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CITY OF DALLAS

Memorandum

DATE August 12, 2010

CITY SECRETARY
DALLAS, TEXAS

TO Trinity River Corridor Project Committee Members:
Steve Salazar (Vice-Chair), Mayor Pro Tem Dwaine Caraway, Deputy Mayor Pro Tem Pauline Medrano, Carolyn R. Davis, Vonciel Jones Hill, Delia Jasso, Linda Koop

SUBJECT Trinity River Corridor Project Committee Meeting

Please plan to attend a meeting of the Trinity River Corridor Project Committee on Tuesday, August 17, 2010 from 9:30A.M. to 11:30A.M. The meeting will be held at City Hall, 1500 Marilla, 6/E/S, Dallas, TX 75201

1. **Approval of minutes for August 3, 2010 Trinity River Corridor Project Committee meeting**
2. **MLK Boulevard Gateway**
Presenter: David Whitley & Brent Brown, Dallas CityDesign Studio
3. **Elm Fork Athletic Complex**
Presenter: Willis Winters, Park and Recreation
4. **Periodic Inspection Report No. 9 – Maintenance Deficiency Correction Period (MDCP) July 2010 Update (Memo for discussion)**
Presenter: Elizabeth Fernandez, P.E., Trinity Watershed Management
5. **Upcoming Items for Council Agenda (8/25/10)**
 - a) Authorize settlement in lieu of proceeding with condemnation of an improved tract of land containing approximately 7,000 square feet from Desoto Real Estate Resource located near the intersection of Colonial Avenue and Starks Avenue for the Trinity Parkway - Not to exceed \$23,000 (\$21,000, plus closing costs not to exceed \$2,000) - Financing: 1998 Bond Funds
6. **Upcoming Events**
 - a) Reception for the Trinity River Photo Exhibit, "Bringing the Trinity to Life", will be held at the African American Museum, Fair Park, 3536 Grand Avenue, Dallas, TX 75210 on August 26, 2010 from 6:00PM to 8:00PM.

David A. Neumann, Chairman
Trinity River Corridor Project Committee



THE TRINITY
DALLAS

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
A. C. Gonzalez, Assistant City Manager
Forest E. Turner, Assistant City Manager

Deborah A. Watkins, City Secretary
Frank Libro, Director, Public Information Office
Kelly High, Director, Trinity Watershed Management
Rebecca Rasor, P.E., Managing Director, Trinity River Corridor Project
Paul D. Dyer, Director, Park and Recreation Department
Theresa O'Donnell, Director, Sustainable Development & Construction



The Trinity River Corridor Project Committee Meetings (TRCPC) are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Trinity River Corridor Project Committee Coordinator at 214-671-9500.

Page 1 of 3

3. West Dallas Gateway

Presenter: David Whitley, Dallas CityDesign Studio

Action Taken/Committee Recommendation(s): Information Only

Motion made by:	_____	Motion seconded by:	_____
Item passed unanimously:	_____	Item passed on a divided vote:	_____
Item failed unanimously:	_____	Item failed on a divided vote:	_____

4. Beckley-Commerce Intersection

Presenter: David Whitley, Dallas CityDesign Studio

Action Taken/Committee Recommendation(s): Information Only

Motion made by:	_____	Motion seconded by:	_____
Item passed unanimously:	_____	Item passed on a divided vote:	_____
Item failed unanimously:	_____	Item failed on a divided vote:	_____

5. Periodic Inspection Report No. 9 – Maintenance Deficiency Correction Period (MDCP) June 2010 Update (Memo for discussion)

Presenter: Elizabeth Fernandez, Trinity Watershed Management

Action Taken/Committee Recommendation(s): Information Only

Motion made by:	_____	Motion seconded by:	_____
Item passed unanimously:	_____	Item passed on a divided vote:	_____
Item failed unanimously:	_____	Item failed on a divided vote:	_____

6. Maintenance Deficiency Correction Plan – Tree Removal (Memo for discussion)

Presenter: Kelly High, Trinity Watershed Management

Action Taken/Committee Recommendation(s): Information Only

Motion made by:	_____	Motion seconded by:	_____
Item passed unanimously:	_____	Item passed on a divided vote:	_____
Item failed unanimously:	_____	Item failed on a divided vote:	_____

7. Upcoming Items for Council Agenda and Addendum (8/11/10)

- a) Authorize a construction contract with Northstar Construction, Inc., lowest responsive bidder of eight, for the construction of concrete multipurpose trail, decomposed granite trail, installation of a prefabricated bridge, and other miscellaneous items necessary to complete the project for the Trinity Trails Phase 2 and Rochester Park Improvements Project in an amount not to exceed \$2,322,000 – Financing: 1998 Bond Funds - \$1,867,444 and 2003 Certificates of Obligation - \$454,556

- b) Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of approximately 10.379 acres of unimproved land, located on the west bank of the Trinity River between Loop 12 and IH 20, for the Dallas Floodway Extension portion of the Trinity River Corridor Project from Horace Poston, et al - Not to exceed \$36,418 (\$33,218 plus closing costs not to exceed \$3,200) – U.S. Army Corps of Engineers Project Cooperation Funds
- c) Authorize the deposit of a Special Commissioners' Award in the lawsuit styled, City of Dallas v. James Robert McDaniel, Cause No. 10-01370-E, pending in the County Court at Law No. 5, for acquisition from James Robert McDaniel of approximately 49,047 square feet of land located near the intersection of Long Acre Lane and Loop 12 for the Trinity River Corridor Project Audubon Center – not to exceed \$309,217 (\$305,217, plus closing costs not to exceed \$4,000) - Financing: 1998 Bond Funds

8. Upcoming Events

- a) Trinity River Photo Exhibit, "Bringing the Trinity to Life", African American Museum, Fair Park, 3536 Grand Avenue, Dallas, TX 75210. On display August 9, 2010 through September 4, 2010.

APPROVED BY:

David A. Neumann, Chairman
Trinity River Corridor Project Committee

ATTEST:

Crystal Lee, Senior Office Assistant
Trinity River Corridor Project Committee

Memorandum



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Mayor Pro Tem Dwaine Caraway Linda Koop
Deputy Mayor Pro Tem Pauline Medrano
Carolyn R. Davis

SUBJECT **MLK Boulevard Gateway**

At the next Trinity River Corridor Project Committee meeting on August 17, 2010, the attached briefing will be presented by David Whitley and Brent Brown from the Dallas CityDesign Studio. This briefing provides an update on Martin Luther King, Jr. Boulevard Gateway.

Please contact me if you have questions.

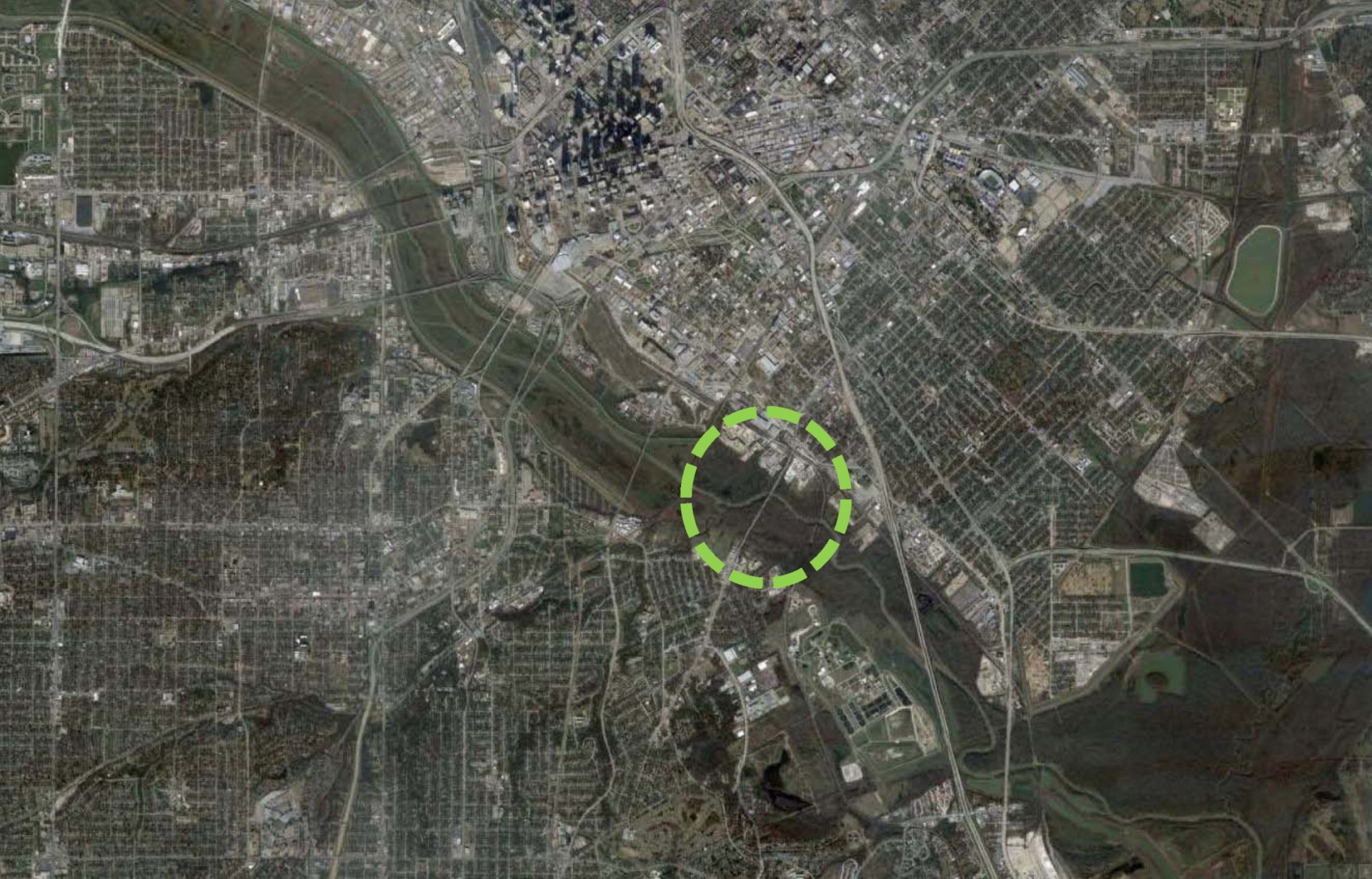
Jill A. Jordan, P.E.
Assistant City Manager



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mlk corridor functions as a significant spine for the south dallas community
and functions as a cultural and historical center

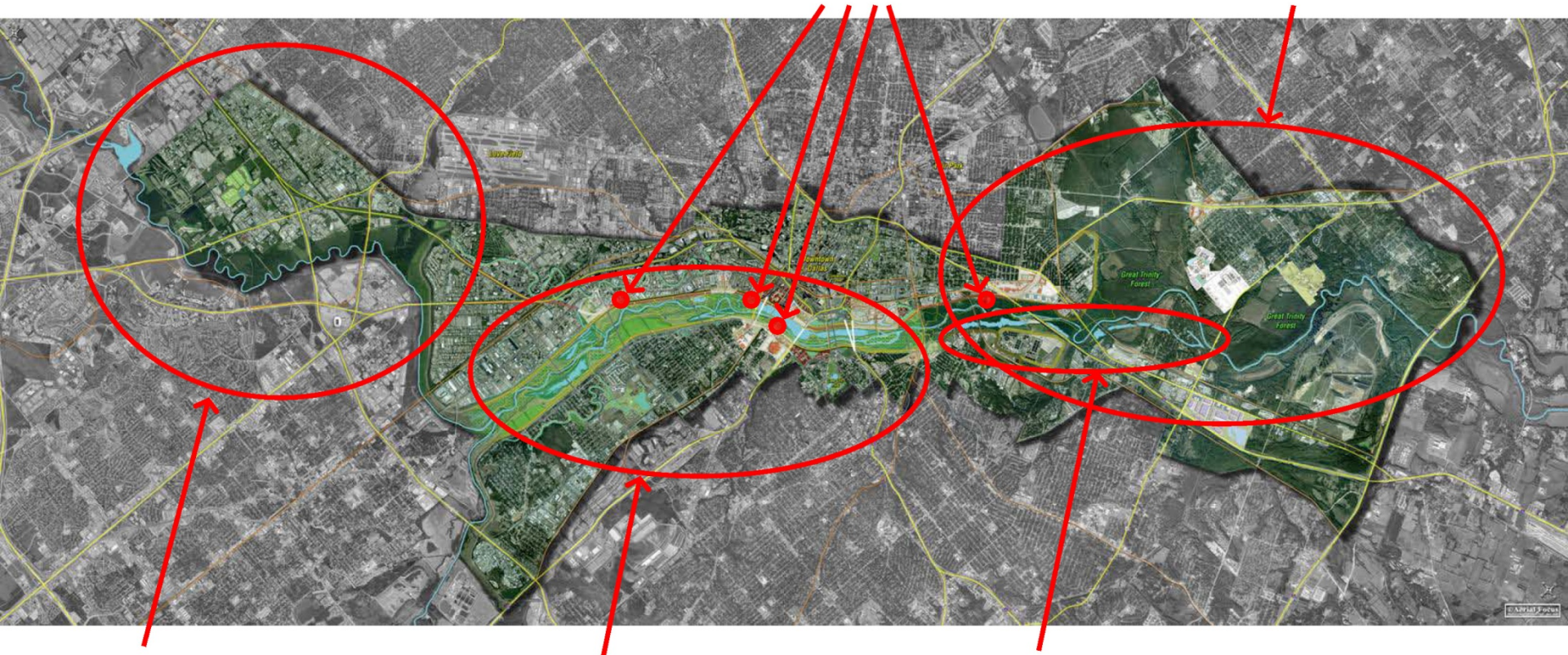
several key trinity-related projects will strengthen the boulevard's role
in connecting the trinity corridor with the community and key assets such as fair park

1998 bond money [\$2.8M] represents an opportunity to highlight the area's history and
improve access to recreational amenities offered in the trinity corridor



Transportation \$118M

Great Trinity Forest \$71.3M

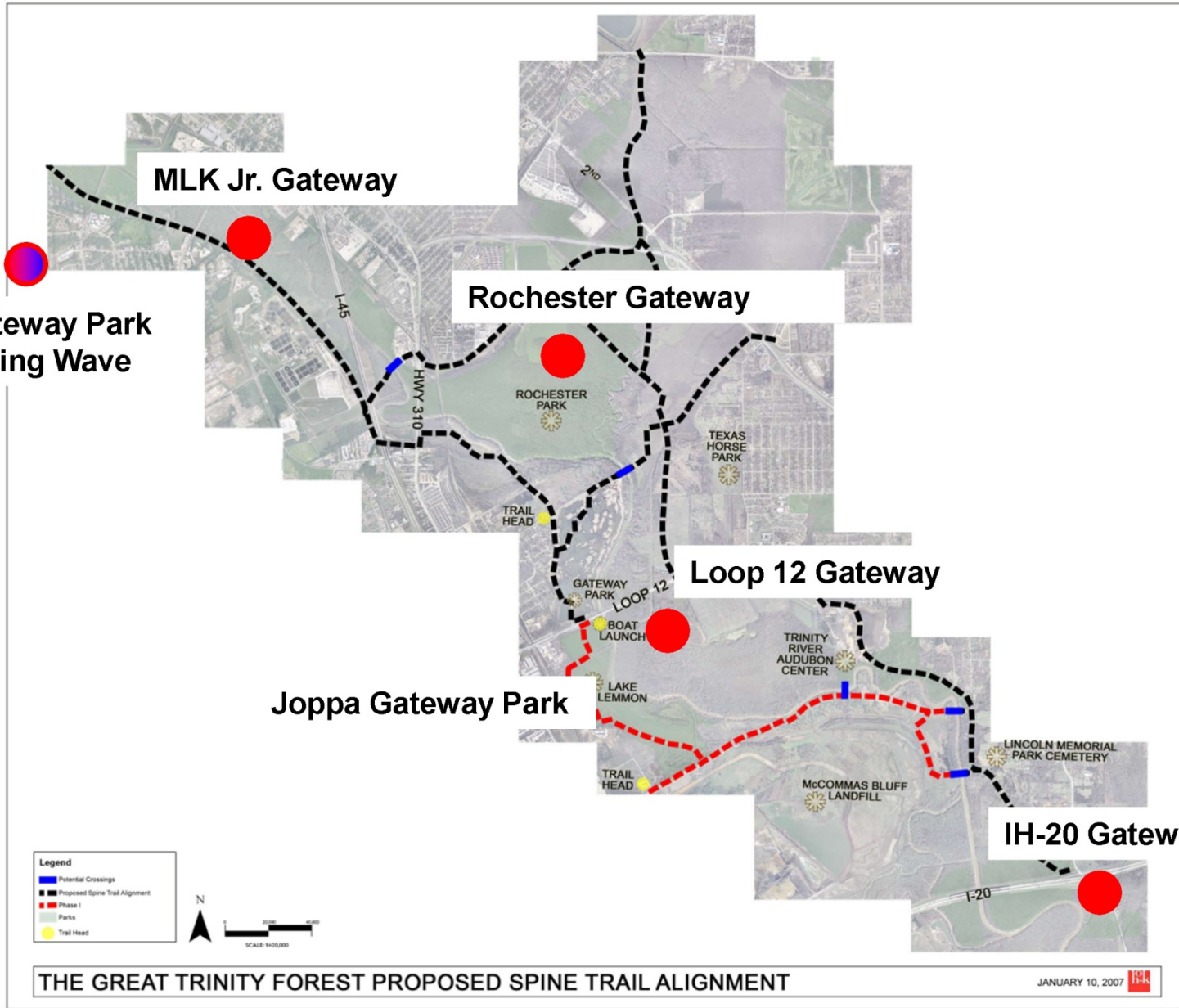


**Elm Fork Flood
Improvements & Recreation
\$30M**

Lakes \$31.5M

**Dallas Floodway
Extension \$24.7M**

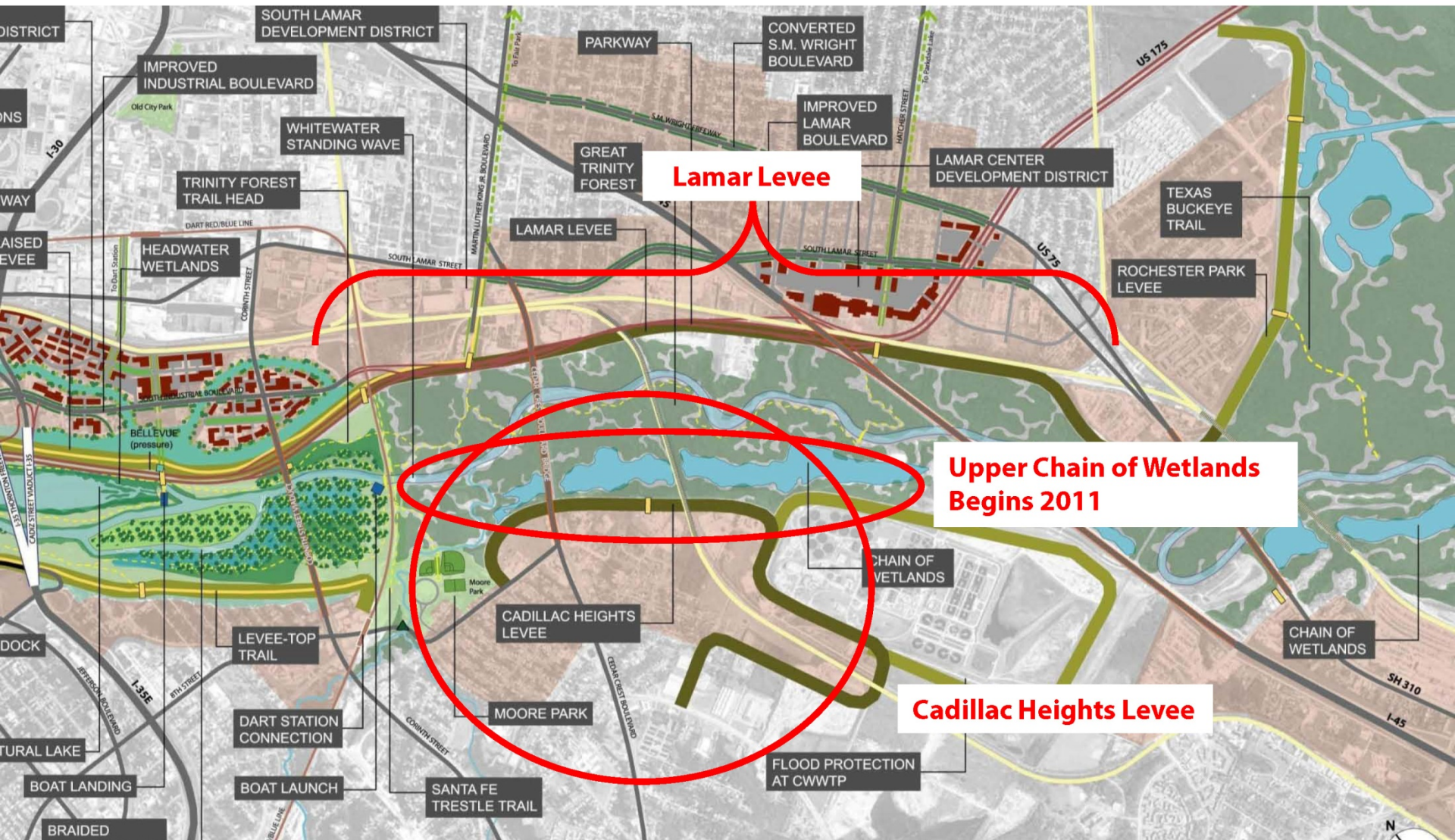
Moore Gateway Park
and Standing Wave



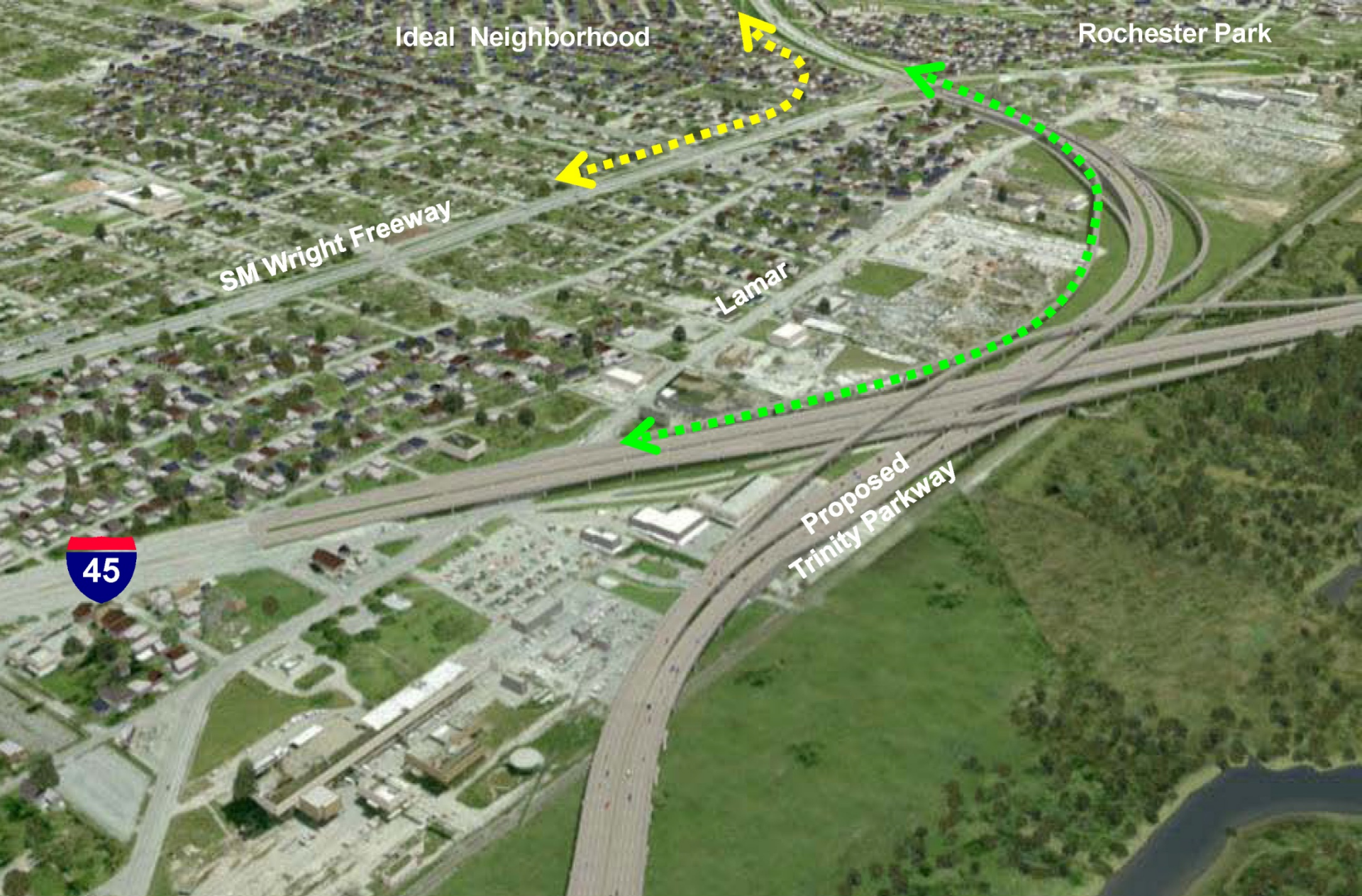
gateway park locations

Upper Chain of Wetlands construction starts early 2011

All work complete in 2014



future work: dfe and wetlands



trinity parkway and s.m. wright

Trinity Parkway connection to IH-45 eliminates need for “Dead Man’s Curve” at US 175 and S.M. Wright

Provides opportunity to make S.M. Wright a low-speed road

Pedestrian crossings, sidewalks, landscaping

TxDOT will spend approximately \$200M for improvements to Trinity Parkway and SM Wright Parkway



s.m. wright parkway



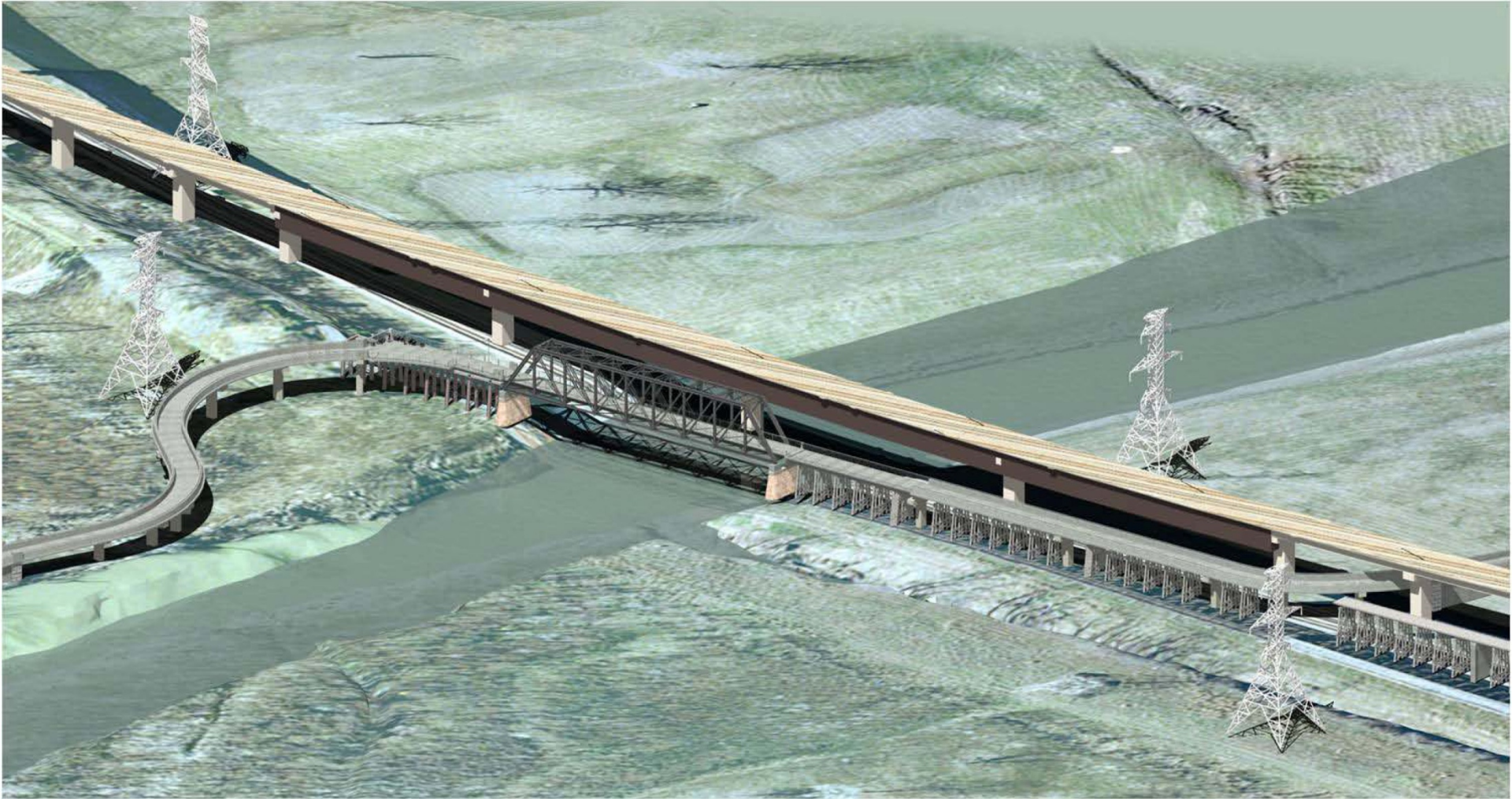
- Pavilion
- Entry plaza
- Landscaping
- Creek overlook
- Pedestrian bridge
- Expanded parking
- Amphitheater

moore park gateway



standing wave @ moore park gateway

estimated completion december 2012
connects the east levee with moore park and the standing wave



santa fe trestle trail

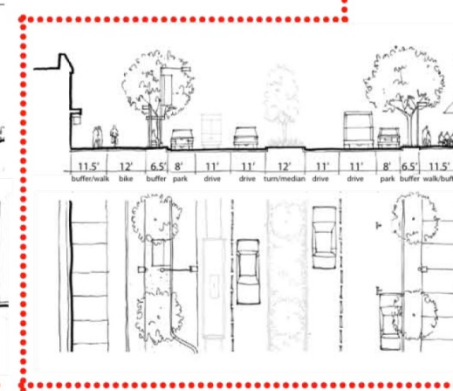
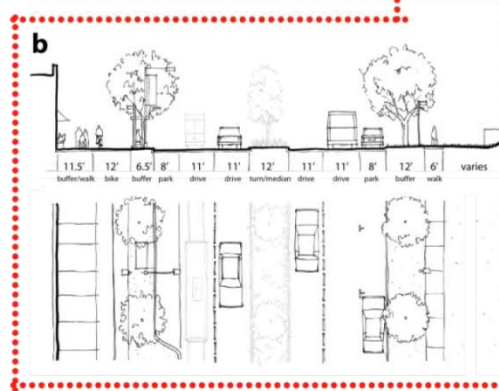
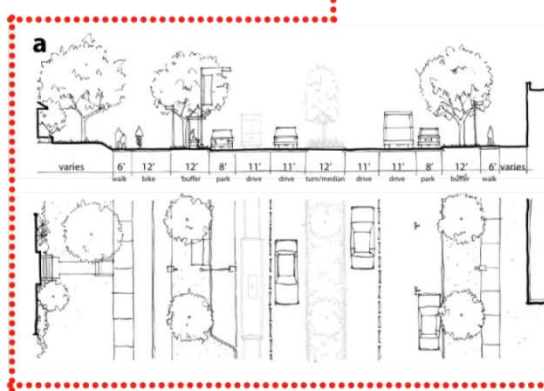
martin luther king jr boulevard citydesign

boulevard concept



recommended next steps:

- .01 improve safety for all travelers
- .02 comprehensive circulation/parking analysis
- .03 reduce/consolidate curb-cuts w/o negative impact to businesses
- .04 add/enhance on-street parking
- .05 reduce crossing distances/add bulb-outs
- .06 enhanced intersections at gateways
- .07 add medians with low maintenance plants
- .08 enhance existing street trees w/ regular interval planting
- .09 coordinated pedestrian and vehicular light style
- .10 placement of banners on light poles
- .11 enhanced street furniture at select points
- .12 enhanced bus shelters
- .13 study burying overhead utilities
- .14 support revitalization
- .15 investigate rail service
- .16 identify opportunities for public art



connecting fair park to trinity park

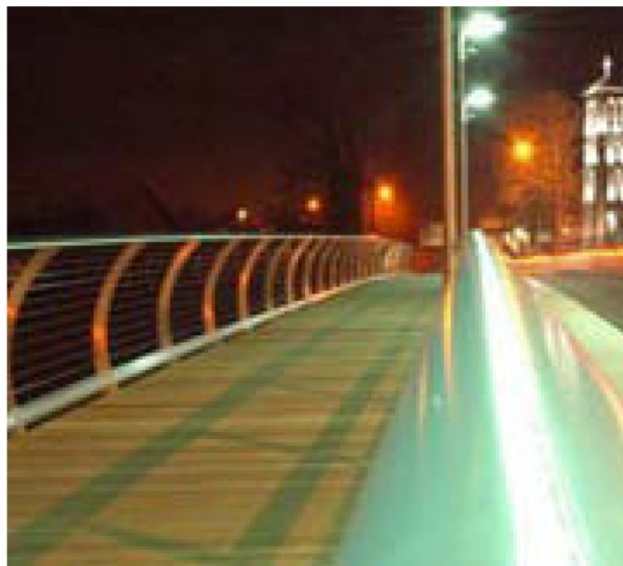


- 1 | bike/pedestrian connectivity
- 2 | cultural walk/timeline reflecting history/development of South Dallas
- 3 | pilot Block/Intersection along MLK to illustrate ideas (possibly between Atlanta & Latimore or at intersection of MLK Jr. and Malcolm X)
- 4 | enhanced lighting along street and amenities such as benches/etc in consistent theme
- 5 | Cedar Crest bridge enhancements need to address safety and physical conditions at each end
- 6 | improve public realm to improve business frontage & long term parking issues/increase foot traffic

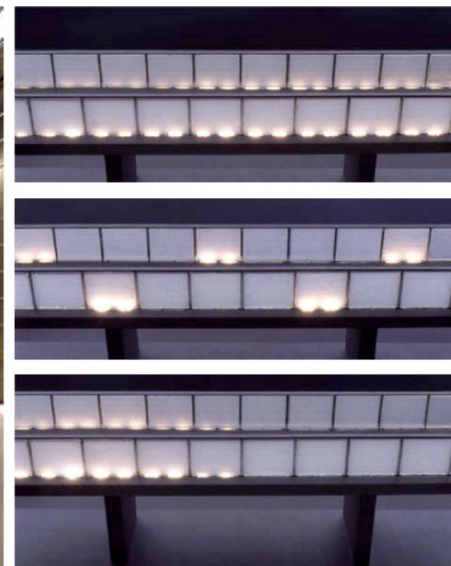
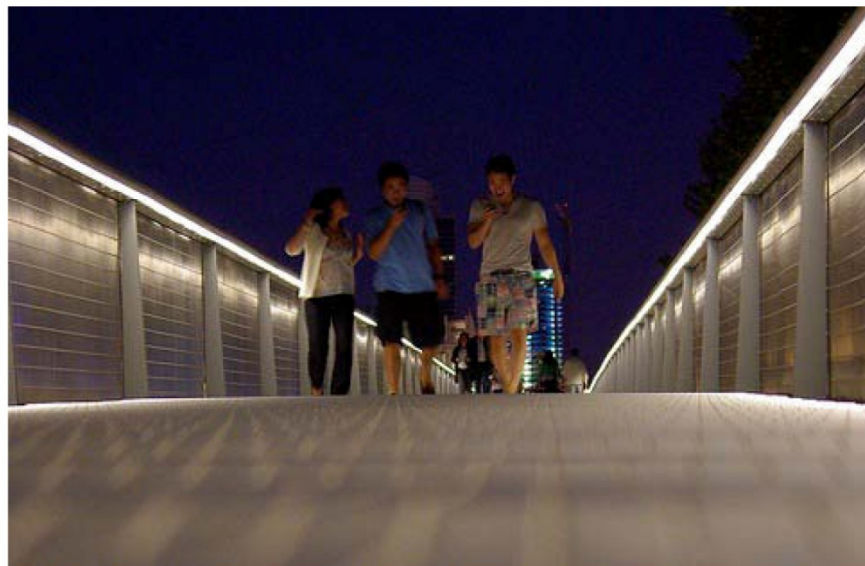


workshop direction





existing condition & examples







scope development and refinement
rfp on the street
proposals submitted
selection of consultant

september/october 2010
october/november 2010
november/december 2010
february 2011



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SUBJECT **Elm Fork Athletic Complex**

At the next Trinity River Corridor Project Committee meeting on August 17, 2010, the attached Elm Fork Athletic Complex briefing will be presented by Willis Winters, Assistant Director, Park and Recreation. This briefing explains the development of the soccer complex.

Please contact me if you have questions.



Jill A. Jordan, P.E.
Assistant City Manager



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Elm Fork Athletic Complex

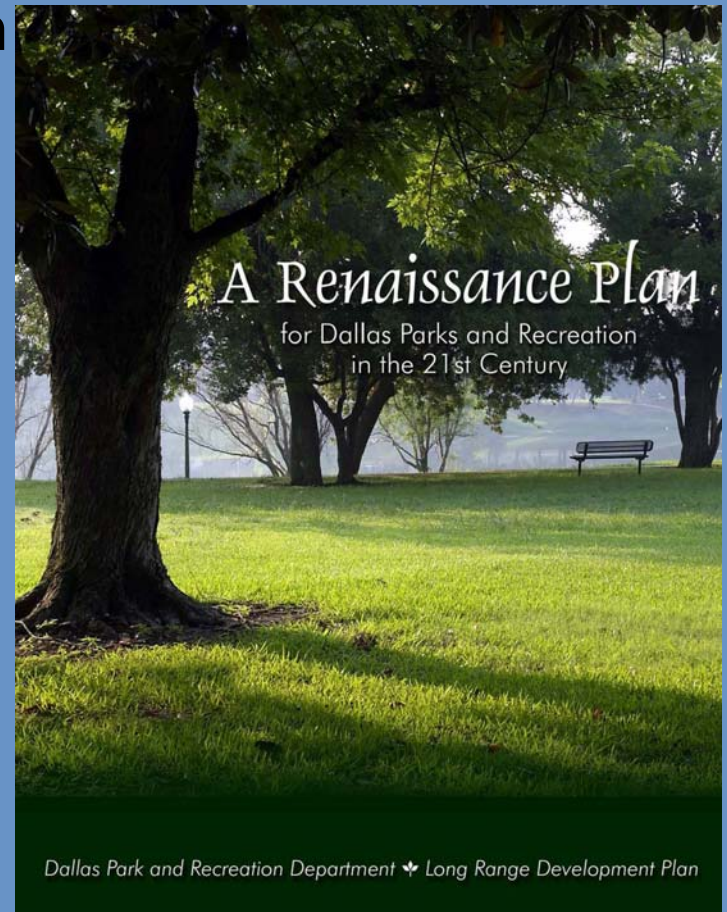
Trinity River Corridor Project
Committee

August 17, 2010



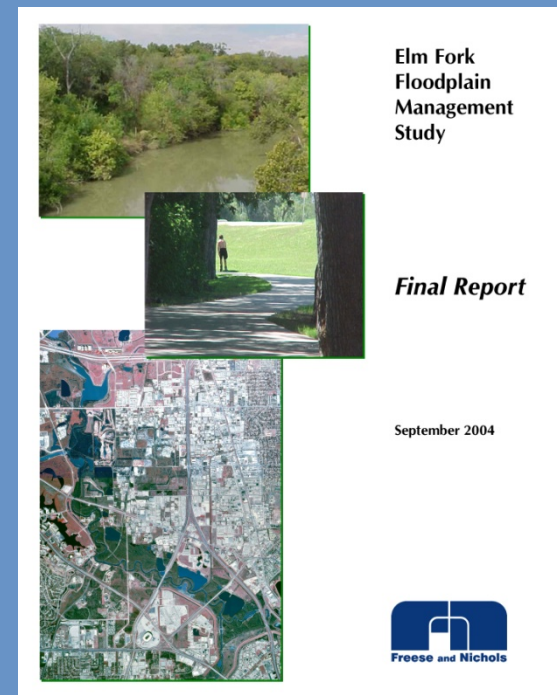
Background

- *A Renaissance Plan* was adopted by the Park and Recreation Board in 2002:
 - Identified soccer as a high priority need:
 - 120 additional soccer fields
 - Develop large athletic complexes

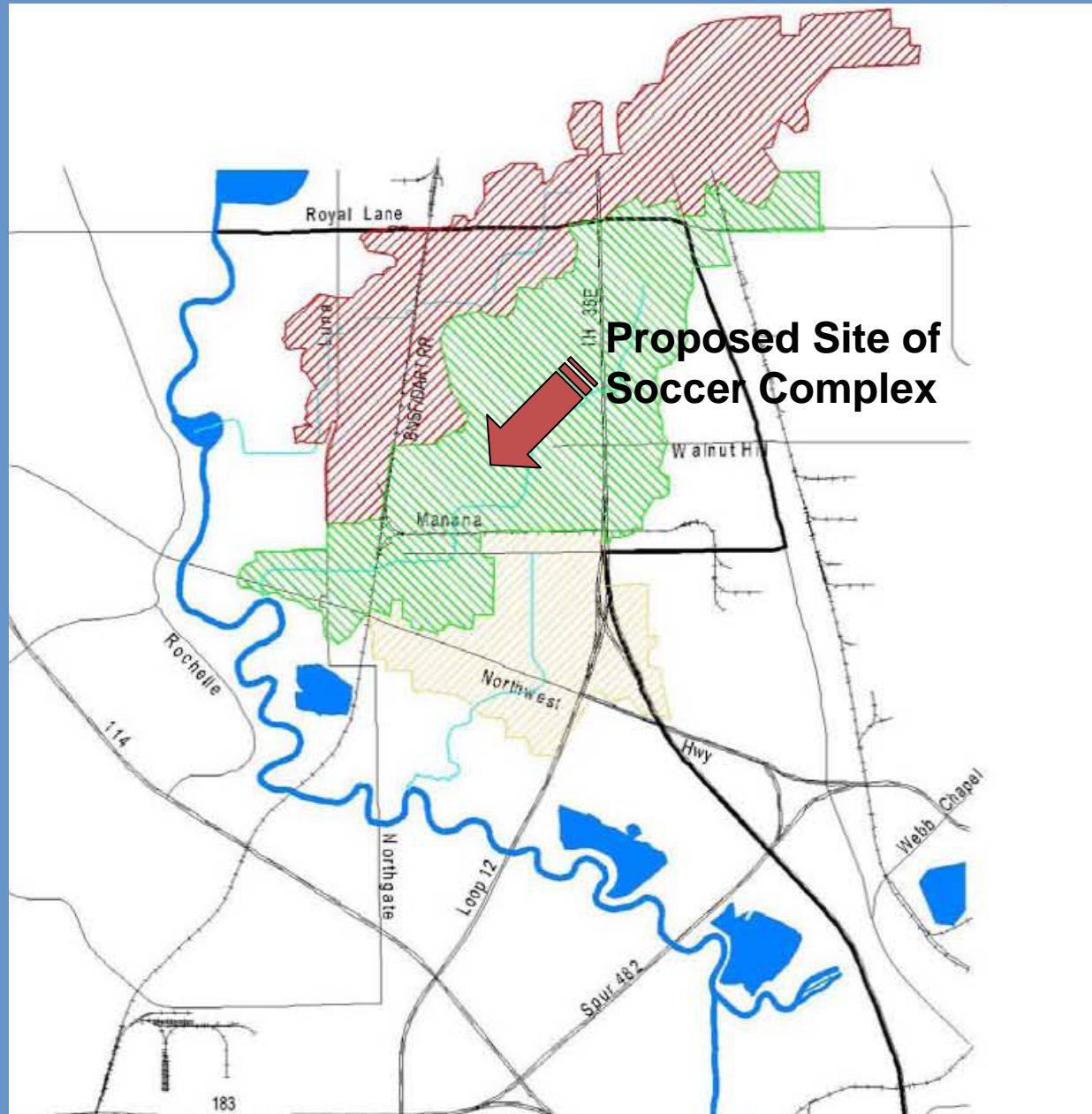


Background

- The Elm Fork Flood Plain Management Plan was briefed to the Park and Recreation Board in 2002 and adopted by City Council in 2003:
 - Identified projects to improve drainage in and around the Elm Fork Flood Plain
 - Included a recreation plan to identify recreational opportunities within the Elm Fork area:
 - Trails
 - Canoe and kayak access for the Elm Fork of the Trinity River
 - Location for a future soccer complex



Elm Fork Flood Plain Management Plan



Funding Sources

Funding Source	Total Allocation	Land Acquisition	Design & Construction
1998 Bond Program	\$13.2M	\$13.2M	\$0
2003 Bond Program	\$3M	\$1.1M	\$1.9M
2006 Bond Program	\$14.2M	\$3.3M	\$10.9M
Texas Parks & Wildlife Grant	\$1M	\$.5M	\$.5M
Total	\$31.4M	\$18.1M	\$13.3M



Land Acquisition

- Based on the recommendation of the Elm Fork Flood Plain Mgt. Study, land has been acquired in NW Dallas near the intersection of Walnut Hill Lane and Goodnight Lane
 - Four parcels have been acquired for a total of 110 acres
 - One 28-acre tract left to be acquired
 - pending eminent domain process
 - Total park area – 138 acres
 - \$18.1M budgeted for land acquisition

Land Acquisition

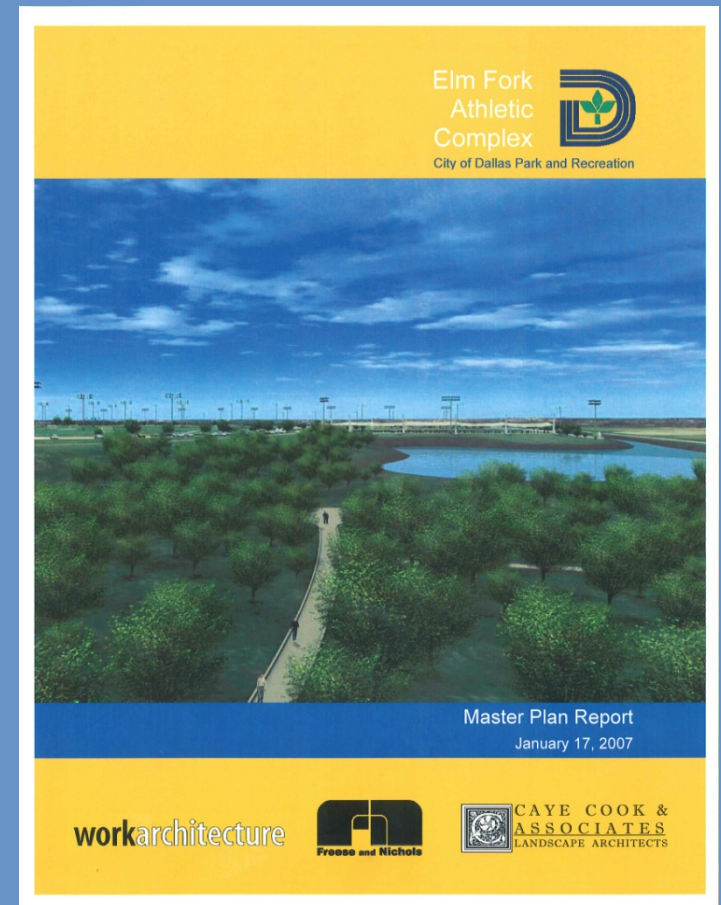


Re-use Opportunity

- Majority of park area is an old municipal landfill
 - Park design must consider long term integrity of the landfill cap
 - State review and permitting is required

Master Plan

- The Elm Fork Athletic Complex Master Plan was adopted by the Park and Recreation Board in January 2007





Master Plan

- Master Plan elements:
 - 19 soccer fields
 - 14 lighted international play fields
 - 5 youth practice fields
 - Championship field (lighted)
 - Covered seating
 - Central concession facility with
 - Concessions and storage
 - Restrooms
 - Ticket booth
 - Referee rooms
 - Office and conference room
 - First aid



Master Plan

- 3 restroom/vending satellite pavilions
- Parking and drives
- Re-routing existing drainage channel
- Landscape and irrigation
- Irrigation pond
- Connector trail and loop trail
- Connection to Citywide Trail Network
- Nature area
- Playground
- Maintenance facility
- Future Walnut Hill Lane improvements to benefit park
 - Dallas County and City of Dallas







A vertical strip on the left side of the slide shows a soccer ball on a green grassy field under a blue sky with white clouds.

Phase 1 Development

- Components of Phase 1
 - 11-15 fields
 - 1-2 restroom/vending satellite pavilions
 - Parking and drives
 - Connector trail and loop trail
 - Site grading and fill
 - Site utilities
 - Landscape
 - Fencing
 - Irrigation

Phase 1 Alternate B

Phase 1 Base

Phase 1 Alternate A

LEGEND

- EXISTING TREES
- PROPOSED WOODLAND PLANTING
- PROPOSED RIPARIAN PLANTING
- PROPOSED INDIVIDUAL TREES
- BIOSWALE
- BIRD OVERLOOK
- CONCRETE WALKWAY
- BOARDWALK
- SOFT SURFACE TRAIL (Decomposed Granite)
- DECORATIVE METAL FENCING
- CHAIN LINK FENCE
- PROPOSED PRIMARY TRAIL
- PROPOSED TRAIL AT WALNUT HILL

WOODLAND
REGENERATION, TYP.

CHAIN LINK FENCE, TYP.

PROPOSED TRAIL
TO CONNECT
TO ELM FORK TRAIL

DECORATIVE METAL FENCE, TYP.

WALNUT HILL LANE

CONCRETE WALKWAY
IN FLOODPLAIN, TYP.

PHASE 1

PHASE 2

SPANGLER ROAD

NATURE TRAIL -
SOFT SURFACE (DG), TYP.

NATURE TRAIL - BOARDWALK,
TYP.

BIRD OVERLOOK

PLAYGROUND

IRRIGATION
POND

RIPIARIAN PLANTING, TYP.

PROPOSED PRIMARY TRAIL

PROPOSED
PRIMARY
TRAIL
CONNECTION

PHASE 2

PHASE 1

0 50 100 200

IN LINK FENCE, TYP.

GOODNIGHT LANE

STREET TREES, TYP.

ELM FORK ATHLETIC COMPLEX

Landscape Masterplan



CITY OF DALLAS PARK AND RECREATION

workarchitecture



CAYE COOK &
ASSOCIATES

Implementation Plan

Phase	Scope	Budget	Source
Land Acquisition	138 acres	\$18.1M	1998 Bond Program 2003 Bond Program 2006 Bond Program TPWD Grant
Phase 1	6 lighted adult fields 5 youth fields Parking and drives Restroom/vending pavilion Connecting trail Site infrastructure	\$13.3M	2003 Bond Program 2006 Bond Program TPWD Grant
Phase 2 – build out	8 lighted adult fields Championship field Central concession facility 2 restroom/vending pavilions Parking and drives Maintenance facility Playground Nature area/trails Irrigation pond/site infrastructure	\$19M	Future Bond Program Sponsorships Partnerships

Schedule

- Advertise for Competitive Sealed Proposals September 2010
- Award Contract December 2010
- Begin Construction January 2011
- Complete Construction February 2012



ELM FORK
ATHLETIC COMPLEX

Memorandum



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SUBJECT **Periodic Inspection Report No. 9**
Maintenance Deficiency Correction Period (MDCP) July 2010 Update

As of July 31, 2010, the City has completed 178 of the 198 items in the MDCP plan which is the action plan staff submitted to the U.S. Army Corps of Engineers (Corps) to address the O&M deficiencies in the levee system as described in the Periodic Inspection Report No. 9 (PI #9). Attached are the items remaining to be completed.

In addition, the Tree Removal contract is out for bids, and bids will be received and opened on August 12. This project is anticipated for award of construction by City Council on September 8, 2010. If you have additional questions, please let me know.

Jill A. Jordan, P.E.
Assistant City Manager



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Maintenance Deficiency Correction Period Report

July 2010

ID No.	Rated Item	Overall Rating	Levee/ Structure	Template Section	Remark Rating	Location/ Remarks/ Recommendations	Correction Plan	Est. Date to Be Addressed
130	Encroachments	U	West Levee	Embankment	U	Sta. 253+70 had gas line crossing levee (not streamlined).	The owner will be requested to provide documentation (permits, authorization, & design documentation) to the Corps	Sep-10
140	Encroachments	U	WWTP	Embankment	U	84" Emergency outfall control valve (east corner levee system) and 2 control valves (south corner area levee system) are on the levee crest.	There are multiple encroachments in the levee at the CWWTP. The Corps indicated in their PI No. 9 explanation that they are unauthorized & there is no documentation of District Engineer review or authorization. These city utility encroachments pre-date the levees themselves which were reconstructed by the City in the early 1990's & were incorporated into the federal Dallas Floodway System in 1996. Because the encroachments were part of the original design plans and the levees were constructed before they became part of the federal system, there were not any permits or District Engineer review during the design/construction phase. Based on the Corps Sept. 30, 2009 comments, that these encroachments should be treated as other unacceptable encroachment and should be remedied accordingly, the City will obtain the necessary approvals for these encroachments	Aug-10
192	Encroachments	U	WWTP	Embankment	U	Other lines under levee: 84" emergency outfall (120" dia. & 48" dia.), 66" dia. plant outfall (emergency use), 10'x10' main double box culvert outlet, 84" dia. waste water gravity main line, 60" dia. waste water gravity line, abandoned outfall and numerous other utilities under levee to be identified	There are multiple encroachments in the levee at the CWWTP. The Corps indicated in their PI No. 9 explanation that they are unauthorized & there is no documentation of District Engineer review or authorization. These city utility encroachments pre-date	Aug-10
002	Unwanted Vegetation Growth	U	System	Embankment	Obs	A survey of areas where trees were within 50 feet of levee toes needs to be conducted in the future. (Trees at Sta. 473+90, 524+25)	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
054	Encroachments	U	East Levee	Interior Drainage	Obs	Trees growing around levee toe sumps.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study

Maintenance Deficiency Correction Period Report

July 2010

ID No.	Rated Item	Overall Rating	Levee/ Structure	Template Section	Remark Rating	Location/ Remarks/ Recommendations	Correction Plan	Est. Date to Be Addressed
227	Unwanted Vegetation Growth	U	East Levee	Embankment	U	Sta. 147+70 - had tree growing on the river side levee toe.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
228	Unwanted Vegetation Growth	U	East Levee	Embankment	U	Sta. 473+90, 524+25, & 1-30 - Trees within 50 feet of levee toes.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
205	Unwanted Vegetation Growth	U	Rochester	Embankment	U	Large trees within 50 feet of landside levee toe.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
123	Unwanted Vegetation Growth	U	West Levee	Embankment	U	Sta. 350+00, 371+50, 376+50, and near HWY 30 had trees within 50 feet of levee toes.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
212	Erosion/ Bank Caving	M	Rochester	Embankment	M	Sta. 87+00 – Area of erosion gullies (60'L x 10'W x 18"D) on the west side slope of the pump house.	Erosion gully will be repaired using established levee slide repair procedure.	Sep-10
088	Erosion/ Bank Caving	M	East Levee	Flood Damage Reduction Channel	M	Sta. 161+00 had right side of river bank failing into the channel in the flood plain.	Source of erosion is under investigation and bank will be repaired using established corps. procedures.	Routine Maint.
218	Plant Building	M	Rochester	Pump Station	M	There was soil erosion at the right side of the inlet and erosion (6'L x 2'W x 10"D) behind the right wing wall of the pump house intake for the Rochester Pump Station.	Soil erosion will be repaired using established levee slide repair procedure.	Sep-10
233	Riprap Revetments & Banks	U	East Levee	Flood Damage Reduction Channel	U	Erosion of the bank toward the levee at Belleview Pressure Conduit.	Design is underway to install a riprap blanket and reinforced toe wall to protect the bank andn the toe of the levee agains scour events up to & including the 100-year flood	Oct-10
080	Shoaling (sediment deposition)	U	East Levee	Flood Damage Reduction Channel	U	Shoaling with established vegetation was causing the diversion of the channel into the levee at Belleview Pressure Conduit.	Design is underway to install a riprap blanket and reinforced toe wall to protect the bank andn the toe of the levee agains scour events up to & including the 100-year flood	Oct-10

Maintenance Deficiency Correction Period Report July 2010

ID No.	Rated Item	Overall Rating	Levee/ Structure	Template Section	Remark Rating	Location/ Remarks/ Recommendations	Correction Plan	Est. Date to Be Addressed
081	Encroachments	M	East Levee	Flood Damage Reduction Channel	M	East Levee Sta. 157+50 & West Levee Sta. 141+80 had construction equipment in the flood plain.	Construction equipment for MHH Bridge.	Dec-10
239	Culverts/Discharge Pipes		System		U	Condition of pipes, culverts or conduits has not been verified by television camera video taping or visual inspection within the past 5 years, and reports were not available for review. All pipes, culverts or conduits should be adequately inspected (as previously described) by CoD and results should be provided to SWF.	The City regularly performs video inspections of all the conduits within the city using CCTV. However, to satisfy this PI item, the City has prepared an inspection schedule for determining the condition of the city's culvert and discharge pipes within the Floodway System. The city will provide the information found in these inspections in a report form to Corps as the inspections are completed. The City will keep a log of the inspections completed to date. The City has provided this strategy to the Corps and approval from the Corps is pending,	Aug-10
009	Encroachments	U	East Levee	Embankment	M	Sta. 286+80 have fiber optic line crossing over levee (not streamlined).	Items 009 and 011 refer to the same fiber optic line encroachment. Both encroachments should be streamlined in accordance with SWFP 1150-2-1, Section 5.	Sep-10
010	Encroachments	U	East Levee	Embankment	M	Sta. 364+60 have fiber optic line crossing over levee (not streamlined).	Encroachments should be streamlined in accordance with SWFP 1150-2-1,	Sep-10
011	Encroachments	U	East Levee	Embankment	M	Sta. 286+95 had fiber optic line crossing over levee.	Items 009 and 011 refer to the same fiber optic line encroachment. Both encroachments should be streamlined in accordance with SWFP 1150-2-1, Section 5.	Sep-10
056	Fencing and Gates	A	East Levee	Interior Drainage	Obs	ATVs gaining unauthorized access.	Those locations where unauthorized access is occurring will be closed.	Routine Maint.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 25, 2010

COUNCIL DISTRICT(S): 7

DEPARTMENT: Trinity Watershed Management
Public Works & Transportation
Sustainable Development and Construction

CMO: Jill A. Jordan, P.E., 670-5299
A. C. Gonzalez, 671-8925

MAPSCO: 56 G

SUBJECT

Authorize settlement in lieu of proceeding with condemnation of an improved tract of land containing approximately 7,000 square feet from Desoto Real Estate Resource located near the intersection of Colonial Avenue and Starks Avenue for the Trinity Parkway - Not to exceed \$23,000 (\$21,000, plus closing costs not to exceed \$2,000) - Financing: 1998 Bond Funds

BACKGROUND

This item authorizes a settlement for the acquisition of approximately 7,000 square feet of land for the reconstruction of a direct connector route between US 175/SM Wright to I-45 to ultimately eliminate "dead-man's curve". The property is improved with a single family residence. This connector is part of the Trinity Parkway, without it the downgrade of SM Wright cannot proceed. This settlement will allow acquisition of the property without proceeding further with condemnation proceedings.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acquisition on September 23, 2009, by Resolution No. 09-2328.

FISCAL INFORMATION

1998 Bond Funds - \$23,000 (\$21,000, plus closing costs not to exceed \$2,000)

OWNER

Desoto Real Estate Resource

Elijah Muhammad, President

MAPS

Attached

