

Mayor and Council Communication

DATE: 01/12/21

M&C FILE NUMBER: M&C 21-0060

LOG NAME: 80COBB PARK UTILITY EASEMENT AT TEXAS ARMY NATIONAL GUARD CTR

SUBJECT

(CD 8) Conduct Public Hearing and Authorize the Use of a Portion of Cobb Park for a Utility Easement and Associated Electrical Infrastructure and Authorize the Conveyance of an Easement to Oncor Electric Delivery Company, LLC at the Texas Army National Guard Readiness Center Lease Area

(**PUBLIC HEARING** - a. Report of City Staff: David Creek; b. Citizen Presentations; c. Council Action: Close Public Hearing and Act on M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a public hearing under the guidelines set forth by the Texas Parks and Wildlife Code, Chapter 26, Protection of Public Parks and Recreational Lands;
 2. Find that no feasible or prudent alternative exists for the use of Cobb Park for the installation of the utility easement and associated electrical infrastructure;
 3. Find that the proposed Oncor utility easement and associated electrical infrastructure includes all reasonable planning to minimize harm to the parkland, including that all infrastructure and equipment will be constructed in Cobb Park as specified on the attached exhibits and as noted in the discussion below;
 4. Close the public hearing and authorize the use of approximately 0.271 acres of dedicated parkland at Cobb Park for the proposed utility easement with associated electrical infrastructure improvements; and
 5. Authorize the execution and recording of all necessary documents to complete the conveyance of an easement to Oncor Electric Delivery Company, LLC.
-

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the use of parkland for the installation of a utility easement and associated electrical infrastructure and to authorize the conveyance of an easement to Oncor Electric Delivery Company, LLC at Cobb Park.

The Park & Recreation Department has been approached by the Texas Military Department (TMD) requesting a conversion of approximately 0.271 acres of parkland for the installation of a utility service line and permanent easement within Cobb Park. The utility line easement is being requested to provide upgraded three-phase electrical service to the Texas Army National Guard Readiness Center (Center). The proposed utility easement will allow for the installation of the new electrical service lines and utility poles to power the Center.

The State of Texas owns the Center and leases the property from the City of Fort Worth in Cobb Park. The 99-year lease was executed in 1954 and expires in 2053. The State is currently renovating the building to upgrade interior spaces to meet the needs of the Army National Guard and to meet current State building codes. The purpose of new three-phase power is to ensure continuity of power supply, decline in energy loss, longevity of equipment and appliances, and increased capacity for military missions.

The proposed new power line is approximately 786 linear feet long and the proposed width of the utility easement is 15-foot wide. The proposed utility easement equates to approximately 11,787 square feet or 0.271 acres. Construction access will be on existing roads and all workspace and construction activity will occur within the proposed 15-foot wide easement.

The TMD is working with the City Forester on the mitigation of six cedar elm trees. TMD will plant twelve new trees, size 30-gallon or greater, adjacent to the North Cobb Park playground. The existing trees in proximity to the proposed construction will be protected with fencing.

On December 9, 2020, the Park & Recreation Advisory Board endorsed Staff's recommendation to the City Council to authorize the use of Cobb Park for the installation of electrical lines and power poles in a utility easement.

In accordance with State law, public notice of the hearing was advertised in the *Fort Worth Star-Telegram* on December 22, 2020, December 29, 2020, and January 5, 2021. An exhibit map was available for public review on the Park & Recreation Department website.

Signage was posted at the site noting the proposed use and providing instructions for directing comments to the Department. An email announcing the proposed conversion was sent to the presidents of the Belmont, Parker Essex Boaz, The New Mitchell Boulevard, and United

Communities Association of South Fort Worth Neighborhood Associations on December 11, 2020. Staff will note any public comment received during the public hearing Report of City Staff.

Cobb Park is located in COUNCIL DISTRICT 8.

Cobb Park - located at 1600-3000 Cobb Drive, south of E. Rosedale Street, west of Mitchell Blvd, north of Glen Garden Drive, east of S. Riverside Drive, in Council District 8. The project location is on park land north of HW 287.

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 this action will have no material effect on City Funds.

Submitted for City Manager's Office by: Valerie Washington 6192

Originating Business Unit Head: Richard Zavala 5704

Additional Information Contact: Richard Zavala 5704