



17-818

TITLE: Consider/Discuss/Act on a Resolution Authorizing the Execution and Sale to the North Texas Municipal Water District of a Water Line Easement Consisting of Two Parts, 0.570 Acres of Land with a 0.774 acre Temporary Construction Easement and 0.386 Acres of Land with a 1.176 Acres Temporary Construction Easement in the John R. Jones Survey, Abstract No. 497, Collin County, Texas, and Generally Located in the Vicinity of Redbud Boulevard and Bloomdale Road in the amount of \$108,948.00; and Authorizing the City Manager to Execute Easements and Documents Regarding the Sale of Said Easements Across City-Owned Property to the North Texas Municipal Water District

COUNCIL GOAL: Financially Sound Government

MEETING DATE: August 15, 2017

DEPARTMENT: Development Services / Engineering

CONTACT: Gary Graham, PE, Director of Engineering

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution.

ITEM SUMMARY:

- This item authorizes the sale, at fair market value, to the North Texas Municipal Water District (NTMWD) of a water transmission pipeline easement. The proposed easement property is described in two Parts. Part 1 being a 0.570 acre permanent water transmission pipeline easement and 0.774 acre temporary construction easement, and Part 2 being a 0.386 acre permanent water transmission pipeline easement and 1.176 acre temporary construction easement, all generally located in the vicinity of Redbud Boulevard and Bloomdale Road, and further authorizes the City Manager to execute all necessary easements and documents for the sale of said land rights to NTMWD.

BACKGROUND INFORMATION:

- NTMWD provides potable water to many cities, including the City of McKinney.

- NTMWD is planning to construct a water transmission pipeline to provide additional treated water capacity to the NTMWD North Transmission System.
- NTMWD contacted City staff to discuss the purchase of the subject Easement which will connect to NTMWD's North Transmission System near the McKinney No. 1 Delivery Point and to the proposed City of McKinney No. 4 Delivery Point and Pump Station at Redbud Boulevard and Bloomdale Road.
- The Easement is necessary to provide for the rapid growth in the north and northwest sectors of the McKinney service area.
- The proposed easement consists of Part 1 being a 0.570 acre permanent water transmission pipeline easement and 0.774 acre temporary construction easement, and Part 2 being a 0.386 acre permanent water transmission pipeline easement and 1.176 acres temporary construction easement.
- The City had an appraisal report completed by JLL Valuation & Advisory Services, LLC which determined the fair market value of \$108,948.00 for the proposed Easement.
- This agenda item authorizes the sale of the Easement to NTMWD for the fair market value and further authorizes the City Manager to execute all documents necessary for the sale of said Easement on City-Owned land to NTMWD.

FINANCIAL SUMMARY:

- \$108,948.00 received from the sale of the Easement will be placed in the Water/Wastewater Fund.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Resolution](#)

[Location Map](#)