

# Mayor and Council Communication

**DATE:** 09/13/22

**M&C FILE NUMBER:** M&C 22-0697

**LOG NAME:** 21PMD FAR NORTHWEST LIBRARY

**SUBJECT**

(CD 7) Authorize the Acquisition of a Fee Simple Interest in Approximately Three Acres of Land Located at 1297 Avondale Haslet Road, Haslet, Texas 76052 from Jon Westrom and Tracy Westrom for a Total Purchase Price of \$980,100.00 and Pay Estimated Closing Costs in an Amount Up to \$10,000.00 for the Far Northwest Library (2022 Bond Program)

---

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately three acres of land located at 1297 Avondale Haslet Road, Haslet, Texas 76052 from Jon Westrom and Tracy Westrom for a total purchase price of \$980,100.00 and pay estimated closing costs in an amount up to \$10,000.00 for the Far Northwest Library (City Project No.103980); and
  2. Authorize the City Manager or designee to execute the necessary contract of sale and purchase, accept the conveyance, 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 1297 Avondale Haslet Road, Haslet, Texas 76052 for the Far Northwest Library. The 2022 Bond Program approved by the citizens of Fort Worth included funds for designing and constructing a new library in northwest Fort Worth.

Jon and Tracy Westrom (the Seller) have agreed to sell approximately three acres, more or less, for a total purchase price of \$980,100.00. The purchase price is subject to an independent appraisal. The mineral estate will not be acquired and the deed will contain a surface 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 the estimated closing costs in an amount of up to \$10,000.00.

The 2022 Bond Program includes funding in the amount of \$12,505,200.00, of which \$1,642,709.00 will be appropriated to the project through a separate M&C for the design and construction of the new Far Northwest Library. The funding includes land acquisition costs and supporting infrastructure and equipment, such as opening-day furnishings and library materials. Available resources within the General Fund will be used to provide interim financing until the 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.

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 2022 Bond Program Fund for the Far NW Library project to support the approval of the above recommendations and acquisition of land. Prior to any expenditure being incurred, the Property Management Department has the responsibility to validate the availability of funds.

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

**Originating Business Unit Head:** Steve Cooke 5134

**Additional Information Contact:** Ricky Salazar 8379

Expedited