

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Capital Improvement

AGENDA DATE: July 7, 2020

CONTACT PERSON/PHONE: Sam Rodriguez, P.E., City Engineer, (915) 212-1845

DISTRICT(S) AFFECTED: 2

STRATEGIC GOAL: No. 7: Enhance and Sustain El Paso's Infrastructure Network

SUBJECT:

That the City Manager be authorized to sign an Underground Electrical Easement, granting an easement to the El Paso Electric Company to provide electrical power to Federal Aviation Administration equipment located at the City's northern portion of the Airport property, said easement more particularly described as a portion of Section 31, Block 80, Township 2, Texas & Pacific Railway Company Survey, City of El Paso, El Paso County, Texas.

BACKGROUND / DISCUSSION:

The easement is needed to provide electrical power to upgraded FAA equipment across the airfield at the El Paso International Airport.

PROTEST

☒ No protest received for this requirement.

☐ Protest received.

COUNCIL REPRESENTATIVE BRIEFING:

Was a briefing provided? ☐ Yes or ☒ No

If yes, select the applicable districts.

- ☐ District 1
- ☐ District 2
- ☐ District 3
- ☐ District 4
- ☐ District 5
- ☐ District 6
- ☐ District 7
- ☐ District 8
- ☐ All Districts

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Samuel Rodriguez

Sam Rodriguez, P.E., City Engineer

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign an Underground Electrical Easement, granting an easement to the El Paso Electric Company to provide electrical power to Federal Aviation Administration equipment located at the City's northern portion of the Airport property, said easement more particularly described as a portion of Section 31, Block 80, Township 2, Texas & Pacific Railway Company Survey, City of El Paso, El Paso County, Texas.

ADOPTED THIS _____ DAY OF _____, 2020.


THE CITY OF EL PASO:

Dee Margo
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Sol M. Cortez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Samuel Rodriguez, P.E. City Engineer
Capital Improvement Department



El Paso Electric

Michael McElroy
EP Airport-Aviation Development / City of El Paso
6701 Convair Road
El Paso, Texas 79925

P.O. Box 982
El Paso, Texas
79960-0982
(915) 543-5711

RE: **UNDERGROUND EASEMENT -DT043577 (Upper North Portion)-Federal Aviation Administration
A PORTION OF SEC 31, BK 80, TSP 2, T & P RR SURVEY, EL PASO COUNTY, TEXAS**

Dear Mr. McElroy:

As agreed upon, El Paso Electric Company (EPE) was provided a Right of Entry for the Federal Aviation Administration (FAA) project. EPE was to provide electrical service to 8045 Boeing. Due to the circumstance the FAA requested EPE be ready to construct within the prior two weeks in 2019, when the Airport closed the runway. Once the Metes & Bound and Plat of Survey has been received by EPE, EPE will submit them with an easement request.

El Paso Electric is requesting the Easement for the following: Exhibit A, 10 feet underground easement, as shown on the attached Plat of Survey and described on the Metes and Bounds.

Attached you will find the easement document for execution. **EPE will need the easement document to be, signed, initial and notarized by the owner or an authorized representative from the business entity. Please initial all sheets, including the Exhibits**

An original document is needed for recording purposes at El Paso County Clerk's Office. Please return the original signed documents to the following address:

El Paso Electric Company,
Gloria Franco Clark,
100 N. Stanton-LOC 171, El Paso, Texas 79901

If you have any questions or concerns, you may reach me at (915) 491-9093 or via email: gloria.franco@epelectric.com.

Sincerely,

Gloria Franco Clark, SR/WA-R/W-NAC
Land Management Representative

THE STATE OF TEXAS

§

§

COUNTY OF EL PASO

§

**UNDERGROUND ELECTRICAL AND
TRANSFORMER PAD EASEMENT**

For and in consideration of the sum of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the City of El Paso (Grantor) grants unto El Paso Electric Company (Grantee), its successors and assigns, the right and privilege to enter and erect, relocate, construct, operate, remove, inspect, access, and maintain an underground electric system consisting of transformers (conventional or pad mount), ducts, conduits, fixtures, manholes, handholes, vaults, and any other usual appurtenances pertaining thereto, and underground crossings with all necessary cables, lines, conduit, wires pertaining thereto, with the right of access, ingress, and egress, thereto for the installation, construction, operation, inspection, repair, maintenance, replacement, renewal or removal thereof, for the distribution of electricity, for any and all purposes for which same is or may hereafter be used, over or under, upon, and along the areas identified in Exhibit "A" attached hereto and incorporated herein for all purposes, said areas being in the following described premises in El Paso, El Paso County, Texas, to wit:

**A PORTION OF SECTION 31, BLOCK 80, TOWNSHIP 2, T & P RR SURVEY, EL PASO COUNTY,
TEXAS**

The easement is as depicted in Exhibit "A"

With the right to trim any trees and flora around said electrical facilities so as to keep the electrical facilities cleared and to do anything proper and necessary to operate and maintain same.

This easement shall be for the term of Grantee's franchise and any extension and renewal thereof by the Grantor. In accepting this easement, Grantee agrees that Grantor shall have the power at any time to require Grantee to remove and abate, at Grantee's expense, any installation or structure that is dangerous to life or property and that Grantor shall have the power at any time to require Grantee to change the route and position of its poles, lines, conduits or other construction at Grantee's expense when the El Paso City Council (the "City Council") shall find, by resolution, that such change is necessary in the closing, opening or relocation of streets or alleys, or water or sewer lines, the changing of grade of streets or alleys, the construction and maintenance of public improvements, the construction of private buildings, the construction or use of driveways or under other conditions which the City Council shall find necessary. Provided, however, that Grantee shall be entitled to be paid for its costs and expense of any relocation, raising or lowering of its wires or cables required by Grantor if such expenses or costs are reimbursable or payable to Grantee or Grantor by the State of Texas, the United States, or any agency or subdivision of either whether directly or indirectly. Grantor shall use its best reasonable efforts to consult and confer with Grantee before requiring any such relocation or raising or lowering of its lines or cables, with a view to accomplishing the result reasonably and economically.

In accepting this grant, Grantee agrees that it will replace or repair, as reasonable, landscaping and paving if disturbed by Grantee's construction, maintenance or repairs of or to its facilities in and upon such

easement. Grantee shall promptly restore to as good condition as before working thereon, and to the reasonable satisfaction of the Grantor all streets excavated by it. Grantee may, from time to time and as may be required by prudent utility practices in connection with the construction, maintenance, or repair of its facilities, restrict access to or interfere with the use of Grantor's structures(s) or tangible personal property located on or in the vicinity of the easement. In such event, Grantee shall endeavor to provide Grantor reasonable written notice of any such restriction or interference and shall use commercially reasonable efforts to coordinate its activities with Grantor so as to minimize the duration and extent of such restriction or interference. The preceding sentence notwithstanding, certain events or circumstances may occur or arise that require Grantee to take immediate action to address imminent public safety concerns, the integrity of Grantee's facilities or system, or the reliability of service provided by Grantee. Under such or similar exigencies, Grantee shall provide Grantor notice of any restrictions or interference as soon as reasonably practicable, and shall use commercially reasonable efforts to minimize the duration and extent of such restriction or interference. Grantee agrees to call for utility spotting by a third party prior to any excavation by Grantee in the easement.

Grantor reserves the right to full use and enjoyment of said property except for the purposes herein granted. Grantor agrees not to erect permanent structures or obstruct access in, over, or under Grantee's facilities.

Grantor will not be held responsible for any damage to Grantee's underground facilities from excessive erosion due to flood run-off.

Should Grantee abandon the easement, then the easement hereinabove described shall revert to Grantor or its successors and assigns. Such abandonment shall be conclusively presumed following non-use by the Grantee for one year and with use not being resumed within sixty (60) days following receipt of notice of abandonment from Grantor to Grantee, and on such abandonment, Grantee will then execute any and all necessary documents to evidence such abandonment.

Grantee shall maintain the surface over the length and width of the easement to the satisfaction, as reasonable, of Grantor and in accordance with all applicable laws, ordinances, regulations, and City Code provisions.

WITNESS THE FOLLOWING SIGNATURES AND SEAL on the dates entered below.

GRANTOR:
THE CITY OF EL PASO

Tomás González,
City Manager

APPROVED AS TO FORM:

Sol M. Cortez

Sol M. Cortez
Assistant City Attorney

APPROVED AS TO CONTENT:

Samuel Rodriguez

Samuel Rodriguez, P.E.
City Engineer

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF EL PASO §

This instrument was acknowledged before me on the _____ day of _____, 2020____
by Tommy Gonzalez as City Manager of the City of El Paso.

Notary Public in and for
the State of Texas

The above instrument, together with all conditions thereto is hereby accepted on the date entered below.

GRANTEE:
EL PASO ELECTRIC COMPANY

By: _____
Printed Name: Daniel J. Monteros
Title: Manager – Land Management

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF EL PASO §

This instrument was acknowledged before me on the _____ day of _____, 2020____
by Daniel J. Monteros as Manager - Land Management of El Paso Electric Company, on behalf of
the El Paso Electric Company, a Texas corporation.

Notary Public in and for
the State of Texas

EPIA Addendum to EPEC Easement - FAA

Pursuant to Federal Aviation Administration Order 1400.11, effective August 27, 2013, and because the described premises comprising the easement are located at the El Paso International Airport which is subject to regulation by, among others, the U.S. Federal Aviation Administration, the parties specifically agree to the following:

1. A. The Grantee for itself, its successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that (1) in the event facilities are constructed, maintained, or otherwise operated on the property described in this easement for a purpose for which a Federal Aviation Administration activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, Grantee will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations set out in Federal Aviation Administration Order 1400.11, Appendix 4, as same may be amended from time to time (the "Acts and Regulations") such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

B. With respect to the easement, in the event of breach of any of the above nondiscrimination covenants, Grantor will have the right to terminate the easement and to enter or re-enter and repossess said land and the facilities thereon (excepting Grantee's electrical facilities, which shall be removed by Grantee as soon as reasonably practical upon notice by Grantor), and hold the same as if said easement had never been made or issued. [See FAA Order 1400.11, Appendix C of Appendix 4]

2. A. The Grantee for itself, its successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the Grantee will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations.

B. With respect to the easement, in the event of breach of any of the above nondiscrimination covenants, Grantor will have the right to terminate the easement and to enter or re-enter and repossess said land and the facilities thereon (excepting Grantee's electrical facilities, which shall be removed by Grantee as soon as reasonably practical upon notice by Grantor), and hold the same as if said easement had never been made or issued. [See FAA Order 1400.11, Appendix D of Appendix 4]

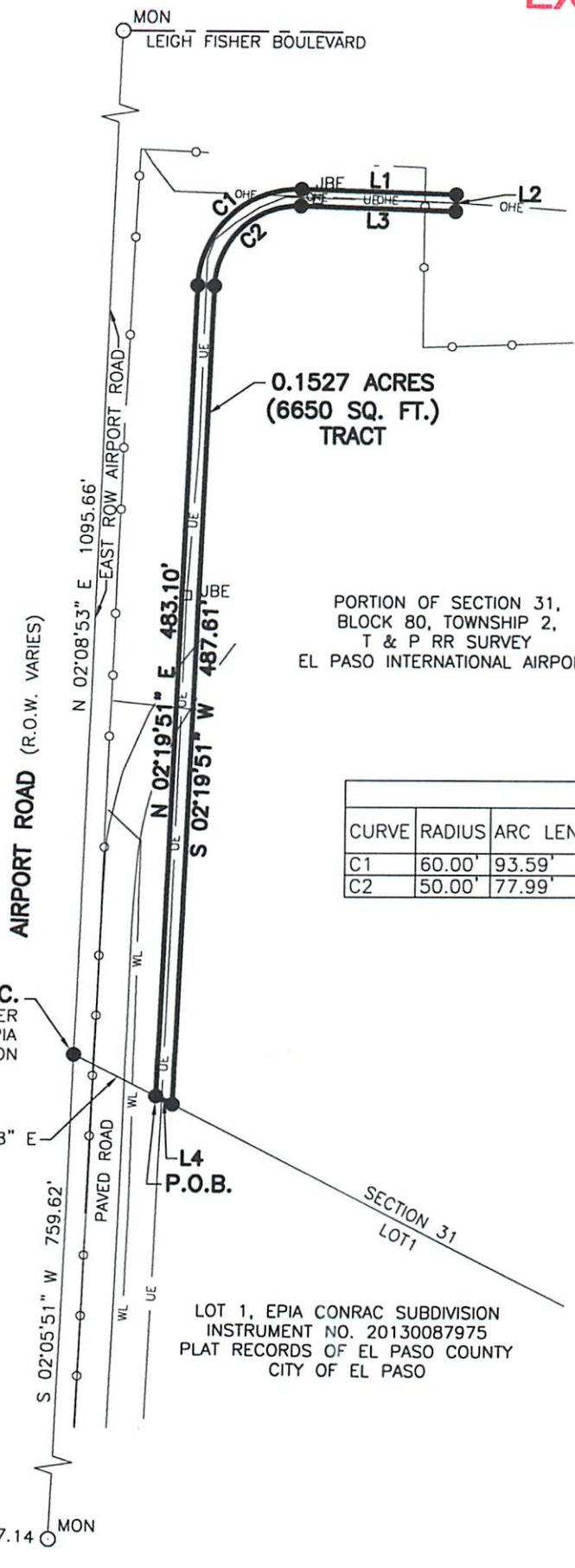
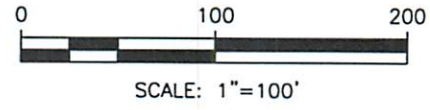
INITIALS _____

3. A. During the term of this easement, Grantee for itself, its successors in interest, and assigns, as a part of the consideration hereof, agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms —programs or activities! to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). Grantee shall take reasonable steps to ensure that LEP persons have meaningful access to its programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits discrimination because of sex in education programs or activities (20 U.S.C. 1681 et seq).

INITIALS _____

EXHIBIT A



PORTION OF SECTION 31,
BLOCK 80, TOWNSHIP 2,
T & P RR SURVEY
EL PASO INTERNATIONAL AIRPORT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°18'07" E	93.89'
L2	S 01°41'53" W	10.00'
L3	N 88°18'07" W	93.89'
L4	N 63°24'38" W	10.97'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	93.59'	84.38'	N 47°00'52" E	89°22'02"
C2	50.00'	77.99'	70.32'	S 47°00'52" W	89°22'02"

LEGEND

- SET 1/2 INCH REBAR WITH SURVEY CAP NO. "TX 5337"
- MON FOUND CITY MONUMENT
- JBE ELECTRIC JUNCTION BOX
- UE — UNDERGROUND ELECTRIC LINE
- OHE — OHE — OVERHEAD ELECTRIC LINE
- ○ — CHAINLINK FENCE
- WL — WATER LINE
- — — CENTER LINE OF RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

LOT 1, EPIA CONRAC SUBDIVISION
INSTRUMENT NO. 20130087975
PLAT RECORDS OF EL PASO COUNTY
CITY OF EL PASO

Isaac Camacho 01-29-2020

ISAAC CAMACHO
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5337



SHEET 1 OF 2

NOTES

- HORIZONTAL CONTROL: SHOWN BEARINGS AND DISTANCES ARE REFERENCED TO NAD83 (2011), TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 4203. TO CONVERT TO SURFACE VALUES MULTIPLY BY 1.00023. ALL MEASUREMENTS ARE IN U. S. SURVEY FEET.

REV.	DATE	BY	DESCRIPTION

EL PASO ELECTRIC COMPANY
PARALLEL AIRPORT ROAD UNDERGROUND
ELECTRIC LINE 1 EASEMENT
A PORTION OF SECTION 31, BLOCK 80, TOWNSHIP 2,
TEXAS & PACIFIC RAILWAY COMPANY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS.



FRANK X. SPENCER & ASSOCIATES, INC.
Consulting Civil Engineers & Surveyors
(TBPE# F-3584, TBPLS# 100490-00)
1130 MONTANA AVE www.fxsa.com
EL PASO, TX 79902
Ph: (915) 533-4600 Fax: (915) 533-4673

Metes and Bounds Description of Parallel Airport Road Underground Electric Line 1

A 0.1527-acre parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Section 31, Block 80, Township 2, Texas and Pacific Railway Company Surveys and being more particularly described by metes and bounds description as follows:

COMMENCING for reference at a 1/2-inch rebar with survey cap No. "TX 5337" set on the east right-of-way line of Airport Road for the northwest corner of Lot 1, EPIA CONRAC Subdivision, as filed in Instrument No. 20130087975 of the Plat Records of El Paso County; Whence, a City monument, stamped "64+57.14, 60 feet left", found on the east right-of-way line of Airport Road bears South 02°05'51" West, a distance of 759.62 feet; and Whence a City monument found at the intersection of the east right-of-way line of Airport Road and the centerline of Leigh Fisher Boulevard bears North 02°08'53" East, a distance of 1,095.66 feet; Thence, leaving the east right-of-way line of Airport Road and following the northeast boundary of said Lot 1, South 63°24'38" East, a distance of 54.77 feet to a 1/2-inch rebar with survey cap No. "TX 5337" set for the POINT OF BEGINNING and the southwest corner of the parcel herein described;

Thence, leaving the northeast boundary of said Lot 1, North 02°19'51" East, a distance of 483.10 feet to a 1/2-inch rebar with survey cap No. "TX 5337" set for a point of curvature;

Thence, following the arc of a curve to the right having a radius of 60.00 feet, a central angle of 89°22'02", an arc length of 93.59 feet and whose long chord bears North 47°00'52" East, a distance of 84.38 feet to a 1/2-inch rebar with survey cap No. "TX 5337" set for a point of tangency;

Thence, South 88°18'07" East, a distance of 93.89 feet to a 1/2-inch rebar with survey cap No. "TX 5337" set for the north-northeast corner of the parcel herein described;

Thence, South 01°41'53" West, a distance of 10.00 feet to a 1/2-inch rebar with survey cap No. "TX 5337" set for the south-northeast corner of the parcel herein described;

Thence, North 88°18'07" West, a distance of 93.89 feet to a 1/2-inch rebar with survey cap No. "TX 5337" set for a point of curvature;

Thence, following the arc of a curve to the left having a radius of 50.00 feet, a central angle of 89°22'02", an arc length of 77.99 feet and whose long chord bears South 47°00'52" West, a distance of 70.32 feet to a 1/2-inch rebar with survey cap No. "TX 5337" set for a point of tangency;

Thence, South 02°19'51" West, a distance of 487.61 feet to a 1/2-inch rebar with survey cap No. "TX 5337" set on the northeast boundary of said Lot 1 for the southeast corner of the parcel herein described;

Thence, following the northeast boundary of said Lot 1, North 63°24'38" West, a distance of 10.97 feet to the POINT OF BEGINNING;

Said parcel containing 0.1527 acres (6,650.0 square feet), more or less, and being subject to all easements of record.

Isaac Camacho 01-29-2020

ISAAC CAMACHO
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5337



SHEET 2 OF 2

REV.	DATE	BY	DESCRIPTION

**METES AND BOUNDS DESCRIPTION
PARALLEL AIRPORT ROAD UNDERGROUND
ELECTRIC LINE 1 EASEMENT
A PORTION OF SECTION 31, BLOCK 80, TOWNSHIP 2,
TEXAS & PACIFIC RAILWAY COMPANY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS.**



FRANK X. SPENCER & ASSOCIATES, INC.
Consulting Civil Engineers & Surveyors
(TBPE# F-3584, TBPLS# 100490-00)

1130 MONTANA AVE www.fxsa.com
EL PASO, TX 79902
Ph: (915) 533-4600 Fax: (915) 533-4673

BACK-UP

EXHIBIT "A"

BACK-UP

MORGAN AVE

AIRPORT RD

LOT 1,
BLOCK 1,
BUTTERFIELD TRAIL
AVIATION PARK UNIT ONE,
EL PASO COUNTY, TEXAS

10' WIDE EASEMENT
(TYPICAL)

LEGEND (NOT ALL SYMBOLS APPLY)



PADMOUNT TRANSFORMER



ANCHOR EASEMENT



SWITCH GEAR



UNDERGROUND EASEMENT



OVERHEAD EASEMENT



OVERHEAD/UNDERGROUND EASEMENT



EXISTING POWERLINE



NOT TO SCALE



EL PASO ELECTRIC

WORK ORDER(S): DT043577

INITIALS _____

DATE: 10/18/2018