

# Mayor and Council Communication

DATE: 11/14/23

M&C FILE NUMBER: M&C 23-0957

LOG NAME: 21CPN 101012 - P4 & P6 CROMWELL MARINE CREEK RD - SOKOL

## SUBJECT

(CD 7) Authorize the Acquisition of a Right-of-Way Easement in Approximately 0.8446 Acres of Land and a Temporary Construction Easement in Approximately 0.112 Acres of Land from American Sokol Organization - Sokol Fort Worth Located at 6500 Boat Club Road, Fort Worth, Tarrant County, Texas 76179 in the Amount of \$229,168.00 and Pay Estimated Closing Costs in an Amount Up to \$7,000.00, Authorize the Acquisition of a Right-of-Way Easement in Approximately 0.9584 Acres of Land and a Temporary Construction Easement in Approximately 0.063 Acres of Land from SPJST Lodge #154 Located at 6500 Boat Club Road, Fort Worth, Tarrant County, Texas 76179 in the Amount of \$437,489.00 and Pay Estimated Closing Costs in an Amount Up to \$13,000.00 for the Cromwell Marine Creek Road Widening Project (2018 & 2022 Bond Program)

## RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a right-of-way easement in approximately 0.8446 acres of land and a temporary construction easement in approximately 0.112 acres of land from American Sokol Organization - Sokol Fort Worth located at 6500 Boat Club Road, Fort Worth, Tarrant County, Texas in the amount of \$229,168.00 and pay estimated closing costs in an amount up to \$7,000.00;
2. Authorize the acquisition of a right-of-way easement in approximately 0.9584 acres of land and a temporary construction easement in approximately 0.063 acres of land from SPJST Lodge #154 located at 6500 Boat Club Road, Fort Worth, Tarrant County, Texas in the amount of \$437,489.00 and pay estimated closing costs in an amount up to \$13,000.00;
3. Authorize the City Manager or designee to accept the conveyance, execute the necessary documents, record the appropriate instruments; and
4. Authorize a payment pursuant to the terms of the negotiated settlement.

## DISCUSSION:

The property interests in the subject properties are required to construct the Cromwell Marine Creek Road Widening Project (City Project No. 101012) from Boat Club Road (FM 1220) to Marine Creek Parkway in accordance with the City of Fort Worth's Master Thoroughfare Plan. This project consists of widening and reconstructing an existing two-lane asphalt roadway to a four-lane, divided, concrete urban arterial. The roadway improvements include storm drain system and cross drainage structures designed for a 100-year storm, street illumination, ten-foot shared-use paths, traffic signal improvements and modifications to the Marine Creek Parkway roundabout.

An independent appraisal established the properties' fair market value and the property owners have agreed to a negotiated amount as total compensation for the needed property interests.

Upon City Council approval, Staff will proceed with acquiring the needed right-of-way and temporary construction easement interests.

### Improved Subject Property

Parcel No.	Legal Description	Acreage / Property Interest
6-ROWE	James H. Conwill Survey, Abstract 343, Tract 1E (6500 Boat Club Road)	0.8446 Acres / Right-of-Way Easement
6--TCE5	James H. Conwill Survey, Abstract 343, Tract 1E (6500 Boat Club Road)	0.1120 Acres / Temporary Construction Easement
4-ROWE	James H. Conwill Survey, Abstract 343, Tract 2D & 1E1 (6500 Boat Club Road)	0.9584 Acres / Right-of-Way Easement
4--TCE12	James H. Conwill Survey, Abstract 343, Tract 2D & 1E1(6500 Boat Club Road)	0.0630 Acres / Temporary Construction Easement

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 project is also included in the 2022 Bond Program. The City's Extendable Commercial Paper Program (M&C 22-0607; Ordinance 25675-08-2022) provides liquidity to support the appropriation. Available resources will be used to 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).

Funding is budgeted in the 2018 Bond Program Fund and in the 2022 Bond Program Fund for the purpose of funding the Cromwell Marine Creek Road Widening 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.

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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 2018 Bond Program Fund and the 2022 Bond Program Fund for the Cromwell-Marine Creek project to support the 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:** Dana Burghdoff 8018

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