

March 25, 2026

**A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE IN EXCHANGE FOR ENGINEERING DESIGN SERVICES AS COMPENSATION.**

**WHEREAS**, the City of Dallas has identified a need to address drainage problems occurring at various locations within the city and the acquisition of easements are necessary to proceed with stormwater improvements for the Alderson 3700 Storm Drainage Improvement Project (the "Project"); and

**WHEREAS**, St. Thomas Aquinas Catholic Parish, the abutting property owner, has agreed to dedicate to the city the necessary drainage and temporary easements for the Project in exchange for the city providing additional storm drainage engineering services and design plans that will benefit the parish property for an equal value; and

**WHEREAS**, the city has agreed to construct the additional design improvements benefitting the parish property provided the parish delivers the necessary construction funds before the city's award of a construction contract; and

**WHEREAS**, the parties desire to enter into a Participation and Funding agreement to facilitate the transaction which is needed for the Project and will benefit the parties and the public.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That for the purposes of this resolution, the following definitions shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 9,244 square feet of land located in Dallas County, Texas, and being the same property more particularly described in Exhibit "A" Tract 1, Tract 2, and Tract 3, attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Alderson 3700 Storm Drainage Improvement Project

"USE": The installation, use, and maintenance of a pipeline or lines and or other storm drainage improvements as may be necessary for the control of drainage and flooding provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

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**SECTION 1.** (continued)

"PROPERTY INTEREST": Easement, subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit "B" and Exhibit "C" attached hereto and made a part hereof for all purposes.

"OWNER": St. Thomas Aquinas Catholic Parish, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": \$310,628.50. However, in lieu of monetary consideration, the CITY will provide additional storm drainage engineering design services benefitting the parish property.

"CLOSING COSTS AND TITLE EXPENSES": \$0.00

"AUTHORIZED AMOUNT": Not to exceed \$310,628.50 in additional storm drainage engineering design services benefitting the parish property.

**SECTION 2.** That the USE of the PROPERTY for the PROJECT is a public use.

**SECTION 3.** That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

**SECTION 4.** That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

**SECTION 5.** That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

**SECTION 6.** That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

**SECTION 7.** That in the event this acquisition closes, the CITY shall prepare the additional storm drainage engineering design plans benefitting the OWNER'S property and provide a copy to OWNER upon receipt from the engineer, the value of which shall not exceed the AUTHORIZED AMOUNT.

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**SECTION 8.** That the CITY shall receive and deposit funds from OWNER into the Capital Stormwater Projects Reimbursement Fund for the construction of additional improvements benefitting the OWNER'S property.

**SECTION 9.** That if OWNER delivers the necessary construction funds prior to award of a construction contract, the CITY shall construct the additional design improvements to OWNER'S property.

**SECTION 10.** The City Manager, upon approval as to form by the City Attorney, is authorized to execute a Participating and Funding Agreement for the Construction of Storm Drainage Infrastructure with OWNER.

**SECTION 11.** That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

**SECTION 12.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:  
Tammy L. Palomino, City Attorney

BY: \_\_\_\_\_  
Assistant City Attorney