

## AGENDA



## Recommendation for Council Action

## AUSTIN CITY COUNCIL

Regular Meeting: December 13, 2018

Item Number: 055

## Eminent Domain

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.092 acres (4,027 square feet) of land a part of Lot 4, Block A, Scofield Ranch Retail Subdivision, a subdivision in Travis County, Texas, according to the Plat Document No. 200100026 official public records Travis County, Texas, the said Lot 4 being described to Sanchez Family Properties LP, in that certain special warranty deed with vendor's lien as recorded in Document No. 2001080163, of which, both documents are recorded in the official public records of Travis County, Texas, in the amount of \$31,209. The owner of the needed property interest is Sanchez Family Properties LP, a Texas Limited Partnership. The property is located entirely in District 7, at 13613 N. IH 35, Austin Texas 78753. The general route of the project is along the south side of Avenue N and West Howard Lane from the Howard Lane Substation on Gardenia Drive to the east side of Center Line Pass into the Techridge Substation, in Austin, Travis County, Texas.

District(s) Affected: District 7

<b>Lead Department</b>	Austin Energy
<b>Fiscal Note</b>	Funding in the amount of \$31,209 is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.
<b>For More Information</b>	Jeff Vice, Director, Local Government Issues (512) 322-6087; Dan Smith, VP, Electric Service Delivery, (512) 505-7009; Pamela England, Manager, Public Involvement & Real Estate Services, (512) 322-6442, Angela Rodriguez, Staff Attorney, Law Department (512) 974-6032.
<b>Council Committee, Boards and Commission Action</b>	November 19, 2018 - Recommended unanimously by the Electric Utility Commission on an 8-0 vote with Commissioners Osborne and Wray absent, and one vacancy.

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**Additional Backup Information:**

This project will upgrade the 1.7-mile Techridge-Howard Lane 138kV transmission line. One of the upgraded circuits (Circuit 1004) will be terminated at Howard Lane. The second circuit will bypass Howard Lane and tie into the existing Howard Lane-Jollyville 138kV transmission line (Circuit 961) to create a new Techridge-Jollyville circuit.

The upgrades are necessary for increased safety and reliability, as well as improved connectivity within the overall electric service system. Austin Energy identified 11 easement tracts required for this upgrade project. To date, six property owners have accepted appraised values. The remaining tracts are in negotiations for acquisition.

The current fair market value of the Sanchez tract, as determined by an independent, third-party appraiser, is \$31,209. The City attempted to purchase the needed property for this amount however; the City and the property owner were unable to agree on the value of the tract. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.