

Mayor and Council Communication

DATE: 10/25/22

M&C FILE NUMBER: M&C 22-0864

LOG NAME: 21CPN 102687 CHAPEL HILL WEST PWFE_TCE

SUBJECT

(CD 7) Authorize the Acquisition of Permanent Water Facility Easements in 2.076 Acres and Temporary Construction Easements in 1.611 Acres from Real Property Owned by Chapel Hill West LLC Situated in the Benjamin Thomas Survey, Abstract No. 1497, the S.C.T. Ford Survey, Abstract No. 531, the Jose A. Gill Survey, Abstract No. 570, and Cibolo Hill Addition, Block 32, Lot 1x Open Space, Tarrant County, Texas in the Amount of \$599,605.00 and Pay Estimated Closing Costs in an Amount Up to \$6,000.00 for a Total Cost of \$605,605.00 for the Northside IV Water Line Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of permanent water facility easements in 2.076 acres and temporary construction easements in 1.611 acres from real property owned by Chapel Hill West LLC located in Tracts 2c03 and 2c9 of the Benjamin Thomas Survey, Abstract No. 1497, Tract 1a of the S.C.T. Ford Survey, Abstract No. 531, Tracts 1c2 and 1c3 of the Jose A. Gill Survey, Abstract No. 570, and Block 32, Lot 1x Open Space of Cibolo Hill Addition, Tarrant County, Texas for the Northside IV 24" Water Main Phase 1B project (City Project No. 102687);
2. Find that the total purchase price of \$599,605.00 is just compensation and pay estimated closing costs in an amount up to \$6,000.00 for a total cost of \$605,605.00; and
3. Authorize the City Manager or his designee to accept the conveyances and record the appropriate instruments.

DISCUSSION:

The easement interests in the subject property are needed for the construction, operation, maintenance, replacement, upgrade, and repair of the permanent water line facility on the Northside IV 24" Water Main Phase 1B project. This new 24-inch water transmission line will be constructed for public use, providing water to new development in the northern part of the City of Fort Worth (City).

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$599,605.00 as total compensation for the needed easement interests. The City will pay estimated closing costs in the amount up to \$6,000.00 for a total cost of \$605,605.00.

Upon City Council approval, staff will proceed with acquiring the needed easement interests.

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
Chapel Hill West, LLC	8	10159 Saginaw Boulevard	Benjamin Thomas Survey, A-1497, Tract 2c03	0.414 Acres / Temporary Construction Easement	\$27,055.00
Chapel Hill West, LLC	10	10159 Saginaw Boulevard	Benjamin Thomas Survey, A-1497, Tract 2c03	0.528 Acres / Permanent Water Facility Easement	\$138,084.00
Chapel Hill West, LLC	10	10151 Saginaw Boulevard	Benjamin Thomas Survey, A-1497, Tract 2c9, S.C.T. Ford Survey, A-531, Tract 1a and Jose A. Gill Survey, A-570, Tract 1c3	0.551 Acres / Temporary Construction Easement	\$34,234.00
			Benjamin Thomas Survey, A-1497, Tract		

Chapel Hill West, LLC	12	10151 Saginaw Boulevard	2c9, S.C.T. Ford Survey, A-531, Tract 1a and Jose A. Gill Survey, A-570, Tract 1c3	0.694 Acres / Permanent Water Facility Easement	\$181,308.00
Chapel Hill West, LLC	11	Saginaw Boulevard	Jose A. Gill Survey, A-570, Tract 1c2	0.578 Acres / Temporary Construction Easement	\$32,782.00
Chapel Hill West, LLC	13	Saginaw Boulevard	Jose A. Gill Survey, A-570, Tract 1c2	0.686 Acres / Permanent Water Facility Easement	\$179,280.00
Chapel Hill West, LLC	13	2416 Muscogee Drive	Cibolo Hill, Block 32, Lot 1x Open Space	0.068 Acres / Temporary Construction Easement	\$502.00
Chapel Hill West, LLC	15	2416 Muscogee Drive	Cibolo Hill, Block 32, Lot 1x Open Space	0.168 Acres / Permanent Water Facility Easement	\$6,360.00
				Subtotal	\$599,605.00
				Estimated Closing Costs	\$6,000.00
				Total Cost	\$605,605.00

Funding is budgeted in the Water Dept Public Utility Department's W&S Rev Bonds Series 2021 Fund for the purpose of funding the NS IV 24" Water Main Phase 1B project, as appropriated.

This property is located in COUNCIL DISTRICT 7.

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 Rev Bonds Series 2021 Fund for the NS IV 24" Water Main Phase 1B 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.

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