

Mayor and Council Communication

DATE: 01/26/21

M&C FILE NUMBER: M&C 21-0079

LOG NAME: 21CPN 103116 SS IV PUMP STATION SITE

SUBJECT

(CD 6) Authorize the Acquisition of a Fee Simple Interest in Approximately 0.629 Acres of Land Located at 5800 Stewart Feltz Road, Tarrant County, Texas from Gabriel Southwest LLC in the Amount of \$47,948.00 and Pay Estimated Closing Costs in an Amount Up to \$2,000.00 for the Southside IV Pump Station Hydro Tank Project and Adopt Appropriation Ordinances

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of fee simple interest in approximately 0.629 acres of land located at 5800 Stewart Feltz Road, Tarrant County, Texas from Gabriel Southwest LLC in the amount of \$47,948.00 and pay estimated closing costs in an amount up to \$2,000.00 for the Southside IV Pump Station Site Project (City Project No. 103116);
2. Authorize the City Manager, or his designee, to accept and execute the appropriate closing documents and record the appropriate instruments to complete the transaction;
3. Adopt the attached appropriation ordinance increasing receipts and appropriations in the Water Impact Fee Fund in the amount of \$50,000.00 from available funds for the purpose of transferring funds from the Water/WasteWater Wholesale Impact Fees and Water/WasteWater Retail Impact Fees projects (City Project Nos. B20004 and B20005) to the Southside IV Pump Station Hydro Tank project; and
4. Adopt the attached appropriation ordinance increasing receipts and appropriations in the Water Impact Fee Fund in the amount of \$50,000.00 transferred from the Water Impact Fee Fund to the Southside IV Pump Station Hydro Tank project (City Project No. 103116).

DISCUSSION:

The purpose of this Mayor and Council Communication is to seek approval to acquire 0.629 acres of land located at 5800 Stewart Feltz Road from Gabriel Southwest LLC (Seller). The land is necessary for the construction and maintenance of the Southside IV Pump Station which will pump water from the Southside III 36-inch water main and Sun Country Tank.

An appraisal of the property was prepared by an independent fee appraiser and the property owner has agreed to the appraised value of \$47,948.00. The real estate taxes will be pro-rated with the Seller being responsible for taxes due up to the closing date. The mineral estate will not be acquired. The deed will contain a surface waiver for the exploration of the mineral estate.

Upon City Council approval, staff will proceed with acquiring the fee simple interest in the property except for the mineral estate.

Property Ownership	Property Interest	Property Size	Property Address / Legal Description	Amount
Gabriel Southwest LLC	Fee Simple	0.629 Acres	5800 Stewart Feltz Road / JUAN JOSE ALBIRADO SURVEY, Abstract 4, Tract 4B03D	\$47,948.00
			Total Estimated Closing Cost	\$2,000.00
				\$49,948.00

Funding for the Southside IV Pump Station Hydr Tank project is depicted in the table below:

Fund	Existing Appropriations	Proposed Appropriations	Project Total*
Water Impact Fees Fund - Fund 56003	\$0.00	\$50,000.00	\$50,000.00
Project Total	\$0.00	\$50,000.00	\$50,000.00

*Numbers rounded for presentation purposes.

The 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 funds are currently available in the W/WW Wholesale Impact Fees and W/WW Retail Impact Fees projects within the Water Impact Fee Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the Water Impact Fee Fund for the SS IV Pump Station Hydro Tank project to support the approval of the above recommendations and land acquisition. Prior to an expenditure being incurred, the Water Department has the responsibility of verifying the availability of funds.

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Expedited