

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 02/13/24 M&C FILE NUMBER: M&C 24-0126

LOG NAME: 21CPN 103299 P12 WJ BOAZ CLARENCE HUFFMAN ROWE ACQ

SUBJECT

(CD 7) Authorize Acquisition of 0.394 Acres in a Right-of-Way Easement from Real Property Owned by Clarence Huffman Located at 7301 Bowman Roberts Road, Fort Worth, Tarrant County, Texas 76179 in the Amount of \$145,894.00 and Pay Estimated Closing Costs in an Amount Up to \$3,000.00 for a Total Cost of \$148,894.00 for the WJ Boaz Road Widening Improvements Project (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of 0.394 acres in a right-of-way easement from real property owned by Clarence Huffman located at 7301 Bowman Roberts Road, 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 \$145,894.00 is just compensation and pay estimated closing costs in an amount up to \$3,000.00 for a total cost of \$148,894.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The land rights in the subject property 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 property's fair market value and the property owner has agreed to amount of \$145,894.00 as total compensation for the needed property interest. The City of Fort Worth (City) will pay estimated closing costs in an amount up to \$3,000.00.

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	Acreege / Interest	Amount
Clarence Huffman	12	7301 Bowman Roberts Road, Fort Worth, Texas 76179	A. Roberts Survey, Abstract No. 1262	0.394 Acres / Right-of-Way Easement	\$145,894.00
				Improvements + Cost to Cure	\$0.00
				Estimated Closing Costs	\$3,000.00
				Total Cost	\$148,894.00

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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