



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/18/2025

PRESENTER: Noreen Housewright, Director of Engineering/Utility Services

TITLE: Authorize and confirm the purchase of Permanent Water Easement and Temporary Construction Easement located in the a portion J.D. Ellis Survey, Abstract 1274 and the Joseph Stewart Survey, Abstract 961, Ellis County, commonly known address of 5728 Lakeview Drive, Midlothian, Ellis County, Texas, from Toni R. Hendrick for \$12,014.00, the appraised value plus the requested settlement increase of \$4,806.00 for a total purchase price of \$16,820.00, plus anticipated closing costs of up to \$2,500.00 for a total cost of \$19,320.00

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 02/18/2025)

SUMMARY:

<u>Vendor Name</u>	<u>Total Cost</u>
Toni R. Hendrick	\$19,320.00

PURPOSE OF REQUEST:

Authorize and confirm the purchase of water main easement and temporary construction easement required for the South Sector Phase 3 Water Line Extension, Water Main Improvements project, WO # 02410301, on a portion of 5728 Lakeview Drive, Midlothian, Ellis County, Texas. This acquisition is related to the installation of the South Sector Phase 3 Water Line Extension, Water Main Improvements project. (See attached Exhibits "A-1" & "A-2") - legal descriptions and survey plats, and Exhibit "B" - aerial map.)

Toni R. Hendrick has agreed to convey a 0.053 acres (2,296 sf) permanent water main easement and a 0.159 acres (6,808 sf) temporary construction easement on the southeast corner of the property along U.S. Highway 287 to the City for right-of-way for \$16,820.00. This is a requested settlement increase of \$4,806.00 over the appraisal value of \$12,014.00.

The subject site is approximately 1.100 acres, zoned A – Agricultural District, with an approximate 10,300 square foot commercial building (improvement) constructed in 1955 per the Ellis County Appraisal District’s account #186717. The appraisal firm determined its opinion of market value for the fee (entire site) is \$5.00 per square foot. The appraisal report used the same price per square foot to value the proposed easement acquisitions using 75% of the fee value for the permanent easement and

10% of the fee value for the temporary construction easement. The requested settlement increase is less than \$5,000.00 and equates to an approx. 40.00% increase over the appraised value.

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 in an amount nor to exceed \$2,500.

FINANCIAL CONSIDERATION:

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

If Capital Improvement:					
Total Project Budget	\$616,228.50	Proposed New Funding:	\$0.00	Remaining Funding:	\$596,908.50

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Attachment A-1 – Water Easement Legal Description and Survey Plat
- 2- Attachment A-2 – Temporary Construction Easement Legal Description and Survey Plat
- 3- Attachment B – Aerial Location Map