

Mayor and Council Communication

DATE: 09/13/22

M&C FILE NUMBER: M&C 22-0693

LOG NAME: 21CPN 103414 P2&3 6601-6621 RM 2871

SUBJECT

(CD 3) Authorize the Acquisition of a Permanent Sewer Easement in Approximately 0.47 Acres and a Temporary Construction Easement in Approximately 0.39 Acres from Real Property Owned by Caliche Land L.L.C. Located at 6601-6621 RM 2871 in the Nathan Proctor Survey, Abstract 1229, Tract 1A1A1, Tarrant County, Texas, in the Amount of \$134,700.00 and Pay Estimated Closing Costs in an Amount Up to \$2,000.00 for a Total Cost of \$136,700.00 for the Walnut Creek Sanitary Sewer Interceptor Extension Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a permanent sewer easement in approximately 0.47 acres and a temporary construction easement in approximately 0.39 acres from real property owned by Caliche Land L.L.C. located at 6601-6621 RM 2871 in the Nathan Proctor Survey, Abstract 1229, Tract 1A1A1, Tarrant County, Texas, for the Walnut Creek Sanitary Sewer Interceptor Extension project from the Aledo Road/2871 Intersection to Walsh Ranch (City Project No. 103414);
2. Find that the total purchase price of \$134,700.00 is just compensation and pay estimated closing costs in an amount up to \$2,000 for a total cost of \$136,700.00; and
3. Authorize the City Manager or his designee to accept the conveyances and record the appropriate instruments.

DISCUSSION:

The permanent and temporary construction easements are needed to construct the Walnut Creek Sanitary Sewer Interceptor Extension Project (City Project No. 103414) from the Aledo Road/2871 Intersection to Walsh Ranch.

An independent appraisal established the property's fair market value and the property owner has agreed to the appraised amount of \$134,700.00 as total compensation for the needed easement interests. The City of Fort Worth will pay estimated closing costs in an amount up to \$2,000.00.

Upon City Council approval, staff will proceed with acquiring the needed easement interests.

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
Caliche Land, L.L.C.	2	6601-6621 RM 2871	Nathan Proctor Survey, Abstract 1229, Tract 1A1A1	0.47 Acres / Permanent Sewer Easement	\$105,900.00
Caliche Land, L.L.C.	3	6601-6621 RM 2871	Nathan Proctor, Survey, Abstract 1229, Tract 1A1	0.39 Acres / Temporary Construction Easement	\$28,800.00
				Estimated Closing Costs	\$2,000.00
				TOTAL COST	\$136,700.00

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 available in the current capital budget, as previously appropriated, in the W&S Rev Bonds Series 2022 Fund for the Walnut Creek SS Extension project to support the approval of the above recommendations and conveyance of land. Prior to

any expenditure being incurred, the Property Management & Water Departments have the responsibility to validate the availability of funds.

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