

Mayor and Council Communication

DATE: 06/08/21

M&C FILE NUMBER: M&C 21-0396

LOG NAME: 215998 WILBARGER- RAFAH REAL ESTATE LLC

SUBJECT

(CD 5) Authorize Acquisition of 0.480 Acres in Permanent Sewer Facility Easement and 0.554 Acres for a Temporary Construction Easement from Real Property Owned by Rafah Real Estate, LLC and Located at 5998 Wilbarger Street in the J.W. Daniel Survey, Abstract No. 395, Tarrant County, Texas for the Lake Arlington Force Main and Lift Station Project for a Total Purchase Price of \$125,000.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$130,000.00

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of 0.480 acres in permanent sewer facility easement and 0.554 acres for a temporary construction easement located at 5998 Wilbarger Street in the J.W. Daniel Survey, Abstract No. 395, Tarrant County, Texas from real property owned by Rafah Real Estate, LLC for the Lake Arlington Force Main and Lift Station project (City Project No. 100995);
2. Find that the total purchase price of \$125,000.00 is just compensation for the easement interests and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$130,000.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The permanent sewer easement and temporary construction easement interests in the subject property are needed for sewer improvements on the Lake Arlington Force Main and Lift Station project (City Project No. 100995) from south of Wilbarger Street and north 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 \$125,000.00 as total compensation for the needed easement interests in the land. The City will pay estimated closing costs in the amount up to \$5,000.00.

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

Parcel No.	Interest Owner	Address/Legal Description	Type of Property/Acreage	Amount
36 PSFE	Rafah Real Estate LLC, Series E	Situated in J.W. Daniel Survey, Abstract No. 395	Permanent Sewer Facility Easement 0.480 Acres	\$85,000.00
36 TCE	Rafah Real Estate LLC, Series E	Situated in J.W. Daniel Survey, Abstract No. 395	Temporary Construction Easement 0.554 Acres	\$40,000.00
			Estimated Closing Cost	\$5,000.00
			Total Cost	\$130,000.00

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 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.

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

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