

**RESOLUTION NO. 2011-11-\_\_\_\_\_ (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE EXECUTION OF DOCUMENTS FOR THE ACQUISITION OF PROPERTY RIGHTS NECESSARY TO CONSTRUCT ALMA ROAD FROM STACY ROAD NORTH TO FIRE STATION #8 AND ALONG SILVERADO TRAIL FROM ALMA ROAD EAST TO COMSTOCK ELEMENTARY SCHOOL; AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS FOR THE ACQUISITION OF EASEMENTS AND RIGHT-OF-WAY; APPOINTING AN APPRAISER AND NEGOTIATOR AS NECESSARY; AUTHORIZING THE CITY MANAGER OF THE CITY OF MCKINNEY, TEXAS, TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AND AUTHORIZING THE CITY MANAGER THE USE OF EMINENT DOMAIN TO CONDEMN PROPERTY AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS.**

**WHEREAS**, the City Council of the City of McKinney, Texas, has determined that a public use and necessity exists for the construction of the Alma Road Completion Project, from Stacy Road north to Fire Station #8 and along Silverado Trail from Alma Road east to Comstock Elementary School, the location of which is generally set forth in the map attached hereto as Exhibit A; and

**WHEREAS**, the City Council has considered this project and has determined that a public use and necessity exists for this project and the need for the acquisition of certain property rights for this project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:**

- Section 1. All of the above premises to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.
- Section 2. That the City Council of the City of McKinney, Texas hereby authorizes the City Manager to execute documents, as needed, to acquire the necessary easements and right-of-way for the Alma Road Completion Project.
- Section 3. That the City Council hereby finds and determines that a public use and necessity exists for the City of McKinney for the construction of the Alma Road Completion Project and to acquire the necessary property rights in those certain tracts or parcels of land deemed necessary for that construction as identified in the construction plans and specifications as

amended, together with all necessary appurtenances, additions and improvements on, over, under, and through those certain lots, tracts or parcels of land, the location of which lots, tracts or parcels are generally shown on the Location Map attached hereto as Exhibit A, with the anticipated right-of-way (ROW) and drainage (DE) easements, being no more than the following: (1) Tom Tinerl - 0.918 acres ROW, 0.310 acres DE; (2) McKinney Parkway Properties - 0.167 acres ROW, 0.136 acres ROW, 0.300 acres DE; (3) Crown Communications - 0.027 acres ROW, 0.026 acres DE; (4) Jo Ann Bell Real Estate LTD - 1.133 acres ROW, 0.050 acres DE; (5) Kenneth E. Day - 0.508 acres ROW; (6) Gammon Partners, I, L.P. - 2.177 acres ROW, 0.594 acres DE (proposed dedication); (7) Standard Pacific of Texas, INC - proposed dedication by plat.

- Section 4. That the City Manager is authorized and directed to negotiate for and to acquire the required property rights for the City of McKinney, and to acquire said rights in compliance with State and Federal law. That the City Manager is specifically authorized and directed to do each and every act necessary to acquire the needed property rights including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to designate a qualified appraiser of the property to be acquired when such appraisal is necessary and, where necessary, the use of Eminent Domain to condemn property.
- Section 5. That the City Manager is specifically authorized and directed to do each and every act necessary to acquire the needed property rights including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to designate a qualified appraiser of the property to be acquired when such appraisal is necessary and, where necessary, to institute proceedings in eminent domain.
- Section 6. That the City Manager, or any individual he may so designate, is appointed as negotiator for the acquisition of this property and, as such, the City Manager is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the City Council for such purpose.
- Section 7. That the City Manager is specifically authorized to establish the just compensation for the acquisition of this property.
- Section 8. That, if the City Manager or his designee determines that an agreement as to damages or compensation cannot be reached, then the City Attorney or his designee is hereby authorized and directed to file or cause to be filed, against the owners and interested parties of the property, proceedings in eminent domain to acquire the above-stated interest in the property.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
McKINNEY, TEXAS ON THE 1<sup>st</sup> DAY OF NOVEMBER, 2011.**

CITY OF McKINNEY, TEXAS

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BRIAN LOUGHMILLER  
Mayor

ATTEST:

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SANDY HART, TRMC, MMC  
City Secretary

BLANCA I. GARCIA  
Assistant City Secretary

APPROVED AS TO FORM:

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MARK S. HOUSER  
City Attorney