

Mayor and Council Communication

DATE: 09/28/21

M&C FILE NUMBER: M&C 21-0760

LOG NAME: 21CPN 101019 P01 WESTPORT PARKWAY

SUBJECT

(CD 7) Authorize the Acquisition of 2.184 Acres for Right-of-Way Easements, 0.039 Acres for a Permanent Drainage Facility Easement, 0.657 Acres for a Temporary Construction Easements from Real Property Located at 3455 Keller Hicks Road, Situated in the Z.D. Davis Survey, Abstract No. 1888, City of Fort Worth, Tarrant County, Texas, Owned by the William Blake and Ina Bea Jameson Revocable Living Trust for the Westport Parkway Project for a Total Purchase Price of \$673,000.00 and Pay Estimated Closing Costs in an Amount Up to \$8,000.00 for a Total Cost of \$681,000.00 (2018 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of 2.184 acres for right-of-way easements, 0.039 acres for a permanent drainage facility easement, and 0.657 acres for temporary construction easements from real property located at 3455 Keller Hicks Road, situated in the Z.D. Davis Survey, Abstract No. 1888, City of Fort Worth, Tarrant County, Texas, owned by the William Blake and Ina Bea Jameson Revocable Living Trust for the Westport Parkway Project (City Project No. 101019);
2. Find that the total purchase price of \$673,000.00 is just compensation for the easement interests and pay total estimated closing costs in an amount up to \$8,000.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The easement interests in the subject property are needed for public improvements related to the construction, widening, and expansion of the Westport Parkway corridor associated with the Westport Parkway Project (City Project No. 101019) between Beach Street and Keller Haslet Road. An independent appraisal established fair market value for the easement interest and the property owner has agreed to an amount of \$673,000.00 as total compensation for the needed easement interests in the land. The City of Fort Worth will pay estimated closing costs in an amount up to \$8,000.00.

Upon City Council approval, staff will proceed with acquiring the necessary easement interests in the subject property.

Parcel No.	Interest Owner	Address / Legal Description	Property Interest / Acreage	Amount
1 ROWE 1 & ROWE 2	William Blake and Ina Bea Jameson Revocable Living Trust	3455 Keller Hicks Road / Z.D. Davis Survey, Abstract No. 1888	Right-of-Way Easement / 2.184 Acres	\$600,000.00
1 DE1 & 1 DE2	William Blake and Ina Bea Jameson Revocable Living Trust	3455 Keller Hicks Road / Z.D. Davis Survey, Abstract No. 1888	Drainage Facility Easement / 0.039 Acres	\$10,000.00
1 TCE1 & 1 TCE 2	William Blake and Ina Bea Jameson Revocable Living Trust	3455 Keller Hicks Road / Z.D. Davis Survey, Abstract No. 1888	Temporary Construction Easement / 0.657 Acres	\$40,000.00
			Cost to Cure	\$23,000.00
			Estimated Closing Costs	\$8,000.00
			Total Cost	\$681,000.00

This project is included in the 2018 Bond Program. Available resources within the General Fund will be used to provide interim financing until debt is issued. Once debt associated with the project is sold, bond proceeds will reimburse the General Fund in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance No. 23209-05-2018) and subsequent actions taken by the Mayor and Council.

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 2018 Bond Program Fund for the Beach at Westport project to support the approval of the above recommendations and acquisition of easements. Prior to any expenditure being incurred, the Transportation and Public Works Department has the responsibility to validate the availability of funds.

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