

Mayor and Council Communication

DATE: 03/10/26

M&C FILE NUMBER: M&C 26-0179

LOG NAME: 21103271 P10 W EVERMAN PKWY EXT - EVERMAN RISINGER DEV

SUBJECT

(CD 8) Authorize Acquisition of Approximately 2.2332 Acres in a Drainage Easement and Approximately 0.9464 Acres for a Utility, Drainage, and Slope Easement from Property Owned by Fort Worth Everman/Risinger Development, LLC Located at 9400 Southwest Drive, Fort Worth, Tarrant County, Texas, 76134 in the George Hamilton Survey Abstract No. 751, in the Amount of \$469,650.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$474,650.00 for the Everman Parkway (Rosedale Springs) Project (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of approximately 2.2332 acres in a drainage easement and approximately 0.9464 acres for a utility, drainage, and slope easement from property owned by Fort Worth Everman/Risinger Development, LLC located at 9500 Southwest Drive, Fort Worth, Tarrant County, Texas, 76134 in the George Hamilton Survey Abstract No. 751, for the Everman Parkway (Rosedale Springs) project (City Project No. 103271);
2. Find that the total purchase price of \$469,650.00 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$474,650.00; and
3. Authorize the City Manager or his Designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The purpose of this Mayor and Council Communication is to recommend the approval of the acquisition of certain easement interests for the Everman Parkway (Rosedale Springs) project (City Project No. 103271). The project consists of designing and constructing 0.6 miles of a 4-lane divided arterial called Everman Parkway (from Rosedale Springs Lane to Cameron Hill Point). Improvements include shared-use paths, standard arterial lighting, curb and gutter, and stormwater drainage. In addition, there will be a new bridge constructed over an existing railroad, a structure included over the existing floodplain, and a roundabout constructed at the future intersection with Hemphill Drive.

An Independent Appraisal established the property's Fair Market Value and the Property Owner has agreed to the negotiated amount of \$469,650.00 as total compensation for the needed easement interests (as shown below). The City of Fort Worth will pay estimated closing costs in an amount up to \$5,000.00.

Upon City Council approval, staff will proceed with acquiring the needed easement interests.

Ownership	Parcel	Property Location	Legal Description	Acreage/Interest	Amount
Fort Worth Everman/Risinger Development, LLC	10DE-1	9400 Southwest Drive, Fort Worth, Tarrant County, Texas	GEORGE HAMILTON SURVEY ABST. NO. 751	2.2332	\$304,758.00
Fort Worth Everman/Risinger Development, LLC	10-UE-DE-SE	9400 Southwest Drive, Fort Worth, Tarrant County, Texas	GEORGE HAMILTON SURVEY ABST. NO. 751	0.9464	\$164,892.00
			Estimated Closing Costs		\$5,000.00

			Total Cost		\$474,650.00
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Funding is budgeted in the 2022 Bond Fund for the Transportation and Public Works Department for the purpose of funding the Everman Parkway (Rosedale Springs) 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 8.

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 2022 Bond Program Fund for the Everman Pkwy (Rosedale Springs project to support approval of the above recommendations and acquisition of easements. 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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