



20-1123

TITLE: Consider/Discuss/Act on a Resolution Authorizing the Sale of Land to the North Texas Municipal Water District, which Land Contains 8.577 Acres Situated in the William Davis Survey, Abstract No. 248, Collin County, Texas and Generally Located at the Northeast Corner of Airport Drive and Greenville Road; and Authorizing the City Manager to Execute Deeds and Documents Regarding the Sale of Said City-Owned Property to the North Texas Municipal Water District

COUNCIL GOAL: Direction for Strategic & Economic Growth

MEETING DATE: December 15, 2020

DEPARTMENT: Development Services/Engineering

CONTACT: Gary Graham, PE, PTOE, Director of Engineering

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution.

ITEM SUMMARY:

- This item authorizes the sale of 8.577 acres of land (Property) owned by the City of McKinney (McKinney) for Fair Market Value to the North Texas Municipal Water District (NTMWD), said Property whose address is 100 North Airport Drive, City McKinney, Collin County, Texas and generally located at the NEC of Airport Drive and Greenville Road, and further authorizes the City Manager to execute all necessary deeds and documents for the sale of said property to NTMWD.

BACKGROUND INFORMATION:

- NTMWD is planning and designing a new North McKinney Transfer Lift Station to be located adjacent to their existing North McKinney Lift Station which is located in an Easement previously granted by the City of McKinney and situated on the Property.
- NTMWD new lift station will transfer up to 64 MGD of flow to the Sister Grove

Creek Regional Water Resources Recovery Facility, and will be sized to accommodate expansion up to 128 MGD, allowing or refined operational control and a more consistent and efficient delivery of flow throughout NTMWD's South Transmission System.

- NTMWD has offered to purchase the Property in fee simple for the appraised value of \$154,000.00.
- McKinney contracted their own appraisal to ensure that NTMWD's offer to purchase was for Fair Market Value. The City's appraisal report confirmed that a valuation of \$154,000.00 was indeed Fair Market Value.
- Staff recommends selling the Property to NTMWD, for the following reasons:
 - The proposed NTMWD lift station site will benefit the surrounding community by generating a more consistent and efficient flow.
 - The Property is currently encumbered with a lift station site and easements belonging to NTMWD.
 - McKinney City Council recently authorized the sale of 2 Force Main Easements associated with the proposed NTMWD lift station adjacent to the Property.
 - Approximately 85% of the Property is situated in the 100-year floodplain and floodway.
 - McKinney has no current or proposed use for the Property.
 - The City will no longer be required to maintain and mow the Property.
- This agenda item authorizes the sale of the Property to NTMWD for the appraised FMV of \$154,000.00 and further authorizes the City Manager to execute all documents necessary for the sale of said McKinney-Owned land to NTMWD.

FINANCIAL SUMMARY:

- In accordance with Texas Local Government Code Section 272.001(b)(5), the sale is exempt from competitive bidding requirements.
- Funds received from the sale of the Property will be placed in the General Fund.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Location Map](#)
[Resolution](#)