

Mayor and Council Communication

DATE: 05/19/20

M&C FILE NUMBER: M&C 20-0337

LOG NAME: 213230 CAMP BOWIE BOULEVARD .0035 AC ACQUISITION

SUBJECT

Authorize the Acquisition of a Fee Simple Interest for Right-of-Way for 0.0035 Acres of Land located at Lot 8, Block 1, the Vanzandt Hillside Addition from Museum Place Block B, LTD. in the Amount of \$7,550.00 and Pay Estimated Closing Costs up to \$1,450.00 for the 2014 Traffic Signals Year 4 Project (2018 Bond Program) (COUNCIL DISTRICT 7)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest for right-of-way for 0.0035 acres of land located at Lot 8, Block 1, The Vanzandt Hillside Addition from Museum Block B, LTD. in the amount of \$7,550.00 for the 2014 Traffic Signals Year 4 Project (City Project No. 101369) ;
2. Find that the total purchase price of \$7,550.00 for the subject property is just compensation;
3. Authorize payment of estimated closing costs up to \$1,450.00; and
4. Authorize the City Manager or his designee to accept the conveyances and record the appropriate instruments.

DISCUSSION:

The acquisition of the property is needed for the construction of traffic signals at the intersection of Camp Bowie Blvd and Van Cliburn Way. As part of the overall 2018 Bond Program, numerous street traffic signals and pedestrian improvements have been programmed for the area to improve safety and mobility for adjacent land uses. The project includes a total rebuild of the existing signals at this intersection to bring them up to standard, as well as a rebuild of the intersection's sidewalks and crosswalks to bring them into ADA compliance.

An independent appraisal established fair market value for the right-of-way parcel and the property owner has agreed to a negotiated amount of \$7,550.00 for the needed fee simple interest in the land. The real estate taxes will be pro-rated with the Seller being responsible for taxes due up to the closing date. The City will pay total estimated closing costs in the amount up to \$1,450.00. This project is included in the 2018 Bond Program. Available resources within the General Fund will be used to provide interim financing until debt is issued. Once debt associated with the project is sold, bond proceeds will reimburse the General Fund in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance No. 23209-05-2018) and subsequent actions taken by the Mayor and Council.

Upon City Council approval, Staff will proceed with acquiring the fee simple interest in the property except for the mineral estate. The deed to the City will contain surface waivers for the exploration of the mineral estate.

Property Ownership	Parcel	Property Address / Legal Description	ROW/Fee Simple	Amount
Museum Place Block B, LTD.	1	3230 Camp Bowie Blvd / THE VANZANDT HILLSIDE ADDITION, Lot 8 Block 1	0.0035 Acres	\$7,550.00
			Total Estimated Closing Costs	\$1,450.00
			Total	\$9,000.00

This property is located in COUNCIL DISTRICT 7.

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 available in the current capital budget, as previously appropriated, in the 2018 Bond Program Fund for the 2014 Traffic Signals Year 4 Project, to support the approval of the above recommendation and acquisition of the property. Prior to any

expenditure being incurred, the Property Management Department has the responsibility to validate the availability of funds.

Submitted for City Manager's Office by: Kevin Gunn 2015

Originating Business Unit Head: Steve Cooke 5134

Additional Information Contact: Roger Venables 6334
Burt Gonzales