



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** December 6, 2023  
**PREPARED BY:** Scott Moore, City Manager  
**DEPARTMENT:** Administration

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Purchase Agreement with Zalam LLC for a wastewater easement with a temporary construction easement for Parcel No. 3

### BACKGROUND/SUMMARY:

Since 2022, the City of Manor has been engaged with George Butler & Associates and their consulting team to secure the required utility easements to complete the Manor Commercial Park Wastewater Line Expansion Project. The city received \$3.3 million from the COVID State and Local Fiscal Recovery Fund allocation. This project is scheduled to be completed in the Fall of 2024. The Zalam LLC parcel tract that the city is seeking a 20' permanent wastewater utility easement and 25' temporary construction easement along the designated route for the future wastewater line to be installed. This 52-acre tract has received a lot of interest from developers looking to build a light industrial/manufacturing space to support the high-tech development in our region. The registered appraiser completed their fieldwork and comparable analysis and provided the City of Manor with a monetary compensation analysis for the easements for tract 3 at \$174,330.

**LEGAL REVIEW:** Yes - Kent A. Sick, Attorney  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Purchase Agreement Parcel No. 3

### STAFF RECOMMENDATION:

The city staff recommends that the City Council approve the Purchase Agreement with Zalam LLC for a wastewater easement with a temporary construction easement in an amount not to exceed \$174,330.

**PLANNING & ZONING COMMISSION:**                      **Recommend Approval**                      **Disapproval**                      **None**