City of Fort Worth, Texas

Mayor and Council Communication

DATE: 10/17/23   **M&C FILE NUMBER:** M&C 23-0895

LOG NAME: 21CPN 101014 P24 JAMES & WENDI CRITES 1500 WILLOW TREE

SUBJECT

(CD 10) Authorize Acquisition of a Right-of-Way Easement of 0.214 Acres from Real Property Owned by James Todd and Wendi Crites Located at 1500 Willow Tree Road, Haslet, Tarrant County, Texas 76052 in the Coleman Boyd Survey, Abstract No. 212 in the Amount of $115,875.75 and Pay Estimated Closing Costs in an Amount Up to $3,500.00 for a Total Cost of $119,375.75 for the Avondale Haslet Road Project (2018 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of a right-of-way easement in 0.214 acres from real property owned by James Todd and Wendi Crites located at 1500 Willow Tree Road, Haslet, Tarrant County, Texas 76052 in the Coleman Boyd Survey, Abstract No. 212 for the Avondale Haslet Road Project;
2. Find that the total purchase price of $115,875.75 is just compensation and pay estimated closing costs in an amount up to $3,500.00 for a total cost of $119,375.75; 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 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 $115,875.75 as total compensation for the needed property interests (as shown below). The City will pay estimated closing costs in the amount up to $3,500.00.

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

Ownership	Parcel	Property Location	Legal Description	Acreage / Property Interest	Amount
James Todd Crites and Wendi Crites	24	1500 Willow Tree Drive	Coleman Boyd Survey, Abstract 212 Lot 9 Block 2	0.214 Acres/Right-of-Way Easement	$79,194.50
				Cost to Cure	$36,681.25
				Estimated Closing Costs	$3,500.00
				TOTAL COST	**$119,375.75**

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.

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 property is located in 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 the approval of the above recommendations and acquisition of the property easements. Prior to any expenditure being incurred, the Transportation & Public Works Department has the responsibility to validate the availability of funds.

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