

Mayor and Council Communication

DATE: 05/14/24

M&C FILE NUMBER: M&C 24-0402

LOG NAME: 21CPN 104345 P20 BOMBER SPUR TRAIL

SUBJECT

(CD 3) Authorize the Acquisition of a Fee Simple Interest in Approximately 0.556 Acres Located at 7199 Calmont Avenue, Fort Worth, Tarrant County, Texas 76116 from Robert Joseph Jones and Marilou Jones Morales in the Amount of \$48,400.00, Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total of \$53,400.00 for the Trail Gap Bomber Spur Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 0.556 acres of land owned by Robert Joseph Jones and Marilou Jones Morales situated in the Hays Covington Survey, City of Fort Worth, Tarrant County, Texas, and being all of a called 0.56 acre tract of land described as Tract No. 20 conveyed as a right-of-way easement to the United States of America as recorded in Volume 1492, Page 343 of the Deed Records of Tarrant County, Texas, and subsequently released in Volume 15317, Page 331 of said Deed Records of Tarrant County, Texas also known as 7199 Calmont Avenue, Fort Worth, Tarrant County, Texas 76116 (City Project No. 104345);
2. Find that the total purchase price of \$48,400.00 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$53,400.00; and
3. Authorize the City Manager or designee to execute the necessary contracts of sale and purchase, to accept the conveyances, and to execute and record the appropriate instruments.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire a portion of the abandoned railroad corridor located at 7199 Calmont Avenue, Fort Worth, Tarrant County, Texas 76116 for the Park & Recreation Department (PARD) to construct a 12' wide shared-use Bomber Spur Trail from Calmont Avenue to West Vickery Boulevard. When completed, the Bomber Spur Trail will feature a 12' wide paved trail, neighborhood trailheads, a pedestrian bridge over Camp Bowie Boulevard, retaining walls and ramps, landscape amenities, and street crossing signals.

Title research by Republic Title and 7 Arrows Land Staff, LLC established a chain of heirship for the previous owner of the subject property. Alamo Title Company provided a title commitment with Robert Joseph Jones and Marilou Jones Morales as the vested owners.

The sellers have agreed to sell the properties to the City of Fort Worth and the purchase prices are supported by independent appraisals. The mineral estates will not be acquired and the deeds will contain a surface use waiver for the exploration of the mineral estates. The City will pay closing costs in an amount up to \$5,000.00.

Parcel No.	Legal Description	Acreage / Property Interest	Property Price
20	Hays Covington Survey, Abstract No. 256 (Tarrant Appraisal District Account No. 00024775)	0.556 Acres / Fee Simple	\$48,400.00
	Total Cost to Acquire Property		\$48,400.00
	Estimated Closing Costs		\$5,000.00
	Total Cost to Acquire All Properties with Closing Costs		\$53,400.00

Upon City Council approval, staff will proceed with acquiring the fee simple interests and any remaining structures will be scheduled for demolition through the Environmental Services Department.

Acquisition of 0.556 acres Parcel 20 is estimated to have one-time cleanup cost of \$200.00 and increase PARD's annual maintenance cost by \$600.00 beginning in FY2025. Acquisition of 10.727 acres Parcel 6 authorized by City Council on March 19, 2024 (M&C 24-0208) is estimated to have one-time cleanup cost of \$4,400.00 and increase PARD's annual maintenance cost by \$13,200.00 beginning in FY2025. As of March 2024, the cumulative total of all previously approved M&C's increased the department's estimated annual maintenance by \$704,103.00 beginning in FY2025.

Funding is budgeted in the Cap Out Land account of the Park & Recreation Department's Grants Cap Projects Federal Fund for the Trail Gap Bomber Spur Ph I Project (City Project No. 104345), as appropriated. The federal funding is provided through the Texas Department of Transportation.

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.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Grants Cap Projects Federal Fund for the Trail Gap Bomber Spur Ph I project to support the approval of the above recommendations and land acquisition. Prior to any expenditure being incurred, the Property Management and Park & Recreation Departments have the responsibility to validate the availability of funds. This is a reimbursement grant.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: Marilyn Marvin 7708

Additional Information Contact: Ricardo Salazar 8379
Austin Street 6328