



21-0919

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 2 Parcels Containing 1.773 Acres (Parcel 1-1) and 0.231 Acres (Parcel 1-2) in the John R. Jones Survey, Abstract No. 497, Collin County, Texas, and Generally Located South of Bloomdale Road Between McLarry Drive and Redbud Boulevard in the amount of \$140,598.00; 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: Operational Excellence
(2B: Balance available resources to accommodate the growth and maintenance needs of the city)

MEETING DATE: October 19, 2021

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, consisting of Parcel 1-1 being a 1.773 acres permanent water transmission pipeline easement and Parcel 1-2 being a 0.231 acres permanent water transmission pipeline easement, generally located south of Bloomdale Road between McLarry Drive and Redbud Boulevard, 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. 3 Delivery Point and to the 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 Parcel 1-1 being a 1.773 acres water transmission pipeline easement and Parcel 1-2 being a 0.231 acres water transmission easement.
- The City had an appraisal report completed by JLL Valuation & Advisory Services, LLC which determined the fair market value of \$140,598.00 for the proposed Easement.
- Due to the location of the proposed NTMWD water transmission pipeline, a section of an existing City sewer line will need to be relocated. City staff have reviewed and approved the plans for the sewer line relocation submitted by NTMWD. The relocation will be completed by NTMWD during construction of the proposed transmission pipeline and at no cost to the City.
- 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:

- \$140,598.00 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](#)