



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

6D. Action

Date: February 13, 2006

SUBJECT: REQUEST FOR PUBLIC IMPROVEMENT EASEMENTS

BOARD GOAL: All systems in the Keller Independent School District will be effective, efficient, and accountable in support of the district's mission

FISCAL NOTE: None

Background Information:

- The developer of the Villages of Woodland Springs, Unit No. 3 is asking the district to grant certain public improvement easements to the City of Fort Worth
- The public improvement easements are for the following:
 - Permanent 25' wide sewer line easement and temporary construction easement
 - Tract of land owned by the district between Keller-Hicks Road and Golden Triangle (William McCowan Survey)
 - This site was originally designated as a potential site for a district-wide athletics facility
 - Permanent 80' x 80' drainage easement (pipe) and temporary drainage easement
 - Northeast corner and east side of school property located on Timberland Road
 - This site has been designated as the site for a future high school

Administrative Considerations:

- The easements being situated on district property provide access for the district to public improvements if or when the above sites are developed
 - This will help reduce future site development costs for the district
 - It also reduces the need for the district to obtain easements and could limit the scope of any potential community facilities agreements on those sites

- There are not any significant issues relating to the district's loss of use as far as these easements are concerned
 - The permanent sewer line easement would be situated along the east line of the property, eliminating any interference with the use of the remainder of the district's property
 - The location along the east property line would likely be used as a landscape buffer between the district's property and the adjoining properties to the east
 - The district is not taking on any additional drainage from off-site locations because of the permanent drainage easement
 - The location of the permanent easement provides the district at least one access point to the public drainage system
 - This eliminates at least one easement that the district could possibly have to obtain to handle drainage on this site
- The district's civil engineer will be present at the meeting to answer any questions regarding these easements.

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The Administration recommends that the Board of Trustees grant these easements to the City of Fort Worth as requested by the developer, Centurion American, pending the district's engineer's final evaluation of drainage plans submitted by the developer's engineer for review.

Respectively submitted,

Bill Stone
Asst. Superintendent of Business Operations