

Mayor and Council Communication

DATE: 11/19/19

M&C FILE NUMBER: M&C 19-0325

LOG NAME: 21PMD SOUTHGATE- 11800 SOUTH FREEWAY- PARCEL 27 & 28

SUBJECT

Authorize Acquisition of Permanent Water Facility Easement and Temporary Construction Easement Interests in Approximately 0.496 Acres of Land Located at 11800 South Freeway in the William Stone Survey, Abstract No. 1400, and the Joseph Martin Survey, Abstract No. 1017, Tarrant County, Fort Worth, Texas, from Property Owned by TFG Burleson, L.P. for the Southgate Waterline Project for a Total Purchase Price of \$112,817.10 and Authorize Payment of Estimated Closing Costs in the Amount Up to \$2,000.00, for a Total Cost of \$114,817.10 (COUNCIL DISTRICT 6)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of Permanent Water Facility Easement and Temporary Construction Easement interests in approximately 0.496 Acres of land located at 11800 South Freeway in the William Stone Survey, Abstract No. 1400, and the Joseph Martin Survey, Abstract No. 1017, Tarrant County, Fort Worth, Texas, from Property Owned by TFG Burleson, L.P.;
2. Find that the total purchase price of \$112,817.10 for the easement interests is just compensation and pay total estimated closing costs in the amount up to \$2,000.00; and
3. Authorize the City Manager or his designee to accept the conveyances and record the appropriate instruments.

DISCUSSION:

The land rights in the subject property are needed for water improvements for the Southgate Waterline Improvement Project (CPN 101541) located at the East Corner of Interstate 35W and FM 1187 Rendon Crowley Road. The land owner has agreed to \$112,817.10 as total compensation for the easement interests.

The City will pay estimated closing costs in the amount up to \$2,000.00. Upon City Council approval, staff will proceed with acquiring the water facility and temporary construction easement interests in the property.

The City is participating with Ware Vista #1, L.L.C. ("Developer") in the engineering and construction of a 12-inch and a 24-inch water mains near the southeast corner of I-35W and FM 1187. The Developer is designing and constructing the Southgate Marketplace development ("Project") at the SE Corner of Interstate 35W and FM 1187 Rendon Crowley Road. The Developer has retained Pacheco Koch as the engineering design consultant for the off-site water main needed for the Developer's Project. Staff has asked the Developer to expand the scope of the design to include 12-inch and 24-inch water mains that will provide assistance to the City of Crowley water service to switch from a higher pressure plane to a lower pressure plan and add additional capacity to address future growth in South Fort Worth.

Parcel No.	Interest Owner	Address/Legal Description	Type of Property/Acreage	Amount
27	TFG BURLESON LP	William Stone Survey, Abstract No. 1400 Joseph Martin Survey, Abstract No. 1017	Water Facility Easement / 0.206 Acres	\$91,351.20
28	TFG BURLESON LP	William Stone Survey, Abstract No. 1400 Joseph Martin Survey, Abstract No. 1017	Temporary Construction Easement / 0.290 Acres	\$21,465.90

			Estimated Closing Costs	\$2,000.00
			Total Cost	\$114,817.10

This property is located in COUNCIL DISTRICT 6.

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 upon approval of the above recommendations, funds are available, as appropriated in the Water & Sewer Bond 2017A, and the Developer Contribution Fund. Prior to an expense being incurred, the participating department has the responsibility to validate the availability of funds.

Submitted for City Manager's Office by: Kevin Gunn 2015

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