

Mayor and Council Communication

DATE: 09/28/21

M&C FILE NUMBER: M&C 21-0759

LOG NAME: 21COOK CHILDRENS GROUND LEASE

SUBJECT

(CD 3) Authorize the Execution of a Ground Lease Agreement with Cook Children's Health Care System or Affiliate for Approximately Two Acres of Land Located at 13340 Highland Hills Drive, Fort Worth, Texas 76008 for a Temporary Fire Station, Authorize the Expenditure of Up to \$162,000.00 for Necessary Site Improvements, Authorize a One-Time Purchase Agreement with the City of Grapevine for a Dome Shelter in the Amount of \$5,000.00 for the Fire Department and Adopt Attached Appropriation Ordinance

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a ground lease agreement with Cook Children's Health Care System, or affiliate, for approximately two acres of land located at 13340 Highland Hills Drive, Fort Worth, Texas 76008 for a temporary fire station;
2. Authorize the expenditure of up to \$162,000.00 for necessary site improvements;
3. Authorize a one-time purchase agreement with the City of Grapevine for a dome shelter in the amount of \$5,000.00 for the Fire Department; and
4. Adopt attached appropriation ordinance adjusting estimated receipts and appropriations in the General Capital Project Fund by increasing receipts and appropriations in the Temp Fire Station 43 project (City Project No. 103643) by \$162,000.00 and decreasing estimated receipts and appropriations in the Fire Station 42 project (City Project No.C01563) by the same amount.

DISCUSSION:

This Mayor and Council Communication (M&C) is to authorize the execution of a ground lease agreement with Cook Children's Health Care System for approximately two acres of land located at 13340 Highland Hills Drive, Fort Worth, Texas 76008 for a temporary fire station.

The City of Fort Worth Fire Department (Fire) and Cook Children's Health Care System (Cook Children's) have been in discussions and are in agreement for Fire to lease land next to Cook Children's Urgent Care Walsh Ranch for a temporary fire station to provide emergency preparedness, education, prevention, and response coverage for the City of Fort Worth (City) far west city-limits. The temporary fire station site will allow the City to finalize the construction of Fire Station No. 43 which will be located at Walsh Avenue and Walsh Ranch Parkway.

With assistance from the City of Fort Worth Property Management Department, Fire and Cook Children's have agreed on terms to lease land at 13340 Highland Hills Drive, Fort Worth, TX 76008.

The terms are as follows:

- Term length of two (2) years with an estimated lease commencement date of October 1, 2021 and lease expiration date of September 30, 2023.
- The City will be responsible for paying tenant improvements not to exceed \$162,000.00 to Cook Children's for installing a concrete pad, security lighting, and extending utility service to the leased premises. In accordance with the City Code of Ordinances, Part II, Chapter 7-1 Fort Worth Building Administrative Code, Section 109.2.1, Exception 2; "Work by non-City personnel on property under the control of the City of Fort Worth shall be exempt from the permit fees only if the work is for action under a contract that will be or has been approved by City Council with notes in the contract packages stating the fee is waived."
- The City will be responsible for all operating expenses necessary for the temporary fire station and all costs associated with the installation of the temporary office trailers and dome shelter including permitting, infrastructure improvements, and connection of utilities and utility services.

The City of Fort Worth Fire Department is also seeking authorization to make a one-time purchase from the City of Grapevine for a dome shelter in the amount of \$5,000.00 for use at the temporary fire station.

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 currently available in the UNSPEC project within the General Capital Projects Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the General Capital Project Fund for the Temp Fire Station 43 project to support the approval of the above recommendations and execution of the agreements. Prior to an expenditure being incurred, the Fire Department has the responsibility to validate the availability of funds.

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Expedited