

Mayor and Council Communication

DATE: 10/27/20

M&C FILE NUMBER: M&C 20-0797

LOG NAME: 215736 WILBARGER STREET- LAKE ARLINGTON LS & FM

SUBJECT

(CD 5) Authorize Acquisition of a Permanent Sewer Facility Easement in Approximately 1.334 Acres of Land and a Temporary Construction Easement in Approximately 3.120 Acres of Land Located at 5736 Wilbarger Street in the James W. Daniel Survey, Abstract No. 395, Tract 6 & 6A, Tarrant County, Fort Worth, Texas from Property Owned by Charles Lawhon for the Lake Arlington Lift Station and Force Main Project for a Total Purchase Price of \$125,000.00 and Pay Estimated Closing Costs in an Amount Up to \$4,000.00 for a Total Cost of \$129,000.00

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of a permanent sewer facility easement in approximately 1.334 acres of land and temporary construction easement in approximately 3.120 acres of land, located at 5736 Wilbarger Street in the James W. Daniel Survey, Abstract No. 395, Tract 6 & 6A, Tarrant County, Fort Worth, Texas, from property owned by Charles Lawhon for the Lake Arlington Lift Station and Force Main Project (City Project No. 100995);
2. Find that the total purchase price of \$125,000.00 for the easement interests is just compensation and pay total estimated closing costs in an amount up to \$4,000.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The permanent sewer facility easement and temporary construction easement interests in the subject property are needed for sewer improvements on the Lake Arlington Lift Station and Force Main Project (City Project No. 100995) located in James W. Daniel Survey Abstract 395, Tract 6 & 6A.

An independent appraisal established fair market value for the permanent sewer and temporary construction easements and the property owner has agreed to an amount of \$125,000.00 as total compensation for the necessary easement interests in the land. The City will pay estimated closing costs in an amount up to \$4,000.00.

Upon City Council approval, staff will proceed with acquiring the following easement interests in the property:

Parcel No.	Interest Owner	Address/Legal Description	Type of Property/Acreage	Amount
34-PSFE	Charles Lawhon	JAMES W. DANIEL SURVEY, ABSTRACT NO. 395, Tract 6 & 6A	Permanent Sewer Facility Easement / 0.420 Acres	\$24,000.00
34-TCE 1	Charles Lawhon	JAMES W. DANIEL SURVEY ABSTRACT NO. 395, Tract 6 & 6A	Temporary Construction Easement / 0.965 Acres	\$16,000.00
34-TCE 2	Charles Lawhon	JAMES W. DANIEL SURVEY ABSTRACT NO. 395, Tract 6 & 6A	Temporary Construction Easement / 0.021 Acres	\$500.00
35-PSFE	Charles Lawhon	JAMES W. DANIEL SURVEY ABSTRACT NO. 395, Tract 6 & 6A	Permanent Sewer Facility Easement / 0.914 Acres	\$52,000.00
35-TCE	Charles Lawhon	JAMES W. DANIEL SURVEY ABSTRACT NO. 395, Tract 6 & 6A	Temporary Construction Easement / 2.134 Acres	\$32,500.00
			Estimated Closing Costs	\$4,000.00
			Total Cost	\$129,000.00

This property is located 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 Fund 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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