

Mayor and Council Communication

DATE: 03/11/25

M&C FILE NUMBER: M&C 25-0236

LOG NAME: 21CPN100873 PARCEL F22 MEANDERING WAY FEE ACQUISITION

SUBJECT

(CD 7) Authorize the Acquisition of a Fee Simple Interest in 0.1695 Acres of Land Owned by Tiffany L. Hicks Located at 6003 Meandering Road, Fort Worth, Tarrant County, Texas 76114 and Being a Part of Lot 8, Block 3, Greenfield Acres in the Amount of \$204,000.00 and Pay Estimated Closing Costs in an Amount Up to \$6,000.00 for a Total Cost of \$210,000.00 for the Meandering Road Improvement Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in 0.1695 acres of land owned by Tiffany L. Hicks located at 6003 Meandering Road, Fort Worth, Tarrant County, Texas 76114 and being a part of Lot 8, Block 3, Greenfield Acres in the amount of \$204,000.00 (City Project No. 100873);
2. Find that the total purchase price of \$204,000.00 is just compensation and pay estimated closing costs in an amount up to \$6,000.00 for a total cost of \$210,000.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The fee simple interest is needed to construct the Meandering Road Improvement Project (City Project No. 100873). The scope of work for the project consists of design and construction of proposed improvements to Meandering Road (from Roberts Cut Off to Anahuac Avenue) and LTJG Barnett (from Meandering Road to the east gate of the Naval Air Station Joint Reserve Base). Proposed improvements include reconstruction of Meandering Road from four to three lanes, realignment of the intersection at Roberts Cut Off Road, intersection improvements at Yale Street and LTJG Barnett, construction of sidewalks and side paths within the project limits and bike lanes on LTJG Barnett. The acquisition of this property is necessary to construct the roundabout at the intersection of Meandering Road and LTJG Barnett including relocation of utilities in that area.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$204,000.00 as total compensation for the needed fee simple interest (as shown below). The City of Fort Worth will pay estimated closing costs in an amount up to \$6,000.00.

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

Owner	Parcel	Property Location	Legal Description	Acreage/Interest	Amount
Tiffany L. Hicks	F22	6003 Meandering Road	Lot 8, Block 3, Greenfield Acres	0.1695 Acres / Fee Simple	\$204,000.00
				Closing Costs	\$6,000.00
				Total Cost	\$210,000.00

This acquisition will be made with federal funds received as part of Amendment Number 1 to an Advance Funding Agreement (City Secretary Contract No. 55206-A1) approved through Mayor & Council Communication 24-0038 on January 23, 2024. No additional funding is needed to make this transaction.

Funding for this project is included in the Fiscal Years 2025-2029 Capital Improvement Program.

Funding is budgeted in the Grants Cap Projects Federal Fund for the Transportation & Public Works Department for the purpose of funding the Meandering Road Improvement Project, as appropriated.

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 Grants Cap Projects Federal Fund for the Meandering Road project, to support the approval of the above recommendations and performance of the acquisition. Prior to any expenditure being incurred, the Transportation and Public Works Department has the responsibility to validate the availability of funds.

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

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Additional Information Contact: Jeremy Van Rite 2574