

# Mayor and Council Communication

DATE: 12/01/20

M&C FILE NUMBER: M&C 20-0884

LOG NAME: 21PARD- 840 COOKS LANE

## **SUBJECT**

(CD 5) Authorize the Acquisition of a Fee Simple Interest in Approximately Twenty-Four (24) Acres of Land Located at 840 Cooks Lane from the Fort Worth Independent School District in the Amount of \$750,000.00, Authorize the Payment of Estimated Closing Costs in the Amount of \$12,000.00, Dedicate the Property as Parkland as an Addition to Cobblestone Trail Park, Adopt Appropriation Ordinance, and Amend the FY2021-2025 Capital Improvement Plan

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Park and Recreation Department Dedication Fees Fund in the amount of \$762,000.00 from available funds for property acquisition and closing costs;
2. Authorize execution of a Contract of Sale and Purchase Agreement with the Fort Worth Independent School District for the acquisition of a fee simple interest in approximately 24 acres of land, more or less, being Lot 2 of the Lowery Road School Site Subdivision, an addition to the City of Fort Worth, located at 840 Cooks Lane, Fort Worth, Texas, in the amount of \$750,000.00;
3. Authorize the payment of estimated closing costs in the amount of \$12,000.00;
4. Authorize the City Manager or his designee to accept the conveyance and execute and record the appropriate instruments;
5. Dedicate the property as parkland upon conveyance as an addition to Cobblestone Trail Park; and
6. Amend the FY2021-2025 Capital Improvement Plan.

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## **DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire land located at 840 Cooks Lane in accordance with the Neighborhood and Community Park Dedication Policy and the Park, Recreation and Open Space Master Plan, which calls for the provision of adequate park and recreational areas in the form of Neighborhood-Based Parks and Community-Based Parks.

The Park & Recreation Department (PARD) conducted an assessment of potential properties in east Fort Worth for parkland acquisition. The proposed 24-acre site is located in Community Park Unit 11 adjoining the existing Cobblestone Trail Park. Because the site is located adjacent to neighborhood subdivisions and is fronted by a collector street to existing neighborhoods with pedestrian access, it has been determined that the site is suitable for public parkland acquisitions.

The purchase price will be 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 estimated closing costs up to \$12,000.00.

The acquisition of approximately 24 acres of unimproved land will be an addition to the existing 24.2735 acre Cobblestone Trail Park; making it a total of 48.2735 acres, more or less.

As of October 31, 2020, the cumulative total of all previously approved M&Cs increased the department's maintained acreage by an estimated additional 163.985 acres and estimated annual maintenance by an additional \$676,786.00 beginning in FY2022. The Cobblestone Trail Park expansion is estimated to increase the department's maintained acreage by an additional 24 acres and annual maintenance by an additional \$9,459.00 beginning in FY2022. When the site is developed, additional funding will be requested for maintenance operations of future facilities and the resultant increase in use.

Funding for this project was not included in the PARD FY2021-2025 Capital Improvement Program (CIP) due to the timing of this real estate transaction. The action in this M&C will amend the FY2021-2025 Capital Improvement Plan as approved in connection with Ordinance 24446-09-2020.

This property is located in COUNCIL DISTRICT 5.

A Form 1295 is not required because: This contract will be with a governmental entity, state agency or public institution of higher education: Fort Worth Independent School District

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the Community Park 10 and Community Park 11 projects 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 Cobblestone Trail Park project to support the approval of the above recommendations and execution of the contract. Prior to an expenditure being incurred, the Parks & Recreation Department has the responsibility of verifying the availability of funds.

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