

Mayor and Council Communication

DATE: 10/25/22

M&C FILE NUMBER: M&C 22-0866

LOG NAME: 21CPN 103414 P4-P5 PMB I20 LAND

SUBJECT

(CD 3) Authorize the Acquisition of a Permanent Sewer Easement in 0.40 Acres and a Temporary Construction Easement in 0.571 Acres from Real Property Owned by PMB I20 Land LP Located at the Northeast Corner of Aledo Road and Chapin School Road (RM 2871) in the Nathan Proctor Survey, Abstract No. 1229, Tarrant County, Texas in the Amount of \$183,150.00 and Pay Estimated Closing Costs in an Amount Up to \$2,500.00 for a Total Cost of \$185,650.00 for the Walnut Creek Sanitary Sewer Interceptor Extension Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a permanent sewer easement in 0.40 acres and a temporary construction easement in 0.571 acres from real property owned by PMB I20 Land LP located at the northeast corner of Aledo Road and Chapin School Road (RM 2871) in the Nathan Proctor Survey, Abstract No. 1229, Tarrant County, Texas for the Walnut Creek Sanitary Sewer Interceptor Extension project (City Project No. 103414);
2. Find that the total purchase price of \$183,150.00 is just compensation and pay estimated closing costs in an amount up to \$2,500.00 for a total cost of \$185,650.00; and
3. Authorize the City Manager or his designee to accept the conveyances and record the appropriate instruments.

DISCUSSION:

The permanent and temporary construction easements are needed to construct the Walnut Creek Sanitary Sewer Interceptor Extension Project (City Project No. 103414) from the Aledo Road/Chapin School Road (RM 2871) intersection to the eastern boundary of Walsh Ranch.

An independent appraisal established the property's fair market value and the property owner has agreed to the appraised amount of \$183,150.00 as total compensation for the needed easement interests. The City of Fort Worth will pay estimated closing costs in an amount up to \$2,500.00 for a total cost of \$185,650.00.

Upon City Council approval, staff will proceed with acquiring the needed easement interests.

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
PMB I20 Land, LP	4	1901 RM Road 2871	Nathan Proctor Survey, Abstract 1229, Tract 1	0.400 Acres / Permanent Sewer Easement	\$91,450.00
PMB I20 Land, LP	5	1901 RM Road 2871	Nathan Proctor, Survey, Abstract 1229, Tract 1	0.571 Acres / Temporary Construction Easement	\$49,950.00
				Damages	\$41,750.00
				Estimated Closing Costs	\$2,500.00
				TOTAL COST	\$185,650.00

This project is included in the 2022 Bond Program. The City's Extendable Commercial Paper (ECP) (M&C 22-0607; Ordinance 25675-08-2022) provides liquidity to support the appropriation. Available resources will be used to actually make any interim progress payments until debt is issued. Once debt associated with a project is sold, debt proceeds will reimburse the interim financing source in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance 25515-05-2022).

Funding is budgeted in the W&S Rev Bonds Series 2022 Fund for the purpose of funding the Walnut Creek SS Extension project.

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 W&S Rev Bonds Series 2022 Fund for the Walnut Creek SS Extension project to support the approval of the above recommendations and conveyance of land. Prior to any expenditure being incurred, the Property Management & Water Departments have the responsibility to validate the availability of funds.

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Expedited