

March 9, 2021

Kent Cagle, City Manager
Killeen, TX

Dear Mr. Cagle,

McGregor Estates Development consists of 252 residential lots, two commercial lots and one elementary school site. The development is located west of the intersection of Clear Creek Road and Golden Gate Drive. The development will be accessed through an extension of Golden Gate Drive on the west side of Clear Creek Road. Clear Creek Road/SH 201 is a TxDOT roadway. Therefore, a TxDOT driveway permit was required to extend Golden Gate Drive to the west starting at Clear Creek Road.

Currently, the intersection of Golden Gate Drive and Clear Creek Road is controlled by a stop sign on the westbound approach of Golden Gate Drive. In order to determine if a traffic signal would be required at this intersection when McGregor Estates Subdivision is fully developed, we hired Alliance Transportation Group, Inc. (ATG) to perform a traffic signal warrant analysis.

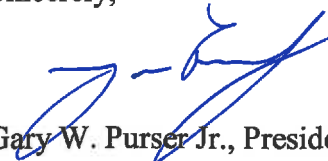
The Signal Warrant Study, which was conducted in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD), concluded that a traffic control signal was recommended in order to promote safety and improve mobility through the intersection and the SH 201 corridor.

The cost of the design and construction of the traffic signal is itemized as follows:

- 1) Traffic Signal Design (by ATG) - \$24,785
 - 2) Traffic Signal Construction (by Austin Traffic Signal) - \$239,682
 - 3) Drill Shaft, ADA Ramps & Sidewalk Work at Intersection - \$11,832
 - 4) Existing Intersection Pavement/Island Modification (by Lone Star Paving) - \$143,826
- TRAFFIC SIGNAL COST = \$420,125**

JOF Developers, Inc. is requesting the City of Killeen share the cost of the traffic signal by contributing 30% of the total cost, which is \$126,037.50. Please contact JOF Developers Inc., 2901 E. Stan Schlueter Loop, Killeen, TX 76542, phone (254) 634-5567 for any questions.

Sincerely,



Gary W. Purser Jr., President