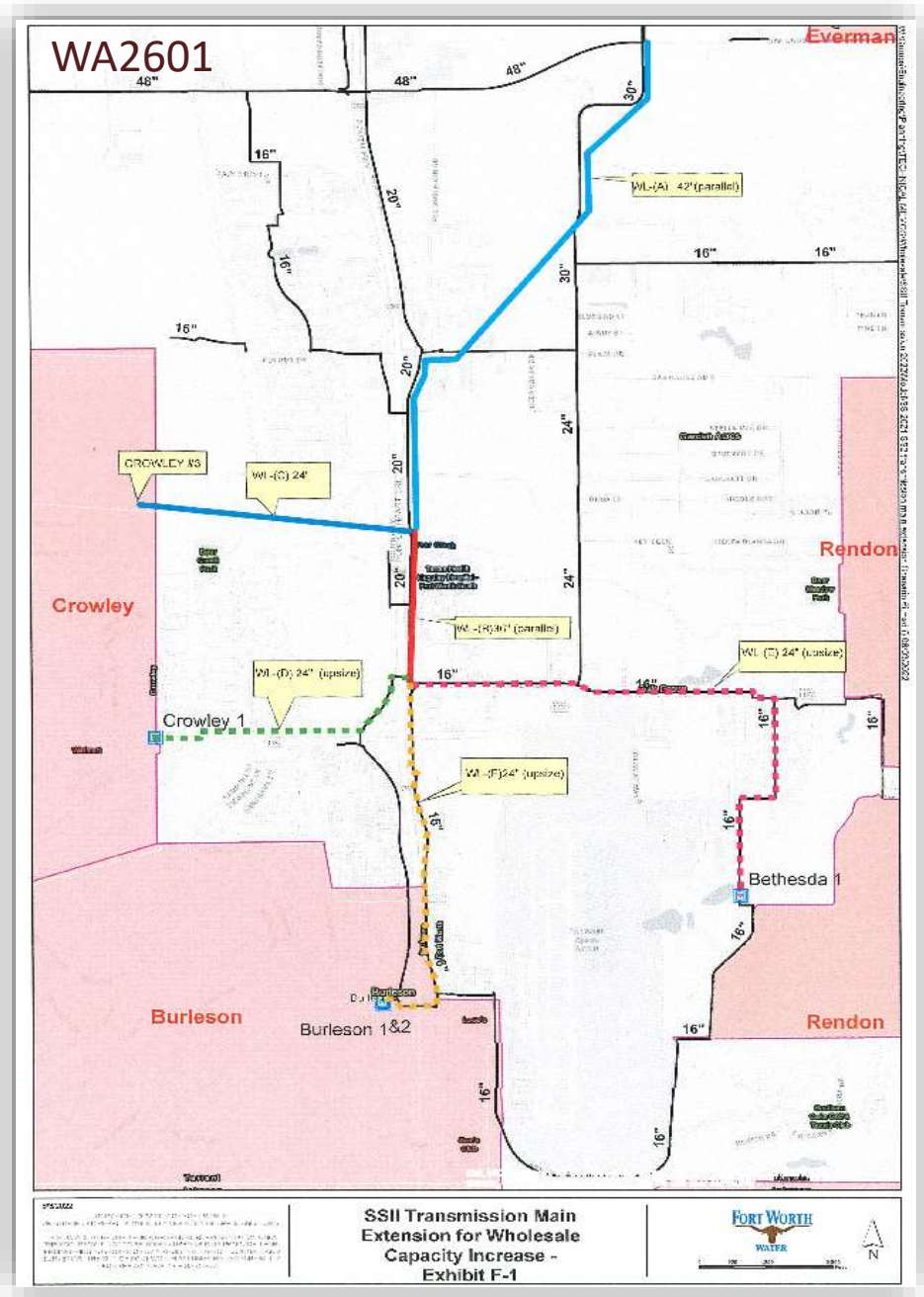
- 2024 - \$651,211
- 2025 - \$6,387,446
- 2026 - \$9,229,769

Project total - \$16,268,426

Anticipate updating to:

- 2024 - \$651,211
- 2025 - \$2,193,995
- 2026 - \$13,486,298

Project total - \$16,331,504



Item C.

Revised allocations correspond to Water Services Agreement amendment with Fort Worth approved by Council on Dec. 11th

Industrial Blvd Pump Station Expansion & Alsbury Pump Station Decommission

Current allocations:

- 2023 - \$1,288,380
- 2024 - \$462,944
- 2025 - \$5,604,053

Project total- \$7,355,377

Anticipate updating to:

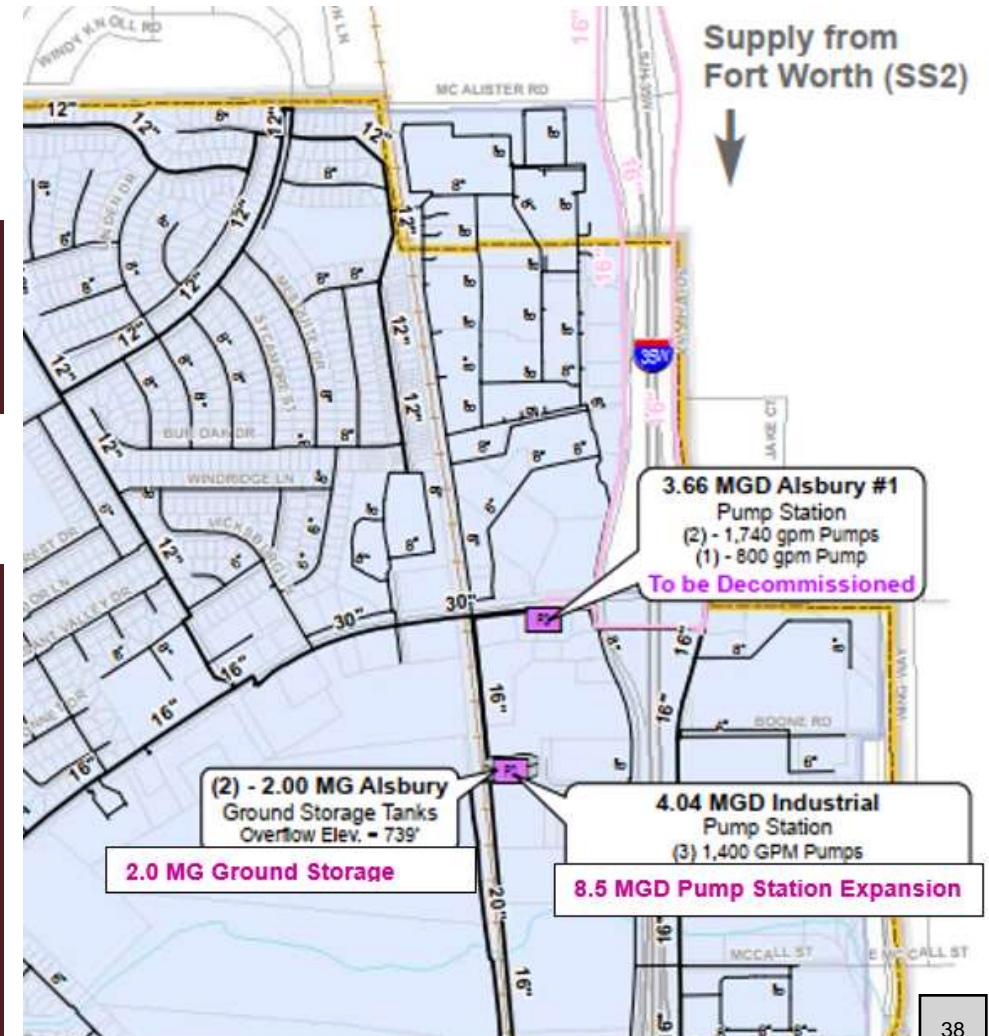
- 2023 - \$1,288,380
- 2024 - \$462,944
- 2025 - \$15,913,678

Project total- \$17,665,002

Original Project Scope -
4 MGD Pump Station
Expansion

Updated Project Scope -

- ❑ 8.5 MGD Pump Station Expansion to match buildout needs & amended Fort Worth agreement
- ❑ 2 MG Ground Storage Tank supporting broader water supply planning



Trunk Relief Line (Town Creek Basin Parallel Buildout Interceptors)

Current allocations:

■ 2023 - \$2,493,569

■ 2024 - \$14,305,706

Project total- \$16,799,275

Anticipate updating to:

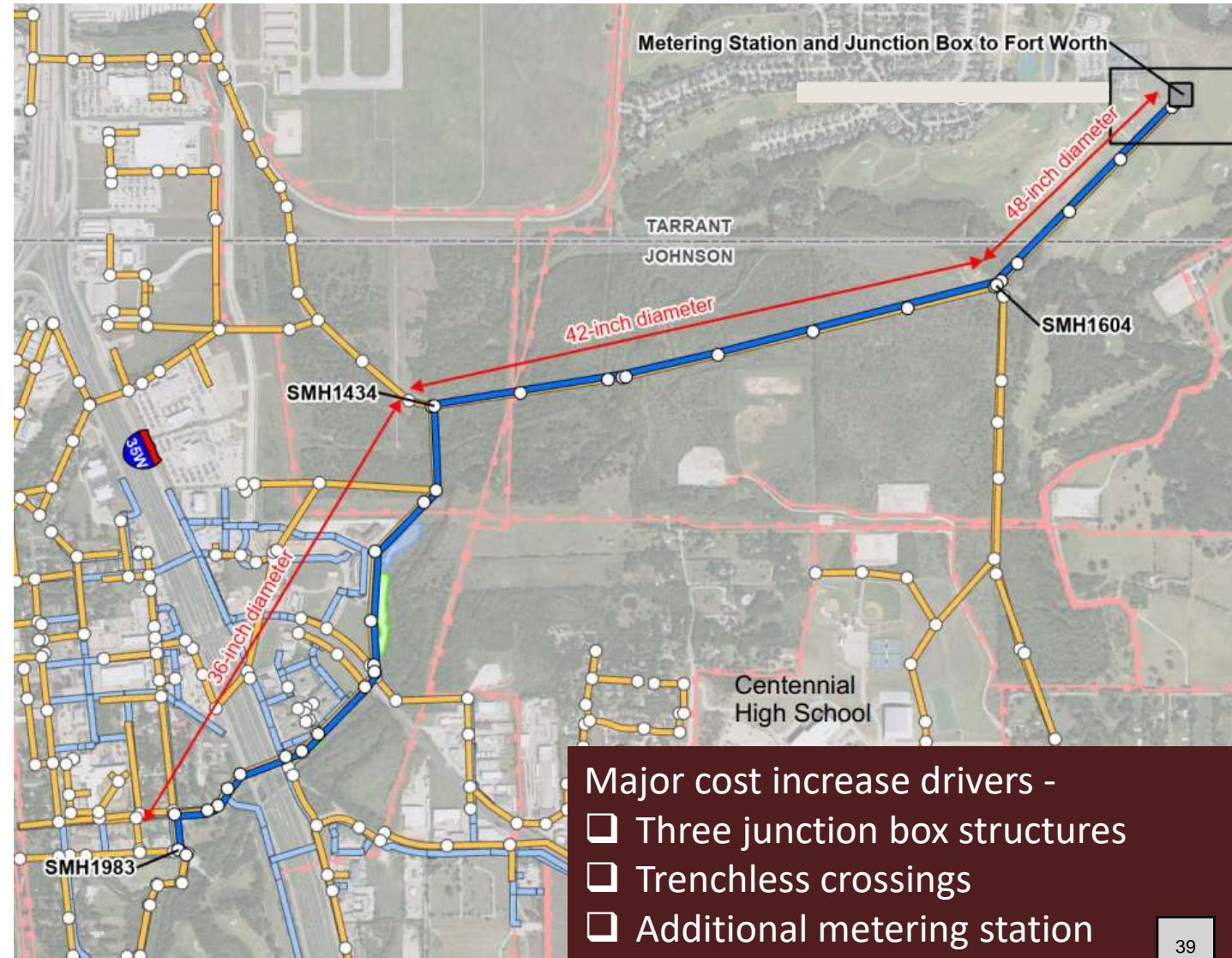
■ 2023 - \$2,493,569

■ 2024 - \$545,862

■ 2025 - \$19,161,605

Project total- \$22,201,036

January 10, 2024



Potential New Projects

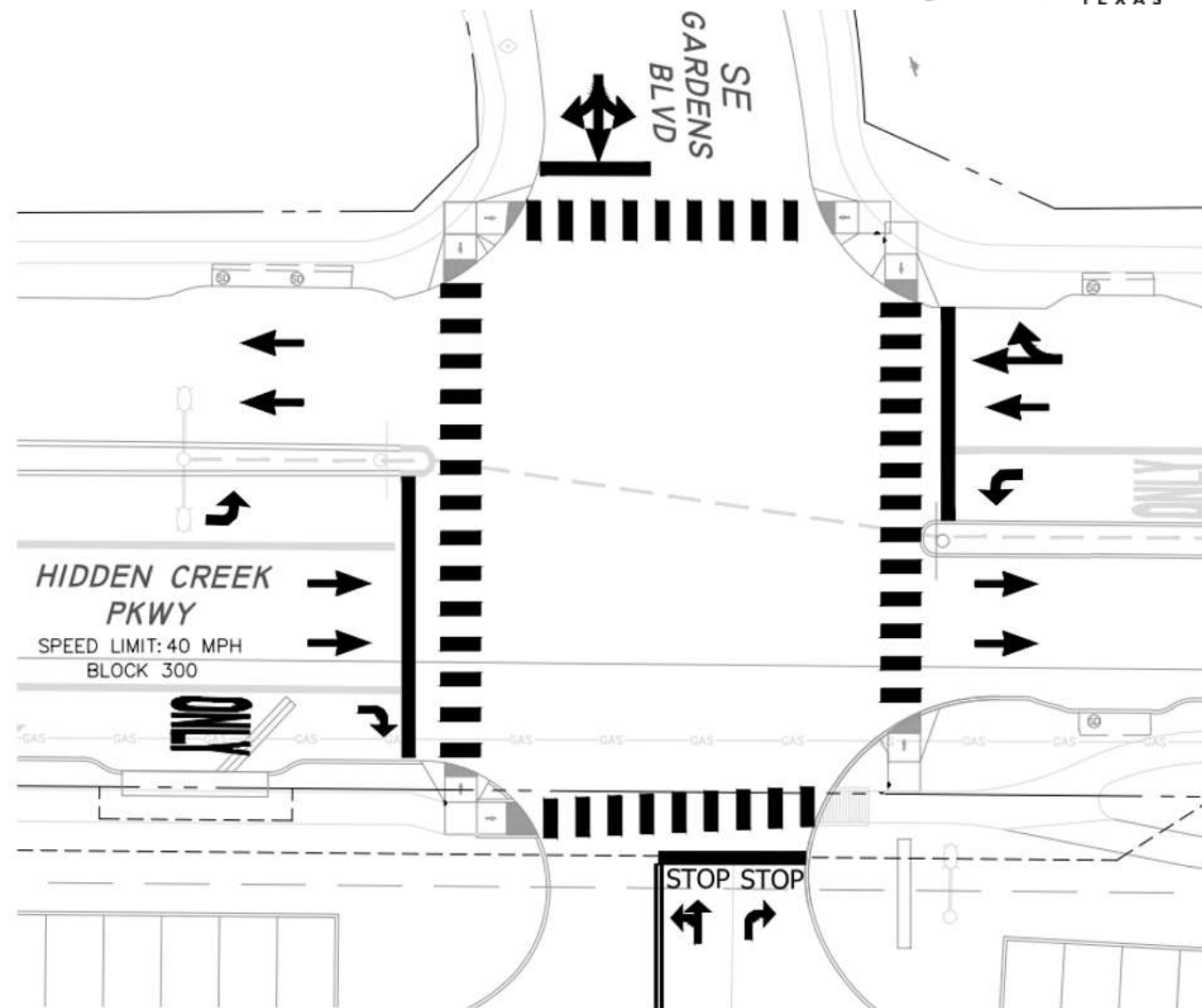


Hidden Creek & Garden Traffic Signal

Design FY23- \$49,000 (cash-funded)

Design is complete and ready for bidding

Construction Estimate - \$500,000 (source - TBD)



China King Hooded Left Revision

Existing hooded left along SH 174 to be modified to allow left turn movements to existing shared access easement serving multiple properties

Existing southern drive will be closed and a right turn lane constructed to the shared drive

TxDOT requires LOSA (Local On-system Agreement)

Design Estimate - \$60,000

Construction Estimate - \$305,000 (source - TBD)

January 10, 2024



Potential New FY25-29 CIP Projects from Recently Adopted Master Plans

Roadway, Pedestrian & Bicycle

- South Hulen (SH 174 to FM 731) (R-A) - Schematic
- North Hulen (Candler to Alsbury Blvd) Bridge over BNSF RR
- Hidden Creek Parkway and Dobson St. Intersection
- Hurst Road Shared Use Path (B-G)
- Johnson Ave./ Tarrant Ave./ Miller St. Shared Use Path (B-F)

* Project identifiers from Mobility Plan

Water & Wastewater

- 12-inch Shoreline Dr. to CR 802 Upper Pressure Plan Water Line (F-B) Construction Estimate \$965,800
- 16-inch Wilshire Blvd. Upper Pressure Plan Transmission Water Line (H-B) Construction Estimate \$1,826,900
- Village Creek Basin 30/36-inch Wastewater Replacement (C-C) Construction Estimate \$9,529,200

* Project identifiers from Water and Wastewater Masterplan

Questions / Discussion

Errick Thompson, P.E., CFM®
Director of Public Works & Engineering
ethompson@burlesontx.com
817-426-9610

Infrastructure & Development Committee

DEPARTMENT: Public Works & Engineering

FROM: Errick Thompson, Director

MEETING: January 10, 2024

SUBJECT:

Receive a report, hold a discussion, and provide staff feedback regarding the Police Headquarters Expansion Project. (*Staff Presenter: Errick Thompson, Director of Public Works & Engineering*)

SUMMARY:

Staff has been working with the consultant to identify a design for the new building that maximizes the available funding. Staff will present updates for feedback.

STAFF CONTACT:

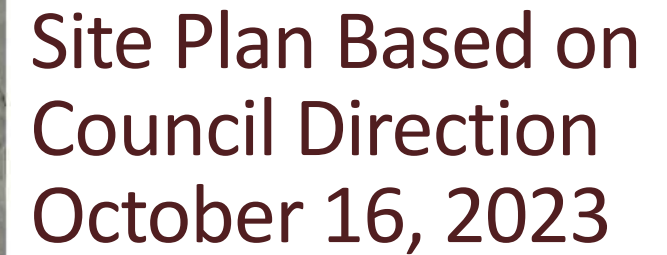
Errick Thompson
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Burleson Police Headquarters Expansion Project Update

Infrastructure and Development Committee
January 10, 2024

Background

- Staff provided a report to City Council regarding potential revisions to the original project scope in August, 2023
- Council requested additional options be developed
- Staff provided a subsequent report in October, 2023 with the additional options requested
- Council directed staff to proceed with an amended project scope and increased project budget at the October 16, 2023 City Council meeting
- Staff (City Manager's Office, Police, Public Safety Communications, and Public Works & Engineering) and the project architect (Brinkley Sargent Wiginton) have continued to refine the project



Revised Project Scope - October 16, 2023

- Provides space needs for 20 years
- Property & Evidence located in Asset Building
- Investigations remains in existing building
- Allocated investigation space is sufficient for 5-year growth, but additional, future remodel of the space would be required to accommodate 20-year build out
- Includes Temporary Holding Cells, but not secure Sally Port

Revised Budget - October 16, 2023

Direct Construction Cost	\$28,877,782
Design Contingency (10%)	\$ 2,887,778
CMAR General Conditions/Overhead	\$ 1,980,255
CMAR Fee (2.95%)	<u>\$ 851,895</u>
Sub-Total	\$ 5,719,928
Owner Costs Outside of Construction	<u>\$ 5,734,535</u>
Projected Project Budget	\$40,332,245
Holding Cell Addition	\$1,667,755
Total Revised Budget	\$42,000,000
<i>Includes Escalation in Direct Construction Costs</i>	

Revised Project Funding

General Obligation Bond Allocation	\$36,417,000
Revised Project Budget	<u>\$42,000,000</u>
Delta	\$5,583,000
Additional Debt Capacity from Wicker Hill & Greenridge	\$4,040,465
Additional Debt Capacity from Hulen Street Widening*	<u>\$1,542,535</u>
	\$5,583,000

**Replaced with available impact fees*

Recent Updates

Since the October Council direction, staff (including Police, Public Safety Communications, City Manager's Office, and Public Works & Engineering) and the architect have continued and will continue to meet to refine the project with particular emphasis on optimizing:

- Adjacencies
- Circulation
- Functions that are good candidates for the storm shelter space

Results include:

- Prudent to leave Public Safety Communications on the 2nd floor, creating the massing necessary to make a 2nd floor cost effective
- Property & Evidence can be accommodated in the new building in this new two-story configuration
- Simulator, Virtual Reality, and Defensive Tactics spaces are good candidates to comprise the required hardened storm shelter space

Updates to Revised Site Plan



Burleson Police Renovation and Addition

Project Number: 22301.00 Date: 12/08/2023

Site Plan

BRINKLEY SARGENT WIGINTON ARCHITECTS

Sally Port is currently not within the revised budget, but the design team will continue efforts to include as design progresses

Within revised budget of \$42,000,000

Questions / Discussion

Errick Thompson, P.E., CFM®

Director of Public Works & Engineering

ethompson@burlesontx.com

817-426-9610

Infrastructure & Development Committee

DEPARTMENT: Public Works & Engineering

FROM: Michelle McCullough, P.E., CFM, Assistant Director/City Engineer

MEETING: January 10, 2024

SUBJECT:

Receive a report, hold a discussion, and provide staff feedback on the Hooper Business Park Drainage. *(Staff Presenter: Michelle McCullough, Assistant Director/City Engineer)*

SUMMARY:

In June 2021, the Burleson 4A Economic Development Corporation Board (EDCB) purchased approximately 106 acres with the intent to develop the Hooper Business Park. The City Council approved a Chapter 380 and Economic Development and Performance Agreement (Agreement). R.A. Development, Ltd. acts as the Developer for Chisholm Summit on behalf of the property owners who are a party to the Agreement. As part of the Agreement, the Developer was obligated to design and construct the roadway and sanitary sewer infrastructure to serve Hooper Business Park (HBP), master-planned community, and future development. The City will reimburse the Developer for costs pursuant to the terms of the Agreement. The roadway is currently under construction, and the sanitary sewer improvements are expected to begin summer 2024.

Stormwater management is a component of the public infrastructure that will serve the HBP. Craftmasters is the first development proposed within the business park. The development is a private campus that specializes in education involving trades and vocations. Craftmasters also plans to construct their national headquarters facility within the business park as part of the overall development. As part of a Performance Agreement the EDCB and City Council approved on June 30, 2023, the City will design and construct a stormwater retention facility. Construction of the retention facility is to begin no later than June 30, 2024, and be completed no later than September 30, 2026.

The City Council approved a professional services contract to design the stormwater detention/retention pond in October 2022. During the initial drainage analysis, it was determined a significant volume of stormwater was conveyed from adjacent properties through the HBP. The consultant's preliminary recommendation was two detention/retention ponds, a channel to convey flow from adjacent properties, and realigning County Road 1019 to alleviate flooding from heavy rain events. Realigning the road would also provide additional land that could be used in the design of the retention ponds.

The EDCB and City Council approved the amended scope in July 2023 to add additional analysis and to include the realignment of County Road 1019. The revised scope considered the following with the design:

- Preserve as much developable land as possible
- Accommodate the sanitary sewer lift station site
- Allow for a potential 0.65-acre Atmos easement site for a regulator station to serve HBP and Chisholm Summit
- Preserve approximately 3.0 acres for a *potential* fire station
- Accommodate a 20-foot-wide JCSUD water line easement

Three alternatives were analyzed keeping the considerations above in mind: single detention (dry) pond, two detention (dry) ponds, and two retention (wet) ponds.

Dry ponds are designed to only have water in the pond during a rain event. The pond collects the water and releases it over time. Wet ponds are designed to always hold water, with a fountain for aeration. These ponds are deeper to allow for the “detention” component during rain events.

The single dry detention pond alternative provided for the least amount of developable land and included a channel that would discharge to the property to the north. The two dry detention ponds and two retention ponds preserved approximately the same amount of developable land; however, the retention pond option provides a more aesthetically pleasing water feature adjacent to the entrance of the business park. Cost estimates were provided for all alternatives and were within the construction budget of \$6.5M.

To serve the business park and surrounding area, Atmos Energy (Atmos) plans to extend an existing high-pressure gas transmission line from FM 917 along FM 1902 to the proposed 0.65-acre site located within the HBP. A proposed regulator station at the site will convert high pressure gas to low pressure distribution lines to serve the business park, Chisholm Summit Master planned Community, Craftmasters, and future development. Alternate locations will be presented to the committee for feedback.

Finally, staff will present potential sites for the future fire station to serve the business park and surrounding area. As part of the Chisholm Summit Development Agreement, the Developer is obligated to dedicate a minimum of three (3) acres for a public safety facility and other municipal purposes. Staff will provide information on three (3) potential locations offered by the Developer and an additional potential site within the EDCB’s property. A location other than the Developer’s property will require an amendment to the Agreement.

STAFF CONTACT:

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Assistant Director/City Engineer
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Infrastructure & Development Committee

Hooper Business Park Drainage

January 10, 2024

Public Works & Engineering

Hooper Business Park Infrastructure



Roadway/Sanitary Sewer

- Lakewood Drive under construction
- Extension of Lakewood Drive to tollway under design – staff working with NTCOG, NTTA, and TxDOT (construction funding to be identified)
- Sewer lift station and force main to serve business park, Craftmasters and surrounding development anticipated to begin construction early 2024

Stormwater Retention/Detention

- Design underway – construction anticipated to begin summer 2024
- Performance Agreement obligates start of construction no later than June 30, 2024 and completed no later than September 30, 2026



Item E.



Hooper Business Park Drainage

Initial Design Objectives (approved by 4A EDCB and City Council October 2022)

- Survey
- Drainage analysis to determine stormwater management options
- Schematic Design developed from drainage analysis
- Construction plans



Hooper Business Park Drainage

Item E.



Preliminary Drainage Analysis Results

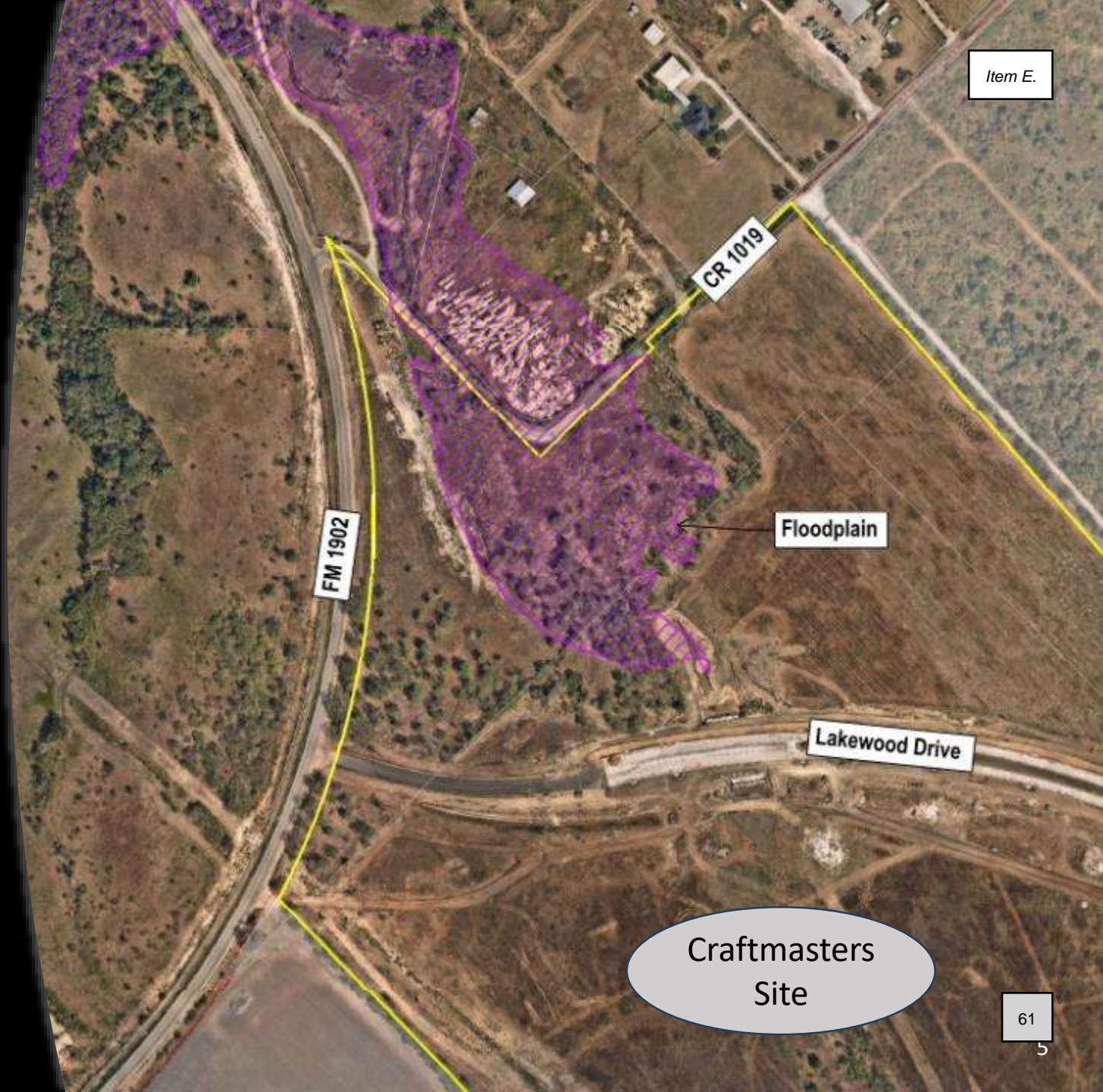
- Significant volume of stormwater conveyed from offsite through property
- Large channel needed to convey offsite flow
- CR 1019 experiences flooding making the road impassable during moderate rain events

Based on preliminary drainage analysis, staff recommended amending the initial scope to include additional alternatives and roadway design

Hooper Business Park Drainage

Revised Design Objectives (approved by 4A EDCB and City Council July 2023)

- Additional drainage analysis for two retention ponds
- Additional survey for roadway design
- Re-align CR 1019 – relieves flooding issues and allows temporary connection to Lakewood until FM 1902 is re-aligned in the future until Lakewood is extended
- Sidewalk/trail around pond connecting to Lakewood and Craftmasters site to the south
- Evaluation of three alternatives
- Estimated Construction Budget - \$6.5M



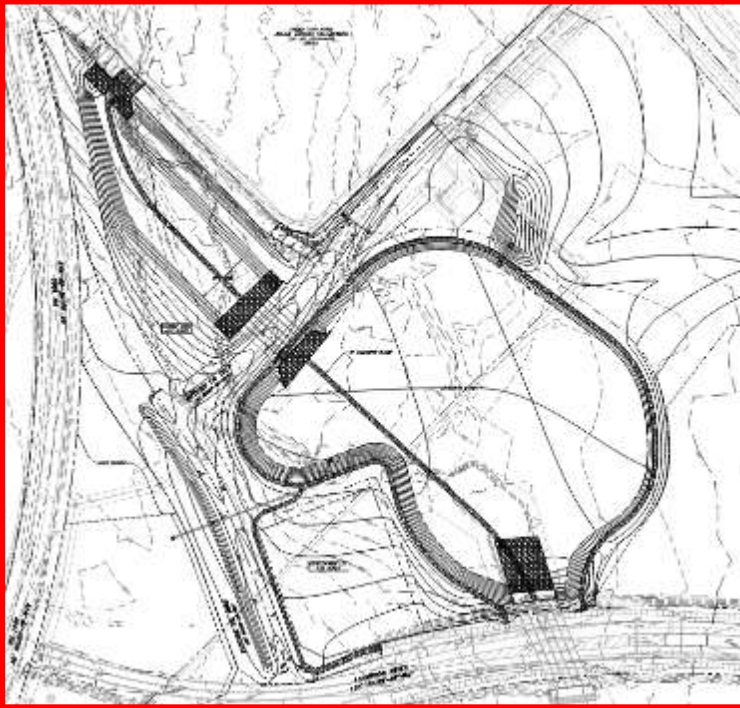
Hooper Business Park Drainage

Additional Considerations

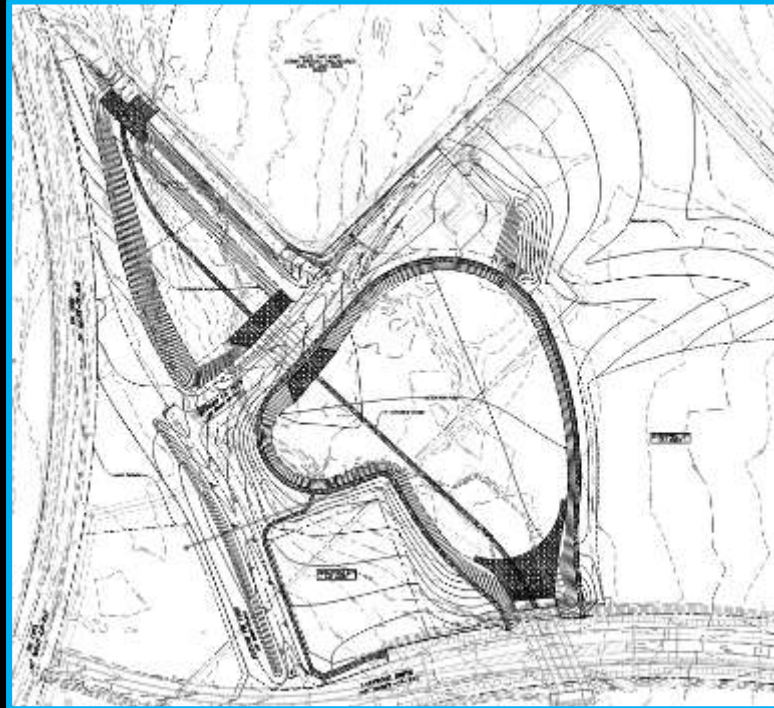
- Preserve as much developable land as possible
- Accommodate the sanitary sewer lift station site
- Allow for potential 0.65-acre Atmos easement site for regulator station
- Preserve approximately 3-acre for ***potential*** fire station site
- Accommodate a 20-foot wide JCSUD water line easement

Hooper Business Park Drainage

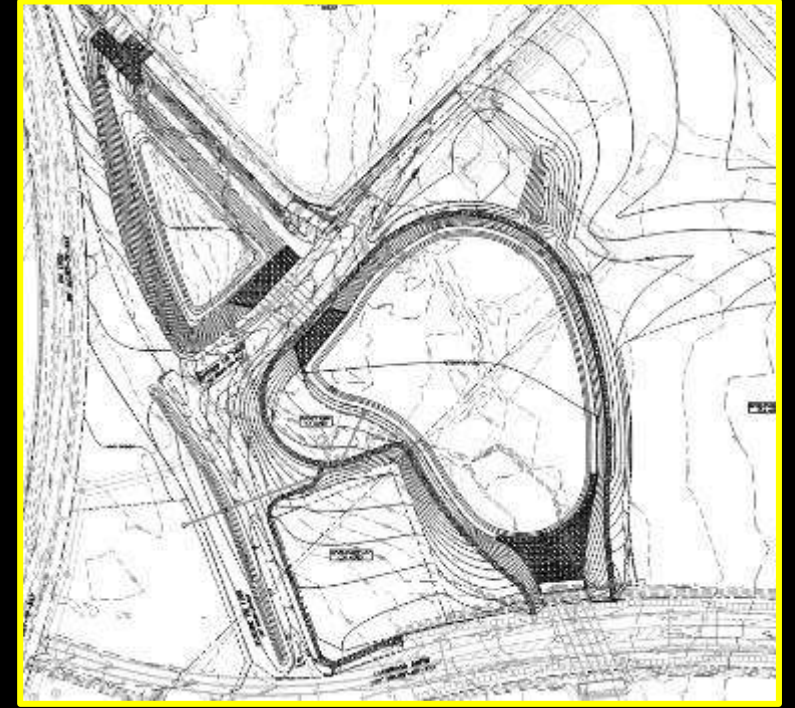
Evaluation of Three Alternatives



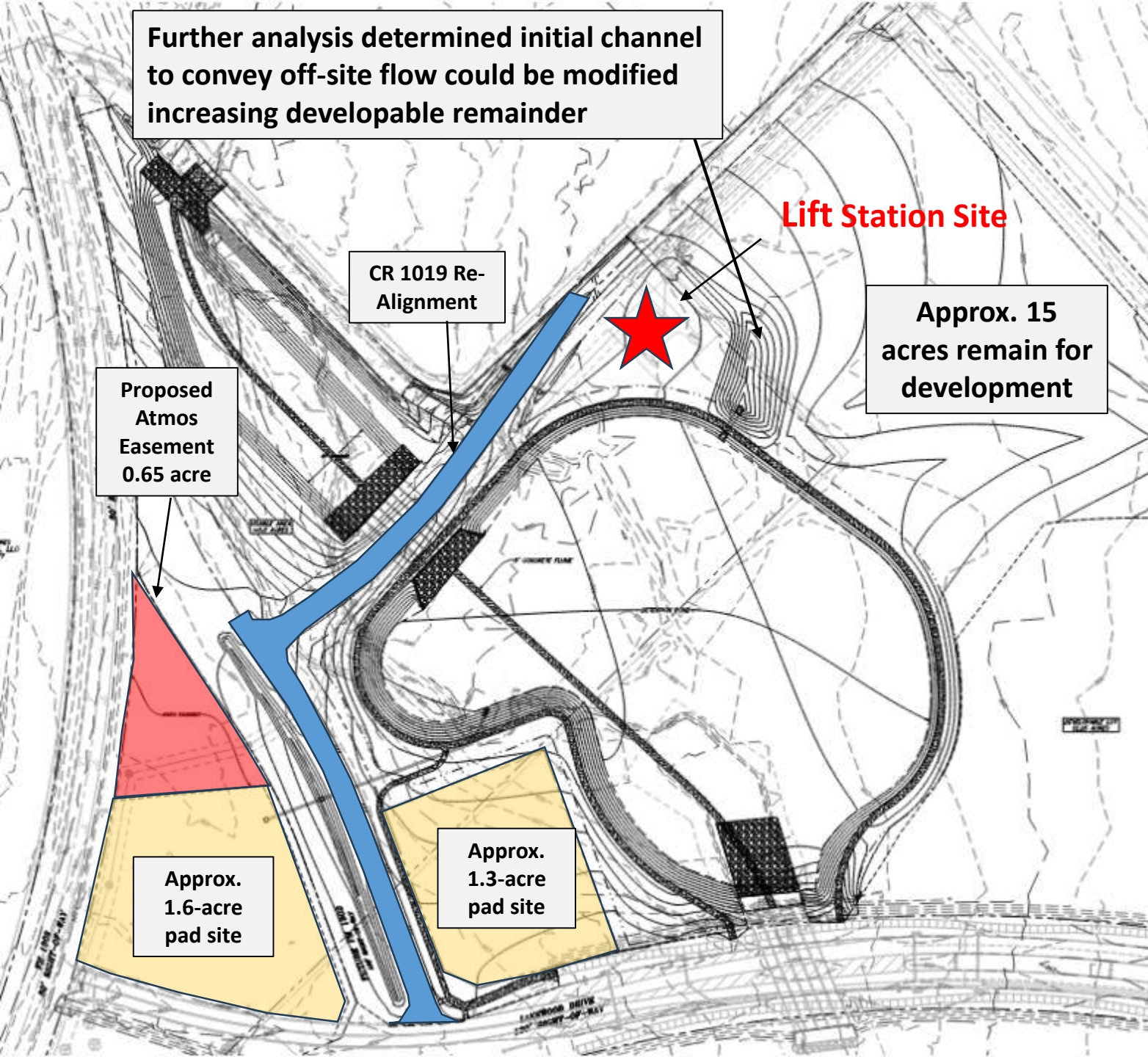
Single Detention
Pond (dry)



Two Detention
Ponds (dry)



Two Retention
Ponds (wet)

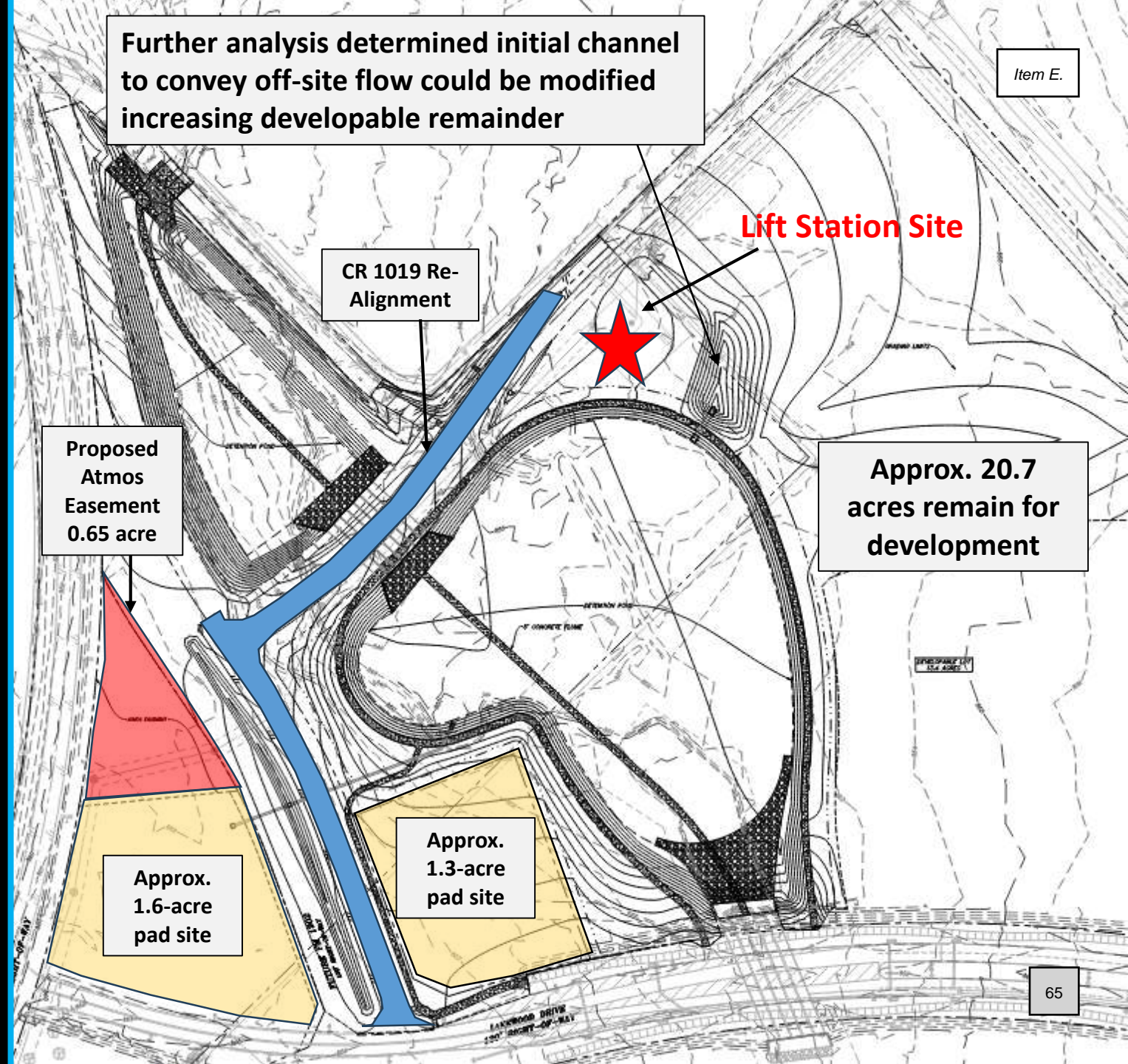


Single Detention Pond (dry)

- Combination of dry pond and channel
- Concrete flume in pond and channel to prevent “soggy” bottom and facilitate maintenance
- Two pad sites for development (prime locations at intersection of FM 1902 and Lakewood)
- 8 ft. sidewalk/trail and landscaping around pond
- Remaining approx. 15 acres accommodates potential 8-acre Craftmasters Headquarters

Two Detention Ponds (dry)

- Two dry ponds (no channel) – southern pond slightly smaller than single pond with channel
- Concrete flume in both ponds to prevent “soggy” bottom and facilitate maintenance
- Two pad sites for development at prime locations (intersection of FM 1902 and Lakewood)
- 8 ft. sidewalk/trail and landscaping around pond
- Remaining approx. 20.7 acres accommodates potential 8-acre Craftmasters Headquarters



Further analysis determined initial channel to convey off-site flow could be modified and additional land be utilized for development

Lift Station Site

CR 1019
Re-Alignment

Approx.
20.7 acres
remain for
development

Proposed
Atmos
Easement
0.65 acre

Approx.
1.6-acre
pad site

Approx.
1.3-acre
pad site

Two Retention Ponds (wet)

- Two “wet” ponds (no channel)
- Aeration fountains
- Potential for small pocket park
- Two pad sites at intersection of FM 1902 and Lakewood
- 8 ft. sidewalk/trail and landscaping around pond
- Remaining approx. 20.7 acres accommodates potential 8-acre Craftmasters Headquarters

Hooper Business Park Drainage

Item E.

	Single Detention Pond (Dry)			Two Detention Ponds (Dry)			Two Retention Ponds (wet)		
	Quantity	Unit	Est Cost	Quantity	Unit	Detention (Dry)	Quantity	Unit	Retention (Dry)
Storm Drain			\$ 1,381,764.00			\$ 1,273,975.00			\$ 1,234,903.00
On-site Excavation									
Clearing and Grubbing	25	acre	\$ 62,500.00	24	acre	\$ 60,000.00	24	acre	\$ 60,000.00
Cut	61,423	SY	\$ 491,381.00	61,164	SY	\$ 489,310.00	103,380	SY	\$ 827,040.00
Fill	20,181	SY	\$ 161,449.00	18,548	SY	\$ 148,381.00	18,405	SY	\$ 147,240.00
Export*	41,242	SY	\$ 618,622.00	42,616	SY	\$ 639,241.00	84,974	SY	\$ 1,274,610.00
Pond Improvements									
Pond Fountain			\$ -			\$ -	2	EA	\$ 200,000.00
8' Concrete Ped Trail	2,342	SY	\$ 128,810.00	1,757	SY	\$ 96,619.00	1,757	SY	\$ 96,619.00
Landscaping	10	acre	\$ 250,000.00	10	acre	\$ 250,000.00	10	acre	\$ 250,000.00
Contingency 25%			\$ 773,631.00			\$ 739,381.00			\$ 1,022,603.00
Construction Surveying 3.5%			\$ 135,385.00			\$ 129,392.00			\$ 178,956.00
Total Estimated Pond Cost			\$ 4,003,542.00			\$ 3,826,299.00			\$ 5,291,971.00
CR 1019 Re-Alignment			\$ 540,810.00			\$ 540,810.00			\$ 540,810.00
Contingency 25%			\$ 135,202.00			\$ 135,202.00			\$ 135,202.00
Construction Surveying 3.5%			\$ 23,660.00			\$ 23,660.00			\$ 23,660.00
Total Estimated Roadway Cost			\$ 699,672.00			\$ 699,672.00			\$ 699,672.00
Total Estimated Construction Cost			\$ 4,703,214.00			\$ 4,525,971.00			\$ 5,991,643.00

*Export has significant value and could be sold or spread on remaining property to offset development costs

Chisholm Summit Infrastructure

Funded by 4A Economic Development Corporation Bonds



Item	Allocation	Current Estimated Cost
Lakewood Drive Construction	\$18,000,000	\$17,980,957
Landscaping (Option C – Most dense option)	\$2,500,000	\$1,747,861 (based on Council feedback Nov 13, 2023)
Storm Drainage	\$6,500,000	\$5,991,643
Bury existing overhead electric	\$1,000,000	\$669,139 (actual cost - Council action Nov 13, 2023)
New pedestrian and street lighting*	\$2,500,000	\$599,414 (actual cost - Council action Dec 11, 2023)
Lakewood Extension Design	\$1,000,000	\$1,090,915
Total	\$31,500,000	\$28,079,929

**City's costs reduced as a result of UCS installation of infrastructure to support new pedestrian and street lighting infrastructure and support other development in the area*

Potential Locations for Atmos Regulator Station

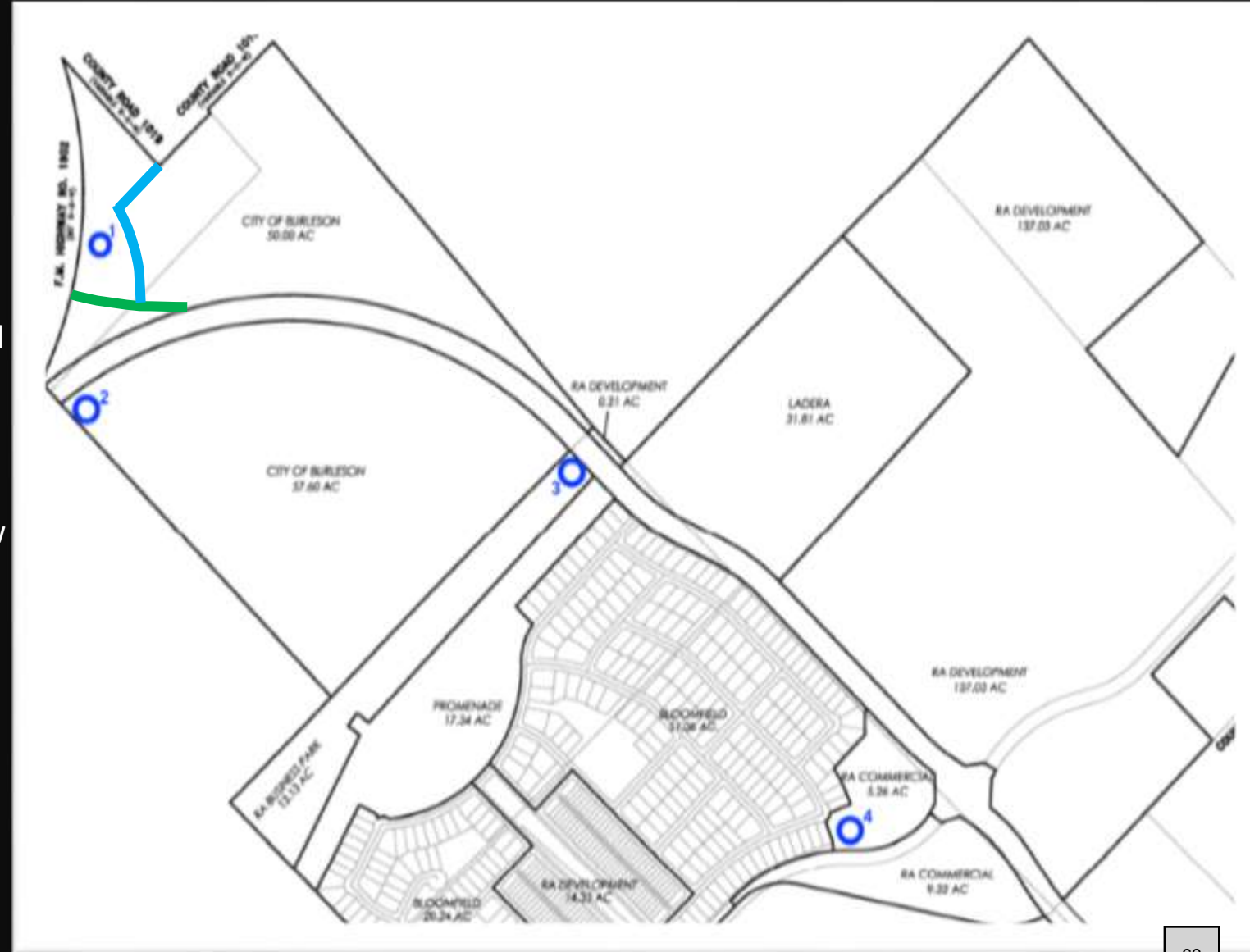
Item E.

Atmos Energy

- Nearest source of existing gas – 2.5 miles away
- Gas to be provided for Hooper Business Park, Chisholm Summit and future development
- Existing high pressure transmission gas line will extend from FM 917 and FM 1902 – Atmos requires a minimum exclusive 30-foot easement/right-of-way
- Regulator station converts high pressure to low pressure for distribution lines
- Low pressure gas line will extend along Lakewood Drive

Potential Regulator Station Locations

- 1 - City owned property
- 2 - Craftmasters
- 3 and 4 – Privately owned (RA Development)



Potential Locations for Atmos Regulator Station

Item E.

Option 1 (City-Owned)

Advantages

- No cash participation from City
- Adjacent to FM 1902 where high pressure line is planned
- Low pressure gas line may be located within Lakewood Drive right-of-way
- Offset from Lakewood Drive and “gateway” into business park

Disadvantages

Occupies 2/3 acre that could be developed



Potential Locations for Atmos Regulator Station

Item E.

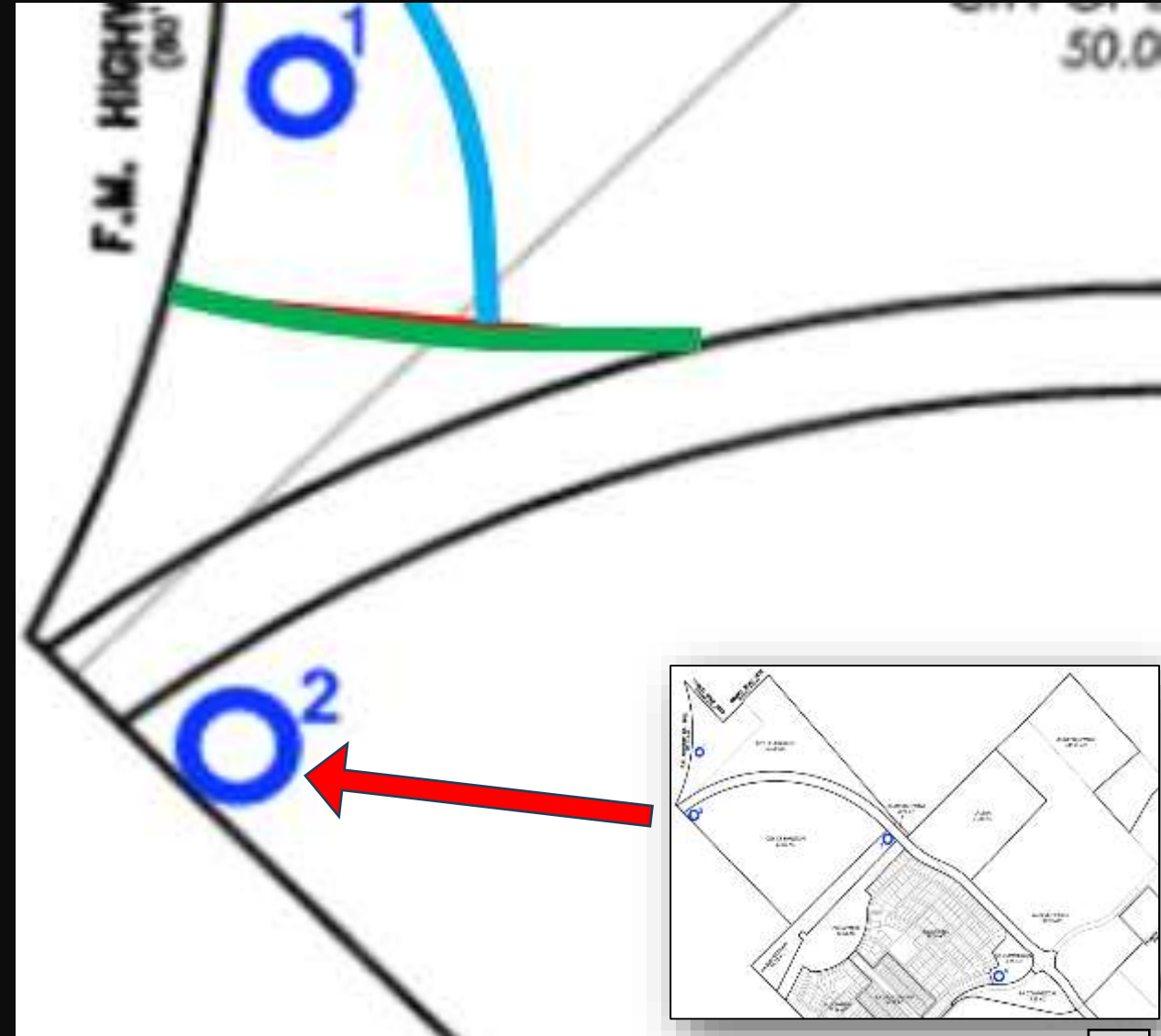
Option 2 (Craftmasters)

Advantages

- No cash participation from City
- Low pressure gas line may be located within Lakewood Drive right-of-way
- Additional 2/3 acre available for development

Disadvantages

- High pressure gas line may need relocation with extension of Lakewood Drive
- Visible from entrance to business park from Chisholm Trail Parkway
- Coordination with Craftmasters required
- Additional easements/right-of-way potentially needed from Animal Pancakes (construction delay)



Potential Locations for Atmos Regulator Station

Item E.

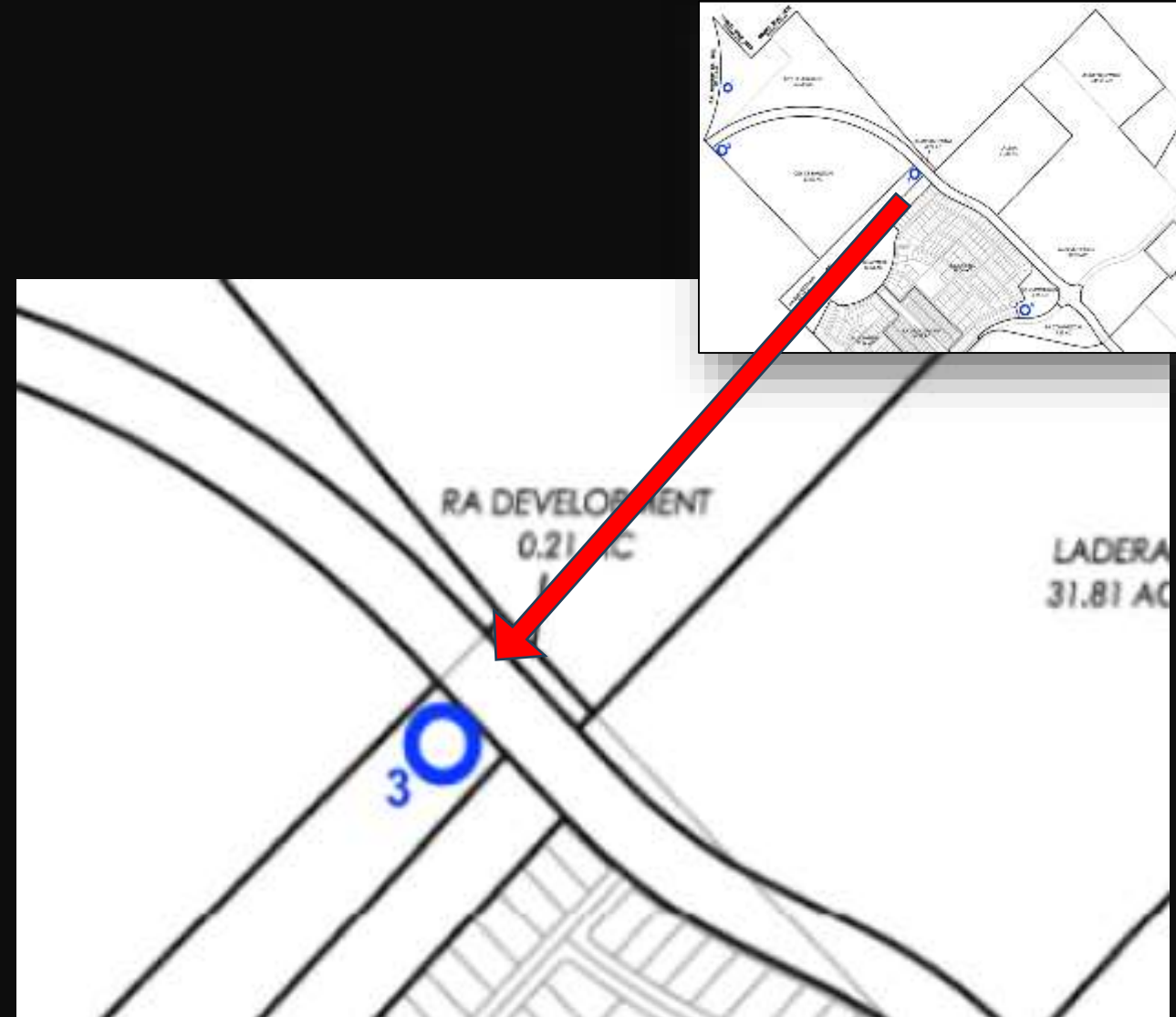
Option 3 (Privately Owned)

Advantages

- Not located on city property
- Low pressure gas line may be located within Lakewood Drive right-of-way
- Increased acreage for development

Disadvantages

- High pressure gas line requires minimum 30' exclusive easement/right-of-way on the northside of Lakewood Drive decreasing developable land
- City or Craftmasters to fund low pressure gas line to serve business park
- Craftmasters discussing purchase of this area



Potential Locations for Atmos Regulator Station

Item E.

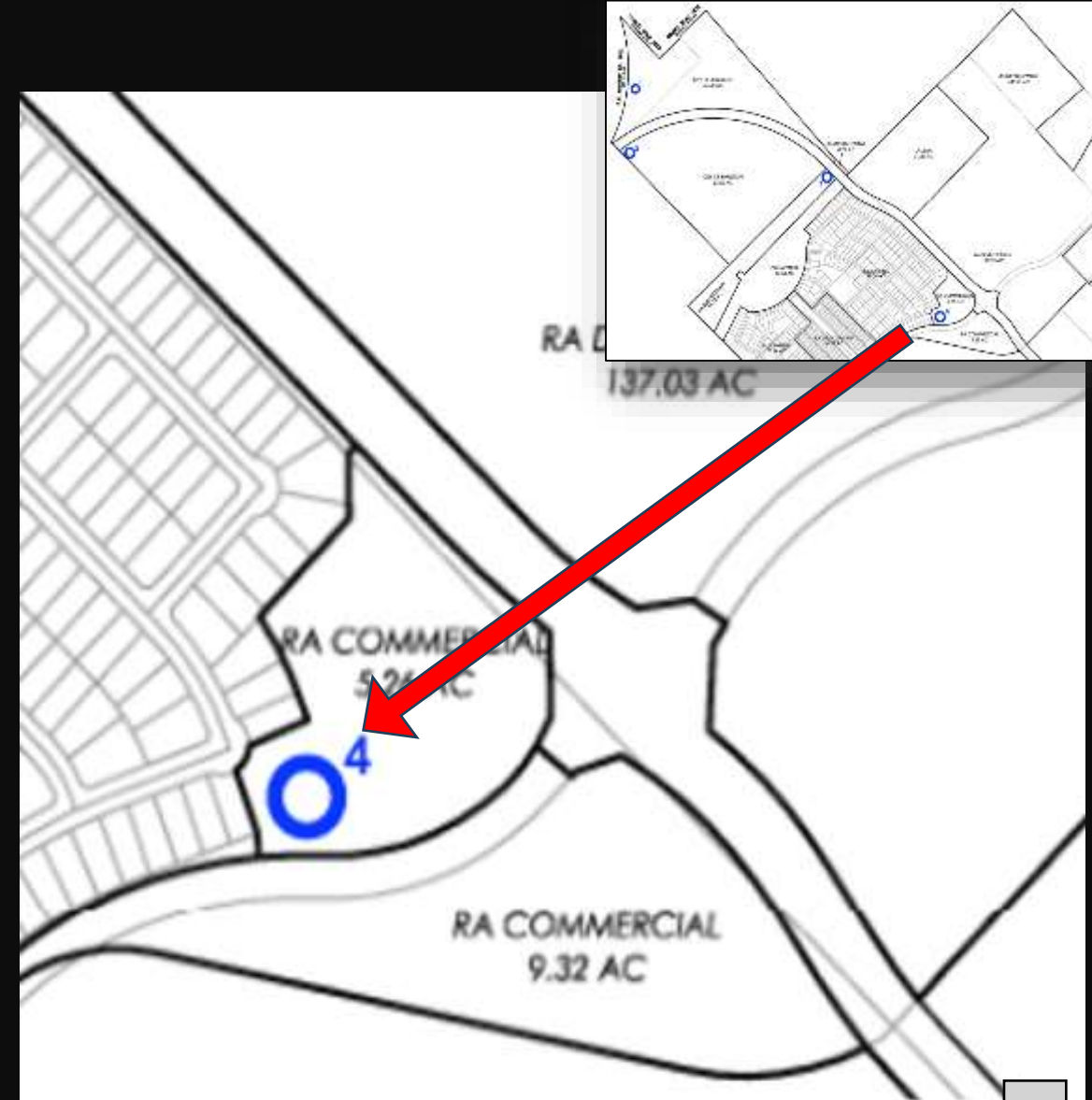
Option 4 (Privately Owned)

Advantages

- Site would not be located on city property
- Low pressure gas line may be located within Lakewood Drive right-of-way

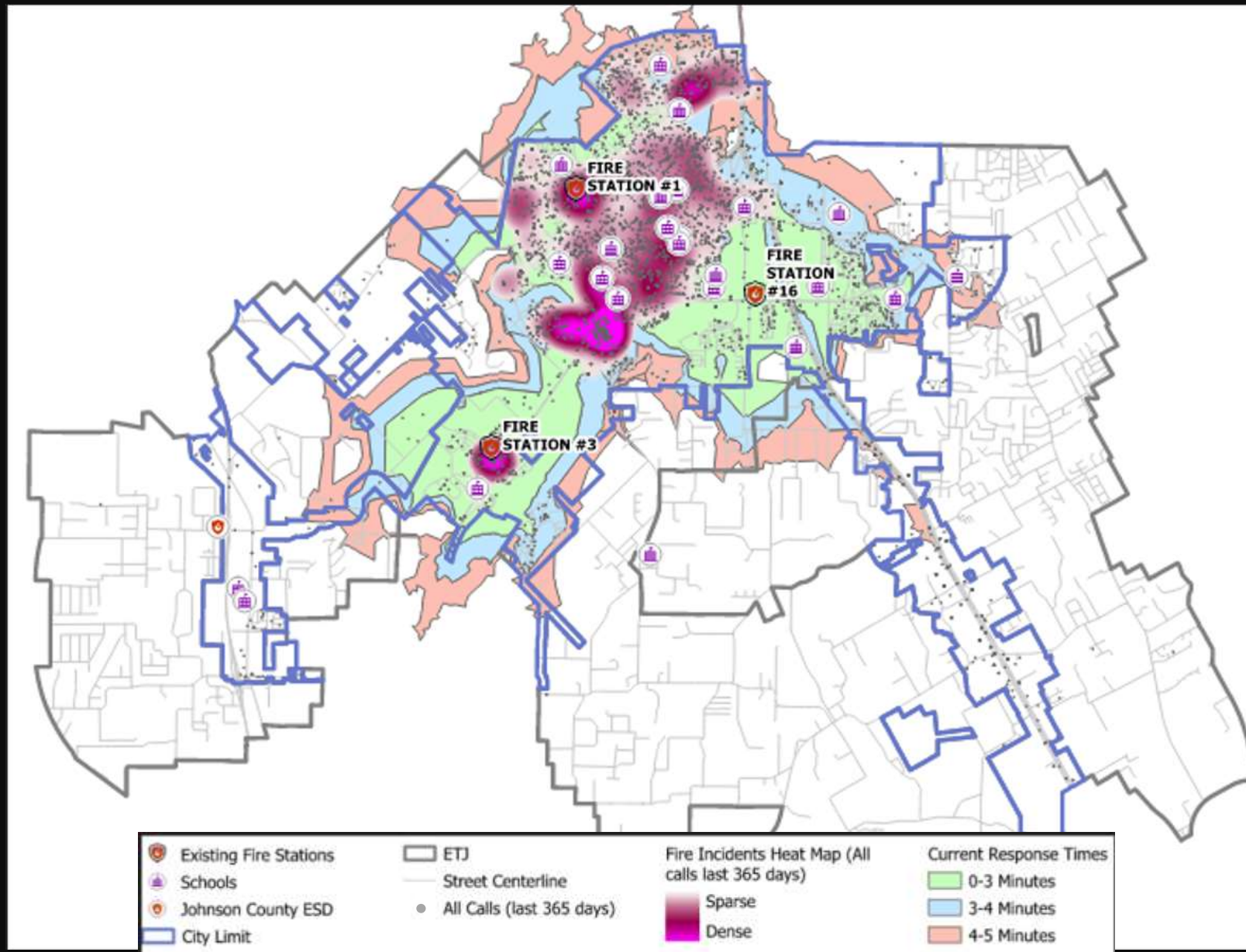
Disadvantages

- High pressure gas line requires minimum, exclusive 30-foot easement/right-of-way along CR 1016 – redesign required
- Property acquisition from private owners, likely delaying construction
- Craftmasters schedule per the Performance Agreement may be affected
- City or Craftmasters to fund low pressure gas line to serve business park
- Reduced acreage for commercial development at roundabout



One Year Fire Department Call Volume

Item E.



Future Fire Station

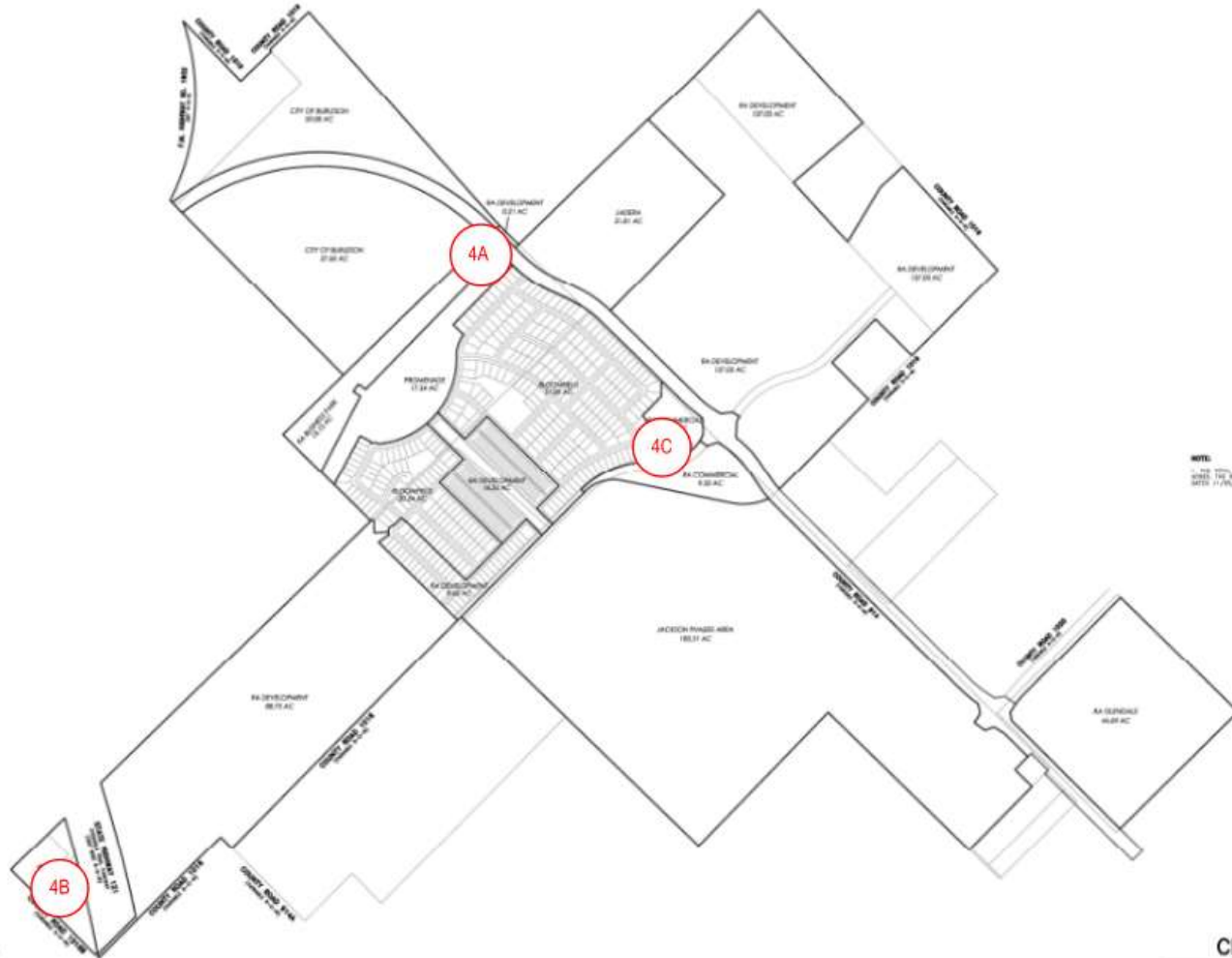
Chisholm Summit Development Agreement:

- Requires dedication of at least a 3-acre site to the city for public safety / municipal purposes facility
- Provides that parties will mutually agree on location and land conveyed by June 7, 2024
- Does not include site selection parameters for the station such as response time, availability of utilities, or other cost considerations for design and construction
- Modification of 380 Agreement requires consent of all parties (eight private property owners and City)

2022 GO Bond Program includes \$15,943,000 for design and construction of future fire station



Option 4C - SW corner of Lakewood Drive / CR 1016 Intersection



Future Fire Station Site 4A

Lakewood Drive – NW of Electrical Powerlines

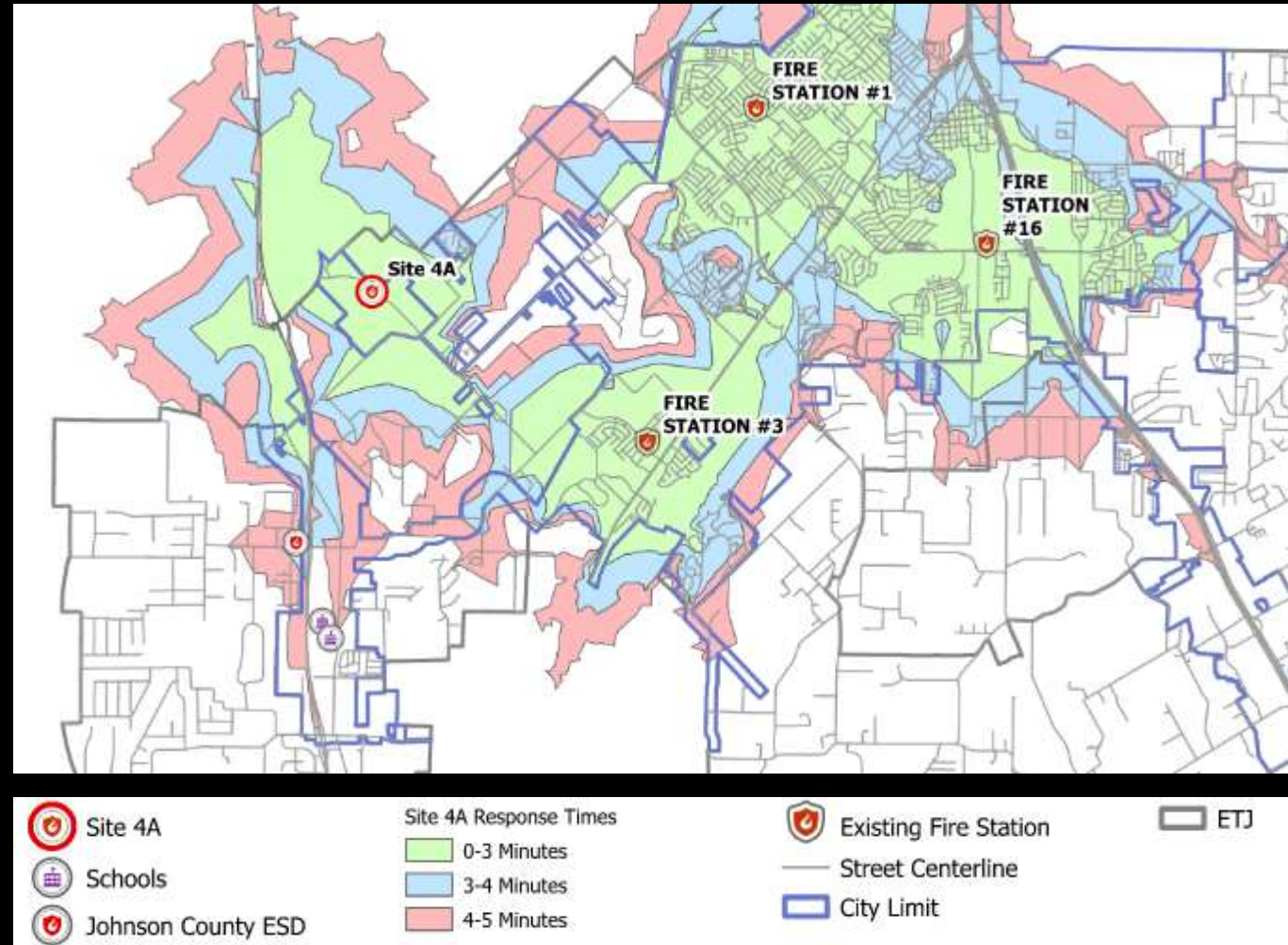
Item E.

Advantages

Lakewood Drive provides adequate access to site

Disadvantages

- Also offered as potential Atmos regulator station site
- Site is long and narrow
 - Adjacent to overhead power easements
 - 25-foot pipeline easement within property
- Cost to extend sewer – city responsibility
- Modification of newly constructed Lakewood Drive
 - Median, turn lanes, streetlights, storm, etc.
- Detention of stormwater is required



Total Response times = Response times above + 2 minutes

Future Fire Station Site 4B

CR 1016B / CR 1016 / CTP

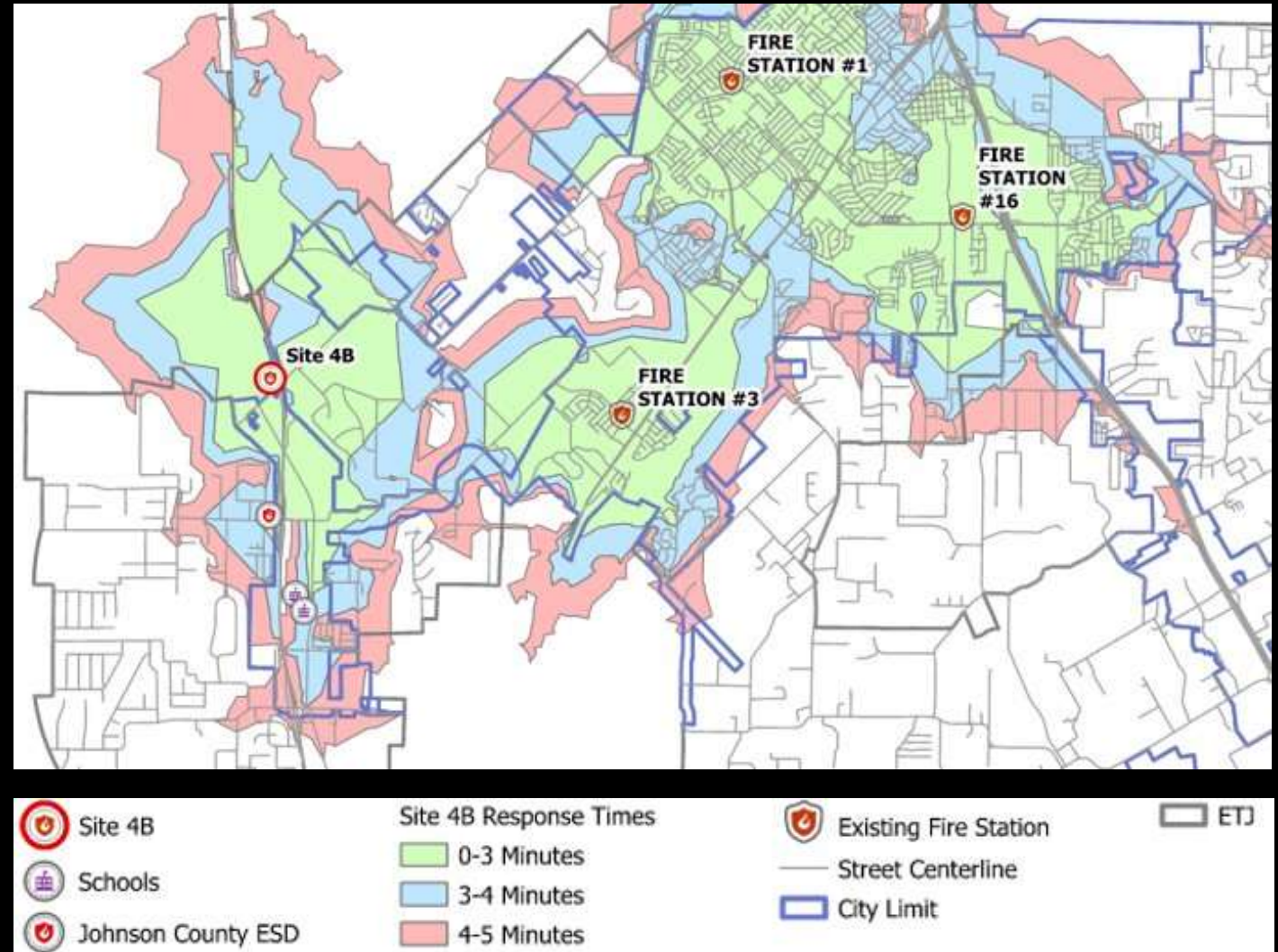
Item E.

Advantages

FM 1902 provides adequate access to site

Disadvantages

- New lift station and extension of sewer at estimated > \$10M city expense (includes boring under tollway) - could be served by onsite sanitary sewer facility in the interim
- Potential improvements to JCSUD's water system – city's responsibility
- Detention of storm water is required



Total Response Times = Response times above + 2 minutes

Future Fire Station Site 4C

Lakewood Drive / CR 1016 Roundabout

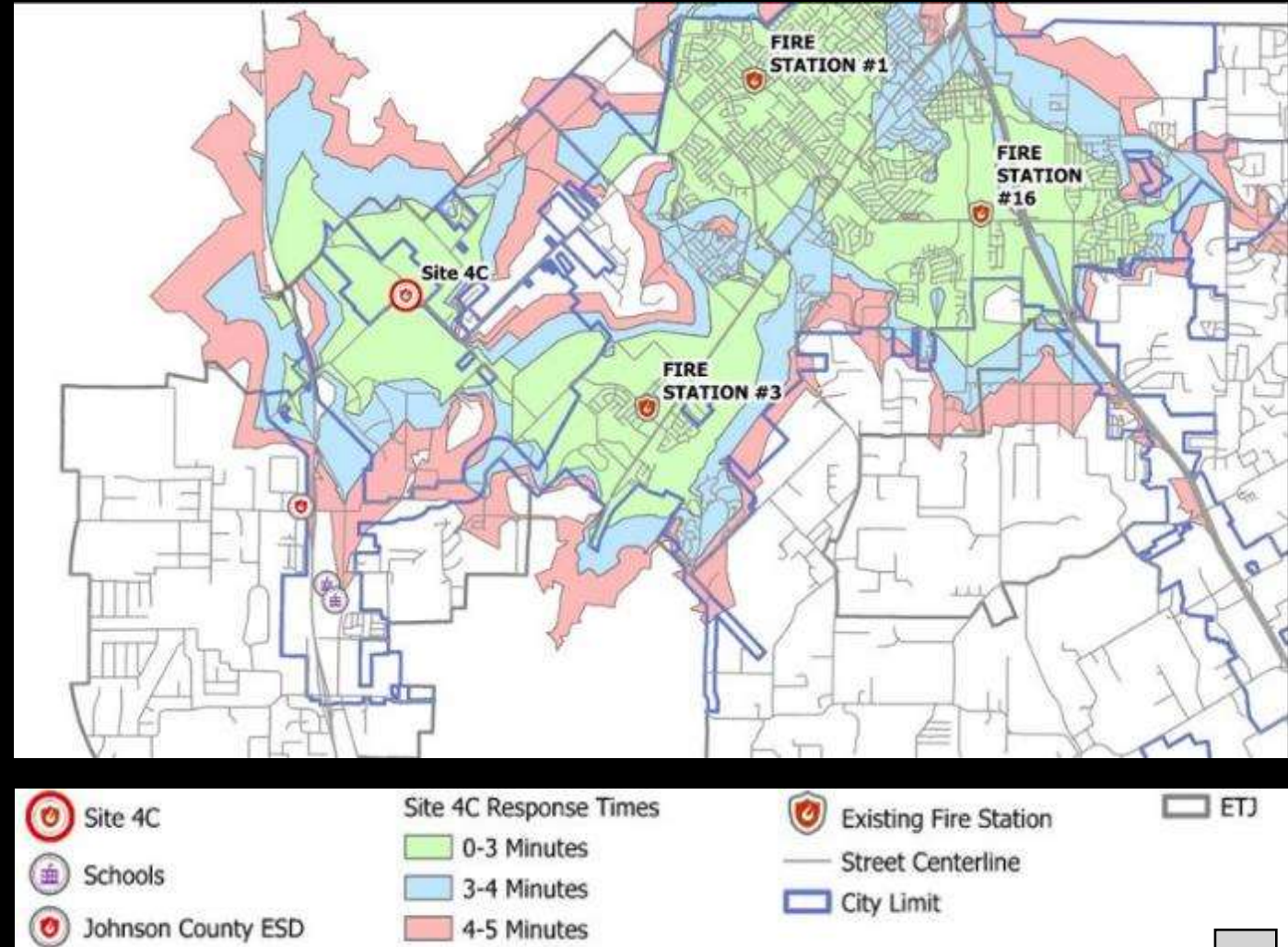
Item E.

Advantages

- Lakewood Drive / CR 1016 provides access to site
- Utilities readily available to serve site
- Detention accounted for in current Chisholm Summit submittal (redesign underway)

Disadvantages

- Also offered as potential Atmos regulator station site
- Consumes desirable commercial development land at roundabout
- Location not ideal for left turn lane into site from Lakewood Drive



Total Response times = Response times above + 2 minutes

Future Fire Station Site 4D

Item E.

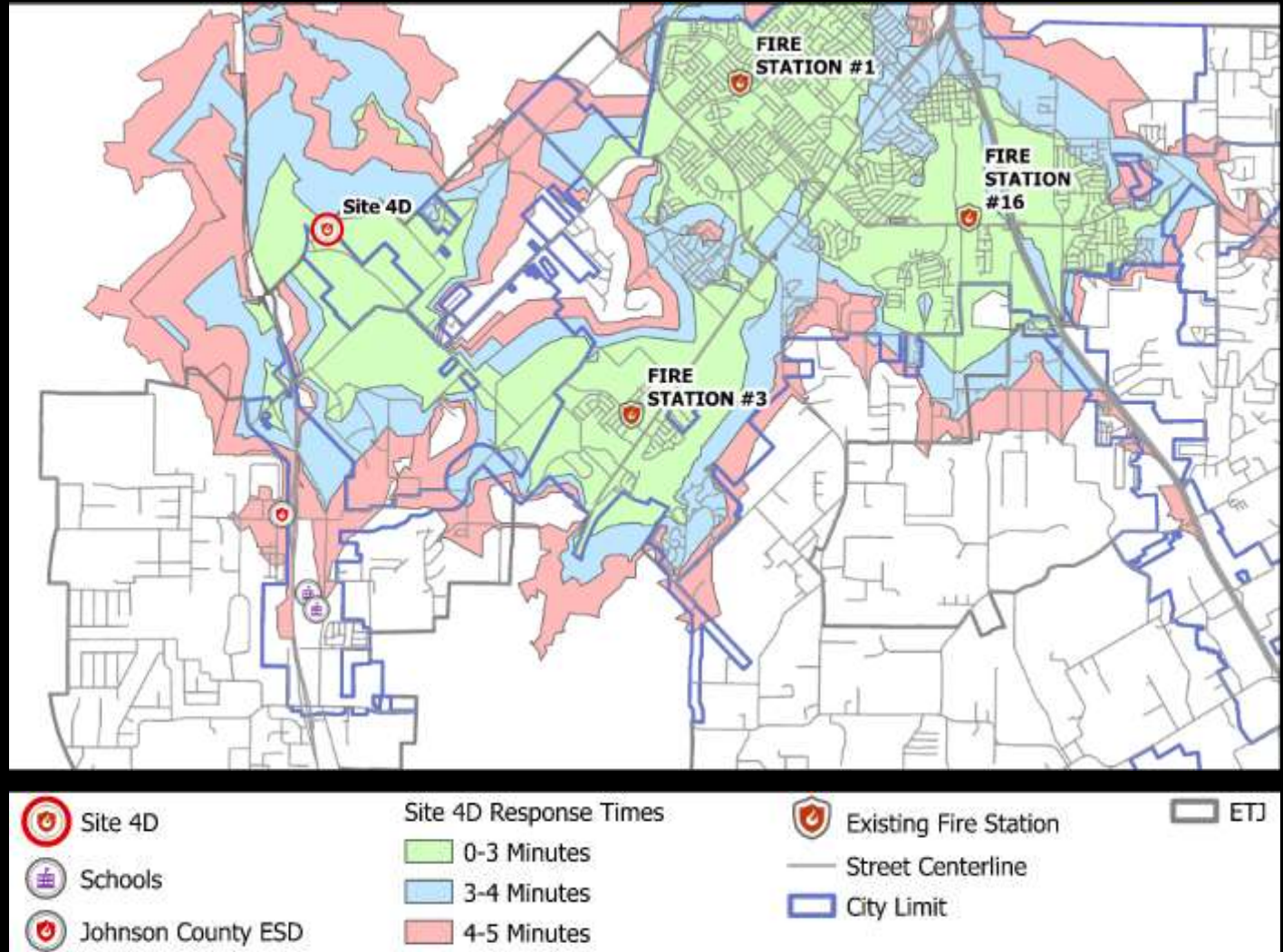
HBP Option

Advantages

- Utilities readily available
- Detention accounted for in business park drainage design
- Access to site from realigned CR 1019 (currently in design)

Disadvantages

- Consumes city property in lieu of dedication by developer
- Requires 380 Agreement amendment
- Does not provide <7 min total response to Blue Bird Meadows or Joshua schools to the south



Total Response times = Response times above + 2 minutes

Conceptual Site 4E

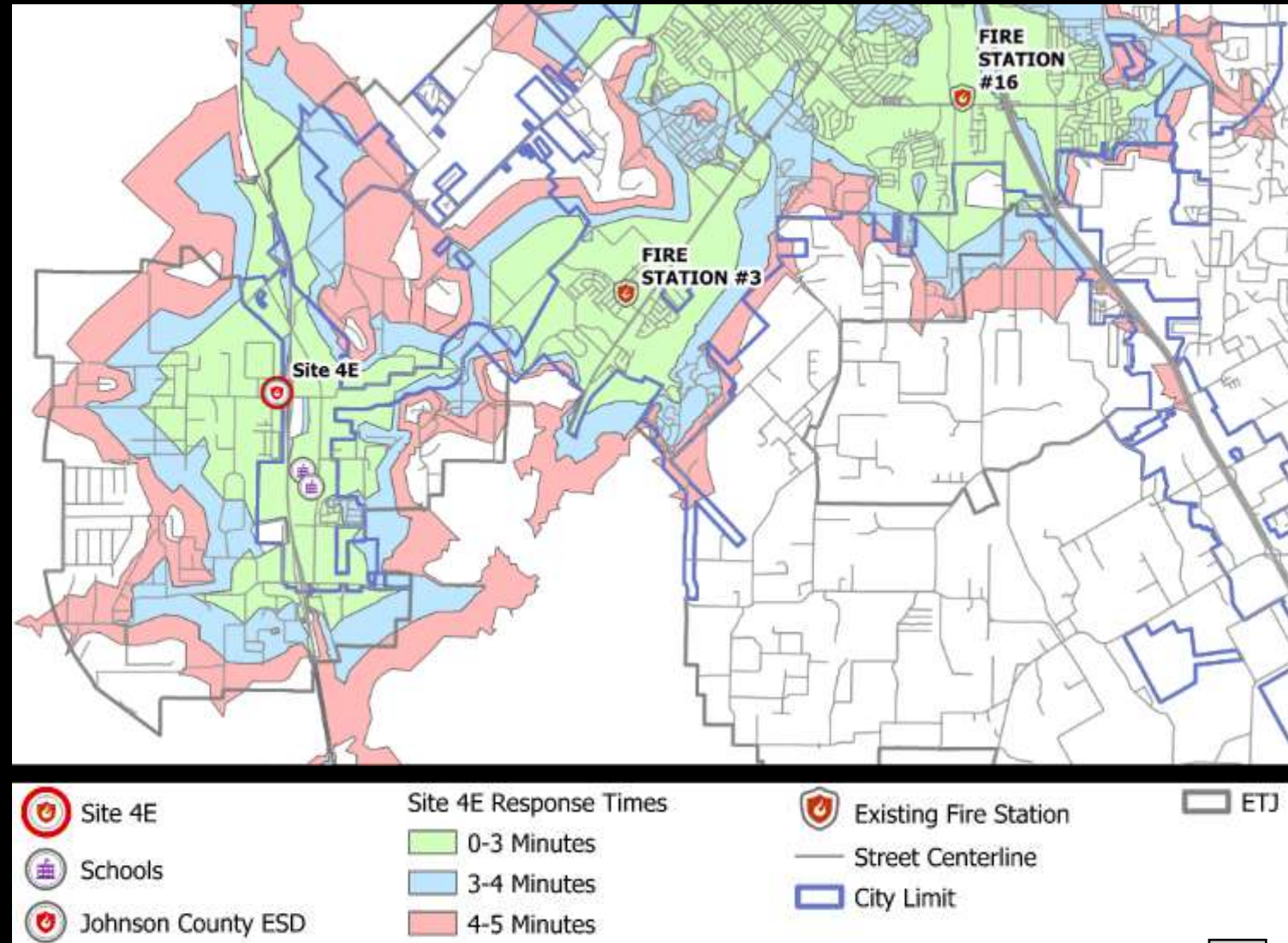
Johnson County ESD #1

Item E.

Provided to show the near-ideal response times with a station in the vicinity of the existing Johnson County Station

If the Committee desires, staff is prepared to engage the county to explore options

- Could require 380 Agreement amendment
- Does provide <7 min total response to
 - Bluebird Meadows and Joshua schools to the south
 - Craftmasters, the rest of the Hooper Business Park, and Chisholm Summit development to the north



Total Response times = Response times above + 2 minutes

Conceptual Site 4F

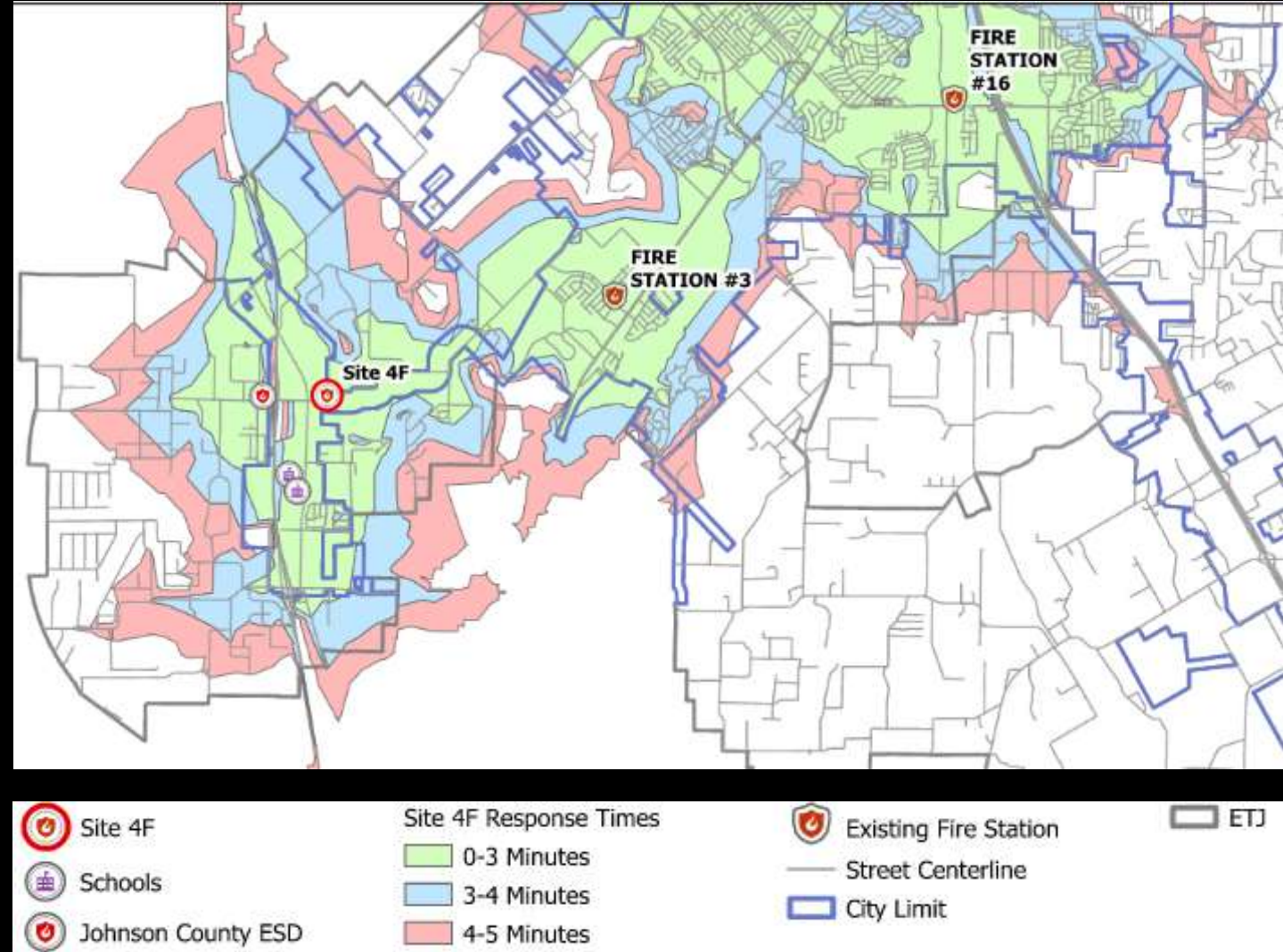
CR 913, East of FM1902

Item E.

Provided to show the goal response times of 7 minutes or less are met with a station in this vicinity

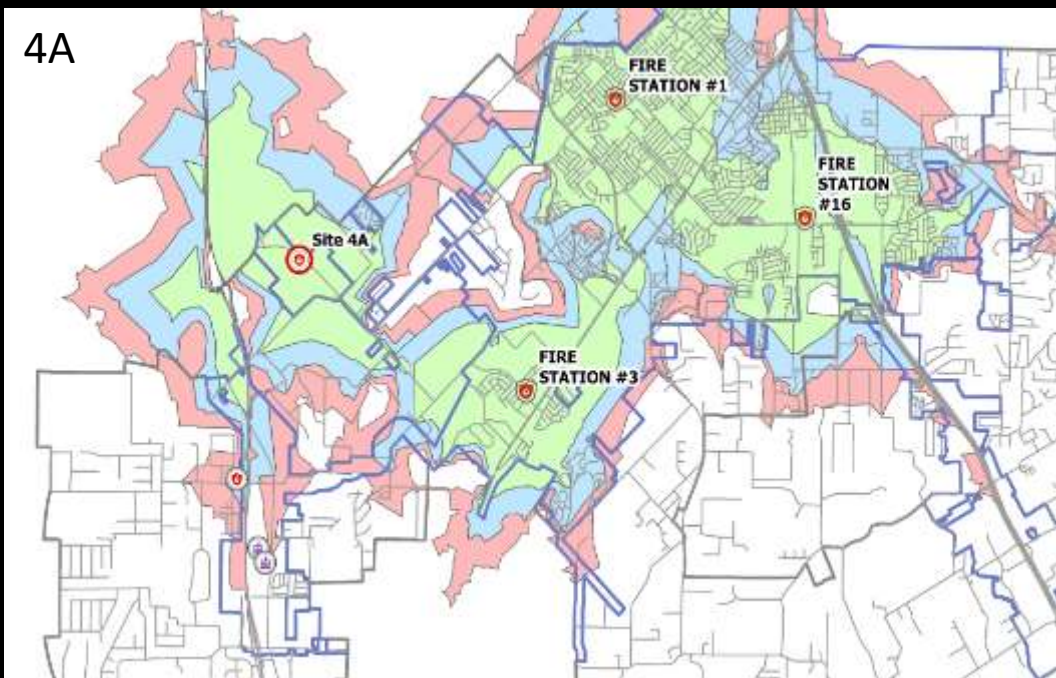
If the Committee desires, staff is prepared to engage the county to explore options

- Could require 380 Agreement amendment
- Requires a site large enough to accommodate stormwater detention and onsite sanitary sewer system (nearest sewer is approximately 2.5 miles away)

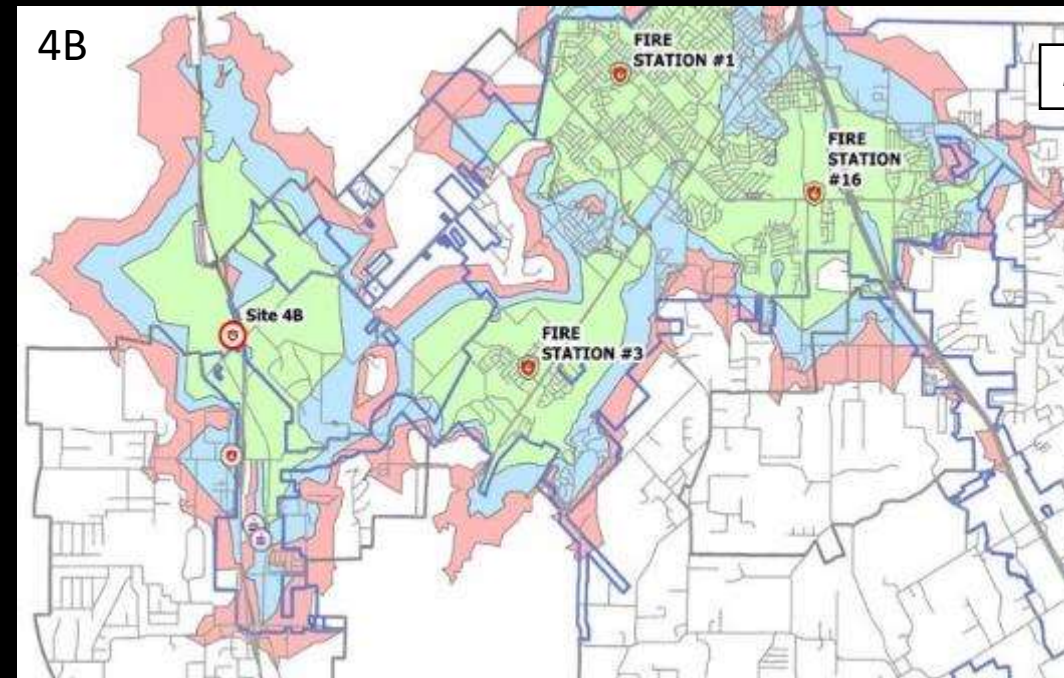


Total Response times = Response times above + 2 minutes

4A

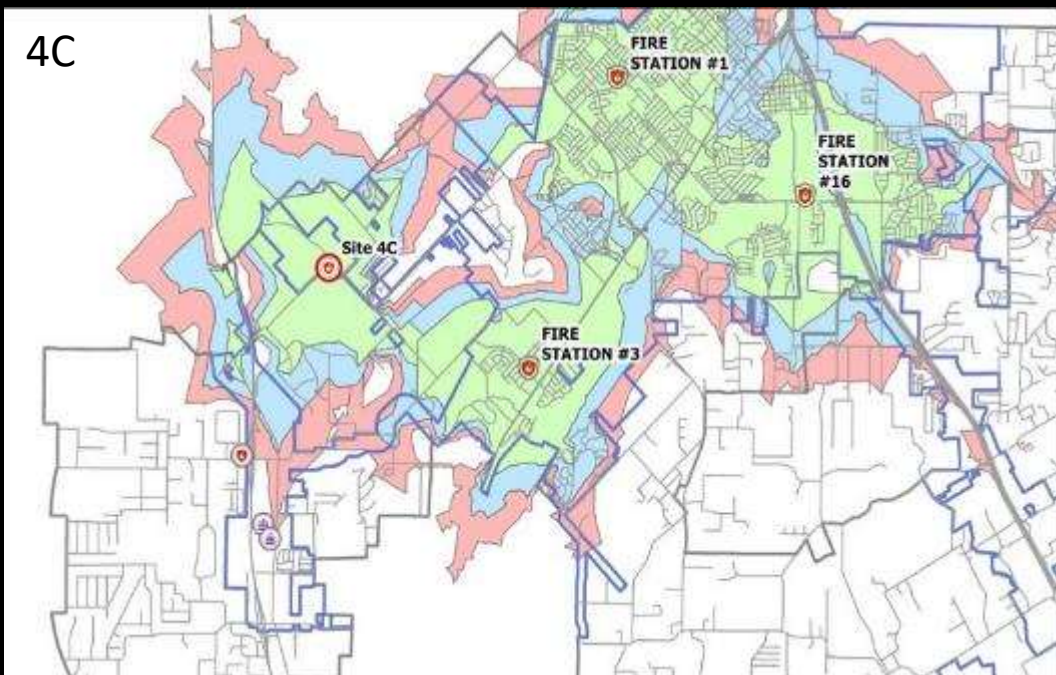


4B

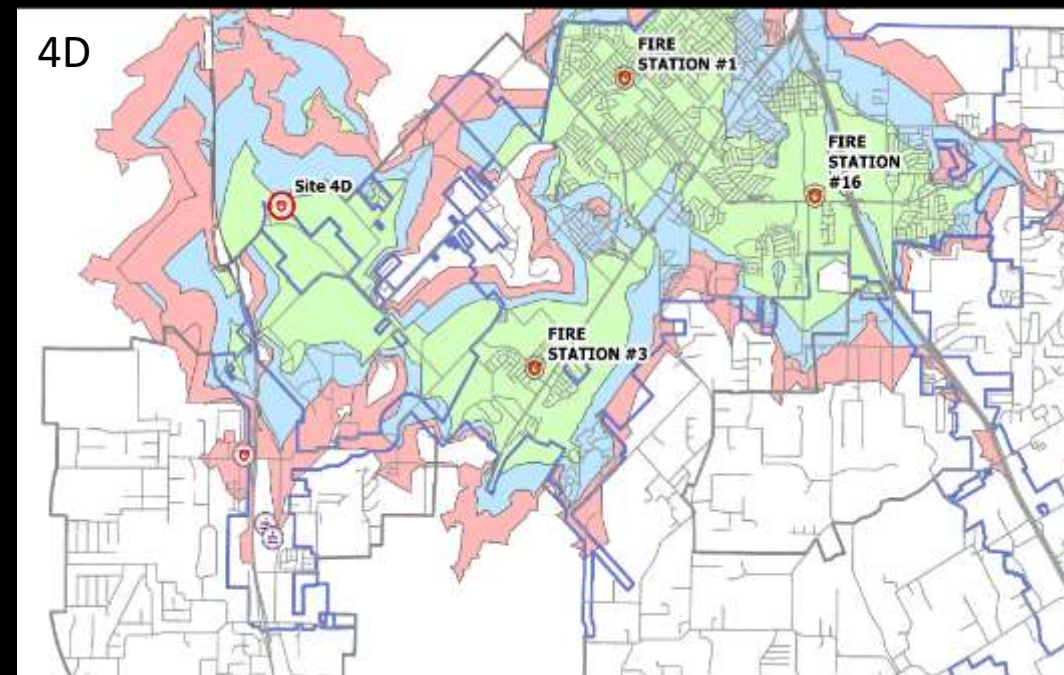


Item E.

4C

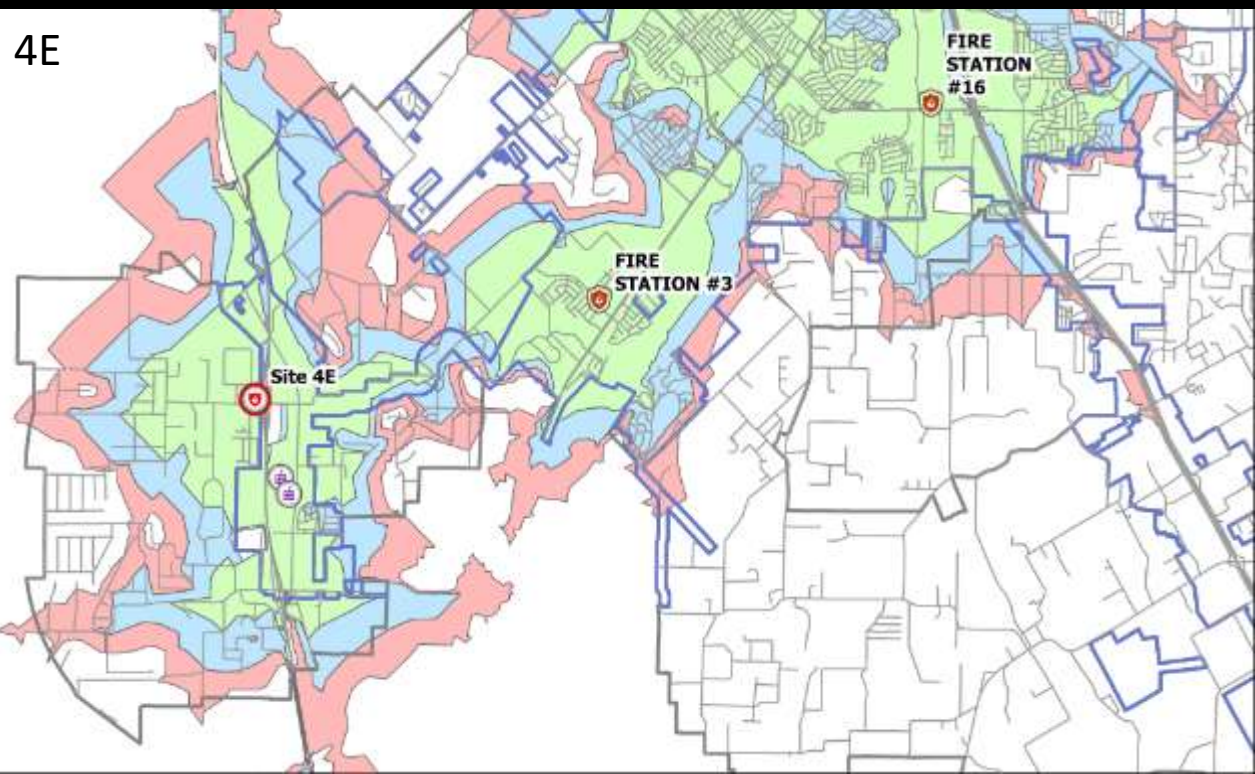


4D

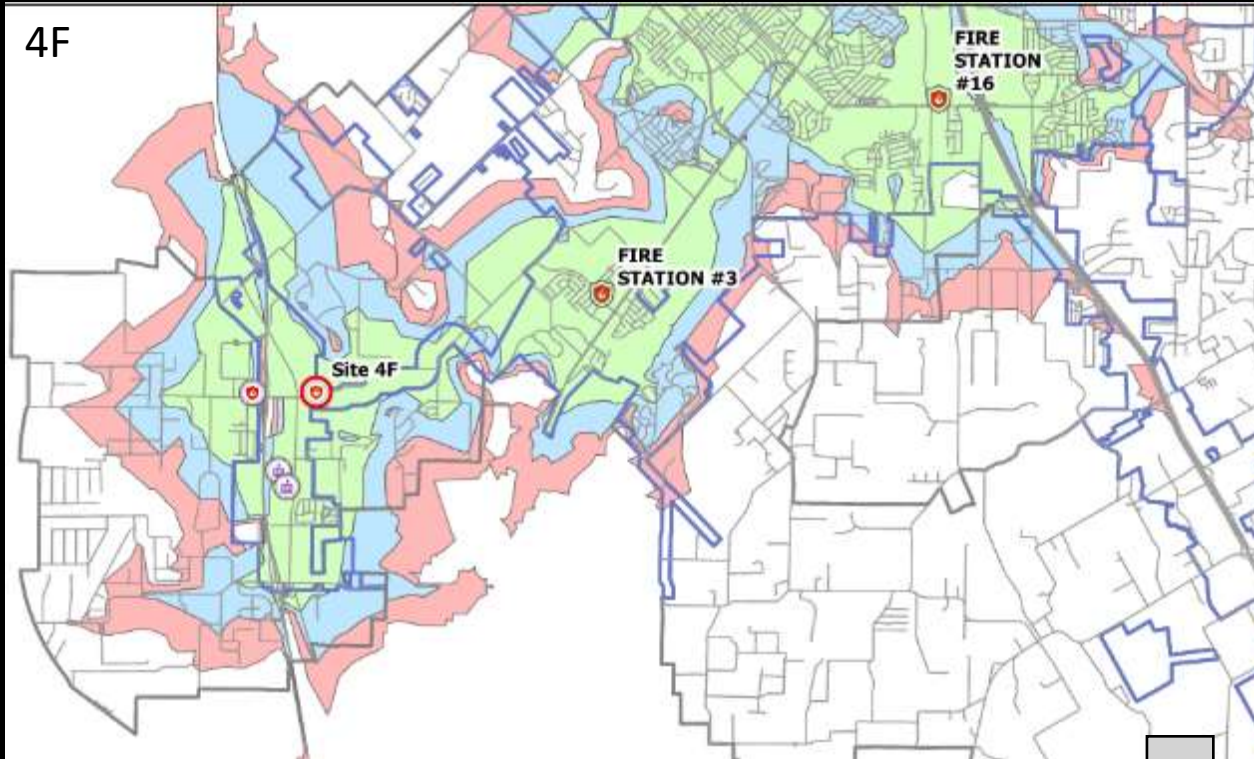


4E

Item E.



4F





Questions / Discussion

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Assistant Director / City Engineer

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mmccullough@burlesontx.com