



CAPITAL IMPROVEMENT PROJECT  
Cleveland-Gibbs Road  
Public Meeting Minutes

A Public meeting was held for the Cleveland-Gibbs Road project from 5:00 pm to 7:00 pm on Tuesday January 21, 2020. The following items were discussed:

A project overview was provided by the Town Engineer, Ben McGahey. The overview included:

1. Overall:
  - a. Length of Project: 5,058 feet
  - b. 28' B-B two lane concrete roadway
  - c. 100' Right-of-Way (TYP)
  - d. Right-of-Way will allow expansion to a four (4) lane roadway. Typical Section 58' B-B roadway with 21' grassed median.
2. Roadway:
  - a. Designing the pavement for the Interim condition. Future lanes and median will be added to the southside when traffic development occurs.
  - b. Temporary asphalt transition at the beginning of the project before the intersection of Cleveland-Gibbs with Old Cleveland-Gibbs Road.
  - c. A future Collector will connect to the future I-35 frontage road at the southern intersection of Cleveland-Gibbs.
3. Drainage:
  - a. Storm drain is designed for the 100-year storm.
  - b. Drainage easements will be required to convey the 100-year storm and improve drainage conditions adjacent to the roadway.
  - c. Although only two lanes of the ultimate 4-lane roadway are being constructed, the drainage system is being designed for the ultimate condition. This will improve the drainage from adjacent properties and will allow development along the corridor.
4. Right-of-Way requirements:
  - a. The roadway alignment was configured to reduce the number of landowners impacted.
5. Traffic control:
  - a. Majority of the proposed roadway is located beyond the current roadway and therefore construction will have minimal impacts on traffic.
  - b. The tie-in at existing Cleveland-Gibbs and at FM 1171 will slightly impact traffic.

**Questions asked during the meeting:**

1. Will there be a signal constructed at the intersection of Cleveland-Gibbs and FM1171?  
Answer: The Town is currently coordinating with TxDOT to obtain a signal warrant.
2. How long will the project take to construct?  
Answer: We anticipate the project construction duration to be approximately 10 months from the time the contractor begins work.
3. When is construction going to start?  
Answer: We anticipate the project being advertised for bid in Summer of 2020. This is contingent on the Right-of-Way purchases and the utility relocations being completed.



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4. What does the orange shading represent at the beginning of the project? Near parcel 3 and 4?
  - a. Answer: The orange shading represents the driveway connection to the temporary transition.
5. What will happen with the existing drainage swale between the hangars and the pads adjacent top Cleveland-Gibbs?
  - a. Answer: The town will not be regrading these swales but the proposed drainage along Cleveland-Gibbs is designed to allow for drainage to flow from adjacent parcels into the new system. We are placing a drainage channel on the northern end of the hangars to intercept the drainage flow.
6. Has FAA Form 7460 been submitted to FAA regarding the helicopter pads?

Answer: No.
7. Where will the mailboxes on the existing Cleveland-Gibbs be relocated?

Answer: We will coordinate with the postmaster to determine the location of the new mailboxes.
8. Will the existing roadway located on the Ewing property remain?

Answer: The roadway will not be open to traffic. It is on a Right-of-way Easement and will be given back to the property owner once the proposed Cleveland-Gibbs is functioning. It will be part of the land negotiation whether the property owner wants the asphalt to remain or to be removed.
9. How will property owners along the airport access Cleveland-Gibbs?

Answer: There will be an intersection on the southern end of the project with the existing portion of Cleveland-Gibbs.
10. Will aircraft be able to cross from the westside of the proposed roadway to the eastside to access the airport.

Answer: No.
11. Who is responsible for maintaining the existing roadway?
  - a. Answer: Denton County
12. Who will be responsible for maintaining the proposed roadway:
  - a. Answer: The Town of Northlake
13. Is funding available for this project?
  - a. Answer: Yes. Denton County is funding the money for the design and construction of the project.
14. Are there plans to improve and reopen Cleveland-Gibbs road to the south of this project?
  - a. Answer: The Master Thoroughfare Plan does provide a plan to re-establish the Denton Creek crossing, however, because of the expense, this project will not be completed until funding is available.

Written Questions/Comments obtained during the meeting:

1. There were three comments received about repairing the potholes along the existing roadway.
  - a. Answer: We will send this request to Denton County Road and Bridge.