



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 08/06/2025

PRESENTER: Noreen Housewright, Director of Engineering/Utility Services

TITLE: Authorize and confirm the purchase of a permanent sanitary sewer easement, temporary construction easement, permanent access easement and temporary access easement located in the D. R Cameron Survey, Abstract 295, Pablo Mansola Survey, Abstract 991 and Allen Jenkins Survey, Abstract 29, commonly known address of 1200 (W) Pioneer Parkway, Grand Prairie, Dallas County, Texas, from Concetta Marie Nolan for \$343,738.00, the appraised value plus the requested settlement increase of \$56,262.00 for a total purchase price of \$400,000.00, plus anticipated closing costs of up to \$5,500.00 for a total cost of \$405,500.00; Authorize the City Manager to execute any and all legal instruments necessary for the same.

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 08/06/2025)

SUMMARY:

<i>Vendor Name</i>	<i>Total Cost</i>
Concetta Marie Nolan	\$405,500.00

PURPOSE OF REQUEST:

Staff is requesting that the City Council authorize and confirm the purchase of permanent sanitary sewer easement, temporary construction easement, permanent access easement and temporary access easement required for the Central Park at Pioneer Parkway – Wastewater Main Improvements Project, WO #622.107, located in the D. R Cameron Survey, Abstract 295, Pablo Mansola Survey, Abstract 991 and Allen Jenkins Survey, Abstract 29, commonly known address of 1200 (W) Pioneer Parkway, Grand Prairie, Dallas County, Texas, and authorize the City Manager to execute any and all legal instruments necessary for the same. This acquisition is related to the replacement of the city’s existing wastewater main located at Central Park at Pioneer Parkway.

Concetta Marie Nolan has agreed to convey 0.486 acres (21,183 sf) for the permanent sanitary sewer easement, 0.5670 acres (24,706 sf) for the temporary construction easement, 0.367 acres (16,007 sf) for the permanent access easement and 0.3396 acres (14,792 sf) for the temporary access easement (see attached Exhibits "A-1", "A-2", "A-3" and "A-4" - legal descriptions and survey plats, and Exhibit "B" - aerial location map).

This is a requested settlement increase of \$56,262.00 over the appraisal value of \$343,738.00. Per the appraisal report, the subject site, 1200 Pioneer Parkway, totals approximately 11.799 acres, is zoned Commercial District (C), and is unimproved. The property is encumbered with City utility easements, sewer and water, Oncor electric transmission easement and approximately 15% of the site is within the 100-year floodplain designation Zone “AE”. The appraisal firm determined that its opinion of market value for the fee of the entire site is \$9.00 per square foot. The appraisal report used this price per square foot and appropriate adjustments to value the proposed easements. The owners responded that their opinion of value is \$11.00 per square foot and does not consider the easement’s adjustments adequate to the impacts.

Staff believes this requested settlement amount is reasonable when considered against the additional costs of preparing and completing the administrative phase of the eminent domain process, the Special Commissioners hearing. If this settlement is approved, the City will pay all title insurance expenses and closing costs to Fidelity National Title Company in an amount up to \$5,500.

FINANCIAL CONSIDERATION:

Budgeted	<input checked="" type="checkbox"/>	Fund Name:	Wastewater CIP Fund
----------	-------------------------------------	------------	---------------------

If Capital Improvement:					
Total Project Budget	\$2,293,879.50	Proposed New Funding:	\$0	Remaining Funding:	\$1,888,379.50

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Attachment A – Legal Descriptions and Survey Plats
- 2- Attachment B – Aerial Location Map