

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 06/25/24M&C FILE NUMBER: M&C 24-0579

LOG NAME: 21CPN 104037 BARNEY HOLLAND OIL COMPANY

SUBJECT

(CD 2) Authorize Acquisition of a Fee Simple Interest in Approximately 0.005 Acres from Property Owned by Barney Holland Oil Company Located at 2501 NE 28th Street, Fort Worth, Tarrant County, Texas 76106 in the Amount of \$13,262.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$18,262.00 for the State Highway 183 & Deen Road Intersection Improvement Project (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of a fee simple interest in approximately 0.005 acres from property owned by Barney Holland Oil Company located at 2501 NE 28th Street, Fort Worth, Tarrant County, Texas 76106 for the State Highway 183 & Deen Road Intersection Improvement Project (City Project No. 104037);
2. Find that the total purchase price of \$13,262.00 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$18,262.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The fee simple interest is required to construct public roadway improvements at State Highway (SH) 183 & Deen Road to improve safety and mobility of traffic flow at the corner of NE 28th Street and Deen Road. The improvements will be constructed for public use and the property rights are needed for a rebuilt signal, ramps, safety lighting, refreshed pavement markings, a channelized West Bound right turn lane, and an advance warning sign for South Bound approach.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$13,262.00 as total compensation for the needed property interest (as shown below). The City of Fort Worth will pay estimated closing costs in an amount up to \$5,000.00 for a total cost in the amount of \$18,262.00.

Upon City Council approval, staff will proceed with acquiring the needed fee simple interest.

Owner	Parcel	Property Location	Legal Description	Acreage/Interest	Amount
Barney Holland Oil Company	2	2501 NE 28th Street	Lot 2R1, Block 1-R, United Service Center Addition	0.005 Acres / Fee Simple	\$10,762.00
				Improvements + Cost-to-Cure	\$2,500.00
				Damages	\$.00
				Closing Costs	\$5,000.00
				Total Cost	\$18,262.00

Funding is budgeted in the 2022 Bond Program Fund for the purpose of funding the SH 183 & Deen Road Intersection Improvement Project, as appropriated.

This property is located in COUNCIL DISTRICT 2.

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 SH 183 & Deen Rd Inters Impr project to support the approval of the above recommendations and acquisition of fee simple interest. Prior to any expenditure being incurred, the Property Management and Transportation and Public Works Departments have the responsibility to validate the availability of funds.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: Marilyn Marvin 7708

Additional Information Contact:

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