

Mayor and Council Communication

DATE: 06/09/26

M&C FILE NUMBER: M&C 26-0472

LOG NAME: 21CPN 104344 P2 WESTWORTH REDEV. AUTH. - NASJRB W&SS REPL

SUBJECT

(CD 7 and Westworth Village) Authorize Acquisition of Approximately 2.511 Acres in Permanent Water Easements and 1.642 Acres in Temporary Construction Easements from Property Owned by Westworth Redevelopment Authority, Located at 6520 White Settlement Road, Westworth Village, Tarrant County, Texas 76114 in the Amount of \$655,634.00 and Pay Estimated Closing Costs in an Amount Up to \$4,000.00 for a Total Cost of \$659,634.00 for the Naval Air Station Joint Reserve Base Water and Sewer Main Replacement Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of approximately 2.511 acres in permanent water easements and 1.642 acres in temporary construction easements from property owned by Westworth Redevelopment Authority, located at 6520 White Settlement Road, Westworth Village, Tarrant County, Texas 76114 for the Naval Air Station Joint Reserve Base Water and Sewer Main Replacement project (City Project No. 104344);
2. Find that the total purchase price of \$655,634.00 is just compensation and pay estimated closing costs in an amount up to \$4,000.00 for a total cost of \$659,634.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The purpose of this Mayor & Council Communication is to authorize acquisition of permanent water easements and temporary construction easements from property owned by Westworth Redevelopment Authority in the amount of \$655,634.00 and pay estimated closing costs in an amount up to \$4,000.00 for the Naval Air Station Joint Reserve Base Water and Sewer Main Replacement project.

The land rights in the subject property are needed to facilitate the installation of a new water 16-Inch water line that will provide increased reliability of delivery and capacity to the Naval Air Station Joint Reserve Base (NASJRB). The requested easements are necessary to support proper construction of the water line and to preserve future access for maintenance, thereby improving long-term reliability and operational efficiency of the City's water infrastructure.

The proposed water line will replace existing water infrastructure currently serving NASJRB that was installed in the 1940s and 1950s. Replacement of these aging mains is expected to reduce the frequency of leaks and breaks, minimize water loss, and lower repair and maintenance costs incurred by the City. In addition, reducing leakage aligns with the City's broader water loss reduction objectives and supports responsible stewardship of limited water resources. Collectively, these improvements will provide more consistent and dependable water service to NASJRB, which is essential to the continuity of base operations and mission readiness.

An independent appraisal established the property's fair market value and the property owner has agreed to the amount of \$655,634.00 as just compensation for the needed property interests as shown below. The City of Fort Worth will pay estimated closing costs in an amount up to \$4,000.00.

Upon City Council approval, staff will proceed with acquiring the needed water easement and temporary construction easement interests.

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
Westworth Redevelopment Authority	2	6520 White Settlement Road, Westworth Village, Tarrant County, Texas 76114	JOHN MCHORSE SURVEY, ABSTRACT NO. 1088, CORNELIUS CONNELLY SURVEY, ABSTRACT NO. 319 & JOHN M. SHREEVE SURVEY, ABSTRACT NO. 1456 CITY OF WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS	2.511 Acres / Water Facility Easement	\$459,802.00
Westworth Redevelopment Authority	2	6520 White Settlement Road, Westworth Village, Tarrant County, Texas 76114	JOHN MCHORSE SURVEY, ABSTRACT NO. 1088, CORNELIUS CONNELLY SURVEY, ABSTRACT NO. 319 & JOHN M. SHREEVE SURVEY, ABSTRACT NO. 1456 CITY OF WESTWORTH VILLAGE, TARRANT COUNTY, TEXAS	1.642 Acres / Temporary Construction Easement	\$195,832.00

				Estimated Closing Costs	\$4,000.00
				Total Cost	\$659,634.00

Funding is budgeted in the Water and Sewer Capital Projects Fund for the purpose of funding the W/SS Repl. Contract Naval Base project, as appropriated.

This property is located in COUNCIL DISTRICT 7 and WESTWORTH VILLAGE.

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 currently available in the current capital budget, as previously appropriated, in the W&S Capital Projects Fund for the purpose of funding the W/SS Repl. Contract Naval Base project to support approval of the above recommendations and acquisition of easement. Prior to an expenditure being incurred, the Property Management and Water Departments have the responsibility of verifying the availability of funds.

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

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