

# Mayor and Council Communication

**DATE:** 10/27/20

**M&C FILE NUMBER:** M&C 20-0795

**LOG NAME:** 211384 GILMAN ROAD & 5820 IH20- SABRE-FWT VENTURES LLC

**SUBJECT**

(City of Kennedale Near CD 5) Authorize Acquisition of a Permanent Sewer Facility Easement in Approximately 1.218 Acres of Land and a Temporary Construction Easement in Approximately 2.629 acres Located at 1384 Gilman Road and 5820 Interstate Highway 20 Situated in Lot 1 and Block 1 of the Rebar Services Addition of Tarrant County, City of Kennedale, Texas and the David Strickland Survey Abstract No. 1376, Tarrant County, City of Kennedale, Texas from Property Owned by Sabre-FWT Ventures, LLC for the Lake Arlington Force Main and Lift Station Project for a Total Purchase Price of \$300,000.00 and Pay Estimated Closing Costs in the Amount Up to \$5,000.00 for a Total Cost of \$305,000.00

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize acquisition of a permanent sewer facility easement in approximately 1.218 acres of land and a temporary construction easement in approximately 2.629 acres of land located at 1384 Gilman Road and 5820 Interstate Highway 20 situated in Lot 1 and Block 1 of the Rebar Services Addition of Tarrant County, City of Kennedale, Texas and the David Strickland Survey Abstract No. 1376, Tarrant County, City of Kennedale, Texas from property owned by Sabre-FWT Ventures LLC for the Lake Arlington Force Main and Lift Station project (City Project No. 100995);
2. Find that the total purchase price of \$300,000.00 for the easement interests is just compensation 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 interests in the subject property are needed for sewer improvements on the Lake Arlington Force Main and Lift Station project (City Project No. 100995) from Gilman 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 \$300,000.00 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.

<b>Parcel No.</b>	<b>Interest Owner</b>	<b>Address/Legal Description</b>	<b>Type of Property/Acreage</b>	<b>Amount</b>
18 PSFE	Sabre-FWT Ventures LLC	Lot 1 Block 1 Rebar Services Addition	Permanent Sewer Facility Easement 0.926 Acres	\$153,000.00
19 PSFE	Sabre-FWT Ventures LLC	David Strickland Survey Abstract No. 1376	Permanent Sewer Facility Easement 0.292 Acres	\$33,000.00
18 TCE 1	Sabre-FWT Ventures LLC	Lot 1 Block 1 Rebar Services Addition	Temporary Construction Easement 1.377 Acres	\$60,000.00
18 TCE 2	Sabre-FWT Ventures LLC	Lot 1 Block 1 Rebar Services Addition	Temporary Construction Easement 0.585 Acres	\$25,000.00
19 TCE	Sabre-FWT Ventures LLC	David Strickland Survey Abstract No. 1376	Temporary Construction Easement 0.667 Acres	\$29,000.00
			Estimated Closing Cost	\$5,000.00
			<b>Total Cost</b>	<b>\$305,000.00</b>

This property is located in the City of Kennedale near 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 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:** Ricardo Salazar 8379  
Burt Gonzales 2311