

Mayor and Council Communication

DATE: 01/10/23

M&C FILE NUMBER: M&C 23-0030

LOG NAME: 21CPN 101014 P59-1-2 TINSLEY DEVELOPMENT SERVICES ROWE ACQ

SUBJECT

(CD 7 / Future CD 10) Authorize the Acquisition of Right-of-Way Easements in 1.88 Acres from Real Property Owned by Tinsley Development Services, L.L.C. Situated in the M.E.P. & P. RR. CO. Survey, Abstract No. 1136, Tract 4F and the Coleman Boyd Survey, Abstract No. 212, Tract 3A01, Tarrant County, Texas in the Amount of \$1,437,171.00 and Pay Estimated Closing Costs in an Amount Up to \$10,000.00 for a Total Cost of \$1,447,171.00 for the Avondale Haslet Road Project (2018 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of right-of-way easements in 1.88 acres from real property owned by Tinsley Development Services, L.L.C. situated in M.E.P. & P. RR. CO. Survey, Abstract No. 1136, Tract 4F and the Coleman Boyd Survey, Abstract No. 212, Tract 3A01, Tarrant County, Texas for the Avondale Haslet Road Project (City Project No. 101014);
2. Find that the total purchase price of \$1,437,171.00 is just compensation and pay estimated closing costs in an amount up to \$10,000.00 for a total cost of \$1,447,171.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The right-of-way easement interest is needed for the reconstruction and widening of Avondale Haslet Road from Willow Creek Drive to the eastern city limits of the City of Haslet at John Day Road (City Project No.101014). This project consists of widening and reconstructing approximately 2.4 miles of the existing two-lane asphalt roadway to a four-lane, divided, concrete urban arterial. The roadway improvements include improved drainage collection and drainage crossings designed for a 100-year storm, street illumination, ten-foot shared-use paths and traffic signal improvements at three intersections along Avondale Haslet Road.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$1,437,171.00 as total compensation for the needed easement interest (as shown below). The City of Fort Worth will pay estimated closing costs in an amount up to \$10,000.00.

Upon City Council approval, staff will proceed with acquiring the needed right-of-way easement interest.

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
Tinsley Development Services, L.L.C.	59 Pt.1	Avondale Haslet Road	M.E.P. & P. RR. CO. Survey, Abstract No. 1136, Tract 4F	1.649 Acres / Right-of-Way Easement	\$1,059,728.50
Tinsley Development Services, L.L.C.	59 Pt.2	1714 Avondale Haslet Road	Coleman Boyd Survey, Abstract No. 212, Tract 3A01	0.231 Acres / Right-of-Way Easement	\$148,385.00
				Improvements and Cost to Cure	\$229,057.50
				Subtotal	\$1,437,171.00

				Estimated Closing Costs	\$10,000.00
				Total Cost	\$1,447,171.00

Funding is budgeted in the TPW Dept Highway & Streets Department's 2018 Bond Program Fund for the purpose of funding the Avondale Haslet Road Project, as appropriated.

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.

This property is located in COUNCIL DISTRICT 7 (FUTURE COUNCIL DISTRICT 10).

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 Avondale Haslet 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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Expedited