



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District J

Item Creation Date: 7/15/2022

HPW20TBS02/NEW/REPLACEMENT GROUND WATER WELL - SHARPSTOWN 2 WELL 5 PROJECT

Agenda Item#:

Background:

SUBJECT: PROPERTY: Recommendation that an ordinance be passed approving the Purchase and Sale Agreement between Culling Chen and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcel JY22-001 located at 6915 South Gessner Road for the NEW/REPLACEMENT GROUND WATER WELL – SHARPSTOWN 2 WELL 5 PROJECT.

RECOMMENDATION: (Summary) An ordinance be passed approving the Purchase and Sale Agreement between Culling Chen and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcel JY22-001.

SPECIFIC EXPLANATION:

The NEW/REPLACEMENT GROUND WATER WELL – SHARPSTOWN 2 WELL 5 PROJECT is part of a program that provides assessment, evaluation and installation of ground water wells to increase or maintain water production capacity. This program is necessary in order to provide reliability of the water system.

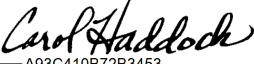
The City will acquire 0.2268 acre (9,880 square feet) in fee on Parcel JY22-001. The City's offer was based on an appraisal by Jason M. Mushinski, MAI. The valuation was reviewed and recommended for approval by a senior staff appraiser of this department. The parties now wish to enter into a Purchase and Sale Agreement, the terms of which include the following:

Parcel JY22-001 (Fee)

(1) 9880 (Unencumbered) SF @ \$12.00 PSF x 100%.....	\$ 118,560.00
(2) Improvements.....	\$ 293,740.00 (R)
TOTAL CONSIDERATION.....	\$ 412,300.00 (R)
Title Policy and Service.....	\$ 5,000.00
TOTAL AMOUNT	\$ 417,300.00 (R)

Parcel JY22-001 contains 0.2268 acre (9,880 square feet) of land being all of Lot 14, Block 6, Sharpstown Country Club Terrace Section Two, as recorded in Volume 69, Page 53 of the Harris County Map Records (H.C.M.R.) and being all of a certain tract of land conveyed to Culling Chen, as recorded in File No. RP-2016-562684 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), situated in the J. Swisher Survey, Abstract No. 1110, City of Houston, 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:
 8/12/2022
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Carol Ellinger Haddock, P.E., Director
Houston Public Works

S-000100-0029-2

Prior Council Action:

Ordinance 2022-0061, passed January 26, 2022
Ordinance 2018-0756, passed September 19, 2018

Amount and Source of Funding:

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

Contact Information:

Jene Cash
Real Estate Manager – Real Estate Services
Phone: (832) 395-3157

ATTACHMENTS:

Description

Location Map
Ordinance 2022-0061 w/cover sheet
Ordinance 2018-0756 w/cover sheet
Metes and Bounds and Survey
Purchase and Sale Agreement

Type

Backup Material
Backup Material
Backup Material
Backup Material
Signed Cover sheet