

THE OFFICE OF MAYOR ARMIN MIZANI

January 29, 2024

Honorable Tim O'Hare
Tarrant County Judge
100 East Weatherford Street, Suite 501
Fort Worth, TX 76196

Dear Judge O'Hare,

South Elm Street, from FM 1709/Keller Parkway to Bear Creek Parkway, is a critical collector connecting businesses and neighborhoods in Keller and is a continuation of the recently completed roundabout at Bear Creek Parkway. The city is nearing design completion for a complete reconstruction of ~0.6 miles of South Elm Street.

The project will replace the two-lane, undivided rural roadway with a two-lane, concrete urban collector complete with parking, curb and gutter, internal drainage, replaced water and sewer lines, streetlights, sidewalks and decorative crosswalks.

It will also improve safety in the area by providing for an appropriately sized storm system, raising the South Elm Street bridge above the FEMA base flood elevation, providing for street- and pedestrian-level lighting along the street and at crosswalks, reducing pedestrian crossing widths with bulb-outs and installing rectangular rapid flashing beacons.

In addition to providing essential infrastructure improvements, this project is an economic catalyst for Old Town Keller. The area has already seen several business redevelopments and owner-occupied renovations with the recently completed Bates Festival Street reconstruction, and this project will continue those efforts in welcoming entrepreneurs and providing a restaurant, retail, and entertainment destination for residents throughout the region in the heart of historic downtown.

With additional support from Tarrant County and available discretionary funds, this project could be expanded to include significant mobility and multimodal improvements, including connections to the city's trail system, better connecting Old Town Keller west to the Keller Sports Park and east to Keller Town Center. Discretionary funding would also allow us to enhance the Old Town experience for small businesses and visitors alike through projects like consolidating and burying utility lines and expanding public parking.

Sincerely,

Armin R. Mizani
Mayor, City of Keller

From: [Aaron Rector](#)
To: [Abbas Rastandeh](#); [Mark R. Hafner](#)
Cc: [Armin Mizani](#); [Alan Hendrix](#); [Alonzo Liñán](#)
Subject: RE: Follow up on funding request
Date: Thursday, February 15, 2024 5:29:46 PM

You don't often get email from arector@cityofkeller.com. [Learn why this is important](#)

EXTERNAL EMAIL ALERT! Think Before You Click!

For the Mt. Gilead project, the original scope as submitted to the County at \$17.5M included 0.65 miles of 4 divided lanes with sidewalks, drainage, and traffic control (likely a roundabout) at Bourland Rd. It was revised based upon public input to \$7.6M and included only 0.42 miles of 3 undivided lanes with sidewalks and limited drainage. A contribution of \$2.3M by the County would allow the City to fund the roundabout at Bourland Rd for better traffic control.

For the Elm St. project, the additional funding of \$2.8m would increase the original project from \$17.7M to \$20.5M and allow the City to build a replacement bridge structure on Elm St over Bear Creek (between Bear Creek Parkway and Riverdance) and create a parking lot on the north-east corner of Elm St and Bear Creek Parkway.

Please let me know if you have any additional questions.

Thank you,

Aaron Rector, CGFO | Director of Administrative Services

P: (817) 743-4026 | F: (817) 743-4191

City of Keller, Texas

P.O. Box 770, Keller, TX 76244

Website: www.cityofkeller.com

Finance: www.cityofkeller.com/finance

Keller, Texas – Ranked as a top 100 “Best Places to Live” by CNN Money Magazine.

From: Abbas Rastandeh <ARastandeh@tarrantcountytexas.gov>

Sent: Thursday, February 15, 2024 8:55 AM

To: Mark R. Hafner <mhafner@cityofkeller.com>

Cc: Aaron Rector <arector@cityofkeller.com>; Armin Mizani <amizani@cityofkeller.com>; Alan Hendrix <Alan.Hendrix@freese.com>

Subject: RE: Follow up on funding request

Good morning Mark,

Thank you for the information. We understood there is a reduction of scope of work. To be able to explain the costs, we will need the actual cost estimate breakdown from your staff or the engineer of the work. The mayor might want to consider providing the cost estimate breakdown and a conceptual plan for the Mt. Gilead Road as well in case the Judge & Commissioner want to consider

some funding from their discretionary funds.

I am copying Alan Hendrix with FNI (our consultant assisting with the 2021 TBP ILAs).

Once you provide the supportive documents, we'll coordinate a meeting with the Judge and possibly the Commissioner to discuss details.

After the Judge and if the Commissioner determine the actual amount from their discretionary funds, Alan will draft the ILA Amendment and possibly for the Mt. Gilead Road ILA. Thank you.

Abbas Rastandeh, MBA, PMP
Planning Manager, Transportation Services
100 E. Weatherford St, Suite 401
Fort Worth, Texas 76196
Email: ARastandeh@tarrantcountytx.gov
Phone: 817-884-1653
Cell: 682-371-5278

From: Mark R. Hafner <mhafner@cityofkeller.com>
Sent: Wednesday, February 14, 2024 3:35 PM
To: Abbas Rastandeh <ARastandeh@tarrantcountytx.gov>
Cc: Aaron Rector <arector@cityofkeller.com>; Armin Mizani <amizani@cityofkeller.com>
Subject: Follow up on funding request

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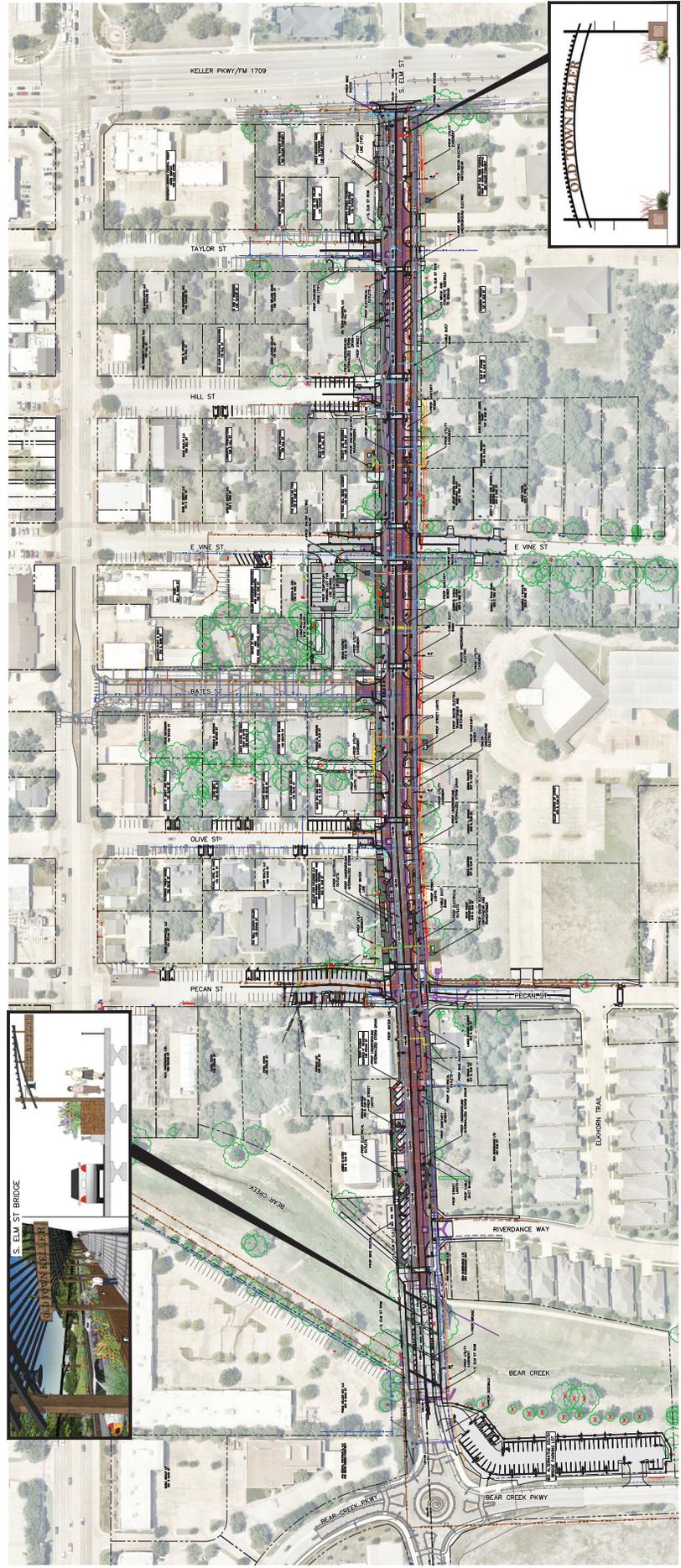
EXTERNAL EMAIL ALERT! Think Before You Click!

Good afternoon Mr. Rastandeh,
To follow-up with the phone call you had with our Mayor, the cost of the Keller South Elm Street transportation project has increased by \$3.2 million due to the bridge for traffic and pedestrians to get this roadway high enough to mitigate flooding issues. Thus, our request for additional discretionary funding.
Thanks so much for your consideration.

Mark R. Hafner | City Manager
mhafner@cityofkeller.com
P: 817-743-4001
City of Keller, Texas

LEGEND

- EXISTING PAVEMENT
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING UTILITY
- EXISTING TREE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING FENCE
- EXISTING WALL
- EXISTING CONCRETE
- EXISTING METAL
- EXISTING WOOD
- EXISTING BRICK
- EXISTING STONE
- EXISTING GLASS
- EXISTING CERAMIC
- EXISTING TILE
- EXISTING CARPET
- EXISTING FLOORING
- EXISTING CEILING
- EXISTING ROOFING
- EXISTING INSULATION
- EXISTING ELECTRICAL
- EXISTING PLUMBING
- EXISTING MECHANICAL
- EXISTING HVAC
- EXISTING FIRE PROTECTION
- EXISTING SECURITY
- EXISTING ACCESSIBILITY
- EXISTING SLOPE
- EXISTING ELEVATION
- EXISTING AREA
- EXISTING VOLUME
- EXISTING WEIGHT
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- EXISTING STRENGTH
- EXISTING DURABILITY
- EXISTING RESISTANCE
- EXISTING TOLERANCE
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- EXISTING DEVIATION
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GATEWAY FEATURE NEAR FM 1709

OLD TOWN KELLER PHASE II - S. ELM ST RECONSTRUCTION

2021 Tarrant County Bond Program

Project Fact Sheet

City of Keller
South Elm Street

Program Objectives

- Congestion Mitigation / Air Quality
- Safety Enhancement
- Strategically Significant (Proximity to Schools, Economic Development, etc.)
- Connectivity (New Roadway or Connection to Another City)
- Shovel Ready (Construction Start in 2022)

Project Ranking: 23

Project Type: Collector
From: N of Bear Creek Pkwy
To: FM 1709
Length (ft): 3,200

Map No. M-4

Existing Conditions:

2 lane, undivided asphalt roadway

Proposed Conditions:

2 lane, undivided concrete roadway including space for on street parking. Add a shared use path

Key Benefits:

- 1.) Added parking capacity
- 2.) Improved connectivity in Old Town Keller district
- 3.) Improved pavement surface
- 4.) New shared use path will connect to Keller Trail System
- 5.) Improved pedestrian/bicycle facilities

Project Scope:

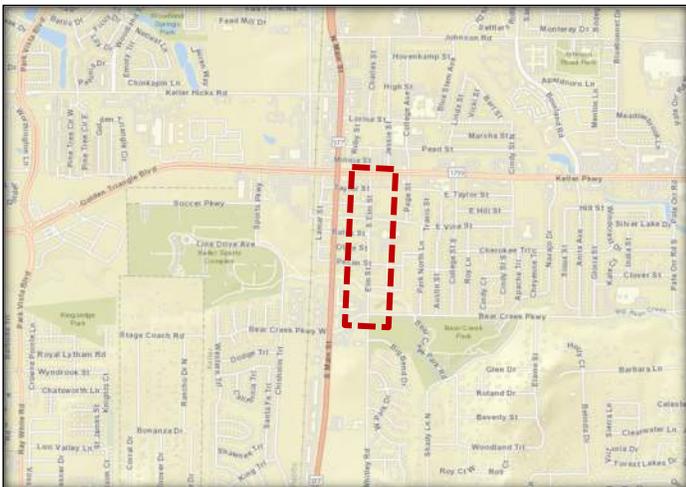
- Mill and Overlay
- Reconstruction
- Reconstruction & Widening
- New Roadway Extension
- Drainage Study
- New Drainage System
- Intersection Improvements (Including Traffic Signals)
- Water and/or Sewer Improvements
- Other: Sidewalk/trail improvements
- Other: Bridge

Project Schedule:

	<u>Date</u>
Design	Nov-21
ROW acquisition	Mar-21
Utility Relocation	Mar-22
Construction (Start)	Nov-22
Construction (End)	Oct-24

Timeline to Construction (Years): 0.8

Project Location Map:



Financial Data:

Eligible Cost	-
Right-of-Way Cost	-
Design Services	\$ 1,750,000.00
Construction	\$ 7,800,000.00
Contingency	\$ 1,950,000.00
Total Cost	\$ 11,500,000.00
Lead Agency Share	\$ 5,750,000.00
Tarrant County Share	\$ 5,750,000.00

Ineligible Cost

Work Prior to Nov. 2021	-
Other (Landscaping)	-
Management/Inspection/Testing	\$ 4,951,800.00
Inflation	\$ 1,170,000.00
Total Cost	\$ 6,121,800.00