

Mayor and Council Communication

DATE: 03/11/25

M&C FILE NUMBER: M&C 25-0237

LOG NAME: 21CPN 104513 P776 SOUTHEAST CONNECTOR PSFE/PWFE ACQ

SUBJECT

(CD 11) Authorize the Acquisition of Permanent Sewer Facility Easements in 0.406 Acres and Permanent Water Facility Easements in 0.765 Acres from Real Property Owned by Southeastern Freight Lines, Inc. Located at 5300 Martin Street, Fort Worth, Tarrant County, Texas 76119 in the Amount of \$357,539.00 for the Southeast Connector Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of permanent sewer facility easements in 0.406 acres and permanent water facility easements in 0.765 acres from real property owned by Southeastern Freight Lines, Inc. located at 5300 Martin Street, Fort Worth, Tarrant County, Texas 76119 for the Southeast Connector Project (City Project No. 104513);
2. Find that the total purchase price of \$357,539.00 is just compensation; and
3. Authorize the City Manager or his designee to accept the conveyances and record the appropriate instruments.

DISCUSSION:

The easement rights in the subject property are needed to improve the City's water and wastewater infrastructure. The Texas Department of Transportation (TxDOT) entered into an agreement with South-Point Constructors (SPC) to identify and construct highway improvements in southeastern part of Tarrant County including portions of the Interstate Highway-20W, Interstate Highway-820, and US 287 corridors within the City. TxDOT and SPC control the schedule, the scope, and the total cost of the project.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$357,539.00 as total compensation for the needed easement interests.

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

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
Southeastern Freight Lines, Inc.	776	5300 Martin Street, Fort Worth, Tarrant County, TX 76119	David Strickland Survey, Abstract No. 1376	0.406 Acres / Permanent Sewer Facility Easement	\$124,026.00
Southeastern Freight Lines, Inc.	776	5300 Martin Street, Fort Worth, Tarrant County, TX 76119	David Strickland Survey, Abstract No. 1376	0.765 Acres / Permanent Water Facility Easement	\$233,513.00
				Subtotal	\$357,539.00
				Estimated Closing Costs	\$0.00
				Total Cost	\$357,539.00

Funding is budgeted in the W&S Capital Projects Fund for the purpose of funding the Southeast Connector Project, as appropriated.

Fund	Existing Appropriations	Additional Appropriatoins	Total
56002 - W&S Capital Projects Fund	\$1,735,500.00	\$0.00	\$1,735,500.00
Total	\$1,735,500.00	\$0.00	\$1,735,500.00

This property is located in COUNCIL DISTRICT 11.

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 Projects Fund for the Southeast Connector project to support the approval of the above recommendations and acquisition of land. Prior to an expenditure being incurred, the Water Department has the responsibility of verifying the availability of funds.

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