

Mayor and Council Communication

DATE: 12/01/20

M&C FILE NUMBER: M&C 20-0881

LOG NAME: 21 ANGLIN DRIVE- LAKE ARLINGTON LS & GM- PANAGOPOULOS

SUBJECT

(CD 8) Authorize Acquisition of a Permanent Sewer Facility Easement in Approximately 1.701 Acres of Land and a Temporary Construction Easement in Approximately 2.146 Acres of Land Located at 7413 and 7515 Anglin Drive, Being a Part of Blocks 44 and 45 of the Shelby County School Land Survey, Abstract No. 1375, City of Fort Worth, Tarrant County, Texas from Property Owned by Christine J. Panagopoulos for the Lake Arlington Lift Station and Gravity Main 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 a permanent sewer facility easement in approximately 1.701 acres of land and a temporary construction easement in approximately 2.146 acres located at 7413 and 7515 Anglin Drive being a part of Blocks 44 and 45 Shelby County School Land Survey, Abstract No. 1375, City of Fort Worth, Tarrant County, Texas from property owned by Christine J. Panagopoulos for the Lake Arlington Force Main and Lift Station Project (City Project No. 101311);
2. Find that the total purchase price of \$150,000.00 for the easement interests is just compensation 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 Lift Station and Gravity Main project (City Project No. 101311) from Everman Kennedale Road to Interstate Highway 20.

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
3 PSFE	Christine J. Panagopoulos	being part of Block 45 Shelby County School Land Survey, Abstract No. 1375	Permanent Sewer Facility Easement 0.929 Acres	\$21,600.00
4 PSFE	Christine J. Panagopoulos	being part of Block 44 Shelby County School Land Survey, Abstract No. 1375	Permanent Sewer Facility Easement 0.772 Acres	\$20,200.00
3 TCE	Christine J. Panagopoulos	being part of Block 45 Shelby County School Land Survey, Abstract No. 1375	Temporary Construction Easement .298 Acres	\$3,500.00
3 TCE 1	Christine J. Panagopoulos	being part of Block 45 Shelby County School Land Survey, Abstract No. 1375	Temporary Construction Easement 0.525 Acres	\$5,500.00
3 TCE 2	Christine J. Panagopoulos	being part of Block 45 Shelby County School Land Survey, Abstract No. 1375	Temporary Construction Easement 0.242 Acres	\$2,500.00
		being part of Block		

4 TCE 1	Christine J. Panagopoulos	44 Shelby County School Land Survey, Abstract No. 1375	Temporary Construction Easement 0.772 Acres	\$8,200.00
4 TCE 2	Christine J. Panagopoulos	being part of Block 44 Shelby County School Land Survey, Abstract No. 1375	Temporary Construction Easement 0.309 Acres	\$3,500.00
			Cost To Cure	\$85,000.00
			Estimated Closing Cost	\$5,000.00
			Total Cost	\$155,000.00

This property is located in the City of Fort Worth in COUNCIL DISTRICT 8.

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 VC LS Gravity Sewer Mains 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

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