

# Mayor and Council Communication

**DATE:** 12/15/20

**M&C FILE NUMBER:** M&C 20-0961

**LOG NAME:** 21PMD C2505 PARCEL 3

**SUBJECT**

(CD 6) Authorize Acquisition of 14.5010 Acres of Land in Right-of-Way Easements, 1.2429 Acres of Land in Permanent Slope Easements, 1.0151 Acres of Land in Permanent Drainage Easements, and 5.0610 Acres of Land for a Temporary Construction Easement from Property Owned by Cohix, LLC and Located in the Moses Walters Survey, Abstract No.1598 and the J. H. Duncan Survey, Abstract No. 398 in City of Fort Worth, Tarrant County, Texas for the McCart Avenue/McPherson Boulevard Project for a Total Purchase Price of \$1,130,000.00 and Pay Estimated Closing Costs in an Amount Up to \$15,000.00 (2014 Bond Program)

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize acquisition of 14.5010 acres of land in right-of-way easements, 1.2429 acres of land in permanent slope easements, 1.0151 acres of land in permanent drainage easements, and 5.0610 acres of land for a temporary construction easement from property owned by Cohix, LLC and located in the Moses Walters Survey, Abstract No.1598 and the J. H. Duncan Survey, Abstract No. 398 in the City of Fort Worth, Tarrant County, Texas for the McCart Avenue/McPherson project (City Project No. C02505); and
2. Find that the total purchase price of \$1,130,000.00 for the easement interests is just compensation and authorize the payment of estimated closing costs in an amount up to \$15,000.00; and
3. Authorize the City Manager or his designee to accept and record the appropriate instruments necessary to complete the acquisition.

**DISCUSSION:**

The easement interests in the subject property are required to construct public roadway improvements that will extend McCart Avenue from Twin Leaf Drive to North Crowley-Cleburne Road and McPherson Boulevard from Cleburne Road to the future McCart Avenue. This new arterial will be constructed for public use and funds for this project were included within the 2014 Bond Program. The easement interests in the improved subject property are needed for new travel lanes, storm drainage improvements, sidewalks, and streetlights as necessary.

An independent appraisal established fair market value for the various property interests and the property owner has agreed to \$1,130,000.00 as total compensation for the necessary easement interests in the land. The City will pay estimated closing costs in an amount up to \$15,000.00.

Upon City Council approval, staff will proceed with acquiring the easement interests in the subject property.

Parcel No.	Interest Owner	Legal Description	Acreage/Interest	Amount
3A-ROW-1, 3A-ROW-2, 3B-ROW, 3B-ROW-2, 3B-ROW-3, 3B-ROW-4, 3C-ROW	Cohix, LLC	Moses Walters Survey, Abstract No. 1598, J.H. Duncan Survey, Abstract No. 398	14.5010 Acres/Right-of-Way Easements	\$868,962.00
3A-SE-1, 3A-SE-2, 3B-SE-1, 3B-SE-2, 3B-SE-3, 3B-SE-4, 3B-SE-5, 3C-SE-1, 3C-SE-2	Cohix, LLC	Moses Walters Survey, Abstract No. 1598, J.H. Duncan Survey, Abstract No. 398	1.2429 Acres/Permanent Slope Easements	\$123,230.00
3A-DE-1, 3A-DE-3, 3B-DE, 3C-DE	Cohix, LLC	Moses Walters Survey, Abstract No. 1598, J.H. Duncan Survey, Abstract No.	1.0151 Acres/Permanent Drainage Easements	\$78,831.00

		398		
3A-TCE 1-3, 6, 3B-TCE 1, 3C-TCE	Cohix, LLC	Moses Walters Survey, Abstract No. 1598, J.H. Duncan Survey, Abstract No. 398	5.0610 Acres/Temporary Construction Easement	\$58,977.00
			Closing Cost	\$15,000.00
			<b>Total Cost</b>	<b>\$1,145,000.00</b>

This property is located in Council District 6.

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 2014 Bond Program Fund for the McCart Ave. & McPherson Blvd project to support the approval of the above recommendation and acquisition of the properties. 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

**Additional Information Contact:** Ricky Salazar 8379