

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 06/25/24 M&C FILE NUMBER: M&C 24-0574

LOG NAME: 21CONDEMN 102651 P2 ALVAREZ 616 E ARLINGTON AVE

SUBJECT

(CD 11) Adopt Resolution Authorizing Condemnation by Eminent Domain to Acquire 0.017 Acres in Permanent Sewer Easement from Real Property Owned by Maria Flores Alvarez, Rosa Alvarez, Benita Alvarez, Leonor Alvarez, Santos Alvarez, Isabel Alvarez, Nicolas Alvarez, Alfredo Alvarez, Godogreda Avarez Roman, Maurillo Alvarez, Maria De Los Angeles Alvarez, Herlindo Avarez, and Adelfa Alvarez. Located at 616 E. Arlington Avenue in the Hyde Park Addition, Block 4, Lot 76, Tarrant County, Texas, for the Sanitary Sewer Rehabilitation Contract 100 Project

RECOMMENDATION:

It is recommended that the City Council:

1. Declare that negotiations between the City and the property owner to acquire 0.017 acres in permanent sewer easement from real property owned by Maria Flores Alvarez, Rosa Alvarez, Benita Alvarez, Leonor Alvarez, Santos Alvarez, Isabel Alvarez, Nicolas Alvarez, Alfredo Alvarez, Godogreda Avarez Roman, Maurillo Alvarez, Maria De Los Angeles Alvarez, Herlindo Avarez, and Adelfa Alvarez, located at 616 E. Arlington Avenue in the Hyde Park Addition, Block 4, Lot 76, Tarrant County, Texas, were unsuccessful due to the inability to negotiate agreeable terms for the property interests being acquired by the City;
2. Declare the necessity to acquire the described property interest for the Sanitary Sewer Rehabilitation Contract 100 project (City Project No. 102651);
3. Adopt the attached resolution authorizing the City of Fort Worth to use its power of eminent domain to acquire the property for public use;
4. Authorize the City Attorney to institute condemnation by eminent domain proceedings to acquire the described property interest from the property owner;
5. Authorize a payment pursuant to an award of commissioners or a negotiated settlement; and
6. Authorize the City Manager or his designee to accept and record the appropriate instruments.

DISCUSSION:

The property rights in the subject property are needed for the construction, operation, maintenance, replacement, upgrade and repair of the permanent sewer line facility on the Sanitary Sewer Rehabilitation Contract 100 project as necessary. This rehabilitation project will be for public use to repair damaged sewer lines, allow better flow within the sewer pipes and help prevent sewer backups between Station 9+46 and Station 12+50 on L-3738.

An independent appraisal established fair market value for the property interests (shown below) in the total amount of \$2,250.00. Negotiations were unsuccessful due to the inability to negotiate agreeable terms for the property interests being acquired by the City.

Upon approval, a condemnation action will be brought and a Special Commissioners' hearing held to acquire the permanent sewer easement interests on the property.

Improved Subject Property		
Parcel No.	Legal Description	Acreage / Property Interest
2	616 E. Arlington Ave, Hyde Park Addition, Block 4, Lot 76	0.017 Acres / Permanent Sewer Facility Easement

Funding is budgeted in the Wastewater Department's W&S Capital Projects Fund for the purpose of funding the SS Rehab. Contract 100 project, as appropriated.

To approve this Mayor and Council Communication (M&C), the Council Member making a motion to authorize condemnation by eminent domain should say:

"I move that the Fort Worth City Council adopt the resolution authorizing use of the power of eminent domain to acquire 0.017 acres in permanent sewer facility easement from real property owned by Maria Flores Alvarez, Rosa Alvarez, Benita Alvarez, Leonor Alvarez, Santos Alvarez, Isabel Alvarez, Nicolas Alvarez, Alfredo Alvarez, Godogreda Avarez Roman, Maurillo Alvarez, Maria De Los Angeles Alvarez, Herlindo Avarez, and Adelfa Alvarez. The property is needed for the Sanitary Sewer Rehabilitation Contract 100 Project, a public use that will upgrade and repair the permanent sewer line facility. The land rights in the subject property are needed for the construction, operation, maintenance and replacement of the sewer facility improvements as necessary. The property is located at 616 E. Arlington Ave. in the Hyde Park Addition, Block 4, Lot 76, Tarrant County, Texas. The property interest to be acquired is described by metes and bounds and depicted by survey exhibits attached to this Mayor and Council Communication."

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the W&S Capital Projects Fund for the SS Rehab. Contract 100 project to support the approval of the above recommendations and acquisition of easements. Prior to any expenditure being incurred, the Water and Property Management Departments have the responsibility to validate the availability of funds.

Additional Information Contact:

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