



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District K

Item Creation Date: 12/22/2021

HPW20MRH40 / PURCHASE OF PARCEL FOR THE WESTRIDGE REGIONAL LIFT STATION CONSTRUCTION PROJECT DY19-015

Agenda Item#:

Background:

SUBJECT: PROPERTY: Purchase of Parcel DY19-015 located at 9333 Main Street, Houston, TX 77025 for the WESTRIDGE REGIONAL LIFT STATION CONSTRUCTION PROJECT.

RECOMMENDATION: (Summary) Authority be given through Council Motion to PURCHASE Parcel DY19-015.

SPECIFIC EXPLANATION:

The Westridge Regional Lift Station Construction Project is part of the City's ongoing program to improve its wastewater infrastructure through rehabilitation, replacement, consolidation, or diversion of wastewater lift stations throughout the City. The project provides for the design and construction of the required improvements; structural, mechanical, and electrical components at the lift stations. The project is needed for reliable and efficient collection of wastewater throughout the City and to ensure compliance with regulatory requirements and to protect public health.

The City's offer was based on an appraisal by Michael Miggins, MAI, R/W-AC. Efforts by Houston Public Works to negotiate the purchase proved unsuccessful, and the matter was referred to the Legal Department to initiate condemnation proceedings. Before the Special Commissioners Hearing, the parties entered negotiations and were able to reconcile their differences. The agreement is subject to the City's council's approval and in lieu of further condemnation actions by the City. The breakdown of the negotiated compensation is as follows:

Parcel DY19-015 (Easement)

Unencumbered

LAND (Easement)

7,337 Square feet @ \$60.00 PSF X 50%..... \$ 220,110.00

Encumbered

LAND (Easement)

180 Square feet @ \$60.00 PSF X 25%..... \$ 2,700.00

Negotiated settlement in Lieu of Condemnation..... \$ 31,190.00

TOTAL CONSIDERATION FOR PARCEL DY19-015.....\$ 254,000.00

Title Policy and Services.....\$ 3,000.00

TOTAL AMOUNT..... \$ 257,000.00

It is recommended that authority be given through Council Motion to PURCHASE the land and improvements thereon for Parcel DY19-015 located at 9333 Main Street, Houston, TX 77025.

Parcel DY19-015 is a 7,517 square feet parcel of land situated in the D. White Survey, Abstract No. 887, Harris County, Texas, being, a portion of a called 10.3296-acre tract as described in deed to Prime Storage L.C., as recorded on June 18, 1999, in Harris County Clerk's File (HCCF) No. T794916 and also described as a portion of Prime Storage Partial Replat No. 1, an addition to the City of Houston as recorded on February 14, 2003 in Harris County Film Code (FC) No. 529285, of the Harris County map Records (HCMR), Harris County, Texas, according to City of Houston approved field notes.

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

DocuSigned by:

12/29/2021

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Carol Ellinger Haddock, P.E., Director
Houston Public Works

R-000267-128A-2

Prior Council Action:

Ordinance 2018-0756, passed September 19, 2018

Ordinance 2019-0356, passed May 15, 2019

Amount and Source of Funding:

No additional funding required (Funds were appropriated under Ordinance 2018-0756)

Contact Information:

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Assistant Director – Real Estate Services

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ATTACHMENTS:

Description	Type
Location Map	Public Notice
Fieldnotes and map	Public Notice
Ordinance 2018-0756 w/cover sheet	Public Notice
Ordinance 2019-0356 w/cover sheet	Public Notice