

Mayor and Council Communication

DATE: 01/12/21

M&C FILE NUMBER: M&C 21-0037

LOG NAME: 21BLUESTONE- MULTI PARCEL- LAKE ARLINGTON FM AND LS

SUBJECT

(CD 5) Authorize Acquisition of Permanent Sewer Facility Easements in Approximately 1.490 Acres and Temporary Construction Easements in Approximately 4.109 Acres from Real Property Owned by Bluestone Natural Resources II, LLC, Located at 3849 South Cravens Road; 6217 Dowdell Road; 6216 and 6217 Elizabeth Road; 6300 Willard Road; and 2608 Quail Road in the City of Fort Worth, Situated in Lot 7, Block 4; Lot 7, Block 3; Lot 10, Block 3; Lot 12, Block 2; Lot 7, Block 2; and Lot 10, Block 2, Handley Heights South Addition, Tarrant County, Texas, for the Lake Arlington Force Main and Lift Station Project for a Total Purchase Price of \$150,000.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$155,000.00

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of permanent sewer facility easements in approximately 1.490 acres and temporary construction easements in approximately 4.109 acres of land from real property owned by Bluestone Natural Resources II, LLC, located at 3849 South Cravens Road; 6217 Dowdell Road; 6216 and 6217 Elizabeth Road; 6300 Willard Road; and 2608 Quail Road in the City of Fort Worth, situated in Lot 7, Block 4; Lot 7, Block 3; Lot 10, Block 3; Lot 12, Block 2; Lot 7, Block 2; and Lot 10, Block 2, Handley Heights South Addition, Tarrant County, Texas, for the Lake Arlington Force Main and Lift Station project (City Project No. 100995);
2. Find that the total purchase price of \$150,000.00 for the easement interests is just compensation and pay total estimated closing costs in an amount up to \$5,000.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The permanent sewer and temporary construction easement interests in the subject properties are needed for sewer improvements on the Lake Arlington Force Main and Lift Station project (City Project No. 100995) from east of East Loop 820 South and west of Lake Arlington.

An independent appraisal established fair market value for the permanent and temporary easements and the property owner has agreed to an amount of \$150,000.00 as total compensation for the needed easement interests in the land. The City will pay estimated closing costs in an amount up to \$5,000.00.

Upon City Council approval, staff will proceed with acquiring the necessary easement interests in the subject properties.

Parcel No.	Interest Owner	Address/Legal Description	Type of Property / Acreage	Amount
41 PSFE	Bluestone Natural Resources II, LLC	Lot 7 Block 4 Handley Heights South Addition	Permanent Sewer Facility Easement / 0.095 Acres	\$4,548.00
41 TCE	Bluestone Natural Resources II, LLC	Lot 7 Block 4 Handley Heights South Addition	Temporary Construction Easement / 0.464 Acres	\$8,884.00
48 PSFE	Bluestone Natural Resources II, LLC	Lot 7 Block 3 Handley Heights South Addition	Permanent Sewer Facility Easement / 0.096 Acres	\$4,596.00
48 TCE	Bluestone Natural Resources II, LLC	Lot 7 Block 3 Handley Heights South Addition	Temporary Construction Easement / 0.545 Acres	\$10,435.00

49 PSFE	Bluestone Natural Resources II, LLC	Lot 10 Block 3 Handley Heights South Addition	Permanent Sewer Facility Easement / 0.483 Acres	\$23,120.00
49 TCE	Bluestone Natural Resources II, LLC	Lot 10 Block 3 Handley Heights South Addition	Temporary Construction Easement / 1.127 Acres	\$21,579.00
50 PSFE	Bluestone Natural Resources II, LLC	Lot 12 Block 2 Handley Heights South Addition	Permanent Sewer Facility Easement / 0.420 Acres	\$20,105.00
50 TCE	Bluestone Natural Resources II, LLC	Lot 12 Block 2 Handley Heights South Addition	Temporary Construction Easement 0.979 Acres	\$18,745.00
52 PSFE	Bluestone Natural Resources II, LLC	Lot 7 Block 2 Handley Heights South Addition	Permanent Sewer Facility Easement / 0.205 Acres	\$9,813.00
52 TCE	Bluestone Natural Resources II, LLC	Lot 7 Block 2 Handley Heights South Addition	Temporary Construction Easement / 0.515 Acres	\$9,861.00
55 PSFE	Bluestone Natural Resources II, LLC	Lot 10 Block 2 Handley Heights South Addition	Permanent Sewer Facility Easement / 0.191 Acres	\$9,143.00
55 TCE	Bluestone Natural Resources II, LLC	Lot 10 Block 2 Handley Heights South Addition	Temporary Construction Easement / 0.479 Acres	\$9,171.00
			Estimated Closing Cost	\$5,000.00
			Total Cost	\$155,000.00

This properties are located in the City of Fort Worth in COUNCIL DISTRICT 5.

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 Capital Proj 2018 for the Lake Arlington, FM, LS and SS project to support the approval of the above recommendations and the purchase of the easements. Prior to any expenditure being incurred, the Water and Property Management Departments have the responsibility to validate the availability of funds.

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