



Recommendation for Action

File #: 22-1232, Agenda Item #: 35.

3/3/2022

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings for the Circuit 811 Transmission Electric Line upgrade project from Justin Lane Substation to McNeil Lane Substation for the public use of providing reliable, safe electricity service, which requires acquisition of real property rights consisting of a temporary construction easement containing approximately 4,438 square feet of land, being a part of Lot A-4-1 of the Resubdivision of Lot 4-A of the Resubdivision of Lot A-1 of the Resubdivision of Lot "A", Tempo North, a subdivision shown in a plat recorded in Volume 57, Page 54, in Travis County, Texas in the amount of \$44,500. The owner of the property is Jannahs Real Estate LLC. The property is located at 7535 N. Lamar Blvd., Austin, Texas 78753. The general route of the project is along the east side of North Lamar from HWY 183 to the McNeil Substation.

Lead Department

Austin Energy

Fiscal Note

Funding in the amount of \$44,500 is available in the Fiscal Year 2021-2022 Capital Budget of Austin Energy.

For More Information:

Thomas Pierpoint, VP Electric Service Delivery, (512) 972-9507; Pamela England, Manager, Public Involvement & Real Estate Services, (512) 322-6442.

Council Committee, Boards and Commission Action:

February 14, 2022- Recommended by the Electric Utility Commission on an 8-0 vote, with Vice Chair Tuttle and Commissioner Ferchill absent and one vacancy.

Additional Backup Information:

The project includes upgrade of the 4.0 mile transmission line with bundled 795 ACSS Drake conductor rated for 3000 amps, and to reinsulate the line and make-ready for ultimate operation at 138kV. The project will provide redundancy and increase reliability. The downtown service area could be seriously jeopardized if one of Austin Energy's four autotransformers fails and is unavailable for an extended period of time while a replacement unit is being secured. In that scenario CKT811 loads could reach 151 percent of its 120 MVA thermal limit risking outages and fluctuating service. Additional easement widths are necessary for safety and clearance requirements pursuant to the National Electric Safety Code, and for access and maintenance.

The current fair market value of the 7535 N. Lamar tract, as determined by an independent, third-party appraiser, is \$44,500. The City attempted to purchase the needed easement property for this amount, and negotiations have come to an impasse. The Law Department requests authorization to file an action in eminent domain on behalf of the City of Austin.

Strategic Outcome(s):

Government that Works for All.