

Mayor and Council Communication

DATE: 06/08/21

M&C FILE NUMBER: M&C 21-0395

LOG NAME: 2176119 MULTIPLE PARCELS- BLACKBEARD OPERATING

SUBJECT

(CD 5) Authorize Acquisition of Permanent Sewer Facility Easements in Approximately 1.965 Acres of Land and Temporary Construction Easements in Approximately 4.111 Acres of Land Located in the Handley Heights South Addition of Tarrant County, City of Fort Worth, Texas from Property Owned by Blackbeard Resources Royalty, LLC for the Lake Arlington Force Main and Lift Station Project for a Total Purchase Price of \$150,000.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$155,000.00

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of permanent sewer facility easements in approximately 1.965 acres of land and temporary construction easements in approximately 4.111 acres of land located at 3849 South Cravens Road, 6216 and 6217 Elizabeth Road, 6217 Dowdell Road, 6300 Willard Road and 2608 Quail Road situated in the Handley Heights South Addition of Tarrant County, City of Fort Worth, Texas from property owned by Blackbeard Resources Royalty, LLC for the Lake Arlington Force Main and Lift Station project (City Project No. 100995);
2. Find that the total purchase price of \$150,000.00 is just compensation for the easement interests and pay total estimated closing costs in the 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 interest in the subject properties are needed for sewer improvements on the Lake Arlington Force Main and Lift Station project (City Project No. 100995) between Willard Road and Eastland Road just east of E Loop 820 South. An independent appraisal established fair market value for the permanent and temporary easements and the property owner has agreed to an amount of \$150,000.00 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
41 PSFE	Blackbeard Resources Royalty LLC	3849 South Cravens Road Lot 7 Block 4, Handley Heights South Addition	Permanent Sewer Facility Easement 0.183 Acres	\$4,548.00
41 TCE	Blackbeard Resources Royalty LLC	3849 South Cravens Road Lot 7 Block 4, Handley Heights South Addition	Temporary Construction Easement 0.464 Acres	\$8,884.00
48 PSFE	Blackbeard Resources Royalty LLC	6217 Dowdell Road Lot 7 Block 3, Handley Heights South Addition	Permanent Sewer Facility Easement 0.483 Acres	\$4,596.00

48 TCE	Blackbeard Resources Royalty LLC	6217 Dowdell Road Lot 7 Block 3, Handley Heights South Addition	Temporary Construction Easement 0.545 Acres	\$10,435.00
49 PSFE	Blackbeard Resources Royalty LLC	6216 Elizabeth Road Lot 7 Block 10, Handley Heights South Addition	Permanent Sewer Facility Easement 0.483 Acres	\$23,120.00
49 TCE	Blackbeard Resources Royalty LLC	6216 Elizabeth Road Lot 7 Block 10, Handley Heights South Addition	Temporary Construction Easement 1.129 Acres	\$21,579.00
50 PSFE	Blackbeard Resources Royalty LLC	6217 Elizabeth Road Lot 12 Block 2, Handley Heights South Addition	Permanent Sewer Facility Easement 0.420 Acres	\$20,105.00
50 TCE	Blackbeard Resources Royalty LLC	6217 Elizabeth Road Lot 12 Block 2, Handley Heights South Addition	Temporary Construction Easement 0.979 Acres	\$18,745.00
52 TCE	Blackbeard Resources Royalty LLC	6300 Willard Road Lot 7 Block 2, Handley Heights South Addition	Permanent Sewer Facility Easement 0.205 Acres	\$9,813.00
52 TCE	Blackbeard Resources Royalty LLC	6300 Willard Road Lot 7 Block 2, Handley Heights South Addition	Temporary Construction Easement 0.515 Acres	\$9,861.00
55 PSFE	Blackbeard Resources Royalty LLC	2608 Quail Road Lot 10 Block 2, Handley Heights South Addition	Permanent Sewer Facility Easement 0.191 Acres	\$9,143.00

55 TCE	Blackbeard Resources Royalty LLC	2608 Quail Road Lot 10 Block 2, Handley Heights South Addition	Temporary Construction Easement 0.479	\$9,171.00
			Estimated Closing Cost	\$5,000.00
			Total Cost	\$155,000.00

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