

# Mayor and Council Communication

**DATE:** 06/16/20

**M&C FILE NUMBER:** M&C 20-0418

**LOG NAME:** 21PMD 101017 P1 6101 S HULEN ST ROWE

**SUBJECT**

Authorize the Acquisition of a Right-of-Way Easement in Approximately 0.018 Acres and a Temporary Construction Easement in Approximately 0.067 Acres Located at 6101 S. Hulen Street in the Wedgwood Addition, Block 57, Lot A1, Tarrant County, Texas from Property Owned by H & Rozy Inc. in the Amount of \$139,363.00 and Pay Estimated Closing Costs in the Amount Up to \$5,000.00 for a Total Cost of \$144,363.00 for the Hulen St at Granbury Rd Intersection Project (2018 BOND PROGRAM) (COUNCIL DISTRICT 6)

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the acquisition of a right-of-way easement in approximately 0.018 acres and a temporary construction easement in approximately 0.067 acres located at 6101 S. Hulen Street in the Wedgwood Addition, Block 57, Lot A1, Tarrant County, Texas from property owned by H & Rozy Inc. for the Hulen St at Granbury Rd Intersection Project (City Project No. 101017);
2. Find that the total purchase price of \$139,363.00 is just compensation and pay estimated closing costs in the amount up to \$5,000.00; and
3. Authorize the City Manager or his designee to accept the conveyances and record the appropriate instruments.

**DISCUSSION:**

The right-of-way and temporary construction easement interests are needed for the construction and expansion of Hulen Street where it intersects with Granbury Road for the Hulen St at Granbury Rd Intersection Project (City Project No.101017). The improvements will promote safety and efficient traffic flow in the area.

An independent appraisal established fair market value and the property owner has agreed to the negotiated amount of \$139,363.00 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.

This project is included in the 2018 Bond Program. Available resources within the General Fund will be used to provide interim financing for these expenses until debt is issued. Once debt associated with this project is sold, bond proceeds will reimburse the General Fund, in accordance with the statement expressing official Intent to Reimburse that which was adopted as part of the ordinance canvassing the bond election (Ordinance No. 23209-05-2018) and the subsequent actions taken by the Mayor and City Council.

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

Ownership	Parcel	Property Location	Legal Description	Interest	Amount
H & Rozy Inc.	1	6101 S. Hulen Street	Wedgwood Addition, Block 57, Lot A1	0.018 Acres Right-of-Way Easement	\$31,840.00
H & Rozy Inc.	1-TCE	6101 S. Hulen Street	Wedgwood Addition, Block 57, Lot A1	0.067 Acres Temporary Construction Easement	\$22,005.00
				Cost to Cure	\$85,518.00

				Estimated Closing Cost	\$5,000.00
				<b>Land Total Cost</b>	<b>\$144,363.00</b>

This property is located in COUNCIL DISTRICTS 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 funds are available in the current capital budget, as previously appropriated, in the 2018 Bond Program Fund for the Hulen St at Granbury Rd Intersection project to support the approval of the above recommendations and conveyance of land. Prior to any expenditure being incurred, the Property Management Department has the responsibility to validate the availability of funds.

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

**Originating Business Unit Head:** Steve Cooke 5134

**Additional Information Contact:**  
 Roger Venables 6334  
 Niels Brown 5166