

# Mayor and Council Communication

**DATE:** 05/14/24

**M&C FILE NUMBER:** M&C 24-0401

**LOG NAME:** 21CPN 103299 P39 WJ BOAZ COBURN ROWE/DE

**SUBJECT**

(CD 7) Authorize Acquisition of Approximately 1.672 Acres in Right-of-Way and Drainage Easements from Property Owned by Coburn Farm Ltd. Located at 5450 WJ Boaz Road, Fort Worth, Tarrant County, Texas 76179 in the Amount of \$295,300.00 and Pay Estimated Closing Costs in an Amount Up to \$3,000.00 for a Total Cost of \$298,300.00 for the WJ Boaz Road Widening Improvements Project (2022 Bond Program)

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize acquisition of approximately 1.672 acres in right-of-way and drainage easements from property owned by Coburn Farm Ltd. located at 5450 WJ Boaz Road, Fort Worth, Tarrant County, Texas 76179 for the WJ Boaz Road Widening Improvements Project (City Project No. 103299);
2. Find that the total purchase price of \$295,300.00 is just compensation and pay estimated closing costs in an amount up to \$3,000.00 for a total cost of \$298,300.00; 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 WJ Boaz Road from Boat Club Road to Elkins School Road (City Project No. 103299). This project consists of widening and reconstructing approximately 1.1 miles of existing two-lane asphalt roadway to a four-lane divided concrete thoroughfare. The roadway improvements include pavement reconstruction with curb and gutter, drainage improvements, street lights, shared used paths and reconstruction of the existing roundabout at Bowman Roberts Road.

An independent appraisal established the property's fair market value and the property owner has agreed to the amount of \$295,300.00 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 \$3,000.00.

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

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
Coburn Farm, Ltd.	39	5450 WJ Boaz Road	J. Askew Survey, Abstract No. 16, Tract 1	0.313 Acres / Right-of-Way Easement	\$54,600.00
Coburn Farm, Ltd.	39	5450 WJ Boaz Road	J. Askew Survey, Abstract No. 16, Tract 1	1.359 Acres / Slope Easement	\$213,000.00
				Improvements + Cost to Cure	\$27,700.00
				Estimated Closing Costs	\$3,000.00
				<b>Total Cost</b>	<b>\$298,300.00</b>

Funding is budgeted in the 2022 Bond Program Fund for the purpose of funding the WJ Boaz Rd West Half Project, as appropriated.

This property is located in COUNCIL DISTRICT 7.

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 WJ Boaz Rd West Half 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.

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