

Mayor and Council Communication

DATE: 09/17/24

M&C FILE NUMBER: M&C 24-0806

LOG NAME: 21CPN 105777-55FWS LAND ACQUISITION EAST

SUBJECT

(CD 8) Authorize the Acquisition of a Fee Simple Interest in Approximately 36.022 Acres of Land Located at 13300 Oak Grove Road, Burleson, Tarrant County, Texas from The Walker Family Trust in the Amount of \$1,800,000.00, Pay Estimated Closing Costs in an Amount Up to \$30,000.00 for the Fort Worth Spinks Fiscal Year 2024 Land Acquisition Project, Adopt Appropriation Ordinances, 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 36.022 acres of land located at 13300 Oak Grove Road, Burleson, Tarrant County, Texas from The Walker Family Trust in the amount of \$1,800,000.00 and pay estimated closing costs in an amount up to \$30,000.00 for the Fort Worth Spinks Fiscal Year 2024 Land Acquisition project;
2. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Municipal Airport Fund in the amount of \$1,830,000.00, from available net position, for the purpose of transferring to the Municipal Airport Capital Projects Fund;
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Municipal Airport Capital Projects Fund in an amount totaling \$1,830,000.00, transferred from the Municipal Airport Fund, for the purpose of funding the Fort Worth Spinks Airport Land Acquisition East Project (City Project No. 105777);
4. Amend the Fiscal Years 2024-2028 Capital Improvement Program; and
5. Authorize the City Manager or designee to accept the conveyance, to execute the necessary contract of sale and purchase, and to execute and record the appropriate instruments.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire land located at 13300 Oak Grove Road for the Aviation Department in accordance with the Texas Department of Transportation (TxDOT) land acquisition requirements.

In 2023, during the update of the Fort Worth Spinks Airport Master Plan (Master Plan), a key recommendation was made regarding the acquisition of a property adjacent to the airport that had been listed for sale. This property was evaluated by third-party consultants, KSA Engineers and TxDOT Aviation, for its potential as a noise buffer, future development site, and its compatibility with surrounding land uses. Their assessments concluded that the acquisition of this property would be a strategic and worthwhile investment for the airport's long-term development.

On August 6, 2024, the City Council was presented with an Informal Report (IR) detailing the Master Plan update, which included the recommendation for the property acquisition. Following this presentation, the City Council adopted a Resolution on August 13, 2024, formally incorporating the Master Plan into the City's Comprehensive Plan. This decision underscores the City's commitment to ensuring that Fort Worth Spinks Airport continues to play a vital role in the regional aviation system.

The proposed property acquisition has also been integrated into the Aviation Capital Improvement Program (CIP) presented to the Aviation Advisory Board (AAB). This inclusion reflects the importance of the property in the airport's strategic planning and its potential contributions to future growth and operational efficiency.

Moreover, a portion of the property may be utilized for future roadway enhancements as outlined in the City's Master Thoroughfare Plan. These enhancements could significantly improve access to the east side of the airport, further increasing the property's value and utility in supporting the airport's operational needs.

The overall Master Plan, which was developed with extensive community engagement and input, aims to address the projected growth in aviation demand over the next twenty years. The acquisition of this property aligns with the Master Plan's goals of maintaining the airport's operational efficiency, enhancing safety through noise mitigation, and preparing for future development opportunities. The Master Plan envisions Fort Worth Spinks Airport as an increasingly vital asset to the Dallas-Fort Worth Metroplex, capable of adapting to evolving aviation trends and supporting the region's economic growth.

The Walker Family Trust (Seller) has agreed to sell the property for a total purchase price of \$1,800,000.00. 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 pro-rated 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.

Funding for this project was not included in the FY2024-2028 Capital Improvement Program due to the Master Plan being updated to include this property. 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 available in the Municipal Airport Fund for the purpose of transferring to the Municipal Airport Capital Projects Fund for the Fort Worth Spinks Airport Land Acquisition East Project.

The proposed property, totaling 36.022 acres, is located in Council District 8.

105777-55FWS LAND ACQUISITION EAST	Acquisition Expense
13300 Oak Grove Road S. - Sales Price	\$1,800,000.00
Estimated Closing Costs	\$30,000.00
Total	\$1,830,000.00

All 36.022 acres will be maintained by the Aviation Department. This acquisition is estimated to increase the department's acreage by 36.022 acres.

This property is located in COUNCIL DISTRICT 8.

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 in the Municipal Airport Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the Municipal Airport Capital Proj Fund for the 55FWS Land Acquisition East project to support the above recommendations and acquisition of property. Prior to an expenditure being incurred, the Property Management and Aviation Departments have the responsibility of verifying the availability of funds.

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Expedited