



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District E

Item Creation Date: 10/18/2023

HPW20TAE15/42-INCH WATER LINE FROM CLEAR LAKE CITY WATER AUTHORITY PLANT NO. 3 TO LEAGUE CITY BOOSTER PUMP STATION (SETL) PROJECT

Agenda Item#:

Background:

SUBJECT: PROPERTY: Recommendation that an ordinance be passed approving the Purchase and Sale Agreement between HCII-110 East Medical Center Blvd., LLC and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcels AY22-021, KY22-026 and TCY22-010 located at 110 East Medical Center Boulevard for the 42-INCH WATER LINE FROM CLEAR LAKE CITY WATER AUTHORITY PLANT NO. 3 TO THE LEAGUE CITY BOOSTER PUMP STATION (SETL) PROJECT.

RECOMMENDATION: (Summary) An ordinance be passed approving the Purchase and Sale Agreement between HCII-110 East Medical Center Blvd., LLC and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcels AY22-021, KY22-026 and TCY22-010.

SPECIFIC EXPLANATION:

The 42-INCH WATER LINE FROM CLEAR LAKE CITY WATER AUTHORITY WATER PLANT NO. 3 TO LEAGUE CITY BOOSTER PUMP STATION (SETL) PROJECT (the "Project") provides for the design and construction of transmission and distribution lines to convey treated water from surface water facilities. The project is required to comply with the Harris-Galveston Subsidence District's requirements and to implement the City's regionalization plan. This program is part of the City's long-range water supply plan.

The City will acquire 18,237 square feet in water line easement on Parcel KY22-026, 16,596 square feet in permanent access easement on Parcel AY22-021 and 16,635 square feet in temporary construction easement on Parcel TCY22-010. The City's offers were based on an appraisal by Jason Mushinski, MAI. The valuation was reviewed and recommended for approval by a senior staff appraiser of this department. The terms of the purchases include the following:

Parcel AY22-021 (Permanent Access Easement)

16,596 SF @ \$8.00 PSF X 50%..... \$ 66,384.00
 Total Compensation..... \$ 66,384.00

Parcel KY22-026 (Water Line Easement)

17,529 (Unencumbered) SF@ \$8.00 PSF x 50%..... \$ 70,116.00
 708 (Encumbered) SF @ \$8.00 PSF x 25%..... \$ 1,416.00
 Improvements \$ 10,857.00
 Total Compensation..... \$ 82,389.00

Parcel TCY22-010 (Temporary Construction Easement)

16,635 SF @ \$8.00 PSF x 0.8333%
 monthly rate of return X 18 months..... \$ 19,961.00
 Total Compensation..... \$ 19,961.00

TOTAL COMPENSATION ALL PARCELS..... \$ 168,734.00
 TITLE POLICY AND SERVICES..... \$ 2,453.00


TOTAL AMOUNT \$ 171,187.00

Parcel AY22-021 contains a 0.3810 acre (16,596 square feet) tract of land situated in the Robert Wilson Survey, Abstract No. 88, Harris County, Texas, and being out of and a part of a called 5.72 acre tract, being Lot 1 of Webster Rehab, a plat recorded under Film Code Number (F.C. No.) 674704 of the Harris County Map Records (H.C.M.R.) and as described in a certain special warranty deed dated June 5, 2015, conveyed from Webster Rehab, L.P. to HCII-110 East Medical Center Blvd., LLC and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20150246014 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas, according to City of Houston approved field notes.

Parcel KY22-026 contains a 0.4187 acre (18,237 square feet) tract of land situated in the Robert Wilson Survey, Abstract No. 88, Harris County, Texas, and being out of and a part of a called 5.72 acre tract, being Lot 1 of Webster Rehab, a plat recorded under Film Code Number (F.C. No.) 674704 of the Harris County Map Records (H.C.M.R.) and as described in a certain special warranty deed dated June 5, 2015, conveyed from Webster Rehab, L.P. to HCII-110 East Medical Center Blvd., LLC and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20150246014 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas according to City of Houston approved field notes.

Parcel TCY22-010 contains a 0.3819 acre (16,635 square feet) tract of land situated in the Robert Wilson Survey, Abstract No. 88, Harris County, Texas, and being out of and a part of a called 5.72 acre tract, being Lot 1 of Webster Rehab, a plat recorded under Film Code Number (F.C. No.) 674704 of the Harris County Map Records (H.C.M.R.) and as described in a certain special warranty deed dated June 5, 2015, conveyed from Webster Rehab, L.P. to HCII-110 East Medical Center Blvd., LLC and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20150246014 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), 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:
 10/25/2023
Carol Ellinger Haddock, P.E., Director
Houston Public Works

WBS No. S-000900-0145-2

Prior Council Action:

Ordinance 2018-0756, passed September 19, 2018
Ordinance 2022-0708, passed September 14, 2022

Amount and Source of Funding:

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

Contact Information:

Addie L. Jackson, Esq.
Assistant Director – Real Estate Services
Phone: (832) 395-3164

ATTACHMENTS:

Description	Type
Location Map	Backup Material
Ordinance 2018-0756 w/coversheet	Backup Material
Ordinance 2022-0708 w/coversheet	Backup Material
Surveys/Metes and Bounds	Backup Material
Purchase and Sale Agreement	Backup Material