

Mayor and Council Communication

DATE: 08/13/24

M&C FILE NUMBER: M&C 24-0691

LOG NAME: 21CHISHOLM PARK EXPANSION-PARDACQ

SUBJECT

(CD 4) Authorize the Acquisition of a Fee Simple Interest in Approximately 6.002 Acres of Land Located at 4001 Summerfields Boulevard, Fort Worth, Texas 76137 from CityView Church, Inc. in the Amount of \$1,180,000.00, Pay Estimated Closing Costs in an Amount Up to \$30,000.00 for a Total of \$1,210,000.00, Dedicate the Property as Parkland as an Addition to Summerfields Chisholm Park, Adopt Appropriation Ordinance, and Amend the Fiscal Years 2024-2028 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 6.002 acres of land located at 4001 Summerfields Boulevard, Fort Worth, Tarrant County, Texas 76137 from CityView Church, Inc. in the amount of \$1,180,000.00;
2. Authorize the payment of closing costs in an amount up to \$30,000.00;
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the PARD Dedication Fees Fund in the amount of \$1,210,000.00, from Neighborhood Park Land Fees, for the purpose of funding the Summer Chisholm Park Expansion Land Acquisition Project (City Project No. 105556);
4. Authorize the City Manager or designee to execute the necessary contract of sale and purchase, to accept the conveyance, and to execute and record the appropriate instruments;
5. Dedicate the property as parkland upon conveyance as an addition to Summerfields Chisholm Park; and
6. Amend the Fiscal Years 2024-2028 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire land located at 4001 Summerfields Boulevard, Fort Worth, Tarrant County, Texas 76137 for the Park & Recreation Department (PARD) in accordance with the Neighborhood and Community Park Dedication Policy and the Park, Recreation, and Open Space Master Plan.

PARD assessed potential properties in North Fort Worth for parkland acquisition. The proposed property, totaling 6.002 acres, is located in Neighborhood Park Unit 6-35 which is under-served in neighborhood-based parkland.

The seller has agreed to sell the property to the City of Fort Worth and the purchase price is supported by an independent appraisal. The mineral estate will not be acquired and the deed will contain a surface use waiver for the exploration of the mineral estate. The real estate taxes will be prorated with the seller being responsible for taxes due up to the closing date. The City will pay closing costs in an amount up to \$30,000.00.

Legal Description	Acreeage / Property Interest	Property Price
Fossil Hill Addition, Portion of Block 14, Lot 25R	6.002 Acres / Fee Simple	\$1,180,000.00
	Estimated Closing Costs	\$30,000.00
Total Cost to Acquire Property with Closing Costs		\$1,210,000.00

The acquisition of approximately 6.002 acres of unimproved land will be an addition to the existing 4.54-acre Summerfields Chisholm Park; making it a total of at least 10.542 acres.

This acquisition is estimated to increase PARD's acreage by at least 6.002 acres and annual maintenance by \$14,003.00. As of June 2024, the cumulative total of all previously approved M&Cs increased the department's acreage by an estimated 154.0347 acres and estimated annual maintenance by \$781,304.00 beginning in Fiscal Year (FY) 2025. Funding for this project was not included in the FY2024-2028 Capital Improvement Program due to the unpredictability of parkland acquisitions.

The action in this M&C will amend the FY2024-2028 Capital Improvement Program as approved in connection with Ordinance 26453-09-2023. Funding is budgeted in the Park Dedication Fee Fund for the Park & Recreation Department for the purpose of funding the Summer Chisholm Park Expansion Project and funding will be budgeted in General Fund for Fiscal Year 2025 for annual maintenance.

This property is located in COUNCIL DISTRICT 4.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available within the Park Dedication Fees Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the PARD Dedication Fees Fund for the Summer Chisholm Park Expansion project to support the approval of the above recommendations and acquisition of land. Prior to an expenditure being incurred, the Park & Recreation Department has the responsibility of verifying the availability of funds.

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