

Mayor and Council Communication

DATE: 03/21/23

M&C FILE NUMBER: M&C 23-0236

LOG NAME: 21CPN 101014 P36 TANVI HOLDINGS

SUBJECT

(CD 7 / Future CD 10) Authorize Acquisition of Right-of-Way Easement in 0.729 Acres from Real Property Owned by Tanvi Holdings, LLC Situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 1129, City of Haslet, Tarrant County, Texas in the Amount of \$516,066.05 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$521,066.05 for the Avondale Haslet Road Project (2018 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of right-of-way easement in 0.729 acres from real property owned by Tanvi Holdings, LLC situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 1129, City of Haslet, Tarrant County, Texas for the Avondale Haslet Road Project (City Project No. 101014);
2. Find that the total purchase price of \$516,066.05 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$521,066.05; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The right-of-way easement interest is needed for the reconstruction and widening of Avondale Haslet Road from Willow Creek Drive to the eastern city limits of the City of Haslet at John Day Road (City Project No.101014). This project consists of widening and reconstructing approximately 2.4 miles of the existing two-lane asphalt roadway to a four-lane, divided, concrete urban arterial. The roadway improvements include improved drainage collection and drainage crossings designed for a 100-year storm, street illumination, ten-foot shared-use paths and traffic signal improvements at three intersections along Avondale Haslet Road.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$516,066.05 as total compensation for the needed property interest (as shown below). The City of Fort Worth (City) will pay estimated closing costs in an amount up to \$5,000.00.

As further consideration for the execution and delivery of the needed right-of-way, the City's Transportation and Public Works Department (TPW) has agreed to:

- a.) Allow underground drainage lines to be installed and connected to the City's drainage facilities located on Avondale Haslet Road and Boaz Road, at the property owner's sole cost and expense, as long as the new drainage lines do not interfere with the use of the City's right-of-way and other City facilities. Drainage easements dedicated to the City in connection with the above-referenced drainage lines will allow the property owner to pave the easement area if, and only if, said drainage facilities consist of only subsurface improvements.
- b.) Allow the property owner, at the property owner's sole cost and expense, to install at least one commercial curb cut within 100 feet of the eastern property boundary for an ingress/egress driveway to Avondale-Haslet Road and no more than three commercial curb cuts for ingress/egress driveways to Boaz Road. Any driveways along Boaz Road will be subject to spacing requirements as stated in Section 8.3.3 Driveway Spacing of the June 2019 City of Fort Worth Transportation Manual, or the most current development standards at the time building permits are sought by property owner, in addition to federal and state laws, classification as a local street, municipal ordinances and platting requirements.

Upon City Council approval, staff will proceed with acquiring the needed right-of-way easement interest.

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
Tanvi Holdings, LLC	36	1061 Boaz Road, City of Haslet	M.E.P. & P.R.R. CO. Survey, Abstract No. 1129, Tarrant County, Texas	0.729 Acres / Right-of-Way Easement	\$476,505.00

				Improvements & Cost to Cure	\$39,561.05
				Estimated Closing Costs	\$5,000.00
				Total Cost	\$521,066.05

Funding is budgeted in the TPW Dept Highway & Streets Department's 2018 Bond Program Fund for the purpose of funding the Avondale Haslet Road Project, as appropriated.

This project is included in the 2018 Bond Program. Available resources within the General Fund will be used to provide interim financing until 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 (Ordinance No. 23209-05-2018) and subsequent actions taken by the Mayor and Council.

This property is located in COUNCIL DISTRICT 7 / Future COUNCIL DISTRICT 10.

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 2018 Bond Program Fund for the Avondale Haslet Road 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.

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

Originating Business Unit Head: Steve Cooke 5134
Ricky Salazar 8379

Additional Information Contact: Niels Brown 5166
Armando Calva 2570

Expedited