

Mayor and Council Communication

DATE: 08/03/21

M&C FILE NUMBER: M&C 21-0526

LOG NAME: 211800 FOREST PARK-GDK/JED

SUBJECT

(CD 9) Authorize the Acquisition of 0.0163 Acres for a Permanent Sewer Facility Easement, 0.2339 Acres for a Temporary Construction Easement, and 0.2021 Acres for a Temporary Access Easement from Real Property Located at 1800 North Forest Park Boulevard, Being Lots B and C in Block 19 of the Crawford Addition to the City of Fort Worth, Tarrant County, Texas and Owned by GDK/JED Real Estate, LTD. for the Clear Fork Lift Station and Force Main Project for a Total Purchase Price of \$270,000.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$275,000.00

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of 0.0163 acres for a permanent sewer facility easement, 0.2339 acres for a temporary construction easement, and 0.2021 acres for a temporary access easement from real property located at 1800 North Forest Park Boulevard, being Lots B and C in Block 19 of the Crawford Addition to the City of Fort Worth, Tarrant County, Texas and owned by GDK/JED Real Estate, LTD. for the Clear Fork Lift Station and Force Main project (City Project No. 100996); and
2. Find that the total purchase price of \$270,000.00 is just compensation for the easement interests 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 facility and temporary easement interests in the subject property are needed for constructing sewer improvements on the Clear Fork Lift Station and Force Main Project (City Project No. 100996) between the Clear Fork of the Trinity River and North Forest Park Boulevard. An independent appraisal established fair market value for the permanent and temporary easements and the property owner has agreed to an amount of \$270,000.00 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 property.

Parcel No.	Interest Owner	Address / Legal Description	Property Interest / Acreage	Amount
5 PSFE	GDK/JED Real Estate, LTD.	1800 North Forest Park Boulevard / Lots B and C, Block 19, Crawford Addition	Permanent Sewer Facility Easement / 0.0163 Acres	\$27,000.00
5 TCE	GDK/JED Real Estate, LTD.	1800 North Forest Park Boulevard / Lots B and C, Block 19, Crawford Addition	Temporary Construction Easement / 0.2339 Acres	\$130,500.00
5 TAE	GDK/JED Real Estate, LTD.	1800 North Forest Park Boulevard / Lots B and C, Block 19, Crawford Addition	Temporary Access Easement / 0.2021 Acres	\$112,500.00
			Estimated Closing Costs	\$5,000.00
			Total Cost	\$275,000.00

This property is located in COUNCIL DISTRICT 9.

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 Clear Fork, 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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