

AGENDA



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	58526	Agenda Number	55.
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Meeting Date:	June 9, 2016
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Department:	Office of Real Estate Services
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Subject

Approve a resolution authorizing the filing of eminent domain proceedings for the Parmer Lane Interceptor Project for approximately 3,787 square feet of land for a permanent wastewater line easement and approximately 9,185 square feet of land for a temporary working space easement; both tracts of land situated in the Peter Conrad Survey No. 112, Abstract No. 199, Travis County, Texas, being out of Lot 1, Parmer Lane Luxury Apartment Subdivision, a subdivision of record in Document No. 201200089 of the Official Public Records of Travis County, Texas, having been conveyed by Special Warranty Deed to Epoch Parmer Lane III, LLC and recorded in Document Number 2015170670 of the Official Public Records of Travis County, Texas, in the total amount of \$42,301. The owner of the needed property interests is EPOCH PARMER LANE III, LLC. The tract of land is vacant and located at 13401 Legendary Drive, in Austin, Travis County, Texas 78727. The general route covered by this project includes the north side of Parmer Lane from an easternmost point where it will connect to the existing Upper Walnut Creek Interceptor near the location where Walnut Creek crosses Parmer Lane, to a westernmost point where Lake Creek crosses Parmer Lane, in Austin, Travis County, Texas (District 6).

Amount and Source of Funding

Funding is available in the Fiscal Year 2015-2016 Capital Budget of Austin Water.

Fiscal Note

A fiscal note is attached.

Purchasing Language:	
Prior Council Action:	
For More Information:	Steve Parks, Public Works Department, (512) 974-3576; Kevin Koeller, Austin Water, (512) 972-2055; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Amanda Glasscock, Office of Real Estate Services, (512) 974-7173.
Boards and Commission Action:	
MBE / WBE:	

Related Items:



Additional Backup Information

The Parmer Lane Interceptor Project requires the acquisition of approximately 3,787 square feet (0.087-acre) of land for a permanent wastewater line easement and approximately 9,185 square feet (0.211-acre) of land for a temporary working space easement across a portion of vacant land, located in District 6, at 13401 Legendary Drive, in the City of Austin, Travis County, Texas.

In late 2008, the City annexed the Anderson Mill area, adding 2.5 square miles of wastewater service area, along with wastewater collection and treatment assets of various ages and conditions. The Parmer Lane Interceptor project involves the installation of over two miles of large diameter wastewater pipeline along Parmer Lane between Anderson Mill and McNeil roads to better protect public health and the environment and reduce operating expenses by removing aged and underperforming wastewater facilities. Once installed, wastewater will flow by gravity to the Walnut Creek wastewater treatment plant enabling the decommissioning of the Lake Creek and Rattan Creek lift stations. This new wastewater infrastructure will not only eliminate the power, chemical, and labor costs of the existing facilities, but address outstanding capacity concerns in the nearby desired development zone.

The objective of this project is to provide additional capacity to carry wastewater flow by gravity from the Upper Lake Creek and Rattan Creek Basins, west of Parmer Lane, to the Walnut Creek Sewer system downstream. The project includes the construction of approximately 12,000 linear feet of 42-inch gravity interceptor and the demolition of components of the Lake Creek and Rattan Creek Sewer Lift Stations.

The City of Austin has attempted to purchase the needed easements. The City and the property owner were unable to agree on the value of the needed acquisition. Austin Water is requesting council consideration and approval of this item immediately to avoid project timeline delays. The Law Department is requesting authorization to file an action in eminent domain on behalf of the City of Austin.