



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
District B
Item Creation Date: 9/25/2020

HPW20CMS11 108-INCH WATER LINE ALONG CITY EASEMENTS
PROJECT(FROM WILLIS STREET TO IMPERIAL VALLEY DRIVE)

Agenda Item#:

Background:

SUBJECT: PROPERTY: Recommendation that an ordinance be passed approving the Purchase and Sale Agreement between Rolling Frito-Lay Sales, LP, and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcel KY17-208 located at 16102 Spence Road for the 108-INCH WATER LINE ALONG CITY EASEMENTS PROJECT (FROM WILLIS STREET TO IMPERIAL VALLEY DRIVE).

RECOMMENDATION: (Summary) An ordinance be passed approving the Purchase and Sale Agreement between Rolling Frito-Lay Sales, LP, and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcel KY17-208.

SPECIFIC EXPLANATION:

The 108-Inch Water Line Along City Easements Project (from Willis Street to Imperial Valley Drive) provides for the design and construction of transmission and distribution lines to convey treated water from surface water facilities. This program is required to comply with the Harris-Galveston Subsidence District requirement and to implement City's regionalization plan. This program is part of the City's long-range water supply plan.

The City will acquire 0.982 acre (42,797 square feet) in water line easement on Parcel KY17-208. The City's offer was based on an appraisal by Jason Mushinski, MAI. The landowner presented a counteroffer which was supported by a demolition cost estimate provided by 3E Contracting. The landowner's counteroffer was reviewed and recommended for approval by a senior staff appraiser of this department. The parties now wish to enter into a Purchase and Sale Agreement, the terms of which include the following:

Parcel KY17-208 (Easement)

- (1) 42,797 SF @ \$3.25 PSF x 75%.....\$ 104,318.00 (R)
(2) Improvements..... \$ 344,203.00 (R)
(3) Cost to cure..... \$ 251,819.00
(4) Demolition costs.....\$ 32,500.00

TOTAL CONSIDERATION.....\$ 732,840.00
Title Policy and Services..... \$ 5,500.00

TOTAL AMOUNT\$ 738,340.00

Parcel KY17-208 contains a 0.982 acre (42,797 square feet) waterline easement tract or parcel of land out of the Christopher Walter Survey, Abstract No. 849, in Harris County, Texas, being out of a certain 12.384 acre tract of land described in a deed from Frito-Lay, Inc. to Rolling Frito-Lay Sales, LP, dated October 4th, 2004, and filed of record under Harris County Clerk's File (H.C.C.F.) Number Y313987 in the Official Public Records of Harris County, Texas, also being out of Unrestricted Reserve "B" of Beltway North Industrial Park Amending Plat, a subdivision recorded in Volume 444, Page 2 of the Harris County Map Records, Texas (H.C.M.R.) according to City of Houston approved field notes.

Signature of Carol Ellinger Haddock, dated 10/15/2020, Director of Houston Public Works.

WBS No(s).
S-000900-0167-2

Prior Council Action:

Ordinance 2018-504, passed June 20, 2018
Ordinance 2018-756, passed September 19, 2018

Amount of Funding:

No additional funding required (Funds were appropriated under Ordinance 2018-756)

Contact Information:

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ATTACHMENTS:

Description	Type
Location Map	Backup Material
Ordinance 2018-504 w/coversheet	Ordinance/Resolution/Motion
Ordinance 2018-765 w/coversheet	Ordinance/Resolution/Motion
Survey/Metes and Bounds	Backup Material
Purchase and Sale Agreement	Backup Material