

Mayor and Council Communication

DATE: 08/11/20

M&C FILE NUMBER: M&C 20-0533

LOG NAME: 21HASLET PARKWAY

SUBJECT

Authorize the Dedication of a Reservation of Right of Way Easement in Approximately 9.927 Acres and of a Drainage Easement in 6.141 Acres in City Fee-Owned Land Situated in the E. Hopkins Survey, Abstract No. 646 and J.A. Ashford Survey, Abstract No. 1776, Tarrant County, Texas, Necessary for the Construction of Haslet Parkway between F.M. 156 and IH-35, Tarrant County, Texas (COUNCIL DISTRICT 7)

RECOMMENDATION:

1. Authorize the dedication of a reservation of right of way easement of approximately 9.927 acres and of a drainage easement in 6.141 acres in City fee-owned land situated in the E. Hopkins Survey, Abstract No. 646 and J.A. Ashford Survey, Abstract No. 1776, Tarrant County, Texas, necessary for the construction of Haslet Parkway between F.M. 156 and IH-35, Tarrant County, Texas; and
 2. Authorize the City Manager or his designee to execute the necessary documents to reserve and dedicate the right-of-way easement and drainage easement interests.
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DISCUSSION:

The purpose of this M&C is to approve the reservation and dedication of approximately 9.927 acres of right-of-way and 6.141 acres drainage easement interests on City fee-owned property to support the construction, maintenance, and operation of Haslet Parkway from FM 156 to IH-35.

The North Central Texas Council of Governments received a \$20,000,000 Build Grant Award from the U.S. Department of Transportation (DOT) for the Alliance Texas/Haslet Accessibility Improvement Project (Project). The DOT program provides grants to local governments for surface transportation projects. The Project provides for the construction of Haslet Parkway as a new 4-lane divided thoroughfare from IH-35 W to FM 156 and widening of Avondale-Haslet Road to a 4-lane divided thoroughfare from FM 156 to the Haslet City limits. The total Project cost is \$59,000,000, with cost participation from the City of Haslet, Haslet's Type A and Type B corporations, Tarrant County, TIRZ/TIF, Private Funds, MPO, and the Build Grant Award.

The Project is needed to improve overall regional mobility by filling in a critical east-west thoroughfare gap between two major north-south highways, IH-35 and US 287. It is expected to relieve existing and future congestion on connecting and parallel thoroughfares to support continued growth within the cities of Haslet and Fort Worth, and nearby communities.

The Texas Department of Transportation will construct the roadway and related infrastructure improvements. Upon completion, the City of Haslet will be responsible for all future roadway maintenance and repairs. Construction is tentatively scheduled to begin January 2021.

The City owns approximately 21.31 acres of land located at 650, 680, and 700 Harmon Road and 17.94 acres of land located at 888, 895, and 959 Harmon Road within the City of Haslet as identified on the attached site map. The properties were purchased with use of FAA grant funds to support the Noise Compatibility Program (NCP) at Alliance Airport. Because limited funds are available for easement acquisitions, the City of Haslet has asked the City of Fort Worth to support the Project through the dedication of the necessary rights-of-way easement and drainage easements required to facilitate the construction of the planned roadway. The FAA has reviewed the planned reservation and dedication of easement rights and found no objection as long as future proceeds received from the sale of the properties will be reinvested with 100% of FAA's share of the proceeds used to further support the Alliance Fort Worth Noise Mitigation Program in accordance with FAA's Noise Management and Requirements for Disposal of Noise Land or Development Land Funded with AIP. The FAA considers the roadway a compatible land use and, therefore, acceptable under the conditions of the grant.

An appraisal of the property interests required for the project was prepared by Colliers International Valuation & Advisory Services. The value of the requested right-of-way and drainage easements is \$1,751,000. Attached are the legal descriptions and sketches of the proposed right-of-way and drainage easements to be dedicated for the Project. The new road and related infrastructure will improve access to the city owned properties and enhance their market value.

The City of Haslet has agreed to execute an Interlocal Agreement which stipulates in exchange for the reservation of right-of-way and easement interests needed for the Project, the City of Fort Worth will not be responsible for, or be assessed, the cost to construct, repair, and maintain the road and related infrastructure.

The Haslet Parkway project is located in Council District 7.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of these recommendations will have no material effect on City funds.

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