

Mayor and Council Communication

M&C FILE NUMBER: M&C 24-0047

SUBJECT

(CD 7) Authorize Acquisition of 0.072 Acres in Right-of-Way Easements from Real Property Owned by Trinity Baptist Temple Located at 6109, 6015, 6049, 6037, and 6033 WJ Boaz Road and 7325 Marvin Brown Street, Fort Worth, Tarrant County, Texas 76179 in the Amount of \$412,532.09 and Pay Estimated Closing Costs in an Amount Up to \$10,000.00 for a Total Cost of \$422,532.09 for the WJ Boaz Road Widening Improvements Project (2022 Bond Program)

It is recommended that the City Council:

1. Authorize acquisition of 0.072 acres in right-of-way easements from real property owned by Trinity Baptist Temple located at 6109, 6015, 6049, 6037, and 6033 WJ Boaz Road and 7325 Marvin Brown Street, Fort Worth, Tarrant County, Texas 76179 for the WJ Boaz Road Widening Improvements Project (City Project No. 103299);
2. Find that the total purchase price of \$412,532.09 is just compensation and pay estimated closing costs in an amount up to \$10,000.00 for a total cost of \$422,532.09; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

The land rights in the subject properties are needed for the reconstruction and widening of WJ Boaz Road from Boat Club Road to Elkins School Road (City Project No. 103299). This project consists of widening and reconstructing approximately 1.1 miles of existing two-lane asphalt roadway to a four-lane divided concrete thoroughfare. The roadway improvements include pavement reconstruction with curb and gutter, drainage improvements, street lights, shared used paths and reconstruction of the existing roundabout at Bowman Roberts Road.

An independent appraisal established the properties' fair market value and the property owner has agreed to amount of \$412,532.09 as total compensation for the needed property interests. The City of Fort Worth (City) 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 interests, as shown below:

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
Trinity Baptist Temple	19	6109 WJ Boaz Road, Fort Worth, TX 76179	Lake Crest Estates Addition Block B Lot 25	0.0172 Acres / Right-of-Way Easement	\$3,380.00
Trinity Baptist Temple	20-1	6015 WJ Boaz Road, Fort Worth, Texas 76179	Lake Crest Estates Addition Block B Lot 26	0.0082 Acres/ Right-of-Way Easement	\$1,602.00
Trinity Baptist Temple	20-2	7325 Marvin Brown Street, Fort Worth, Texas 76179	Lake Crest Estates Addition Block B Lot 27	0.0067 Acres/Right-of-Way Easement	\$1,305.00
Trinity Baptist Temple	21-1	6049 WJ Boaz Road, Fort Worth, Texas 76179	Lake Crest Estates Addition Block C Lot 1, 2, 3	0.0065 Acres / Right-of-Way Easement	\$1,274.00

Trinity Baptist Temple	21-2	6049 WJ Boaz Road, Fort Worth, Texas 76179	Lake Crest Estates Addition Block C Lot 1, 2, 3	0.0107 Acres / Right-of-Way Easement	\$2,093.00
Trinity Baptist Temple	21-3	6037 WJ Boaz Road, Fort Worth, Texas 76179	Lake Crest Estates Addition Block C Lot 29	0.0053 Acres / Right-of-Way Easement	\$1,031.00
Trinity Baptist Temple	21-4	6033 WJ Boaz Road, Fort Worth, Texas 76179	Lake Crest Estates Addition Block C Lot 30 & 31	0.0179 Acres / Right-of-Way Easement	\$3,515.00
				Improvements + Cost to Cure	\$398,332.09
				Estimated Closing Costs	\$10,000.00
				Total Cost	\$422,532.09

Funding is budgeted in the TPW Dept Highway & Streets Department's Transportation Impact Fees Cap Fund for the purpose of funding the WJ Boaz Road Widening Improvements Project, as appropriated.

This project is included in the 2022 Bond Program. The City's Extendable Commercial Paper (ECP) (M&C 22-0607; Ordinance 25675-08-2022) provides liquidity to support the appropriation. Available resources will be used to actually make any interim progress payments until debt is issued. Once debt associated with a project is sold, debt proceeds will reimburse the interim financing source in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance 25515-05-2022).

This property is located in COUNCIL DISTRICT 7.

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 Transportation Impact Fee Cap Fund for the WJ Boaz Rd West Half 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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