

Mayor and Council Communication

DATE: 01/25/22

M&C FILE NUMBER: M&C 22-0073

LOG NAME: 218517SHELBYAND8528MARKS

SUBJECT

(CD 7) Authorize the Voluntary Acquisition of a Fee Simple Interest and Improvements in Lot 9, Block 6 of Lakeland Addition, Located at 8517 Shelby Lane, from Thomas Hernandez in the Amount of \$170,000.00 and in Lot 8, Block 2 of Lakeland Addition, Located at 8528 Marks Lane, from Vernon Gene Stephens in the Amount of \$220,000.00, Pay Estimated Closing Costs in the Amount of \$20,000.00 for a Total Cost of \$410,000.00, Adopt the Attached Appropriation Ordinance, Dedicate the Properties as Parkland as an Addition to the Fort Worth Nature Center and Refuge, and Amend the Fiscal Years 2022-2026 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the voluntary acquisition of a fee simple interest and improvements in Lot 9, Block 6, Lakeland Addition, located at 8517 Shelby Lane, Fort Worth, Texas from Thomas Hernandez in the amount of \$170,000.00; and
2. Authorize the voluntary acquisition of a fee simple interest and improvements in Lot 8, Block 2, Lakeland Addition, located at 8528 Marks Lane, Fort Worth, Texas from Vernon Gene Stephens in the amount of \$220,000.00; and
3. Authorize the payment of closing costs in an amount up to \$20,000.00; and
4. Authorize the City Manager or his designee to accept the conveyances and record the appropriate instruments; and
5. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Park Dedication Fees Fund in the amount of \$410,000.00 from available funds for the purpose of funding the PDFI-Park Improvement Programmable Project (City Project No. P00058); and
6. Dedicate the properties as parkland upon acceptance as an addition to the Fort Worth Nature Center and Refuge; and
7. Amend the Fiscal Years 2022-2026 Capital Improvement Program.

DISCUSSION:

The Lakeland Addition is a small residential neighborhood surrounded by the Fort Worth Nature Center and Refuge. There are currently thirty-three privately-owned properties within this neighborhood area.

Over the past several years, the City has been acquiring properties in the Lakeland subdivision as they have become available. As the City has acquired the properties, they have been integrated into the Fort Worth Nature Center and Refuge as endorsed in the Nature Center Master Plan approved by City Council on June 17, 2003 in Mayor and Council Communication (M&C) G-13998. The City has acquired fourteen of the privately-owned properties in the area to date.

Staff has recently identified additional properties in the Lakeland Addition that are for sale. These properties are improved residential lots. Integration of these properties is essential for the future development of the Fort Worth Nature Center and Refuge. The properties are further described as follows:

Owner	Legal Description	Purchase Price	Closing Costs	Total
Thomas Hernandez	Lot 9, Block 6, Lakeland Addition, 8517 Shelby Lane, Fort Worth, Texas 76135	\$170,000.00	\$10,000.00	\$180,000.00
Vernon Gene Stephens	Lot 8, Block 2, Lakeland Addition, 8528 Marks Lane, Fort Worth, Texas 76135	\$220,000.00	\$10,000.00	\$230,000.00

In order to advance the Fort Worth Nature Center Master Plan, this purchase will be paid for from Park Dedication Fees interest funds. Upon the leasing of the minerals contained within the Fort Worth Nature Center property and distribution pursuant to the current Financial Management Policy, the funds will be replenished to the Park Dedication Fees Fund. If mineral lease funds do not materialize, the expense will remain in the Park Dedication Fees Fund.

An independent appraisal was obtained to establish the fair market value of these properties. The owners have agreed to sell the properties and improvements and have signed the City's Sale and Purchase contract in the amounts of \$170,000.00 for 8517 Shelby Lane and \$220,000.00 for 8528 Marks Lane. The real estate taxes will be pro-rated with the sellers responsible for taxes due up to the closing date. The City will pay closing costs up to \$20,000.00. There will be no assistance of relocation allowance or moving costs to the sellers as these are voluntary sales.

Funding for this project was not included in the Fiscal Years (FY) 2022-2026 Capital Improvement Program due to the pending status of these

properties. The action in this M&C will amend the FY2022-2026 Capital Improvement Program as approved in connection with Ordinance No. 25073-09-2021.

Upon City Council approval, staff will proceed with acquiring the fee simple interests. Upon fee simple acquisition, structures will be scheduled for demolition through the Park and Recreation Department.

These properties are 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 currently available in the Unspecified-All Funds project within the PARD Dedication Fees Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the PARD Dedication Fees Fund for the PDFI-Park Improvement programmable project to support the approval of the above recommendations and land acquisitions. Prior to an expenditure being incurred, the Park & Recreation Department has the responsibility of verifying the availability of funds.

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