

# Mayor and Council Communication

DATE: 06/08/21

M&C FILE NUMBER: M&C 21-0397

LOG NAME: 214851 LOOP 820 S- VSB INVESTMENTS LLC

**SUBJECT**

(CD 5) Authorize Acquisition of a Permanent Sewer Facility Easement in Approximately 0.441 Acres of Land and a Temporary Construction Easement in Approximately 1.291 Acres of Land Located at 4851 East Loop 820 South, Situated in the J.W. Daniel Survey, Abstract 395 in Tarrant County, City of Fort Worth, Texas from Property Owned by VSB Investments, LLC for the Lake Arlington Force Main and Lift Station Project for a Total Purchase Price of \$117,685.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$122,685.00

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize acquisition of a permanent sewer facility easement in approximately 0.441 acres of land and a temporary construction easement in approximately 1.291 acres of land located at 4851 East Loop 820 South, situated in the J.W. Daniel Survey, Abstract 395 in Tarrant County, City of Fort Worth, Texas from property owned by VSB Investments, LLC for the Lake Arlington Force Main and Lift Station project (City Project No. 100995);
2. Find that the total purchase price of \$117,685.00 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 easement and temporary construction easement interests in the subject property are needed for sewer improvements on the Lake Arlington Force Main and Lift Station project (City Project No. 100995) between East Loop 820 South and Lake Arlington. An independent appraisal established fair market value for the permanent and temporary easements and the property owner has agreed to an amount of \$117,685.00 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.

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

Parcel No.	Interest Owner	Address/Legal Description	Type of Property/Acreage	Amount
29 PSFE	VSB Investments, LLC	J.W. Daniel Survey Abstract 395	Permanent Sewer Facility Easement 0.441 Acres	\$57,685.00
29 TCE	VSB Investments, LLC	J.W. Daniel Survey Abstract 395	Temporary Construction Easement 1.291 Acres	\$45,000.00
			Cost To Cure	\$15,000.00
			Estimated Closing Cost	\$5,000.00
			<b>Total Cost</b>	<b>\$122,685.00</b>

This property is located in COUNCIL DISTRICT 5.

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 Lake Arlington, 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.

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

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

**Additional Information Contact:** Burt Gonzales 2311  
Ricardo Salazar 8379