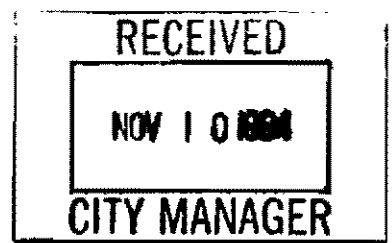


1994 Keller Springs Tunnel Correspondence



November 7, 1994

Mr. James Griffin
Deputy Director
Texas Turnpike Authority
P.O. Box 190369
Dallas, Texas 75219-0369

RE: Addison Airport Travel

Dear Mr. Griffin:

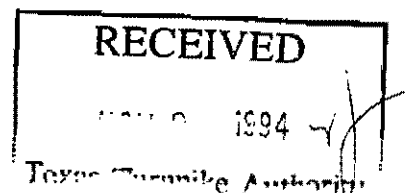
It is my understanding that a public hearing will be held on Monday, November 21, 1994, concerning the Addison Airport Tunnel.

I wish to express the concerns of METCO Environmental regarding the tunnel design and its effect on our company in particular.

1. I submitted a letter to your attention on February 15, 1993, and a response was received from the Ginn Corporation indicating that a meeting would be held to discuss our concerns. As of November 7, 1994, the Ginn Corporation has never held that meeting. Copies of both letters are attached.
2. No notification was sent to the property owners affected by the tunnel. Therefore, the public hearing needs to be reconvened after proper notification has been sent to surrounding property owners.
3. METCO Environmental purchased the property at 16115 Dooley Road and built its corporate offices with the main consideration that the company vehicles, visitors and employees would have access to a controlled intersection at Midway Road and Keller Springs. The tunnel plan eliminates any controlled access to Midway Road for METCO Environmental.
4. The tunnel design will impose a hardship on companies and landowners along Dooley Road and Keller Springs by eliminating any controlled access to Midway Road.

P.O. Box 598
Addison, TX 75001
(214) 931-7127
FAX (214) 931-8398

Field office:
Houston, TX
(713) 869-7372



Mr. James Griffin
November 7, 1994
Page 2

5. A severe safety hazard will be created for METCO Environmental's employees and visitors, and for the drivers of METCO's five-ton vans and cargo vans in attempting to cross Midway Road without the help of controlled access due to the elimination of access to Keller Springs.
6. METCO Environmental's property value will be impacted due to the elimination of controlled access to Midway Road.
7. In regard to the Toll Plaza location, it is the feeling of METCO Environmental that eastbound traffic will backup into Midway Road creating a traffic problem. The Toll Plaza needs to be moved further east on Keller Springs or relocated.
8. In addition, the tunnel entrance on the east side of the airport needs to be moved east of Addison Road where traffic is lighter, rather than dumping the traffic onto Addison Road.

In summary, both the Texas Turnpike Authority and the Ginn Corporation have failed to respond to METCO Environmental's concerns.

Sincerely,

METCO ENVIRONMENTAL



Eimer Powell, P.H.R.
Manager, Human Resources

EP/jr

Attachments

Town of Addison
Rick Addison
First SW Co
GINN Corporation
McCall Parkhurst & Horton

October 31, 1994

Airport tenants affected by the Toll Tunnell Project:

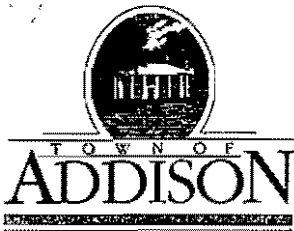
	Company	Owner	Phone	Fax	Address
1.	United Beechcraft	Bob Reardon	931-8400	248-7352	P.O. Box 870667, Dallas, TX 75287-0667
2.	Jetway	Jackie O'Neill	387-4448	991-7269	4553 Keller Springs, Dallas, TX 75248
3.	Ken Gedney Aircraft Sales	Ken Gedney	490-7657	661-9640	4651 Airport Pkwy., #B, Dallas, TX 75248
4.	Tilley Aire 1000 Hga.	Allen Tilley	733-1340	733-4426	4444 Westgrove, Dallas, TX 75248
5.	Grey Hayes 1300 Hga.	Grey Hayes	387-9040	387-1923	4560 Belt Line Rd., Dallas, TX 75244
6.	Clary Copr.	Harry Farham	788-0800	934-2184	14875 Landmark Blvd., Dallas, TX 75240
7.	Seveadjian	Allen Saveadjian	760-8145	744-3741	1025 N. Stemmons Frwy., Dallas TX 75207
8.	B & C Aeromotive	Paul Castleberry	248-2808		4540 Glenn Curtiss, Dallas, TX 75248
9.	Air-O Specialists	Ferrell Trask	931-1669	931-1669	P.O. Box 870835, Dallas, TX 75287
10.	Concourse Plaza	Leslie Davis	250-8388	250-7223	2395 Midway Rd., Carrollton, TX 75006
11.	Durr Medical	John Brooks	243-1551	243-0624	11281 Indian Trail, Dallas, TX 75229
12.	American Flyers	Mike Bliss	407-0295	407-9850	16151 Addison Rd., Dallas, TX 75248
13.	Warfield Aviation	Cliff Rakes	248-8142		4530 Glenn Curtiss, Dallas, TX 75248
14.	Hanger 6	Walter Fuller	233-2945	233-9839	P.O. Box 6, Addison, TX 75001
15.	North Texas Aircraft Services	Steve Ericksen	713-6163	713-6164	4680-B Glenn Curtiss, Dallas, TX 75248
16.	Lennox	Murry Carver	733-1450	250-0477	4700 Glenn Curtiss, Addison, TX 75248
17.	Toy Barn	Lewis Shaw	352-7400	352-7156	4790 Glenn Curtiss, Addison, TX 75248
18.	Ray Ratliff	Ray Ratliff	250-0526		3304 Towerwood Dr., Dallas, TX 75234
19.	Airport Flying School	Jim Ivey	661-8086	661-8055	4511 Eddie Rickenbacker, Dallas, TX 75248
20.	Centerline Aviation	Connie Bouas	490-7045	991-8023	P.O. Box 667, Addison, TX 75001
21.	Ari-Ben Aviator	Mike Cohen	980-4822	702-8383	P.O. Box 79, Addison, TX 75001

22. *Bill White*
 23. *Ultimate Sports Grill*

201 Hastings Street
John [Signature] Dept 205

Runway Bay, TX 76426
16101 Addison Rd [Signature]
Addison, TX 75248

*Jared 10/19/94
Jared to Wayne
Dinn 10/19/94*



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(214) 450-2871

16801 Westgrove

October 13, 1994

Mr. Thomas Wade
Project Manager
FAA
Ft. Worth, Texas 76193-0650

Re: Keller Springs Underpass - Land Acquisition

Dear Thomas:

Thank you for taking time to meet with us and the Texas Turnpike Authority to discuss the Keller Springs Underpass project and our need to utilize airport property to make the project successful.

Because of the limited access across the railroad spur south of the airport and the airport itself, east/west access through Addison is becoming increasingly congested. We see this project vital to community mobility and a way to provide improved access for the airport. This project will ease congestion on the roadways leading to and around the airport.

The Town is committed to making this project a success while maintaining our obligation to the FAA and upholding our grant assurances. Our goal for the airport during and after this project is to not adversely impact the aviation activity at Addison Airport. We hope to accomplish this with open communication and participation with the Texas Turnpike Authority, AATI, our tenants and the FAA.

Specifically we are planning the following:

1. We plan to replace the land used for the roadway that is no longer there for specific aviation purposes with other parcels adjacent to the airport. This will be based on appraised value and the potential utilization of the acquired properties for aviation purposes.
2. We will develop a replacement plan of airport facilities that will include a space inventory and identify any development needs. This will allow us to determine which facilities will be relocated or reconstructed. We anticipate that all existing tenants will have comparable space.
3. We will develop an access plan for areas that are currently accessed from Keller Springs.
4. Exhibit 'A' - Property map will be revised.
5. The Airport Layout Plan will be revised.
6. We will provide preliminary plans for review.
7. We understand an airspace study is required for all non-shadowed construction equipment.
8. It is our intention to provide a subterranean easement for the actual tunnel portion of the project to the Texas Turnpike Authority without any additional compensation.

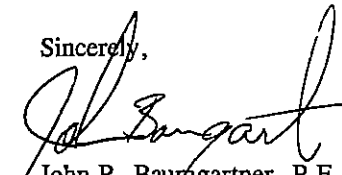
Page Two
October 13, 1994
Mr. Thomas Wade

At this time the Texas Turnpike Authority desires to sell bonds in November and would like the FAA's support for the project and an indication that you have reviewed the preliminary engineering report and based on our commitment, you find no permanent adverse impact to the airport or its mission. They are developing their package for bond sale and hope for a written response from you by October 20, if possible. The letter should be addressed to:

Mr. Jim Griffen
Texas Turnpike Authority
P.O. Box 190369
Dallas, Texas 75219-0369
Fax No. (214) 528-4826
Metro (214) 988-7405

Please call me if you have any questions or need additional information.

Sincerely,



John R. Baumgartner, P.E.
Director of Public Works

JRB/gmk

cc: Ron Whitehead



U.S. Department
of Transportation
**Federal Aviation
Administration**

Southwest Region
Arkansas, Louisiana,
New Mexico, Oklahoma,
Texas

Fort Worth, Texas 76193-0000

October 19, 1994

Mr. Ron Whitehead
City Manager
Town of Addison
Addison, TX 75001-0144

Dear Mr. Whitehead:

The Federal Aviation Administration has conducted an aeronautical study, No. 94-ASW-0177-NRA, of the proposed Keller-Springs Tunnel under Addison as described in the Texas Turnpike Authority report dated September 1992. It was determined that the proposal would not be objectionable from an airspace utilization standpoint.

The addition of this item to the Airport Layout Plan is approved.

Based upon the Town's commitments in the October 13, 1994, letter to our office, we believe the project is compatible with aviation and will enhance access to and utilization of the airport. As a result, we support the construction of the Keller-Springs Tunnel and look forward to working with you to continue to improve Addison Airport.

If you have any questions or we can be of further service, please contact me at (817) 222-5650.

Sincerely,

ORIGINAL SIGNED BY:

OTIS T. WELCH

Otis T. Welch
Manager, Texas Airport
Development Office

Airports Division, Texas Airport Development Office, Fort Worth, TX 76193-0650, (817) 222-5650

- TOGETHER WE SUCCEED -

✓cc:

Mr. John Baumgartner
Director of Public Works
Town of Addison
Addison, TX 75001-0144

Mr. James W. Griffin
Executive Director
Texas Turnpike Authority
P.O. Box 190369
Dallas, TX 75219-0369

Kellersprings
9.30.90

Jim Griffen
Wayne Ginn
Stephen Bonnette
John Pangarten
Michelle
Chris Terry
Thomas Wade
Pete Davis 522-6200
Ron Whitehead

Terry Shelton
522-6200

HDR, Design Engineer
October/December

BOND SALE DEC 1ST

Preserve Gross Land Area

Land Issue - net loss none
No aviation need

40%
~~40,000~~
70,000

40,000

17
5 40
~~5~~
200,000
17
3,400,000



3015 Raleigh Street • P.O. Box 190369
Dallas, Texas 75219
Phone 214/522-6200
Fax 214/528-4826

September 19, 1994

Department of Public Works
Town of Addison
P.O. Box 144
Addison, TX 75001

Attn: Mr. John Baumgartner
City Engineer

RE: FSF 29 - Construction Budget
Addison Airport Toll Tunnel

Gentlemen:

The Texas Turnpike Authority is currently engaged in preparing a final engineering report to support a revenue bond sale to finance the Addison Airport Toll Tunnel (the "Tunnel"). The Tunnel will fill the gap in Keller Springs between Midway Road and Addison Road.

Our Consulting Engineer, The Ginn Corporation, has developed a schematic plan of the project. We are enclosing three (3) prints each of plan sheets which are at a scale of 1" = 100'. Your plant was not identified during our initial field investigations. We would like to review with you in the field the Addison utility plant on or adjacent to the job site.

In order for the existing utility locations to be as accurate as possible, we would appreciate your reviewing the plans and indicating thereon the position of the Addison plant after our joint field review. Should your review indicate that the Addison plant will require adjustment or relocation to accommodate construction of the project, please show your proposed adjustments on these prints. One set of prints showing this information should then be returned for our review as soon as possible.

For toll projects of this nature, the Texas Turnpike Authority is obligated by law to reimburse the owners' affected utilities for any adjustments or relocations necessary to avoid conflict with the proposed construction. It will, therefore, be helpful if you will prepare a cost estimate for

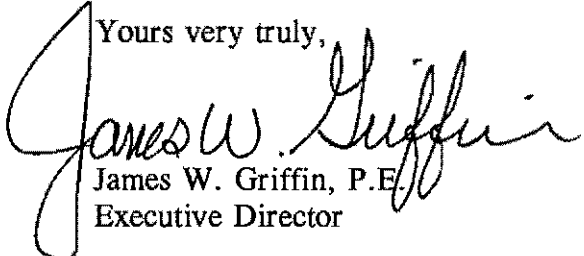
MEMBERS: LUTHER G. JONES, JR., CHAIRMAN, CORPUS CHRISTI • MICHAEL Y. CHOU, VICE CHAIRMAN, HOUSTON
ANNE S. WYNNE, AUSTIN • RUBEN R. CARDENAS, McALLEN • LORRAINE PERRYMAN, ODESSA • TOMAS CARDENAS, JR., EL PASO
DAVID E. BERNSEN, BEAUMONT • JERE W. THOMPSON, JR., DALLAS • RAUL A. BESTEIRO, JR., BROWNSVILLE • NATHELYNE A. KENNEDY, HOUSTON
PHILIP MONTGOMERY, DALLAS • JAMES W. GRIFFIN, EXECUTIVE DIRECTOR • JIMMIE G. NEWTON, SECRETARY • SUSAN A. BUSE, TREASURER

AN AGENCY OF THE STATE OF TEXAS

Town of Addison
Mr. John Baumgartner
September 19, 1994
Page 2 of 2

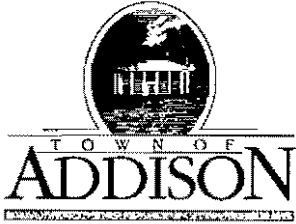
relocations that you consider necessary. These costs will be incorporated into the project cost estimate. Upon review and approval of your indicated relocations, we desire to enter into a utility adjustment contract with Addison to relocate its plant. We would like to have the utility adjustment contract in place so as to proceed with relocation when bond proceeds are received later this year.

If we can be of further assistance in furnishing additional information, please do not hesitate to advise.

Yours very truly,

James W. Griffin, P.E.
Executive Director

cc: The Ginn Corporation

nlg



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

10001 Westgrove

*Sent Copy to
Chris Terry
8/9/94*

September 6, 1994

MEMORANDUM

**To: Ron Whitehead
City Manager**

**From: John Baumgartner
Director of Public Works**

Re: Keller Springs Toll Tunnel

This project was first conceived by the Town of Addison in the early 1980's as a means to provide improved east/west access in the northern part of the community. Addison completed the first formal study detailing routing and cost in 1985. The results of this study made it clear that the project was very expensive and provided a regional link between Coppell west of I35 through Carrollton, across Addison and then, east through North Dallas to Preston Road (SH 289).

Addison then approached the Texas Turnpike Authority and Dallas County to study the feasibility of making the proposed tunnel a toll facility. This study was finalized in 1992 when it was determined that the Keller Springs tunnel was a feasible toll facility.

In 1991 with the support of Addison, Carrollton, Dallas and Dallas County, \$3 million was included in the County Bond Program to assist with making this project a reality. In addition, the City of Dallas reconstructed the portion of Keller Springs between the North Dallas Tollway and Preston Road. Addison has plans to improve the western leg of Keller Springs intersection with the Tollway in 1995; Carrollton has approved the funding necessary to make Keller Springs continuous through the Marsh Lane intersection, and finally Coppell and Dallas County are reconstructing Sandy Lake Road west of I35.

The current schedule to implement the Tunnel improvements follows:

- October 1994 - Conduct last public hearing and address any outstanding environment issues.
- Nov/Dec 1994 - Sell bonds.
- January 1995 - Initiate design by HDR.
- March 1995 - Start right-of-way acquisition.
- September 1995 - Complete design.

Page Two

- December 1995 - Complete right-of-way acquisition.
- March 1996 - Start construction.
- December 1997 - Complete construction and open the tunnel.

As with most project schedules, this time line assumes that all of the affected entities (cities, county, FAA, AATI, etc.) will continue to support the project; the right-of-way acquisition proceeds relatively smoothly; and the construction is not delayed because of changing field conditions.

If you have any questions or need additional information, please call me.

JRB/gmk



3015 Raleigh Street • P.O. Box 190369
Dallas, Texas 75219
Phone 214/522-6200
Fax 214/528-4826

August 24, 1994

Town of Addison
P.O. Box 144
Addison, TX 75001

Attn: Mr. John Baumgartner, P.E.
City Engineer

RE: DNT 236 - Design Engineering Services
Addison Airport Toll Tunnel

Gentlemen:

Enclosed is a copy of our design engineer's recommended intersection layout for Keller Springs and Addison Road. Please review this layout and furnish us your comments and/or concurrence with their design.

Your usual cooperation in this matter is greatly appreciated.

Yours very truly,

A handwritten signature in black ink, appearing to read "Pete Davis".

Pete Davis, P.E.
Director of Engineering

Enclosure

nlg

August 10, 1994

Wayne Binn

Ron Whitehead

100

John Bengatner

Sale of Bonds, December
Environmental Impact

Public Hearing

30 Days Notice

HNTB

Project Manager

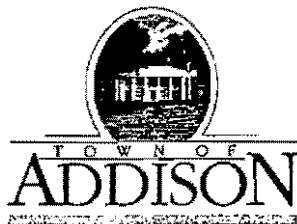
HNTB Technical Expertise

HDR Tunnel Design

Design 6-9 month

Before

COPY



CITY MANAGER'S DEPARTMENT

• (214) 450-7000 • FAX (214) 960-7684

Post Office Box 144 Addison, Texas 75001-0144

5300 Belt Line Road

March 29, 1994

Mr. Jim Griffin
Texas Turnpike Authority
P. O. Box 190369
Dallas, Texas 75219

Dear Jim:

As I have previously written, the Town of Addison is very supportive of the proposed Addison Airport Toll Tunnel Project (the "Project") and wishes to do what it can to further its construction. It is our understanding that the Authority proposes to finance the Project as an extension and enlargement to the Dallas North Tollway (the "Tollway") and that the bonds to be issued for the Project will be on a parity with the other outstanding bonds of the Tollway and will be secured by a pledge of the net revenues of the Tollway.

Accordingly, the City Council has passed Resolution No. R94-027 expressing its willingness to enter into an interlocal financing contract with the Texas Turnpike Authority pursuant to Section 7 of Article 6674v.1, Vernon's Texas Civil Statutes, under which the Town would agree to make payments to the Authority, to the extent that the net revenues of the Tollway are insufficient, in amounts sufficient to pay the debt service on \$2,500,000 of the bonds issued by the Authority to finance the Project. The Town's debt service obligations under the contract would be secured by the Town's covenant to levy and collect ad valorem taxes in amounts sufficient to pay the interest on such bonds and provide a sinking fund for the payment of the principal thereof to the extent that the net revenues of the Tollway are not sufficient for such purposes. The Town will not have any additional obligations with respect to the Project but will do everything it can to assist the Authority in completing the financing and construction of the Project.

Sincerely,

Ron Whitehead
City Manager

RW:mc

Enclosure

RESOLUTION NO. R94-027

A RESOLUTION BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, AUTHORIZING THE CITY MANAGER TO RESEARCH THE OPPORTUNITIES FOR AN INTERLOCAL AGREEMENT WITH THE TEXAS TURNPIKE AUTHORITY FOR CONSTRUCTION OF THE KELLER SPRINGS TOLL TUNNEL.

WHEREAS, the Town of Addison supports the construction of the Keller Springs Toll Tunnel as a part of the turnpike system; and

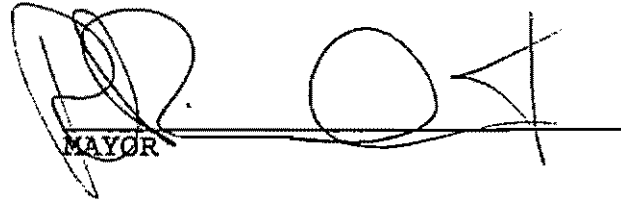
WHEREAS, the Town of Addison is willing to look at options that would cause the Town to assume responsibility for a portion of the debt issuance in the event that the Texas Turnpike Authority defaulted on the bond debt; and

WHEREAS, the Town's debt service obligations under the contract would be secured by the Town's covenant to levy and collect ad valorem taxes to pay the interest on such bonds; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

THAT, the City Council hereby authorizes the City Manager to investigate the various aspects of an interlocal agreement with the Texas Turnpike Authority for the construction of the Keller Springs Toll Tunnel and return to the Council with various options.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, this the 22nd day of March, 1994.



MAYOR

ATTEST:

W



C. MORAN

CITY SECRETARY