

Mayor and Council Communication

DATE: 08/08/23

M&C FILE NUMBER: M&C 23-0640

LOG NAME: 21CPN 100995 4793 E. LOOP 820 - ROYCE LAKEVIEW

SUBJECT

(CD 5) Authorize Acquisition of a Permanent Sewer Facility Easement in 0.319 Acres and a Temporary Construction Easement in 0.740 Acres from Real Property Owned by Royce Lakeview, LLC, Located at 4793 East Loop 820 South in Lot 1, Block 1, Lake View Mobile Home Park Addition, City of Fort Worth, Tarrant County, Texas for the Lake Arlington Force Main and Lift Station Project for a Total Purchase Price of \$268,942.00 and Pay Estimated Closing Costs in an Amount Up to \$7,000.00 for a Total Cost of \$275,942.00

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of a permanent sewer facility easement in 0.319 acres and a temporary construction easement in 0.740 acres from real property owned by Royce Lakeview, LLC located at 4793 East Loop 820 South in Lot 1, Block 1, Lake View Mobile Home Park Addition, City of Fort Worth, Tarrant County, Texas, for the Lake Arlington Force Main and Lift Station project (City Project No. 100995);
2. Find that the total purchase price of \$268,942.00 is just compensation for the easement interests and pay total estimated closing costs in an amount up to \$7,000.00 for total cost of \$275,942.00; 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 for 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 a negotiated amount of \$268,942.00 as total compensation for the needed easement interests in the land. The City will pay estimated closing costs in the amount up to \$7,000.00.

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
32 PSFE	Royce Lakeview, LLC	4793 East Loop 820 South / Lot 1, Block 1, Lake View Mobile Home Park Addition	Permanent Sewer Facility Easement / 0.319 Acres	\$80,582.00
32 TCE	Royce Lakeview, LLC	4793 East Loop 820 South / Lot 1, Block 1, Lake View Mobile Home Park Addition	Temporary Construction Easement / 0.740 Acres	\$134,460.00
			Cost To Cure	\$53,900.00
			Estimated Closing Cost	\$7,000.00
			Total Cost	\$275,942.00

Funding is budgeted in the Wastewater Department's W&S Capital Project 2018 Fund for the purpose of funding the Lake Arlington FM, LS and SS project, as appropriated.

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

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Additional Information Contact: Niels Brown 5166