



NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: April 13, 2026

Presenter: Deb Caldwell
Jorge Cabello, Exec. Dir. CM&E

Subject: Variable Width Electrical
Easement Dedication to CPS
for Lighthouse Baptist Church

Related Pages(s): Attachment Metes and Bounds
Description Exhibit "A" and
Easement Plan Exhibit "B"

CONSENT ITEM

BACKGROUND INFORMATION

Lighthouse Baptist Church is located opposite the North East ISD Transportation Central Bus Terminal and adjacent to the auxiliary bus parking lot at 10400 Broadway Street. An existing CPS Energy electrical easement currently traverses the rear portion of the District's auxiliary bus parking lot and provides electrical service to the Church. CPS Energy and Lighthouse Baptist Church have requested a new electrical easement to support a planned facility expansion at the Church. The proposed electrical service will be routed via a new variable-width easement adjacent to the Transportation Central Bus Terminal right-of-way along Broadway Street. The existing easement within the auxiliary bus parking lot will be abandoned upon completion of the new installation. The proposed reroute will serve the church but most importantly reduce operational impact to District property and represent an overall improvement to site functionality.

ADMINISTRATIVE CONSIDERATION

The proposed action is to dedicate to CPS Energy a 0.102-acre (4,423 square feet) variable-width electrical easement that runs along District property. This easement is described in Exhibit "A" and depicted in Exhibit "B." Once completed, it will replace the current existing 0.09-acre (3,903 square foot) CPS Energy electrical easement that sits within the auxiliary bus parking lot, which CPS Energy would abandon, thereby no longer encumbering the parking lot space with an easement. CPS Energy will cover all construction, installation, and site restoration costs associated with the easement. The easement and purpose action conforms with standard utility practices and applicable Texas law.

BUDGETARY CONSIDERATION

Since CPS Energy is responsible for all costs associated with the change of easement, there is no anticipated budgetary impact on the District.

ADMINISTRATIVE RECOMMENDATION

The administration recommends approval of the electrical line easement sought by CPS Energy herein, which will lead to the abandonment of the existing electrical line easement on the auxiliary bus parking lot. It is further recommended that the Board of Trustees authorize the Interim Superintendent or designee to execute the applicable easement agreement on his behalf.

BOARD ACTION REQUIRED

Approval/Disapproval