

Mayor and Council Communication

DATE: 08/13/24

M&C FILE NUMBER: M&C 24-0660

LOG NAME: 21CPN 103270 P3 SHAFER ROWE/TCE

SUBJECT

(CD 4) Authorize Acquisition of Approximately 0.242 Acres in Right-of-Way and Temporary Construction Easements from Property Owned by Kathryn S. Shafer as Trustee of The Ardean M. and Kathryn S. Shafer Revocable Living Trust Located at 9805 Ray White Road, Fort Worth, Tarrant County, Texas 76244 in the Amount of \$295,401.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$300,401.00 for the Ray White Road Widening Improvement Project (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of approximately 0.242 acres in right-of-way and temporary construction easement from property owned by Kathryn S. Shafer as Trustee of The Ardean M. and Kathryn S. Shafer Revocable Living Trust located at 9805 Ray White Road, Fort Worth, Tarrant County, Texas, 76244 for the Ray White Road Widening Improvement Project (City Project No. 103270);
2. Find that the total purchase price of \$295,401.00 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$300,401.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The land rights in the subject property are needed for the reconstruction and widening of Ray White Road (City Project No. 103270). This project consists of widening and reconstructing approximately 0.23 miles of a five-lane undivided thoroughfare with curb and gutter, drainage, street lights, and shared used paths. An independent appraisal established the property's fair market value and the property owner has agreed to the amount of \$295,401.00.00 as total compensation for the needed property interests as shown below. The City of Fort Worth will pay estimated closing costs in an amount up to \$5,000.00.

For this right-of-way acquisition, the sellers are eligible to receive relocation assistance, including reimbursement of eligible moving expenses, in accordance with the Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act). The seller will receive relocation benefits.

Upon City Council approval, staff will proceed with acquiring the needed right-of-way and temporary construction easement interests.

Ownership	Parcel	Property Location	Legal description	Acreage/Interest	Amount
Kathryn S. Shafer as Trustee of The Ardean M. and Kathryn S. Shafer Revocable Living Trust	3	9805 Ray White Rd	J.R. Knight Survey, Abstract No. 902, Tract 14C09	0.136 Acres/Right -of-Way	\$155,578.00
Kathryn S. Shafer as Trustee of The Ardean M. and Kathryn S. Shafer Revocable Living Trust	3	9805 Ray White Rd	J.R. Knight Survey, Abstract No. 902, Tract 14C09	0.106 Acres/Temporary Construction Easement	\$23,025.00
				Improvements + Cost to Cure	\$51,282.00
				Damages	\$65,516.00

				Estimated closing Costs	\$5,000.00
				Total Cost	\$300,401.00

Funding is budgeted in the 2022 Bond Program Fund for the purpose of funding the Ray White Road Widening Improvement Project, as appropriated.

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 2022 Bond Program Fund for the Ray White Road project to support approval of the above recommendations and acquisition of easement. Prior to any expenditure being incurred, the Property Management and Transportation and Public Works Departments have the responsibility to validate the availability of funds.

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