

Mayor and Council Communication

DATE: 03/10/26

M&C FILE NUMBER: M&C 26-0181

LOG NAME: 21103648 P29 MARYS CREEK FORCE MAIN - 4621 COWAN PROP

SUBJECT

(CD 3) Authorize Acquisition of Approximately 0.124 Acres in a Permanent Sanitary Sewer Easement, and Approximately 0.158 Acres for a Temporary Construction Easement from Property Owned by 4621 Cowan Partners LLC Located at 9816 Loire Valley Trail, City of Fort Worth, Tarrant County, Texas, 76126 in the Nancy Casteel Survey, Abstract No. 349, in the Amount of \$125,800.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$130,800.00 for the Mary's Creek Force Main Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of approximately 0.124 acres in a permanent sanitary sewer easement, and approximately 0.158 acres for a temporary construction easement from property owned by 4621 Cowan Partners LLC., Located at 9816 Loire Valley Trail, City of Fort Worth, Tarrant County, Texas, 76126 in the Nancy Casteel Survey, Abstract No. 349, for the Mary's Creek Lift Station Site & Force Main Alignment project (City Project No. 103648);
2. Find that the total purchase price of \$125,800.00 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$130,800.00; and
3. Authorize the City Manager or his Designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The purpose of this Mayor and Council Communication is to recommend the approval of the acquisition of certain easement interests for the Mary's Creek Lift Station Site & Force Main Alignment project (City Project No. 103648). The project consists of constructing a force main and will extend approximately six miles from 315 Winscott Road to the Mary's Creek Water Reclamation Facility at 11091 Chapin Road. The force main will be installed by open cut with the exception of major road crossings which will require tunneling and boring.

An independent appraisal established the property's Fair Market Value and the Property Owner has agreed to the negotiated amount of \$125,800.00 as total compensation for the needed easement interests (as shown below). The City of Fort Worth will pay estimated closing costs in an amount up to \$5,000.00.

Upon City Council approval, staff will proceed with acquiring the needed Permanent Sanitary Sewer Easement (PSSE), and Temporary Construction Easement interests (TCE).

Ownership	Parcel	Property Location	Legal Description	Acreage/Interest	Price
4621 Cowen Partners, LLC.	P29 PSSE	9816 Loire Valley Trail, Fort Worth, Tarrant County, Texas, 76126	Nancy Casteel Survey, Abstract No. 349	0.124	\$45,100.00
4621 Cowen Partners, LLC.	P 29 TCE	9816 Loire Valley Trail, Fort Worth, Tarrant County, Texas, 76126	Nancy Casteel Survey, Abstract No. 349	0.158	\$12,700.00
			Improvements Cost-to-Cure (if any)		
			Damages		\$68,000.00
			Estimated Closing Cost		\$5,000.00
			Total Costs		\$130,800.00

Funding is budgeted in the Water & Sewer Bond 2017A Fund for the purpose of funding the Mary's Creek Lift Station Site & Force Main Alignment project, as appropriated.

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 Water & Sewer Bond 2017A Fund for the MC LS Site & FM Align project to support 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: Valerie Washington 6199

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Additional Information Contact: Stuart Young 8379