



COLLIN COUNTY

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Date: June 22, 2020
To: Judge Hill and Commissioners
From: Clarence Daugherty, P.E., Director of Engineering
Subject: ROW for W. Lucas Road

When the Commissioners Court awarded funds for the improvement of W. Lucas Rd. to the City of Lucas, the Court placed a condition that the remainder of the ROW be acquired to provide 120' of ROW for the whole length of the project. The procedure is for the City to begin acquisition of the additional ROW concurrently with the preparation of the construction plans, both with City funds. The County would provide the award for construction funding if all the ROW has been acquired by that stage.

The City of Lucas has now requested that the County consider a different approach to acquiring the necessary additional ROW for Lucas Rd. Instead of the City acquiring the ROW and the funding for the project being held until the ROW is acquired, they are requesting that the County acquire the ROW using funds that were designated for ROW in their proposal (\$826,000). This would allow them to move forward with the project without taking the chance it would be held up by the ROW acquisition process (because the additional ROW is not required for the improvements).

Twenty-nine parcels will have to be acquired – that is more than any of our other projects (DNT, Outer Loop, Frontier). Appraisals would need to be performed as soon as possible to determine whether or not the \$826,000 is enough. The cost of appraisals and right-of-way-agents will have to be covered as well. If the \$826,000 is not enough, the additional amount needed will have to come out of the award which reduces what is available for design and construction – obviously the City needs to know that as soon as possible.

This is not the way that City projects partially funded by the County have been executed in the past. However, there is no law or rule to prevent this; it is a policy decision of the Commissioners Court. In order for the County to do this, we have to accept that we will be adding a ROW project that is bigger than all the others we have and will be executed at the same time as our other projects. That will be a substantial load on the staff. It is requested that the Commissioners Court determine whether or not it will agree to the city's request to acquire the additional ROW for W. Lucas Rd using funds awarded to that project.