



**Board Action Required X**

No Action Required ☐

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To: Coppell ISD Board of Trustees  
From: Sid Grant  
Date: January 14, 2013  
cc: Dr. Jeff Turner, Kelly Penny, Louis Macias

**Re: Proposed Storm Water Drainage Easement on District Property**

Coppell ISD's civil engineer, Robert Howman of Glenn Engineering, and our architect, Mike Elmore with SHW, have been working closely with the Billingsley Company's civil engineer, Brad Moss of Kimley-Horn in drafting and negotiating a drainage easement along the western border of our 70 acre tract in North Lake for Phase One of the Cypress Waters development. More specifically, the proposed ten foot wide easement directly impacts only a small portion (e.g. approximately .370 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. The proposed 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.

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.

In September of 2011, the Coppell ISD Board of Trustees approved very small initial Storm Water Drainage easement totaling only .031 acres as part of the Phase One development, knowing that the more permanent drainage plan would be forthcoming at a later date. That is, this proposed drainage easement is the second part of the drainage management plan in which we have been aware since 2011.

All documents relating to this proposed easement have been reviewed and negotiated by Glenn Engineering and SHW. Mr. Robert E. 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 resolution for the Board's consideration and approval.

I would encourage any Board member that has questions regarding the proposed easement to contact me prior to Monday night's meeting so that I may obtain the answers before the meeting.

**Recommendations:**     **That the Coppell ISD Board of Trustees adopt the attached "10 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 0.370 acres of school district land located within the Cypress Waters Development, at the January 14, 2013 Board Meeting.**