

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 08/26/25 M&C FILE NUMBER: M&C 25-0790

LOG NAME: 21103648 P 18 MARYS CREEK FORCE MAIN - GOPFFARTH

SUBJECT

(CD 3) Authorize the Acquisition of Approximately 0.113 Acres in a Permanent Sanitary Sewer Easement, and Approximately 0.149 Acres for a Temporary Construction Easement from Property Owned by James and Sheri Alane Gopffarth Located at 4917 Corriente Lane, Benbrook, Tarrant County, Texas, 76126 in the F.M. Wales Survey Abstract No. 1637, in the Amount of \$114,000.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$119,000.00 for the Mary's Creek Force Main Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of approximately 0.113 acres in a permanent sanitary sewer easement, approximately 0.149 acres for a temporary construction easement from property owned by James and Sheri Alane Gopffarth located at 4917 Corriente Lane, Benbrook, Tarrant County, Texas, 76126 in the F.M. Wales Survey Abstract No. 1637, for the Mary's Creek Force Main project (City Project No. 103648);
2. Find that the total purchase price of \$114,000.00 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$119,000.00; 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 Mary's Creek Force Main project (City Project No. 103648). The project consists of constructing a force main and will extend approximately six miles from 315 Winscott Road to the Mary's Creek Water Reclamation Facility at 11091 Chapin Road. The force main will be installed by open cut with the exception of major road crossings which will require tunneling and boring.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$114,000.00 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 permanent sanitary sewer (PSSE), and temporary construction easement interests (TCE).

Ownership	Parcel	Property Location	Legal Description	Acreage/Interest	Amount
James Gopffarth and Sheri Alane Gopffarth	18 PSSE	4917 Corriente Lane, Benbrook, Tarrant County, Texas	LOT 1, BLOCK 10, LA CANTERA AT TEAM RANCH PHASE I  F.M. WALES SURVEY ABST. NO. 1637	0.113	\$51,200.00
James Gopffarth and Sheri Alane Gopffarth	18 TCE	4917 Corriente Lane, Benbrook, Tarrant County, Texas	LOT 1, BLOCK 10, LA CANTERA AT TEAM RANCH PHASE I  F.M. WALES	0.149	\$14,600.00

			SURVEY ABST. NO. 1637		
			Improvements + Cost-to- Cure (if any)		\$48,200.00
			Estimated Closing Costs		\$5,000.00
			<b>Total Cost</b>		<b>\$119,000.00</b>

Funding is budgeted in the Water & Sewer Bond 2017A Fund for the purpose of funding the Mary's Creek Force Main project, as appropriated.

This property is located in COUNCIL DISTRICT 3.

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 Water & Sewer Bond 2017A Fund for the MC LS Site & FM Align 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.

**Submitted for City Manager's Office by:** Valerie Washington 6199

**Originating Business Unit Head:** Marilyn Marvin 7708

**Additional Information Contact:**