



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

**AGENDA ITEM NO.: 7
AGENDA DATE: Thu 04/01/2004
PAGE: 1 of 1**

SUBJECT: Approve a resolution to authorize the fee simple acquisition of a 2.471 acre tract of land out of the Noel M. Bain Survey No. 1, Abstract No. 61 in Travis County, TX, and being all of Lot 2, Vega Subdivision, a Subdivision recorded in Volume 91, Page 201, Plat Records of Travis County, TX, locally known as 11502 McAngus Road with access from Vega Road, a private roadway, from Irma Palomares and husband, Moises Perez for the Airport Noise Mitigation Program, in the amount of \$160,000 for the land and improvements, and \$15,000 relocation benefits, plus closing costs and moving related expenses in the amount of \$10,000, for a total amount not to exceed \$185,000.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$185,000 is available in the 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 11502 McAngus Road with access from Vega Road, a private roadway, 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 and improvements to be acquired is approximately a 2.471 acre tract of land out of the Noel M. Bain Survey No. 1, Abstract No. 61 in Travis County, Texas, and being all of Lot 2, Vega Subdivision, a Subdivision recorded in Volume 91, Page 201, Plat Records of Travis County, Texas, being locally known as 11502 McAngus Road with access from Vega Road, a private roadway. The fair market value of the property including improvements is \$160,000.00 as determined by independent appraisal. The owner has agreed to accept the City's offer. The City will provide \$15,000 in relocation benefits and 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. Irma Palomares and husband, Moises Perez have elected to retain ownership of ceiling fans, propane tank and chicken coops currently located on the property being purchased for the salvage value, which will be netted out of the property settlement amount at closing.



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

RESOLUTION NO. 04

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

The Council approves authorizing the fee simple acquisition of a 2.471 acre tract of land out of the Noel M. Bain Survey No. 1, Abstract No. 61 in Travis County, Texas, and being all of Lot 2, Vega Subdivision, a Subdivision recorded in Volume 91, Page 201, Plat Records of Travis County, Texas, being locally known as 11502 McAngus Road with access from Vega Road, a private roadway, from Irma Palomares and husband, Moises Perez, for the Airport Noise Mitigation Program, in the amount of \$160,000 for the land and improvements, and \$15,000 relocation benefits, plus closing costs and moving related expenses in the amount of \$10,000 for a total amount not to exceed \$185,000.

ADOPTED: _____, 2004 **ATTEST:** _____
Shirley A. Brown
City Clerk

CIP BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:
WHERE ON AGENDA:
DEPARTMENT:

1-Apr-04
Resolution
Aviation

Description: Approve a resolution to authorize the fee simple acquisition of a 2.471 acre tract of land out of the Noel M. Bain Survey No. 1, Abstract No. 61 in Travis County, TX, and being all of Lot 2, Vega Subdivision, a Subdivision recorded in Volume 91, Page 201, Plat Records of Travis County, TX, being locally known as 11502 McAngus Road with access from Vega Road, a private roadway, from Irma Palomares and husband, Moises Perez for the Airport Noise Mitigation Program, in the amount of \$160,000 for the land and improvements, and \$15,000 relocation benefits, plus closing costs and moving related expenses in the amount of \$10,000, for an amount not to exceed \$185,000.

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		28,966,087
Amount of this Action		<u>(185,000)</u>
Available Balance	\$	28,781,087

Use of Estimated Remaining Balance

Noise Mitigation and Flight Track Monitoring System	\$	10,604,185
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		11,065
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		93,015
Pavement Rehabilitation		115,472
Security System Improvements		2,012,167
Alternative Fuel (Propane) Facility		32,711

Parking Structure Rehabilitation	1,450,816
Emergency Dispatch Center at Ops Building	105,524
Public Parking Improvements	304,065
Pavement Maintenance	1,199,969
Terminal Improvements	1,391,365
National Guard	300,000
APPD CIP	82,915
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	358,000
ERS Perimeter Road Study	200,000
Runway Sweeper	180,000
Runway Friction Test Unit	190,000
Parent level	5,681,510

\$ 28,781,087

\$ 28,781,087

Currently Unbudgeted/Unobligated

\$ 0

Finance:

Barbara Hyde

Date:

3-11-04