

Mayor and Council Communication

DATE: 08/03/21

M&C FILE NUMBER: M&C 21-0541

LOG NAME: 80CYPRESS LAKE PARK

SUBJECT

(CD 6) Accept Dedication of Approximately 9.849 Acres of Parkland and Facility Improvements from Forestar (USA) Real Estate Group, Inc. for Cypress Lake Park

RECOMMENDATION:

It is recommended that the City Council accept the dedication of approximately 9.849 acres of parkland and facility improvements from Forestar (USA) Real Estate Group, Inc. in accordance with the *Neighborhood and Community Park Dedication Policy* for Cypress Lake Park.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to accept the dedication of parkland and facility improvements for the creation of a new park in southwest Fort Worth in accordance with the *Neighborhood and Community Park Dedication Policy*. The 9.849 acres of land is required for the ongoing development of the Summer Creek Ranch subdivision development project under Preliminary Plat No. PP-03-064 and Final Plat No. FP-06-002. Forestar (USA) Real Estate Group, Inc., the developer, worked with the Park & Recreation Department (PARD) to provide suitable parkland and amenities to serve this residential development.

The legal description is as follows:

- A 9.849 acre parcel of land situated in the Antonio Castillo Survey, Abstract No. 272, and being a portion of land described by deed to Forestar (USA) Real Estate Group, Inc., intending to be all of Lot 9X, Block 37, Summer Creek Ranch Addition, as recorded in Clerk's Instrument No. D212079898, Deed Records, Tarrant County, Texas.

In addition to the parkland dedication, the developer installed the following facilities/amenities in the park: three benches, three trash receptacles, a shelter with three picnic tables, and approximately 3,200 linear feet of trail. The estimated value of these improvements is \$280,000.00. The estimated value of the 9.849 acres is \$729,338.00 (\$74,052.00 per acre).

The operating costs are estimated to begin in the fourth quarter of Fiscal Year 2021. An Adopt-A-Park Agreement will be executed with Summer Creek Ranch Homeowner's Association, Inc. to perform general site maintenance. PARD will be responsible for the maintenance of the shelter and trees. A summary of increased PARD operating & maintenance (O&M) costs are as follows:

O&M	FY2022
PARD Maintenance	\$2,500.00
PARD Forestry	\$3,242.00
Total	\$5,742.00

As of May 31, 2021, the cumulative total of all previously approved M&Cs increased the department's acreage by an estimated 42.43 acres and estimated annual maintenance by \$255,966.00 beginning in Fiscal Year (FY) 2022. Cypress Lake Park is estimated to increase the department's acreage by 9.849 acres and annual maintenance by \$5,742.00.

The Summer Creek Ranch subdivision is located north and west of W. Cleburne Road, south of McPherson Boulevard and east of S. Hulén Street.

The parkland is located in COUNCIL DISTRICT 6, Mapsco 103X.

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 the financial records of the City will be updated to reflect this dedication based upon the Capital Asset Policy contained within the Financial Management Policy Statements. The Director of Finance also certifies that approval of the above recommendation will not result in additional appropriations in the Fiscal Year 2021 Budget.

Submitted for City Manager's Office by: Valerie Washington 6192

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