



Board Action Required X

No Action Required ☐

To: Coppell ISD Board of Trustees
From: Sid Grant
Date: September 19, 2011
cc: Dr. Jeff Turner, Kelly Penny, Louis Macias

Re: Proposed Storm Water Drainage and Water Easements on District Property

Coppell ISD's civil engineers, Robert Howman and Mike Glenn of Glenn Engineering and our architect, Mike Elmore with SHW, have been working closely with the Billingsley Company's civil engineers, Brad Moss and Roy Wilshire of Kimley-Horn in drafting and negotiating water and drainage easements for Phase One of the Cypress Waters development. More specifically, the two proposed easements directly impact a small portion (e.g. approximately 1.076 acres) of our 70 acre tract of land. Both parties have worked very amicably in creating a solution that mutually benefits both our properties, while minimizing future infrastructure development costs.

For example, the water easement will provide easy and sufficient water access for our future school site on two sides (west and the south) of the property. The drainage easement redirects and manages the storm water flow to the north western portion of the property so as not to impact future building site options and opportunities for the school district.

As you may recall, on October 3, 2008, Coppell ISD entered into a Settlement Agreement and Infrastructure Development Agreement with the Billingsley Company whereby both parties agreed upon the terms and conditions regarding future construction of public infrastructure for the development of Cypress Waters. As part of the Infrastructure Development Agreement, Coppell ISD agreed to act in good faith in the creation of drainage and various other utility easements over district property. Also, as part of the Agreement, Coppell ISD agreed to pay for its prorated share of the improvements as it relates to and benefits our property. Once the project is bid, our civil engineers and Kimley-Horn will work closely together in determining each party's exact prorated share of the cost of these two infrastructure improvements.

All documents relating to these two proposed easements have been reviewed and negotiated by Glenn Engineering and SHW. Mr. Robert Luna and Mrs. Elisabeth Donley Nelson of the Law Offices of Robert E. Luna have carefully reviewed all documents, as well, and drafted the attached resolutions for the Board's consideration and approval.

In addition to Mr. Robert Howman of Glenn Engineering presenting and answering questions regarding the proposed easements at the 10:00am, Wednesday, September 21, 2011, Board Workshop, he will be available by phone or email to answer any additional questions prior to the regular Board meeting on September 26, 2011. Therefore, I would encourage any Board members with additional questions to please contact me prior to Monday night's meeting.

Recommendations: **That the Coppel ISD Board of Trustees adopt the attached “20 Foot Wide Storm Water Drainage Easement” resolution authorizing the District to enter into a written easement with the City of Dallas for land totaling approximately 0.031 acres of school district land located within the Cypress Waters Development, at the September 26, 2011 Board Meeting.**

That the Coppel ISD Board of Trustees adopt the attached “Water Easement” resolution authorizing the District to enter into a written easement with the City of Dallas for land totaling approximately 1.045 acres of school district land located within the Cypress Waters Development, at the September 26, 2011 Board Meeting.