



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Capital Projects

CM/ DCM/ ACM: Mario Canizares

DATE: July 18, 2017

SUBJECT

Consider adoption of an ordinance of the City of Denton, Texas authorizing the City Manager, or his designee, to execute a Contract of Sale by and between Lisa Cooke (“Owner”), and the City of Denton, Texas (“City” or “Buyer”), regarding the sale and purchase of fee simple to an approximately 0.344 acre tract, more or less, situated in the Eugene Puchalski Survey, Abstract No. 996, Denton County, Texas for the purchase price of Two Hundred Twenty Eight Thousand Dollars and No Cents (\$228,000.00), and other consideration, as prescribed in the Contract of Sale; authorizing the expenditure of funds therefor; and providing an effective date. (Bonnie Brae Street Widening and Improvements project - North (Phase 5) - Parcel 30 (Cooke – 2291 Scripture Street))

BACKGROUND

The "Bonnie Brae Secondary arterial from IH35E to North of Scripture" project was approved by the voters as part of the Mobility Improvement projects initiative on the ballot for the November 5, 2014 bond election. To date, a preliminary schematic design has been completed and the detailed design engineering work is in process for this phase.

Lisa Cooke, the landowner of the residential property tract located at 2291 Scripture Street contacted staff mid-June 2017, relating that she recently listed her property for sale and was informed by the owners of neighboring property tracts that her property was slated for acquisition by the City, as part of the upcoming road widening project, which is accurate information. This revelation surprised Ms. Cooke and she related to staff that the notion of a near-term market sale of her property was no longer feasible, given the circumstances.

Staff has been working interactively with Ms. Cooke over the course of the last several weeks to see if a purchase of the subject property tract could occur, in advance of the formal land rights acquisition stage for the project.

OPTIONS

1. Approve proposed ordinance
2. Decline to approve proposed ordinance
3. Table for future consideration

RECOMMENDATION

Staff recommends approval of the ordinance.

ESTIMATED SCHEDULE OF PROJECT

Land rights acquisition schedule for Bonnie Brae – North (Phase 5) segment to formally commence in the Fall of 2017. It is anticipated that all acquisitions/relocations for this segment will require 12-18 months to complete, road construction project letting and contract award to occur thereafter.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

None

FISCAL INFORMATION

A total of \$9,500,000 in funding was approved for the project. A total of \$2,000,000 in bonds have been sold to date to provide for project design and contingencies. The purchase of the tract at hand, if approved, will be funded out of the Streets Capital Project Fund account established for the project: 250023467.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Public Infrastructure

Related Goal: 2.1 Optimize resources to improve quality of City Roadways

EXHIBITS

- 1 - Agenda Information Sheet
- 2 - Location map
- 3 - Site map
- 4 - Schematic road plan
- 5 - Ordinance

Respectfully submitted:
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Director of Capital Projects

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