

## City Council – Action Request Form

**Date:** January 10, 2023

**To:** Mayor, Mayor Pro Tempore, and Members of the City Council

**From:** Aaron King, Assistant City Manager  
Keith Huff, Field Operations Director

**Council Action Requested:**

Consideration of Items Regarding the Cooperative Effort Between the Innovation Quarter (IQ) and the City to Rehabilitate Stormwater Management Controls in Downtown Winston-Salem (East Ward):

Resolution Authorizing the City Manager to Enter into an Agreement with the Innovation Quarter to Rehabilitate Stormwater Management Controls in Downtown Winston-Salem

Ordinance Amending the Project Budget Ordinance for the City of Winston-Salem, North Carolina for the Fiscal Year 2022-2023

**Strategic Focus Area:** Healthy Environment

**Strategic Objective:** Manage Water Quality and Quantity

**Strategic Plan Action Item:** None

**Key Work Item:** Yes



**Summary of Information:**

The Innovation Quarter (IQ) continues to expand and develop a biotechnology research park in downtown Winston-Salem. In addition to the construction of buildings, the IQ will also make a number of different infrastructure improvements. The City is mandated to reduce pollutants in Salem Creek, which runs through downtown. Because of this mandate, it is anticipated that the City will need to create and rehabilitate stormwater projects which are in the same drainage basin as the area being developed by the IQ.

**Committee Action:**

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| <b>Committee</b> | <u>Finance 1/9/23</u> | <b>Action</b> | <u>Approved</u> |
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| <b>For</b> | <u>Unanimous</u> | <b>Against</b> | <u></u> |
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**Remarks:**

The IQ and City have partnered to complete an engineering concept plan to rehabilitate a regional stormwater management control that currently exists at the northwest corner of Highway 52 and Salem Parkway. This facility was constructed in 2013 with public monies and grant funds, which

contemplated ownership of the facility by the City. The stormwater facility is a conventional retention pond style feature with pre-treatment vaults, upper pond, lower pond, riser, and deep foundation concrete impoundment. The stormwater facility is located on a Brownfield site and protection from potential underlying contamination is provided by a high-density polyethylene (HDPE) liner beneath the upper and lower ponds. The drainage area to this facility is approximately 355 acres.

Since construction, the stormwater facility has endured many large storm events and needs rehabilitation. The scope of work would include maintenance and repair of pretreatment vaults, vegetation removal, control and seeding, upper and lower pond transition area repairs, forebay dredging and impoundment wall repairs. The current estimated cost for design, permitting and construction is \$3,700,000. Annual maintenance costs for the facility after construction would be approximately \$276,680.

It is anticipated that IQ and the City will enter into an agreement where the IQ will convey the land and improvements that the stormwater facility currently exists on as well as permanent access easements off Research Parkway and temporary construction easements, at no cost to the City. The City would then undertake the needed rehabilitation and assume perpetual maintenance responsibility for the stormwater facility. The IQ will then construct a two-lane asphalt road through the Central District campus which will allow access to the upper and lower pond. It is anticipated that this road will be dedicated for public use.

Resolution: (1) seeks approval to authorize the City Manager to enter into an agreement with the IQ to rehabilitate the regional stormwater management control and (2) accepts permanent access easements, construction easements, and a fee simple interest in the Pond Parcel from IQ, with graffiti control and basic landscaping of the pond area to be provided by IQ. The City will contract out these construction services with a firm experienced in this type of work and assume maintenance perpetual responsibility for the stormwater control upon completion.

An amendment to the Project Budget Ordinance follows these resolutions which appropriate the funding for Phase I of this project.