

Mayor and Council Communication

DATE: 01/23/24

M&C FILE NUMBER: M&C 24-0045

LOG NAME: 21CPN 100146 KELLER HICKS RD IMPROVEMENTS

SUBJECT

(CD 10) Authorize the Acquisition of Approximately 0.256 Acres in Temporary Construction Easements, Approximately 0.214 Acres in a Permanent Drainage Easement, and Approximately 0.013 Acres of Right-of-Way from Real Property Owned by Tri-County Electric Cooperative, Inc. Located in the J. Billingsley Survey, Abstract No. 70, Tri-County Addition, Block 1, Lot 1, Tarrant County, Texas in the Amount of \$119,178.00 and Paying Closing Costs in an Amount Up to \$5,000.00 for the Keller Hicks Road Improvement Project for a Total Cost of \$124,178.00 (2018 Bond Program)

RECOMMENDATION:

1. Authorize the acquisition of approximately 0.256 acres in temporary construction easements, approximately 0.214 acres in a permanent drainage easement, and approximately 0.013 acres of right-of-way from real property owned by Tri-County Electric Cooperative, Inc. located in the J. Billingsley Survey, Abstract No. 70, Tri-County Addition, Block 1, Lot 1, Tarrant County, Texas (City Project No.100146);
2. Find that the total purchase price of \$119,178.00 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$124,178.00; and
3. Authorize the City Manager or his designee to accept the conveyances and record the appropriate instruments.

DISCUSSION:

The land rights in the subject property are needed for the Keller Hicks Road Improvement Project, a public purpose that will provide for new travel lanes, intersection improvements, storm drainage improvements, sidewalks, and streetlights, as necessary.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$119,178.00 as total compensation for the needed property interest as shown below. 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 needed right-of-way, permanent drainage, and temporary construction easement interests.

Parcel No.	Interest	Size (in Sq. Ft.)	Offer Amount (\$)
8-1	Right-of Way Easement	572	\$2,537.00
8-2	Temporary Construction Easement	8,635	\$5,182.00
ROWE	Cost to Cure		\$35,675.00
	Right-of-Way SUBTOTAL		\$43,394.00
8-1-1	Permanent Drainage Easement	9,303	\$26,513.00
8-2-1	Temporary Construction Easement	2,534	\$1,520.00
PDE	Cost to Cure		\$5,100.00
	Drainage SUBTOTAL		\$33,133.00
	Damages (Fence/Gate/Dirt/Gravel)		\$42,651.00
	Estimated Closing Costs		\$5,000.00
	Damages/Closing Cost SUBTOTAL		\$47,651.00
	TOTAL		\$124,178.00

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2018 Bond Program Fund for the Keller Hicks Rd. (377 to Katy) project to support the approval of the above recommendations and acquisition of easements. Prior to any expenditure being incurred, the Property Management and Transportation and Public Works Departments have the responsibility to validate the availability of funds.

Submitted for City Manager's Office by: Dana Burghdoff 8018

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