



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B, ETJ

Item Creation Date: 8/16/2017

20JIC03/KY13-107 Northeast Transmission 108-Inch Water Line Easement Acquisition  
Project (from Smith Road to Lee Road)

Agenda Item#:

### **Background:**

**SUBJECT:** PROPERTY: **MOTION** authorizing relocation assistance payments related to the acquisition of Parcel KY13-107, located at 14527 Smith Road, Humble, Texas for the Northeast Transmission 108-Inch Water Line Easement Acquisition Project (from Smith Road to Lee Road).

WBS S-000900-0126-2-01

Owner: City of Houston (this parcel was acquired on June 3, 2016 from Forgings Valves and Castings, Inc. a/k/a Forgings, Valves and Castings, Inc., Karl Lyons, President)

### **RECOMMENDATION: (Summary)**

A motion authorizing relocation assistance payments related to the acquisition of Parcel KY13-107.

### **SPECIFIC EXPLANATION:**

The NORTHEAST TRANSMISSION 108-INCH WATER LINE EASEMENT ACQUISITION PROJECT (from Smith Road to Lee Road) provides for the design and construction of transmission and distribution lines to convey treated water from surface water facilities. This project is a part of the City's regionalization program and is in compliance with the Harris-Galveston Subsidence District requirement to implement the City's long range water supply plan. The subject water line easement parcel is needed for the Northeast Transmission Line segment of the program.

Parcel KY13-107 was acquired on June 3, 2016 by the City of Houston from Forgings Valves and Castings, Inc. a/k/a Forgings, Valves and Castings, Inc., Karl Lyons, President. Forgings, Valves and Castings, Inc. provides warehousing and redistribution or sales of steel ingots, valves, and petroleum related materials. In accordance with §21.046 of the Texas Property Code the owner, Forgings Valves and Castings, Inc. a/k/a Forgings, Valves and Castings, Inc., Karl Lyons, President, qualifies for relocation assistance for moving and related expenses in moving business-related personal property from City-acquired real property.

Applicable relocation assistance estimated expenses are as follows:

- Moving and storage expenses for steel ingots, valves, and petroleum related materials \$ 532,000.00 (R)

Approval of relocation assistance payments not to exceed \$532,000.00 is needed to expedite the payment process upon completion of the relocation. Estimated expenses are based on relocation assistance services the business is eligible for in compliance with §21.046 of the Texas Property Code. Payment to be made on actual expenses.

It is recommended that a motion be passed authorizing relocation assistance payments in the amount not to exceed \$532,000.00 related to the acquisition of Parcel KY13-107 located at 14527 Smith Road, Humble, Texas, acquired on June 3, 2016 by the City of Houston from Forgings Valves and Castings, Inc. a/k/a Forgings, Valves and Castings, Inc., Karl Lyons, President, for the NORTHEAST TRANSMISSION 108-INCH WATER LINE EASEMENT ACQUISITION PROJECT (from Smith Road to Lee Road).

This parcel contains 11,665 square feet (0.2678 of an acre) of land as a 50-foot wide water line easement, out of the Samuel Upshaw Survey, Abstract Number 818, Harris County, Texas, and being out and part of a called 6.989 acre tract, described in General Warranty Deed conveyed to Forging Valves and Castings, Inc., dated August 6, 1997, recorded under Harris County Clerk's File (H.C.C.F.) Number S583775 and described in Deed of Trust, dated August 6, 1997, recorded under (H.C.C.F.) Number S583775 of the Official Public Records of Real Property, Harris County (O.P.R.R.P H C.), Harris County Texas, according to the City of Houston field notes.

### **Prior Council Action:**

Ordinance 2016-758, passed October 5, 2016

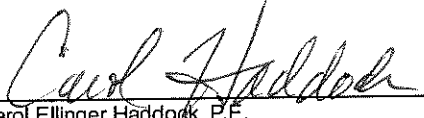
Ordinance 2014-871, passed September 24, 2014

**Amount of Funding:**

No additional funding required.

**Contact Information:**

Darrin Ward  
Acting Senior Assistant Director – Real Estate Services  
(832)395-3154



Carol Ellinger Haddock, P.E.  
Acting Director  
Department of Public Works and Engineering

WBS S-000900-0126-2-01

**ATTACHMENTS:**

**Description**

Metes and Bounds with Map  
Location Map  
Ordinance 2016-758  
Ordinance 2014-871

**Type**

Backup Material  
Backup Material  
Backup Material  
Backup Material