



SUBJECT: Ordinance authorizing the abandonment and sale of: 1) a portion of a 10-foot-wide water line easement and 2) a portion of a 20-foot-wide sanitary sewer easement, in exchange for conveyance to the City of: 1) a 20-foot-wide water line easement, 2) a 100-square-foot fire hydrant easement, and 3) a 25-foot-wide sanitary sewer easement, all located within Block 1, Unrestricted Reserve A of Willowbrook Mall, out of the G. W. Childress Survey, A-217. Parcels SY15-092A, SY15-092B, KY15-172, KY15-173, and DY15-101	Page <u>1</u> of <u>2</u>	Agenda Item #
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------	----------------------

FROM (Department or other point of origin):  Department of Public Works and Engineering	Origination Date 12/3/15	Agenda Date
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------	--------------------

DIRECTOR'S SIGNATURE: Dale A. Rudick, P.E., Director	Council District affected: A Key Map: 370K 
--------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------

For additional information contact:  Nancy P. Collins Phone: (832) 395-3130 Senior Assistant Director-Real Estate	Date and identification of prior authorizing Council Action: Council Motion 2015-0206 (3/25/15)
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------

RECOMMENDATION: (Summary) It is recommended City Council approve an Ordinance authorizing the abandonment and sale of: 1) a portion of a 10-foot-wide water line easement and 2) a portion of a 20-foot-wide sanitary sewer easement, in exchange for a consideration of \$3,000.00 plus conveyance to the City of: 1) a 20-foot-wide water line easement, 2) a 100-square-foot fire hydrant easement, and 3) a 25-foot-wide sanitary sewer easement, all located within Block 1, Unrestricted Reserve A of Willowbrook Mall, out of the G. W. Childress Survey, A-217. **Parcels SY15-092A, SY15-092B, KY15-172, KY15-173, and DY15-101**

Amount and Source of Funding: Not Applicable


SPECIFIC EXPLANATION:
 By Motion 2015-0206, City Council authorized the subject transaction. The property owner, Willowbrook Mall, LLC, (Andrew Massman, Vice President), plans to construct a new retail facility in the location of the proposed abandonment.


Willowbrook Mall, LLC, has completed the transaction requirements, has accepted the City's offer, and has rendered payment in full.

The City will abandon and sell to Willowbrook Mall, LLC:

Parcel SY15-092A	
4,151 square feet of water line easement	\$58,633.00 (R)
Valued at \$14.125 per square foot	
Parcel SY15-092B	
5,569 square feet of sanitary sewer easement	\$78,662.00 (R)
Valued at \$14.125 per square foot	
TOTAL ABANDONMENT AND SALE	<u>\$137,295.00</u>

LTS #15045	REQUIRED AUTHORIZATION	CUIC #20DOB087
------------	-------------------------------	----------------

Finance Department:	Other Authorization:	Other Authorization:  Mark L. Loethen, P.E., CFM, PTOE Deputy Director Planning and Development Services Division
----------------------------	-----------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Date:	Subject: Ordinance authorizing the abandonment and sale of: 1) a portion of a 10-foot-wide water line easement and 2) a portion of a 20-foot-wide sanitary sewer easement, in exchange for conveyance to the City of: 1) a 20-foot-wide water line easement, 2) a 100-square-foot fire hydrant easement, and 3) a 25-foot-wide sanitary sewer easement, all located within Block 1, Unrestricted Reserve A of Willowbrook Mall, out of the G. W. Childress Survey, A-217. Parcels SY15-092A, SY15-092B, KY15-172, KY15-173, and DY15-101	Originator's Initials 	Page <u>2</u> of <u>2</u>
--------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------	-------------------------------------

In exchange, Willowbrook Mall, LLC, will pay:

Cash	\$3,000.00
Plus convey to the City	
<u>Parcel KY15-172</u>	
10,371 square feet of water line easement	\$146,490.00 (R)
Valued at \$14.125 per square foot	
<u>Parcel KY15-173</u>	
100 square feet of fire hydrant easement	\$2,825.00
Valued at \$28.25 per square foot	
<u>Parcel DY15-101</u>	
7,086 square feet of sanitary sewer easement	\$100,090.00 (R)
Valued at \$14.125 per square foot	
TOTAL CASH AND CONVEYANCE	<u>\$252,405.00</u>

Inasmuch as the value of the \$3,000.00 minimum fee plus the easements being conveyed to the City is greater than the value of the easements being abandoned and sold, it is recommended City Council approve an Ordinance authorizing the abandonment and sale of: 1) a portion of a 10-foot-wide water line easement and 2) a portion of a 20-foot-wide sanitary sewer easement, in exchange for a consideration of \$3,000.00 plus conveyance to the City of: 1) a 20-foot-wide water line easement, 2) a 100-square-foot fire hydrant easement, and 3) a 25-foot-wide sanitary sewer easement, all located within Block 1, Unrestricted Reserve A of Willowbrook Mall, out of the G. W. Childress Survey, A-217.

DAR: NPC: dob

c: Marta Crinejo
Donna Edmundson
Daniel Menendez, P.E.
Patrick Walsh, P.E.
Jeffrey Weatherford, P.E., PTOE