

# Mayor and Council Communication

**DATE:** 11/09/21

**M&C FILE NUMBER:** M&C 21-0854

**LOG NAME:** 217000 ROSEDALE

**SUBJECT**

(CD 5) Authorize Acquisition of a Permanent Sewer Facility Easement in Approximately 1.076 Acres and a Temporary Construction Easement in Approximately 2.247 Acres Located at 7000 East Rosedale Street, Situated in the Lake Arlington Industrial Park Addition, Lot 3R, Tract 3, City of Fort Worth, Tarrant County, Texas from Real Property Owned by 7000 Rosedale Partners, LLC for the Lake Arlington Force Main and Lift Station Project for a Total Purchase Price of \$548,000.00 and Pay Estimated Closing Costs in an Amount Up to \$7,500.00 for a Total Cost of \$555,500.00

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize acquisition of a permanent sewer facility easement in approximately 1.076 acres and a temporary construction easement in approximately 2.247 acres located at 7000 East Rosedale Street, situated in the Lake Arlington Industrial Park Addition, Lot 3R, Tract 3, City of Fort Worth, Tarrant County, Texas from real property owned by 7000 Rosedale Partners, LLC for the Lake Arlington Force Main and Lift Station project (City Project No. 100995);
2. Find that the total purchase price of \$548,000.00 is just compensation for the easement interests and pay total estimated closing costs in an amount up to \$7,500.00; 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 Force Main and Lift Station project (City Project No. 100995) between East Loop 820 South and north of Lake Arlington. An independent appraisal established fair market value for the permanent and temporary easements and the property owner has agreed to an amount of \$548,000.00 as total compensation for the needed easement interests in the land. The City will pay estimated closing costs in an amount up to \$7,500.00.

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
58 PSFE	7000 Rosedale Partners, LLC	Lake Arlington Industrial Park Addition Lot 3R, Tract 3	Permanent Sewer Facility Easement 1.076 Acres	\$197,280.00
58 TCE	7000 Rosedale Partners, LLC	Lake Arlington Industrial Park Addition Lot 3R, Tract 3	Temporary Construction Easement 2.247 Acres	\$169,880.00
			Damages	\$180,840.00
			Estimated Closing Cost	\$7,500.00
			<b>Total Cost</b>	<b>\$555,500.00</b>

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

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