



**Summary of the Technical Review Committee Meeting
And Record of Decision and Action Items**

Date: July 20, 2009
Project Title: Agg Road/Medical Complex Drive Expansion
COT E&P Project No: 2003-10017
Design Consultant: Cobb, Fendley & Associates, Inc., Project No. 0812-008-00
Managing Engineer: Dale Conger, P.E.
Project Manager: Mahmoud Salehi, P.E.
Staff Review Date: June 18, 2009
Council Review: July 6, 2009

Staff Review Meeting

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| Attendees: | Jan Belcher | City Manager |
| | Mark McClure, P.E. | Director of Engineering & Planning |
| | Manny Francisco, P.E. | TxDOT |
| | Lori Lakatos, P.E. | Engineering & Planning |
| | Kelly Violette | Engineering & Planning |
| | Bobby Sanders | Engineering & Planning |
| | Dave Allen | Building Official |
| | David Kauffman | Public Works |
| | Dale Conger, P.E. | Cobb, Fendley & Associates, Inc. |
| | Bill Odle, P.E. | Cobb, Fendley & Associates, Inc. |
| | Carl Ahrendt, P.E. | Cobb, Fendley & Associates, Inc. |
| | Chris Thayer | Berg-Oliver |
| | David Yazhari, P.E. | Gunda Corporation |

Prepared By: Dale Conger, P.E.
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I. Purpose

To review and discuss the recommendations and issues provided by Cobb, Fendley & Associates, Inc. (CobbFendley) for the development of a cross-town major thoroughfare to relieve traffic on Main Street and to improve circulation in the southern part of the City. The project is directed toward establishing the corridor for development of the thoroughfare and giving Engineering & Planning direction for moving forward with right-of-way acquisition over time.

II. Summary of Recommendations and decisions

The project was first presented to a committee of City staff on June 18, 2009. Mr. Conger gave an overview presentation of the conclusions in the Preliminary Engineering Report (PER). References to Exhibits are those contained in the body of the report.

The primary objective is to provide the City with engineering recommendations regarding the feasibility of an approximately 5 mile long, four-lane divided boulevard with a raised median that will serve as an additional east-west corridor in order to alleviate traffic congestion on FM 2920.

The proposed Agg/ Medical Complex Drive corridor will extend from its western terminus at the intersection of Park Road and FM 2920 to its eastern terminus at the intersection of Mahaffey Road and FM 2920, as shown in Exhibit 2. In order to reduce the overall project cost, the proposed roadway alignment and right-of-way (ROW) envelope was designed to follow available City owned right-of-ways.

Roadway

The proposed roadway section, as illustrated in **Exhibit 3**, is a reinforced concrete curb and gutter pavement in a boulevard configuration within a 120-foot ROW. The pavement will consist of four 12-foot travel lanes divided by a 42-foot raised median with left turn bays and median openings. The median will allow a future roadway expansion to accommodate the construction of two more travel lanes without requiring the acquisition of additional ROW. The proposed roadway ROW encompasses approximately 59 acres of land which impacts 89 parcels, as illustrated in **Exhibit 4**.

Segmented Construction

The project can be divided into five complete segments that can be independently designed, bid, and constructed, as illustrated in **Exhibit 6**. The first segment would be the most westerly portion of the proposed roadway, approximately 1.1 miles, which would include the connection to FM 2920, Park Road, Triechel Road, and Calvert Road. Segment Two, approximately 0.7 miles of roadway, would connect Segment One with Tomball Parkway and would include a proposed 410 foot bridge crossing SH 249. Segment Three, approximately 0.9 miles of roadway, would connect the existing Medical Complex Drive with a residential section of Agg Road and would include a crossing of a HCFCD channel (M121-00-00). The fourth segment, approximately 1.0 mile in length, would connect Segment Three to an area just beyond the Huffsmith-Kohrville Road and would include dual 350-foot bridges over the BNSF railroad. Segment Five would be approximately 1.2 miles of proposed roadway from the eastern end of Segment Four to the easterly connection to FM 2920 with a connection to Mahaffey Road.

Drainage

The drainage for this roadway project will utilize closed conduit storm sewer systems to convey flow from

the roadway to the outfall locations. Within the project area, there are 16 separate existing and proposed drainage systems, each with its own individual outfall. These outfalls can consist of channels, storm sewers or overland swales. Coordination with Texas Department of Transportation (TxDOT) will be required due to the existing outfalls to TxDOT storm sewers/ditches along Tomball Parkway and SH 249 and to a roadside ditch along FM 2920 on the eastern end of the project. The overall proposed system is illustrated in **Exhibit 7**.

This project will require additional land for constructing detention ponds which will be utilized to mitigate impacts associated with increases in drainage as a result of the construction of the proposed roadway.

Utilities

The proposed Medical Complex Drive alignment was designed to minimize major utility conflicts. However, multiple private and public utilities exist in and around the proposed ROW. The proposed roadway alignment was specifically designed to avoid conflict with known active gas wells and major transmission lines. The current known major conflicts include two sanitary public pump stations, a transmission line at the BNSF railroad, and a Tortuga oil/gas facility near Trichel Road.

Environmental and Wetland Assessments

A Phase One: An Environmental Site Assessment (ESA) and a Wetland Assessment were prepared by Berg Oliver Associates, Inc. There was no evidence of recognized environmental conditions with the exception of a dry cleaner located at SH 249, a railroad easement crossing Agg Road, and former oil/gas drill sites. The Wetland Assessment and Delineation of the project shows approximately 4.11 acres of potential wetlands located within the proposed ROW; however, some of this acreage was not field verified because it was located on private property. The mapped wetland areas are not located within any mapped 100-year floodplain of a Jurisdictional Water of the U.S., but there is still a possibility that a surface connection exists.

Traffic Engineering

A Traffic Engineering Study of the Medical Complex corridor was performed by Gunda Corporation, Inc. to evaluate the impact of the proposed Medical Complex Drive on the existing FM 2920. The traffic model of the signalized and unsignalized intersections within the study limits was prepared to identify the level of service (LOS) analysis for No-Build and Build conditions for the year 2011 and 2035 respectively. Traffic counts are shown in **Exhibit 8**.

Cost and Funding Alternatives

Based on 2009 average bid prices, the construction cost for the entire project is estimated to be \$40 million if built in 2009 with approximately \$9 Million in ROW land acquisition costs. On average, construction costs inflate over time, so as construction schedules are determined, the construction costs should be inflated based on recent consumer price index (CPI) trends.

RESULTS OF THE REGULAR CITY COUNCIL MEETING

MONDAY, JULY 6, 2009

PASSED/APPROVED

Old Business:

1. Second Reading, Ordinance No. 2009-17, an Ordinance Amending Article IV. Sales and Use Tax, of Chapter 74. Taxation, of the Code of Ordinances of the City of Tomball, Texas, by the Addition of a New Section 74-75, "Repeal of Telecommunications Sales Tax Exemption"; Making Findings of Fact; Providing for Severability; and Making Other Provisions Related Thereto

New Business - Consent:

1. Resolution No. 2009-17, a Resolution of the City Council of the City of Tomball, Texas, Supporting the 37th Annual Tomball Night and Parade, to be Held in Tomball on Friday, August 7, 2009
2. Request by Windcrest Collision to Return to the Emergency Wrecker Rotation List

New Business:

1. Accepted the Agg Road/Medical Complex Drive Expansion Preliminary Engineering Report prepared by Cobb, Fendley and Associates
2. Approved **EVERHEALTH TRACT**: Being a Replat of a 3.0906 acre tract of land in the Jesse Pruitt Survey, Abstract No. 629, in Harris County, Texas, out of and a part of Lot 197 of Five Acre Tracts – Tomball, Townsite, Harris County, Texas according to the map or plat thereof recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas
3. Approved a Grant of Hotel Occupancy Tax Funds for the Spring Creek County Historical Association in the Amount of \$12,000.00
4. Approved Proposed Amendments to Administrative Policy No. 15 - Tomball Community Center Policies and Operating Procedures, with additional change
5. Approved the Interlocal Agreement between the City of Tomball and the City of Shenandoah regarding use of the Tomball Police Department Firearms Training Facility (TPD-FTF)
6. Authorized the Fire Chief to Submit a Grant Application to Fund a Portion of the Expansion of Fire Station #1
7. Executive Session: The City Council met in Executive Session:
 - Section 551.074 Personnel Matters – Deliberations Regarding the Hiring/Employment of an Assistant City Manager