



Legislation Details (With Text)

**File #:** 20-1637      **Version:** 1      **Name:**

**Type:** CONSENT AGENDA      **Status:** Approved

**File created:** 8/17/2020      **In control:** Department of Sustainable Development and Construction

**On agenda:** 9/23/2020      **Final action:** 9/23/2020

**Title:** Authorize an increase in the purchase amount for the acquisition of three tracts of land containing a total of approximately 25 acres located near the intersection of Faithon P. Lucas, Sr. Boulevard and Scyene Road located in Dallas County from Ashley Furniture Industries, Inc. for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$579,419.00, increased from \$1,184,890.00 (\$1,172,046.00, plus closing costs and title expenses not to exceed \$12,844.00) to \$1,764,309.00 (\$1,751,465.00, plus closing costs and title expenses not to exceed \$12,844.00) - Financing: Water Construction Fund

**Sponsors:**

**Indexes:** 200

**Code sections:**

**Attachments:** 1. Map, 2. Resolution, 3. Exhibit A

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Mobility Solutions, Infrastructure, and Sustainability

**AGENDA DATE:** September 23, 2020

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Department of Sustainable Development and Construction

**EXECUTIVE:** Majed Al-Ghafry

**SUBJECT**

Authorize an increase in the purchase amount for the acquisition of three tracts of land containing a total of approximately 25 acres located near the intersection of Faithon P. Lucas, Sr. Boulevard and Scyene Road located in Dallas County from Ashley Furniture Industries, Inc. for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$579,419.00, increased from \$1,184,890.00 (\$1,172,046.00, plus closing costs and title expenses not to exceed \$12,844.00) to \$1,764,309.00 (\$1,751,465.00, plus closing costs and title expenses not to exceed \$12,844.00) - Financing: Water Construction Fund

**BACKGROUND**

This item authorizes an increase in the purchase amount for the acquisition of three tracts of land containing a total of approximately 25 acres located near the intersection of Faithon P. Lucas, Sr. Boulevard and Scyene Road located in Dallas County from Ashley Furniture Industries, Inc.

The first resolution approved on August 8, 2012, by Resolution No. 12-1942, authorized the necessity of acquiring real property and authorizing its appropriation and/or condemnation for public use. The owner did not accept the City's offer amount of \$1,172,046.00 and the proposed acquisition was referred to litigation for eminent domain proceedings. The increased consideration is based on an independent appraisal. There are no relocation benefits associated.

This acquisition is part of the Long Range Water Master Plan and the Water Distribution Master Plan. The water transmission main is required to facilitate conveyance of treated water to the South and Southwest portions of Dallas and its customer cities. Installation of approximately 32 miles of 96-inch and 120-inch water transmission pipeline is needed to meet near term critical demands associated with the population growth as determined through master planning efforts. The overall pipeline is sized to meet future water demands. The consideration is based on an independent appraisal. There are no relocation benefits associated.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On August 8, 2012, City Council authorized the necessity of acquiring real property and authorizing its appropriation and/or condemnation for public use from Laura Jernigan Espensen and James William Jernigan, of approximately 25 acres of land located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project by Resolution No. 12-1942.

**FISCAL INFORMATION**

Fund	FY 2020	FY 2021	Future Years
Water Construction Fund	\$579,419.00	\$0.00	\$0.00

**OWNER**

**Ashley Furniture Industries, Inc.**

Todd R. Wanek, Chief Executive Officer

**MAP**

Attached