



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

4B. Action

Date: November 14, 2005

SUBJECT: NATURAL GAS PIPELINE EASEMENT

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: Potential Revenue for District's Local Fund

Background Information:

- The district owns a tract of land in the northwest portion of the district containing approximately 113 acres out of the William McCowan Survey, Abstract No. 999 in Tarrant County
 - The district does not presently have any structures on the tract of land that is the subject of the proposed easement
- Eagle Mountain Pipeline Company, L.P. is requesting that the district grant an easement for a natural gas pipeline across the aforementioned tract of land
- The length of the proposed easement is 2,013.13 linear feet and the width of the permanent easement will be 20 feet
 - The company is also requesting a temporary easement for construction of 55 feet
 - In addition, the company is requesting the use of approximately 13,500 square feet for a temporary workspace area during construction of the line
- The natural gas pipeline that is proposed is a "gathering" line as opposed to a transmission line, thereby being somewhat smaller in diameter than a transmission line

Administrative Considerations:

- The company's offer for permanent and temporary right-of-way and damages is \$15.04 per foot, for total compensation of \$30,278.92

- offer is based on \$30,500 per acre for .924 acres under permanent easement
- offer reflects approximately 91% of subject property's 2005 tax year appraised value as determined by the Tarrant Appraisal District
- The agreement provides that all pipe will be buried to minimum depth of 48 inches
- The line will be deeper along a portion of the easement to allow the district, should the need arise in the future, to cross the easement with vehicles
- The agreement provides that the district reserves the right to landscape over the permanent right-of-way so long as the pipeline depth of cover is maintained at 48 inches

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The Administration recommends the Board grant an easement to Eagle Mountain Pipeline Company in accordance with the terms and conditions described above and contained in the Right-of-Way Agreement.

Respectively submitted,

Bill Stone, Asst. Supt.
Business Operations