## City of Fort Worth, Texas

# Mayor and Council Communication

**DATE:** 04/22/25 **M&C FILE NUMBER:** M&C 25-0351

LOG NAME: 21CPN103648 P38 MARYS CREEK FORCE MAIN - FROST BANK TRUSTEE

#### **SUBJECT**

(CD 3) Authorize the Acquisition of Approximately 2.644 Acres in a Permanent Sanitary Sewer Easement and Approximately 1.164 Acres in a Temporary Construction Easement from Property Owned by Frost Bank, as Successor Trustee of the Miranda Leonard Trust III, Frost Bank, as Successor Trustee of the Madelon Leonard Bradshaw Trust III, Frost Bank, as Successor Trustee of the Madelon Leonard Bradshaw Trust III, Madelon Leonard Bradshaw, and Martha V. Leonard, Located at 10800 Camp Bowie West Boulevard, Aledo, Tarrant County, Texas, 76008 in the Sarah Petitt Survey, Abstract No. 1234, and the G.M. Petitt Survey, Abstract No. 1235, in the Amount of \$427,492.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$432,492.00 for the Mary's Creek Force Main Project

#### **RECOMMENDATION:**

It is recommended that the City Council:

- Authorize the acquisition of approximately 2.644 acres in a permanent sanitary sewer easement and approximately 1.164 acres in a temporary construction easement from property owned by Frost Bank, as Successor Trustee of the Miranda Leonard Trust III, Frost Bank, as Successor Trustee of the Martha V. Leonard Revocable Trust III, Frost Bank, as Successor Trustee of the Madelon Leonard Bradshaw Trust III, Madelon Leonard Bradshaw, and Martha V. Leonard, located at 10800 Camp Bowie West Boulevard, Aledo, Tarrant County, Texas 76008 in the Sarah Petitt Survey, Abstract No. 1234, and the G.M. Petitt Survey, Abstract No. 1235, for the Mary's Creek Force Main Project (City Project No. 103648);
- 2. Find that the total purchase price of \$427,492.00 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$432,492.00; and
- 3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

#### **DISCUSSION:**

The land rights are needed for the construction of the Mary's Creek Force Main Project (City Project No. 103648). The project consist of constructing a force main and will extend approximately six miles from 315 Winscott Road to the Mary's Creek Water Reclamation Facility at 11091 Chapin Road. The force main will be installed by open cut with the exception of major road crossings which will require tunneling.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$427,492.00 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 \$5,000.00.

Upon City Council approval, staff will proceed with acquiring the needed permanent sanitary sewer (PSSE) and temporary construction easement interest (TCE).

Ownership	Parcel	Property Location	Legal Description	Acreage/Interest	Amount
Frost Bank, as Successor Trustee of the Martha Leonard Trust III, Frost Bank, as Successor Trustee of the Martha V. Leonard Revocable Trust III, Frost Bank, as Successor Trustee of the Madelon Leonard Bradshaw Trust III, Medelon		10800 Camp Bowie West Blvd, Aledo, Texas	Sarah Petitt Survey Abstract No. 1234, G.M. Petitt Survey Abstract No. 1235	2.644	\$377,436.00

Leonard Bradshaw					
	38 TCE	10800 Camp Bowie West Blvd, Aledo, Texas	Sarah Petitt Survey Abstract No. 1234, G.M. Petitt Survey Abstract No. 1235	1.164	\$35,481.00
			Improvements + Cost-to-Cure (if any)		\$14,575.00
			Estimated Closing Costs		\$5,000.00
			Total Cost		\$432,492.00

Funding is budgeted in the Water & Sewer Bond 2017A Fund for the purpose of funding the Mary's Creek Force Main Project, as appropriated.

This property is located in COUNCIL DISTRICT 3.

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 Water & Sewer Bond 2017A Fund for the MC LS Site & FM Align project to support approval of the above recommendations and acquisition of Fee Simple Interest. Prior to any expenditure being incurred, the Property Management and Water Departments have the responsibility to validate the availability of funds.

Submitted for City Manager's Office by: Valerie Washington 6199

Originating Business Unit Head: Marilyn Marvin 7708

**Additional Information Contact:** 

Expedited