

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 10/21/25 M&C FILE NUMBER: M&C 25-0985

LOG NAME: 21CPN 106120 1700 15TH AVE

SUBJECT

(CD 9) Authorize the Fee Simple Acquisition of Approximately 0.52 Acres of Property Located at 1700 15th Avenue, Fort Worth, Tarrant County, Texas 76102 from BKV North Texas, LLC in the Amount of \$235,000.00, Authorize the Payment of Closing Costs in an Amount Up to \$8,000.00 for a Total Cost of \$243,000.00 for Future Expansion of the Adjacent Water Department Field Operations Facility, Adopt Appropriation Ordinance to Effect a Portion of Water Department's Contribution, and Amend the Fiscal Years 2025-2029 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the fee simple acquisition of approximately 0.52 acres of property known as Lots 1, 2, 3A, 4A, and 5A Block 7, of Crawford Addition, an addition to the City of Fort Worth, Tarrant County, Texas and located at 1700 15th Avenue, Fort Worth, Texas 76110 from BKV North Texas, LLC for future expansion of the adjacent Water Department Field Operations Facility in the amount of \$235,000.00;
2. Authorize the payment of estimated closing costs and appraisal fees in an amount up to \$8,000.00;
3. Authorize the City Manager or his designee to accept the conveyance and execute and record the appropriate instruments;
4. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Water & Sewer Capital Projects Fund, in the amount of \$243,000.00, from available PayGo residuals, for the purpose of funding the 15th & Daggett Ave Acquisition Project (City Project No. 106120) for the fee simple acquisition of 1700 15th Avenue, Fort Worth, Texas 76102 to effect a portion of the Water Department's contribution; and
5. Amend the Fiscal Years 2024-2028 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the fee simple acquisition of property located at 1700 15th Avenue (the Property) from BKV North Texas, LLC (BKV) for the purpose of expanding the footprint of the Water Department Field Operations Facility.

BKV has agreed to sell the Property to the City of Fort Worth (City) for \$235,000.00. The purchase price is supported by an independent appraisal. The mineral estate will not be acquired, and the deed will contain a surface use waiver for the exploration of the mineral estate. The real estate taxes will be pro-rated with BKV being responsible for taxes up to the closing date. The City will pay closing costs in an amount up to \$8,000.00. A new survey will be acquired and the Water Department has agreed to replace an existing fence on the southern boundary of the Property if the new Survey reflects that the existing fence is not on the actual property line. Water Department will pay for the fence and has indicated they will use an existing City contract for the work. If necessary, the Water Department will appropriate future funds for the costs of the fence. Due to BKV's adjacent natural gas operations, BKV has requested a deed restriction requiring compliance with the City's Gas Well Ordinance set back provisions.

Legal Description	Purchase Price	Closing Costs	Total
Crawford Addition, Lots 1, 2, 3A, 4A, & 5A Block 7	\$235,000.00	\$8,000.00	\$243,000.00

It is the practice of the Water Department to appropriate its Capital Improvement Plan throughout the Fiscal Year instead of within the annual budget ordinance as projects commence, additional funding needs are identified, and/or to comply with bond covenants. The actions of this M&C will appropriate funds to support the Water Department's portion of the City of Fort Worth's Fiscal Years 2025-2029 Capital Improvement Program.

Capital Fund Name	Project Name	Existing Appropriations	Authority	Additional Appropriations	Project Total
56002 - W&S Capital Projects Fund	106120 - 15th & Daggett Ave Acquisition	\$0.00	This M&C Rec 4	\$243,000.00	\$243,000.00
Project Total		\$0.00		\$243,000.00	\$243,000.00

Funding is currently available from PayGo Residuals in the Unspecified All-Funds project within the Water & Sewer Capital Projects Fund for the purpose of funding City Project No. 106120 to acquire property adjacent to the Water Department Field Operations Facility to support future, long-

range expansion plans of the existing Water Department field operations.

This project is located in COUNCIL DISTRICT 9.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Unspecified All-Funds project within the W&S Capital Projects Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the W&S Capital Projects Fund to support the acquisition of the property. Prior to an expenditure being incurred, the Property Management and Water Departments have the responsibility of verifying the availability of funds.

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