



**Land Acquisition
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: 16
AGENDA DATE: Thu 03/11/2004
PAGE: 1 of 1

SUBJECT: Approve resolution to authorize the fee simple acquisition of 10.136 acre tract of land out of the N.M. Bain Survey, Abstract 61, locally known as 7408 Towery Lane, from Oran Graham for the Airport Noise Mitigation Program, in the amount of \$125,000 for the land and improvements, and \$20,254.05 relocation benefits, plus closing costs and moving related expenses in the amount of \$10,000, for an amount not to exceed \$155,254.05.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$155,254.05 is available in Fiscal Year 2003-2004 Capital Budget of the Department of Aviation using airport funds and available Federal Aviation Administration (FAA) Grants.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Public Works
DEPARTMENT: for Aviation;

DIRECTOR'S
AUTHORIZATION: Sondra Creighton

FOR MORE INFORMATION CONTACT: Melinda Ruby 530-6634; Lauraine Rizer 974-7078; Laura Bohl 974-7064

PRIOR COUNCIL ACTION: 09/09/99 - Federal Aviation Regulations (FAR) Noise Study; 08/23/01 - Consultant Selection for Noise Mitigation Program.

BOARD AND COMMISSION ACTION: N/A

The property and residence located at 7408 Towery Lane is a part of the approved Airport Noise Mitigation Program. The purpose of the program is to reduce noise impacts and ensure land use compatibility within the airport vicinity.

The lot to be acquired is approximately 10.136 acre tract and improvements include a single family residence, carport/storage shed, two wood storage sheds, carport, two metal sheds, outhouse, chicken coop, barn and old house used for storage. The fair market value of the property including improvements is \$125,000, as determined by independent appraisal. The owner has agreed to accept the City's offer and is eligible for relocation expenses estimated to be \$20,254.05. The City will relocate any tenants according to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

In accordance with Federal Aviation Administration (FAA) Order No. 5100.37-3-6.Owner Retention, the City determined prior to beginning the Airport Noise Mitigation Program that the salvage value of any improvements retained by the owner(s) of the various tracts being acquired was ten percent of the appraised value and would be deducted from the purchase price at closing. Oran Graham, has elected to retain ownership of five (5) ceiling fans, stove, refrigerator, washer, dryer, freezer and propane tank currently located on the property being purchased for the salvage value, which will be netted out of the property settlement amount at closing.

Closing and moving costs are not to exceed \$10,000, and are a part of the final property settlement amount.



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PAGE: 2 of 1**

CIP BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:
WHERE ON AGENDA:
DEPARTMENT:

11-Mar-04
Resolution
Aviation

Description: Approve resolution to authorize the fee simple acquisition of 10.136 acre tract of land out of the N.M. Bain Survey, Abstract 61, locally known as 7408 Towery Lane, from Oran Graham for the Airport Noise Mitigation Program, in the amount of \$125,000 for the land and improvements, and \$20,254.05 relocation benefits, plus closing costs and moving related expenses in the amount of \$10,000, for an amount not to exceed \$155,254.05. The owner has elected to purchase five (5) ceiling fans, stove, refrigerator, washer, dryer, freezer and propane tank at salvage value.

FINANCIAL INFORMATION:

Project Name:	ABIA Improvements
Project Authorization:	2003-04 Approved Capital Budget
Funding Source:	Airport Capital Fund
	Discretionary grants
	Entitlement grants
Fund/Agency/Orgn:	4910-817-3000
	4910-817-3073

Current Appropriation	\$ 99,450,000
Unencumbered Balance	29,339,797
Amount of this Action	<u>(155,254)</u>
Available Balance	\$ 29,184,543

Use of Estimated Remaining Balance

Noise Mitigation	\$ 10,965,799
Master Plan Update	59,762
Terminal Modifications	54,703
Del Valle School Demolition	14,789
RON Expansion, G1 to G3	406,407
Taxiway A, K (J to L)	990
Storm Water Drainage Master Plan	64,922
Barbara Jordan Statue	11,106
Storm Water Pollution Protection Plan	2,676
Balcony Etched Glass	48,900
PRIMS Terminal Drawings	5,672
Etched Glass, Engineering Support	12,080
Airfield Security Gates, Improvements	509,149
Field Maintenance Facility	94,349
Pavement Rehabilitation	116,979
Security System Improvements	2,012,167
Alternative Fuel (Propane) Facility	51,266
Parking Structure Rehabilitation	1,450,816
Emergency Dispatch Center at Ops Building	105,718

Public Parking Improvements	304,065		
Pavement Maintenance	1,199,969		
Terminal Improvements	1,391,365		
National Guard	300,000		
APPD CIP	94,629		
DVISD Land	21		
Info Systems-Comm. Center	237,618		
Baggage Screen	1,297,404		
Terminal Leak Repairs	1,103,215		
Terminal Imps Phase 3	650,000		
Roof Repairs Bldg 7350	380,000		
ERS Perimeter Road Study	200,000		
Runway Sweeper	180,000		
Runway Friction Test Unit	190,000		
Parent level	<u>5,668,007</u>		
	\$ 29,184,543	\$	<u>29,184,543</u>
Currently Unbudgeted/Unobligated		\$	<u>0</u>

Finance: Barbara Jipke Date: 2-19-04

RESOLUTION NO. 04

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The Council authorizes the fee simple acquisition of a 10.136 acre tract of land out of the N.M. Bain Survey, Abstract 61, locally known as 7408 Towery Lane, from Oran Graham for the Airport Noise Mitigation Program in the amount of \$125,000 for the land and improvements, and \$20,254.05 relocation benefits, plus closing costs and moving related expenses in the amount of \$10,000, for an amount not to exceed \$155,254.05. The owner has elected to retain and purchase five ceiling fans, stove, refrigerator, washer, dryer, freezer and propane tank at salvage value.

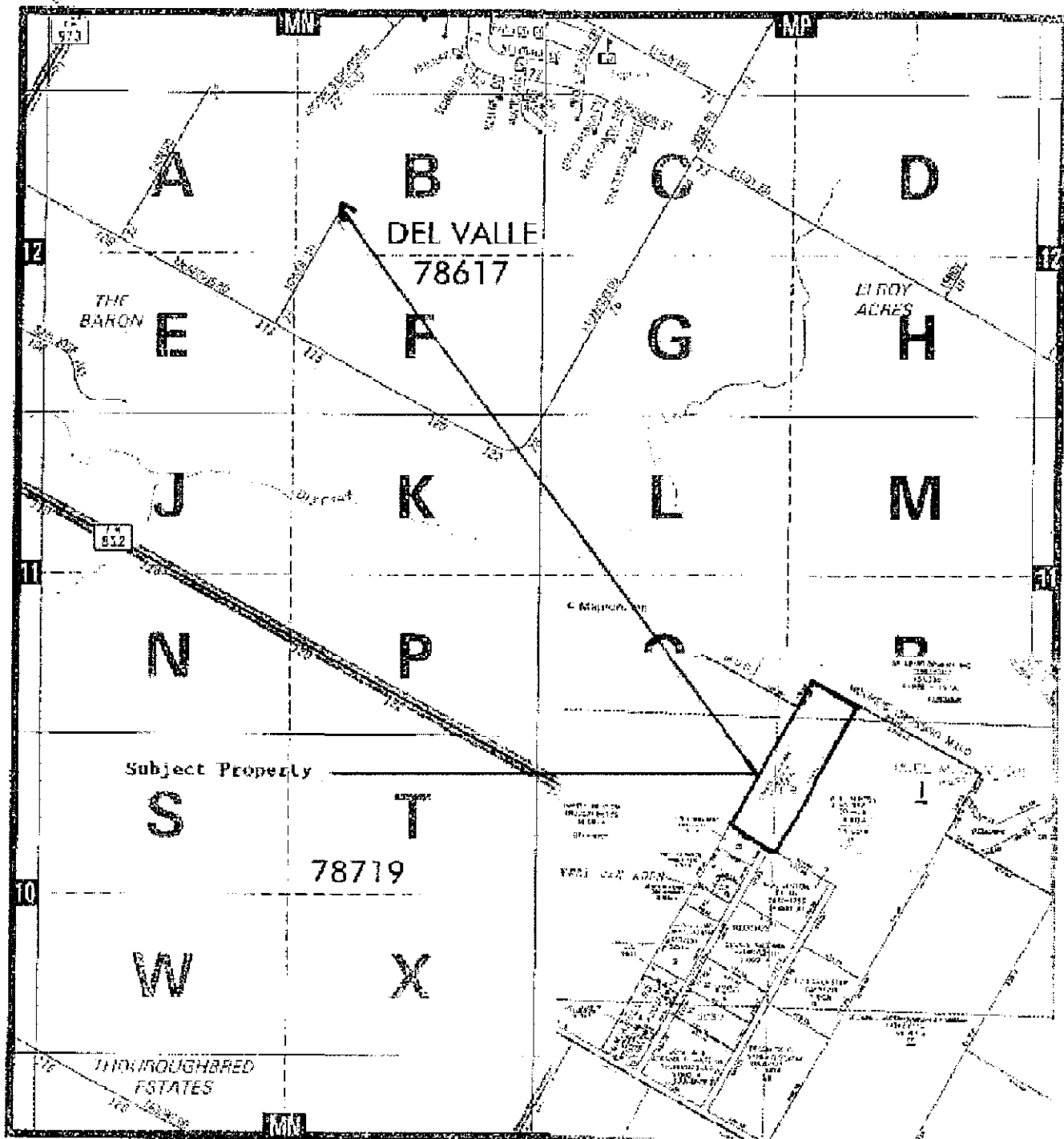
ADOPTED: _____, 2004

ATTEST: _____

Shirley A. Brown
City Clerk

MAP
707

CONTINUED ON MAP 677



CONTINUED ON MAP 706

CONTINUED ON MAP 717

CONTINUED ON MAP 718

SCALE IN MILES
0 1/4 1/2 3/4 1

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SCALE IN FEET
0 1000 2000 3000

ROAD GRADE 1980