

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interest 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 require acquisition of real property rights consisting of an Electric Transmission and Distribution Easement consisting of approximately 0.028 of an acre (1,233 square feet), and a Temporary Construction Easement consisting of approximately 0.187 of an acre (8,131 sq.ft) being a portion of Lots 10 through 16, Block A, North Gate Addition, a subdivision in Travis County, Texas, according to the plat recorded in Plat Cabinet 3, Page 196, Plat Records Travis County, Texas and being a part of that called 0.555 acres, which is part of the said lots 10 through 16, Block A, of the said subdivision, as described to R&K Investments, A Texas General Partnership in that certain Warranty Deed with Vendor's Lien as recorded in Volume 12132, page 2123, Real Property Records of Travis County Texas for the Austin Energy Transmission Circuit 811 JL-MC 138kV upgrade project, currently appraised at \$98,410 subject to an increase in value based on updated appraisals or a Special Commissioner's award. The owner of the needed property is R&K Investments, A Texas General Partnership. The property is located at 7544 N. Lamar Blvd, Austin, Texas 78752. 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 \$98,410 is available in the Fiscal Year 2022-2023 Capital Budget of Austin Energy.

Prior Council Action:**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:

To be reviewed by the Electric Utility Commission on June 13, 2022.

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 7544 N. Lamar tract, as determined by an independent, third-party appraiser is \$98,410. The City attempted to purchase the needed 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, and to authorize the City to pay for the property interest in an amount determined by the appraisal, updated appraisal(s), or a Special Commissioners' award.

Strategic Outcome(s):

Government That Works for All.

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interest need 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 require acquisition of real property rights consisting of one Electric Transmission and Distribution Easement divided in two parts, one consisting of approximately 0.125 of an acre (5,424 square feet), the second consisting of approximately 0.060 of an acre (2,613 sq.ft); and a Temporary Construction Easement consisting of approximately 0.626 of an acre (27,253 sq.ft) being a portion of Lot 2, Northway Crest section four, a subdivision in Travis County, Texas, according to the plat recorded in Volume 78, Page 376, Plat Records, Travis County, Texas, the said Lot 2, being described to Austin Center in that certain Warranty Deed with Vendor's Lien as recorded in Volume 6948, Page 605, Deed Records, Travis County, Texas for the Austin Energy Transmission Circuit 811 JL-MC 138kV upgrade project, currently appraised at \$366,650 subject to an increase in value based on updated appraisals or a Special Commissioner's award.. The owner of the needed property is Austin Center. The property is located at 7801 N. Lamar Blvd, Austin, Texas 78752. 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 \$366,650 is available in the Fiscal Year 2021-2022 Capital Budget of Austin Energy.

Prior Council Action:

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:

To be reviewed by the Electric Utility Commission on June 13, 2022.

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 7801 N. Lamar tract, as determined by an independent, third-party appraiser is \$366,650. The City attempted to purchase the needed 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, and to authorize the City to pay for the property interest in an amount determined by the

appraisal, updated appraisal(s), or a Special Commissioners' award.

Strategic Outcome(s):

Government That Works for All.

Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interest needed 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 require acquisition of real property rights consisting of one Electric Transmission and Distribution Easement consisting of approximately 0.239 of an acre (10,396 square feet) and a Temporary Construction Easement consisting of approximately 0.706 of an acre (30,745 sq.ft) of land, in the John Applegait survey number 58, and being a portion of Lot 2, Northwend Phase "B" Section One-A, a subdivision in Travis County, Texas, according to the plat recorded in Volume 83, Page 115-D, plat records Travis County, Texas, the said Lot 2, being described to Corsair Lamar, LLC, in that certain Special Warranty Deed as recorded in document number 2019202088 Official Public Records, Travis County, Texas, for the Austin Energy Transmission Circuit 811 JL-MC 138kV upgrade project, currently appraised at \$485,554 subject to an increase in value based on updated appraisals or a Special Commissioner's award.. The owner of the needed property is Corsair Lamar, LLC. The property is located at 9717 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 \$485,554 is available in the Fiscal Year 2021-2022 Capital Budget of Austin Energy.

Prior Council Action:**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:

To be reviewed by the Electric Utility Commission on June 13, 2022.

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 9717 N. Lamar tract, as determined by an independent, third-party appraiser is \$485,554. The City attempted to purchase the needed 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, and to authorize the City to pay for the property interest in an amount determined by the

appraisal, updated appraisal(s), or a Special Commissioners' award.

Strategic Outcome(s):

Government That Works for All.

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Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interest needed for the acquisition of easement rights in the Oak Hill to Patton Lane CKT 969 TxDot Reroute, and Patton Lane to Vega CKT 1023 and Oak Hill to Patton Lane CKT 969 Relay Upgrade and Capacity Bank Replacement Project for the public purpose electric distribution transmission improvements. The electric distribution and transmission easement to be acquired is comprised of three tracts of land, Tract 1 being 1.748 acres (76,143 sq.ft.) of land in the Thomas Anderson Survey No. 17, Abstract Number 2; Tract 2 consisting of approximately 1.388 acres (60,451 sq.ft.) of land out of the Thomas Anderson Labor Survey Number 90, Abstract Number 28; and Tract 3 consisting of approximately 0.130 acres (5,645 sq.ft.) of land out of the Thomas Anderson Labor Survey Number 90, Abstract Number 28, all three situated in the City of Austin, Travis County, Texas, and being a portion of the property located at 6501 W. William Cannon Drive and Patton Ranch Road, the owner of the needed property is NXP USA, Inc. formerly known as Freescale Semiconductor, Inc., a Delaware Corporation currently appraised at \$362,055 subject to an increase in value based on updated appraisals or a Special Commissioner's award. The general route of the project is along north of US Hwy 290 W from Patton Ranch Road to the Patton Substation.

Lead Department

Austin Energy

Fiscal Note

Funding in the amount of \$362,055 is available in the Fiscal Year 2021/2022 capital budget of Austin Energy.

Prior Council Action:

For More Information:

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

Council Committee, Boards and Commission Action:

To be reviewed by the Electric Utility Commission on June 13, 2022.

Additional Backup Information:

The Texas Department of Transportation (TXDOT) is widening U.S. Highway 290 from west of Ranch-to-Market 1826 to State Highway Loop 1, locally known as Oak Hill Parkway. In connection with that improvement project, TXDOT has identified the need to acquire land owned by NXP USA, Inc., formerly known as Freescale Semiconductor, Inc., a Delaware corporation. A portion of Transmission Circuit 969 transmission poles and lines are presently located on the property owned by NXP USA, Inc., formerly known as Freescale Semiconductor, Inc., a Delaware corporation, and lie within the planned right of way and taking by TxDot. Austin Energy is required to relocate those transmission lines and poles.

The current fair market value of 6501 W William Cannon Drive and Patton Ranch Road tracts, as determined by an independent, third-party appraiser, is \$362,055. 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, and to authorize the City to pay for the property interest in an amount determined by the appraisal, updated appraisal(s), or a Special Commissioners' award.

Strategic Outcome(s):

Government That Works for All.