



Recommendation for Action

File #: 19-1917, **Agenda Item #:** 106.

6/20/2019

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings for the acquisition of easement rights consisting of approximately 0.007 acres (306 square feet) of land situated in the Francisco Garcia Survey No. 60, in Travis County, Texas, and being a portion of a called 13.970 acre of land described to Kennedy Properties of Texas, L.P., a Texas limited partnership, in that certain general warranty deed with vendor's lien as recorded in Document No. 2001106453, official public records, Travis County, Texas, in the amount of \$107 for the public use of placing, constructing, reconstructing, installing, operating, repairing, maintaining, inspecting, replacing, upgrading or removing (in whole or in part) electric transmission, distribution and electric telecommunications lines and systems. The owner of the needed property interest is Kennedy Properties of Texas, L.P., a Texas limited partnership. The property is located entirely in District 7, Pansy Trail at Avenue N (a private street), Austin, Travis County, Texas 78727. 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.

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 Capital Budget of Austin Energy.

For More Information:

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Council Committee, Boards and Commission Action:

May 13, 2019 - Recommended by the Electric Utility Commission on an 8-0 vote, with Commissioner Weldon off the dais and Commissioners Hadden and Stone absent.

Additional Backup Information:

This project will upgrade the 1.7 mile Techridge-Howard Lane 138kV transmission line (CKT 1004) with double circuit bundled 795 ACSS Drake conductors, which are rated at 3000 amps per circuit. One of the upgraded circuits will be terminated at Howard Lane. The second circuit will bypass Howard Lane and tie into the existing Howard Lane-Jollyville 138kV transmission line (CKT 961) to create a new Techridge-Jollyville circuit. The upgrades will provide increased safety and reliability, as well as improved connectivity within the overall electric service system. There are 11 easement tracts necessary for this project. To date, six property owners have accepted the appraised value for the easement rights and do not require City Council action to close. The remainder of the tracts are in negotiations for acquisition.

The current fair market value of the Kennedy Properties of Texas, L.P. tract as determined by an independent, third-party appraiser is \$107. The City has attempted to purchase the needed property; however, the City and the property owner are unable to agree on the value of the needed acquisition tract. The Law Department is

requesting authorization to file an action in eminent domain on behalf of the City of Austin.