



**NOTICE OF SPECIAL CALLED MEETING  
OF THE BOARD OF DIRECTORS  
STAFFORD ECONOMIC DEVELOPMENT CORPORATION  
WEDNESDAY, JULY 12, 2023 AT 7:00 PM  
CITY HALL, 2610 SOUTH MAIN STREET, STAFFORD, TX**

**AGENDA**

1. Call to Order and Roll Call.
2. Pledge of Allegiance.
3. (a) Discussion of drainage projects and funding.  
(b) Public comments on item (a).  
(c) Consideration of appropriate action on item (a).
4. (a) Discussion of a budget amendment for the Drainage Program and Study.  
(b) Public comments on item (a).  
(c) Consideration of appropriate action on item (a).
5. (a) Discussion of the 2023 City's Street Repair Program.  
(b) Public comments on item (a).  
(c) Consideration of appropriate action on item (a).
6. (a) Discussion of Pike Road Improvements with Lovett Development.  
(b) Public comments on item (a).  
(c) Consideration of appropriate action on item (a).
7. (a) Update on the U.S. 59/I-69 and U.S. 90A corridors landscape project.  
(b) Public comments on item (a).  
(c) Consideration of appropriate action on item (a).
8. Adjournment.

**BOARD OF DIRECTORS**

William Bostic Jr.  
Randy Krahn  
Damon Leonetti  
Lawrence Vaccaro

**PRESIDENT**

Wen Guerra

**VICE PRESIDENT**

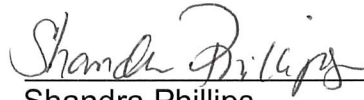
Ken Mathew

**SECRETARY**

**TREASURER**

Gwen Goodwin

I CERTIFY THAT THE ABOVE NOTICE OF THE AGENDA WAS POSTED ON THE BULLETIN BOARD OF THE STAFFORD CITY HALL ON FRIDAY, JULY 7, 2023.



Shandra Phillips  
Assistant City Secretary

These facilities are wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (281) 261-3900 or email: [citysecretary@staffordtx.gov](mailto:citysecretary@staffordtx.gov) for further information.



**Table 17**

**SEDC Drainage Project Cost Summary**

**Corporate Business Park/Fountains**

Project A-Pond 1 Outfall Line	\$	215,000	
Project B-Directors Drive Connection to Pond 3	\$	81,000	
Project C-Pond 3 Excavation	\$	400,000	
Project D & G-Remove Berm, Meadows Ditch/ Pond 4	\$	280,000	
Project E-Pump Station and Intake Structure	\$	210,000	
Project E-Pump Station replacement @ Pond 4	\$	532,000	
Project F-Excavate berm to Bottom of Pond 4	\$	263,000	
Project H-Backflow Preventer on 48-inch Outfall	\$	69,000	
Subtotal	\$	2,050,000	\$ 2,050,000

**A,B,C,& D on D118 System**

Channel A Improvements, Removal 48-inch	\$	100,000	
Channel B Remove 36-inch, Concrete Slope Paving	\$	1,130,000	
Channel B Duke Detention and Removal of 36-inch	\$	265,000	
Channel C Concrete Slope Paving	\$	966,000	
Channel D Concrete Slope Paving & Channel Excavation	\$	1,213,000	
Subtotal	\$	3,674,000	\$ 3,674,000

**Southwest Techniplex Pond**

36-inch Outfall Line	\$	188,000	
Excavate 2 feet of Storage	\$	228,000	
Subtotal	\$	416,000	\$ 416,000

**Willow Waterhole Detention Expansion**

Excavate 24-Acre-Feet of Storage Capacity	\$	669,000	
Subtotal	\$	669,000	\$ 669,000

**Grand Total** **\$ 6,809,000**

**\$2,960,000**

**Table 17**

Smart Engineering. Smart Solutions.



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Grand Total \$ 6,809,000

TOTAL OPTION 2 \$3,247,000

Table 17

Smart Engineering.Smart Solutions.

**DIVIDER PAGE**



April 10, 2023

**Mr. J.R. (Bob) Jones, P.E.**  
**City of Stafford**  
**Jones Engineering Solutions**  
**11211 Katy Fry, Suite 325**  
**Houston, Texas 77079**

**RE: Pike Road Industrial Park – Pike Road Improvements**

Dear Mr. Jones-

Lovett Industrial has submitted plans for the development of Stafford Logistics Park on Pike Road in the City of Stafford. The current site plan for the proposed development is attached.

As illustrated on our site plan, our project is designed to offer three separate points of ingress and egress along Pike Road, and we have submitted plans for the improvement of Pike Road to widen the existing road adjacent to the project. The plans were designed to add a third asphalt lane on the south side of Pike Road to the existing two lane road, within the exiting ROW and the additional 10-feet dedicated with the Lovett 90 Logistics Center plat. The plans also contemplate the upsizing of the storm sewer line to replace the existing ditch and to accommodate the additional flow from the property on the south east corner of the intersection of Pike Road and Stafford Road.

Lovett is proposing additional improvements to address the whole section of Pike Road that falls under the City of Stafford's jurisdiction (from the intersection with Stafford Road to the furthest boundary of our development site along Pike Road). These include:

1. Upgrading the road material to concrete;
2. Expanding the entire current two-lane configuration west of the tract to extend the third lane; and
3. Reasonable traffic modifications at affected intersection(s), if necessary.

Based on current third-party estimates provided with this letter, we estimate the scope of this work to cost approximately \$5.5 million. Our proposition includes Lovett Industrial covering the cost to widen the section of Pike Road that fronts our development site (est. \$1.6 million), and for the City of Stafford to fund the upgrade in materials to concrete for the same portion of Pike Road as well as the upsize cost for the storm sewer (est. \$1.7 million). Furthermore, as part of this proposal, we would request the City of Stafford to cover the cost of improving Pike Road from the west boundary of our site to the intersection with Stafford Road (est. \$2.2 million). Our engineer will revise the asphalt plans to concrete but we would like Jones Engineering Solutions to provide engineering services for the portion of the road between the tract and Stafford Road as well as any additional widening work to South Gessner.

In addition to above, we acknowledge that our site's location requires our interests to encompass the section of Pike Road that spans southeast to the intersection with South Gessner Road. It is our understanding that this section falls under the jurisdiction of the City of Missouri City. It is our understanding that the City of Stafford has initiated conversation with both the City of Missouri City and Fort Bend County to propose adding the improvements of the remainder of Pike Road to South Gessner to an upcoming bond issue.

Thank you,

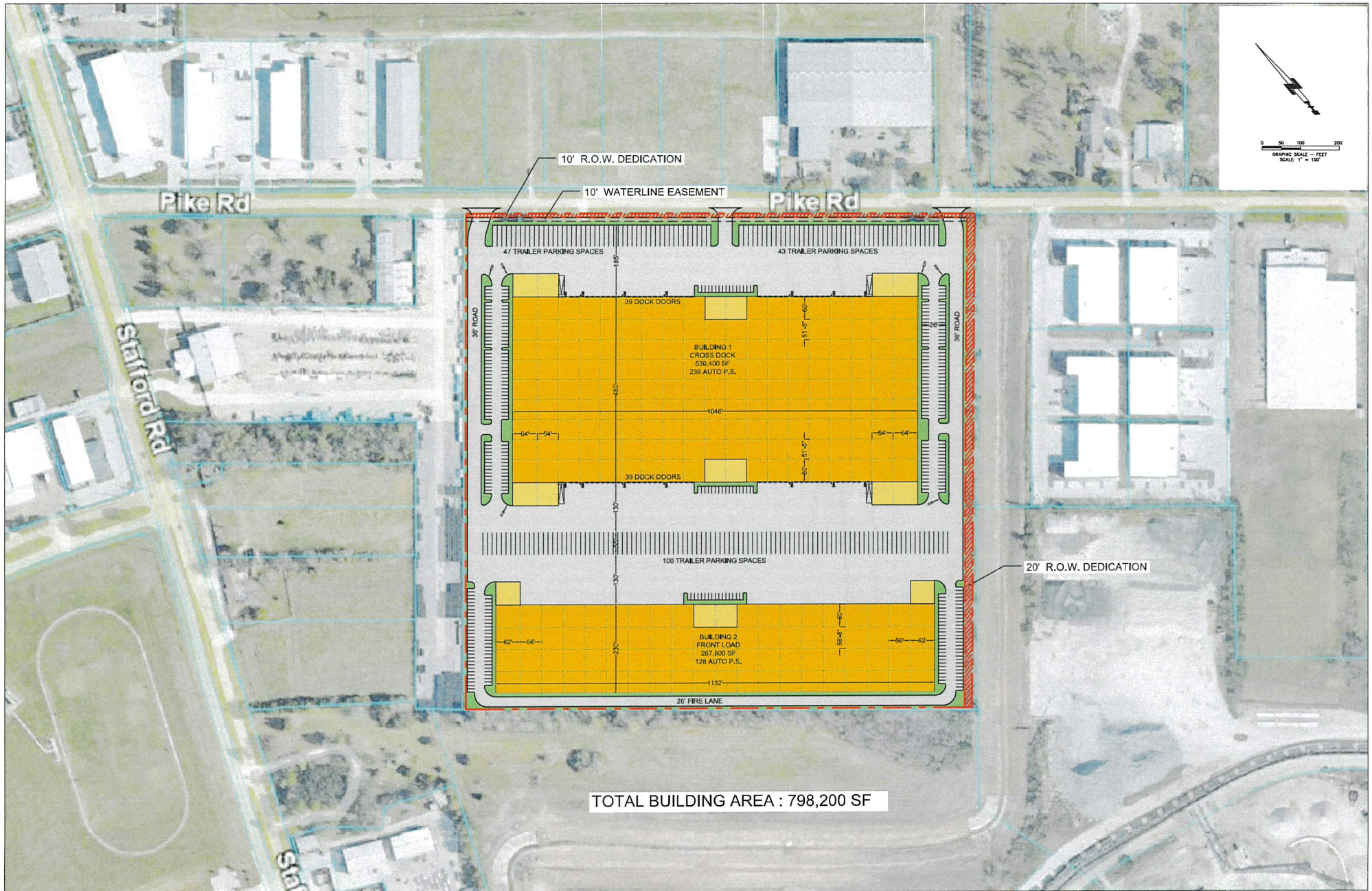


Carmen Pearson, P.E.  
Vice President of Development at Lovett Industrial

Attachments:

- Site Plan
- Pike Road Improvements Third Party Scope and Cost Estimates







Pike Road Improvements Cost Estimates				
Category	Site Frontage (Asphalt)	Site Frontage (Concrete & Storm Upgrade)	Pike Rd. to Stafford Rd. (Concrete - New Road)	Total Project Cost
General Conditions (Incl. Fee, Ins)	\$ 278,034	\$ 251,906	\$ 146,472	\$ 676,412
Engineering Plans Conversion	-	10,500	-	10,500
SWPPP	5,000	-	5,000	10,000
Survey	5,000	-	5,000	10,000
Traffic Control	20,000	-	14,374	34,374
Demo	-	92,250	66,301	158,551
Earthwork/Stabilization	205,910	362,455	238,383	806,748
8" Concrete Pavement	-	482,534	350,203	832,737
Curbs	-	28,000	20,124	48,124
Asphalt Pavement	328,173	(328,173)	-	-
Striping	35,000	-	17,968	52,968
Storm (Base)	301,585	-	757,835	1,059,420
Storm Upsize	-	773,115	-	773,115
Fire Line	48,145	-	42,681	90,826
Landscape/Irrigation	8,000	-	5,750	13,750
Relocate Ex Power Poles	220,950	-	158,799	379,749
Relocate OH Telcom	166,500	-	119,665	286,165
Stafford and Pike intersection	-	-	250,000	250,000
<b>Total</b>	<b>1,622,297</b>	<b>1,672,587</b>	<b>2,198,553</b>	<b>5,493,437</b>
<b>% of Total</b>	<b>30%</b>	<b>30%</b>	<b>40%</b>	<b>100%</b>

Funding by Each Party	
Lovett Industrial	City of Stafford Reimbursement
\$ 278,034	\$ 398,378
-	10,500
5,000	5,000
5,000	5,000
20,000	14,374
-	158,551
205,910	600,838
-	832,737
-	48,124
328,173	(328,173)
35,000	17,968
301,585	757,835
-	773,115
48,145	42,681
8,000	5,750
220,950	158,799
166,500	119,665
-	250,000
<b>1,622,297</b>	<b>3,871,139</b>
<b>30%</b>	<b>70%</b>