

# Mayor and Council Communication

**DATE:** 05/21/24

**M&C FILE NUMBER:** M&C 24-0452

**LOG NAME:** 21CPN 103269 & 103270 MCCA W CONSULTING, LLC ROWE/TCE

**SUBJECT**

(CD 4) Authorize Acquisition of Approximately 1.011 Acres in Right-of-Way, and Temporary Construction Easements from Property Owned by McCaw Consulting, LLC, Located at 9855 Ray White Road, J. R. Knight Survey, Abstract Number 902, Fort Worth, Tarrant County, Texas 76244 in the Amount of \$338,560.00 and Pay Estimated Closing Costs in an Amount Up to \$2,000.00 for a Total Cost of \$340,560.00 for the Ray White Road Widening Improvement Projects (2022 Bond Program)

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize acquisition of approximately 1.011 acres in right-of-way, and temporary construction easement from Property Owned by McCaw Consulting, LLC, located at 9855 Ray White Road, J.R. Knight Survey, Abstract No. 902, Fort Worth, Tarrant County, Texas, 76244 for the Ray White Road Widening Improvement projects (City Project No. 103269 and 103270);
2. Find that the total purchase price of \$338,560.00 is just compensation and pay estimated closing costs in an amount up to \$2,000.00 for a total cost of \$340,560.00; 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 Ray White Road (City Project No. 103269 and 103270). This project consists of widening and reconstructing approximately .23 miles of a five-lane undivided thoroughfare with curb and gutter, drainage, street lights, and shared used paths. An independent appraisal established the property's fair market value and the property owner has agreed to the amount of \$338,560.00 as total compensation for the needed property interests as shown below. The City of Fort Worth will pay estimated closing costs in an amount up to \$2,000.00.

Upon City Council approval, staff will proceed with acquiring the needed right-of-way and temporary construction easement interests.

Ownership	Parcel	Property Location	Legal description	Acreage/Interest	Amount
McCaw Consulting, LLC	7	9855 Ray White Rd	J.R. Knight Survey, Abstract No. 902	1.00 Acres/Right - of-Way	\$40,281.00
McCaw Consulting, LLC	7	9855 Ray White Rd	J.R. Knight Survey, Abstract No. 902	.011 Acres/Temporary Construction Easement	\$1,263.00
				Improvements + Cost to Cure	\$123,712.00
				Damages	\$173,304.00
				Estimated closing Costs	\$2,000.00
				<b>Total Cost</b>	<b>\$340,560.00</b>

Funding is budgeted in the 2022 Bond Program Fund for the purpose of funding the Ray White Road Widening Improvement projects, as

appropriated.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2022 Bond Program Fund for the Ray White Road North and the Ray White Road projects 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

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