



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
District B
Item Creation Date: 7/9/2019

HPW20CMS07 108-INCH WATER LINE ALONG CITY EASEMENTS PROJECT
(FROM ALDINE WESTFIELD ROAD TO WILLIS STREET)

Agenda Item#:

Background:

SUBJECT: PROPERTY: Purchase of Parcel KY17-040 located at 0 Aldine Meadows Road for the 108-INCH WATER LINE ALONG CITY EASEMENTS PROJECT (FROM ALDINE WESTFIELD ROAD TO WILLIS STREET).

RECOMMENDATION: (Summary) Authority be given through Council Motion to PURCHASE Parcel KY17-040.

SPECIFIC EXPLANATION:

The 108-Inch Water Line Project (from Aldine Westfield Road to Willis Street) provides for the design and construction of transmission and distribution lines to convey treated water from surface water facilities. This program is required to comply with the Harris-Galveston Subsidence District requirement and to implement City's regionalization plan. This program is part of the City's long-range water supply plan.

The City will acquire 13,683 square feet in fee on Parcel KY17-040. The City's offer was based on an appraisal by Jason Mushinski, MAI, which valued the land at \$4.50 per square foot. The City's appraisal also awarded compensation for the damage to the remainder tracts of land after acquisition. The landowner presented a counteroffer supported by an appraisal which valued the land at \$6.25 per square foot. The landowner's appraisal did not value the damage to the remainder tracts after acquisition. The landowner's counteroffer was considered in conjunction with a property value for permanent access during construction and maintenance and operations of the 108-inch water line prepared by a senior staff appraiser. In order to avoid the additional litigation expense incurred by the City when acquiring property via condemnation and the resulting delay of the project and associated costs, the landowner's counteroffer was accepted. The breakdown of the negotiated purchase amount is as follows:

Parcel KY17-040 (Fee)

Table with 2 columns: Description and Amount. Rows include LAND: 13,683 SF, Unencumbered: 11,933 SF x \$6.25 x 100%, Encumbered: 1,750 SF x \$6.25 x 25%, COH Appraisal damage to remainder tracts, Negotiated increase including: the value of permanent access, avoided litigation expense and damage due to project delay, TOTAL COMPENSATION FOR PARCEL KY17-040, Title Policy and Services, and TOTAL AMOUNT \$ 227,600.00.

It is recommended that authority be given through Council Motion to PURCHASE the land and improvements thereon for Parcel KY17-040 located at 0 Aldine Meadows, owned by Regent Suites, LLC.

Parcel KY17-040 contains 0.3141 acre (13,683 square feet) of land and improvements thereon for fee acquisition out of the Samuel W. Upshaw Survey, Abstract No. 821 and the Joseph Hopkins Survey, Abstract No. 334, Harris County, Texas, and being out of and a part of Restricted Reserve "A" of Northgreen Intercontinental, a plat recorded under F.C. No. 636175, Harris County Map Records (H.C.M.R.) being the same called 2.052 acre tract described in a Special Warranty Deed conveyed from Hudson Baird to Regent Suites, LLC, dated May 28, 2015 and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20150227358, Film Code No. 094-83-2037 of the Official Public Records of Real Property of Harris County (O.P.R.O.R.P.H.C.), Harris County, Texas, according to the City of Houston approved field notes.

Handwritten signature of Carol Ellinger Haddock

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

WBS No(s).  
S-000900-0165-2

**Key Map(s):** 373U

**Prior Council Action:**

Ordinance 2017-1016, passed December 19, 2017

**Amount of Funding:**

No additional funding required (Funds were appropriated under Ordinance 2017-1016)

**Contact Information:**

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**ATTACHMENTS:**

**Description**

Location Map  
Field notes and Survey  
Ordinance 2017-1016

**Type**

Backup Material  
Backup Material  
Ordinance/Resolution/Motion