



23-0993

TITLE: Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Sanitary Sewer Line Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project (WA1633 & WW1633) which Property is Located at the Intersection of S. McDonald Street and Tennessee Street and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions

COUNCIL GOAL: Operational Excellence

(2B: Balance available resources to accommodate the growth and maintenance needs of the City)

MEETING DATE: December 5, 2023

DEPARTMENT: Development Services / Engineering

CONTACT: Gary Graham, PE, PTOE, Director of Engineering
Todd Wright, Real Estate Acquisitions Administrator

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution using a motion in a form substantially similar to the following:

"I move that the City of McKinney, Texas, City Council approve this item as written and adopt the Resolution described in this agenda item and authorize the use of the power of eminent domain to acquire for public use all necessary property interests from Hise Real Estate Investments, L.P., identified as owner of record by the Collin Central Appraisal District, and any other persons or entities claiming an interest to the property depicted on and described by metes and bounds attached to said Resolution, said

depictions and descriptions being incorporated in their entirety into this motion for all purposes including the construction, access and maintenance of infrastructure improvements located at the intersection of S. McDonald Street and Tennessee Street associated with the SH 5 Utility Relocation Project (WA1633 & WW1633).”

- A roll call vote is required for this item.

ITEM SUMMARY:

- This Resolution provides authority to the City Manager to execute documents for the acquisition of property rights and the use of Eminent Domain to condemn property interests in order to acquire a Sanitary Sewer Line Easement and a Temporary Construction Easement necessary for the SH 5 Utility Relocation Project (WA1633 & WW1633).

BACKGROUND INFORMATION:

- In conjunction with TxDOT’s upcoming Hwy 5 reconstruction project, the City of McKinney needs to move existing utilities out of the TxDOT right-of-way onto private property. Construction of the project is scheduled to begin early next year.
- The Project requires the acquisition of a Sanitary Sewer Line Easement and a Temporary Construction Easement from the property owner.
- The property owner has been informed of the Project details and necessity for the acquisition of portions of their property.
- Initial and Final offer letters were presented to the property owner based on a valuation by an independent third-party appraiser.
- The property owner has not responded to the City’s final offer letter with an appropriate settlement amount.
- While staff will continue efforts to work with the property owner in order to acquire the easements amicably, it is necessary to begin condemnation proceedings to keep the project on schedule.
- The property owner is identified below and is described and depicted in the attached Resolution as Exhibit A, Tract I and Exhibit A, Tract II. The acquisition of the easements are necessary for the SH 5 Utility Relocation Project (WA1633 & WW1633).

Property Owner	Description	Area/Acres	Resolution Exhibit
Hise Real Estate Investments, L.P.	Sanitary Sewer Line Easement	0.022 acres	Exhibit A, Tract I
	Temporary Construction Easement	0.015 acres	Exhibit A, Tract II

FINANCIAL SUMMARY:

- Funds for the property acquisition are available in Project WA1633 & WW1633.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Resolution](#)

[Exhibits A-B](#)

[Location Map](#)