



BOARD OF SCHOOL TRUSTEES

## KELLER INDEPENDENT SCHOOL DISTRICT

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**4I. Preview**

**Date: October 10, 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.
  - This tract of land is currently undeveloped and at one time was considered as a potential site for a new athletics complex.
  - The site is bounded by Keller Hicks Road on the north and Old Denton Road on the east; there are privately-owned homes and other properties immediately fronting Keller Hicks Road.
  - 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.
  - Eagle Mountain Pipeline Company is a wholly owned subsidiary of Chief Oil and Gas, with offices in Fort Worth.
- 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 25 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 is offering \$12.50 per foot for the permanent easement and an additional amount of \$750 for use of the temporary workspace area.
  - Total compensation offered to the district is \$25,164.13.
- The proposed width of 20 feet for the permanent easement reflects a reduction of 10 feet in width from their original proposal to the district.
- The depth of the pipeline is currently being discussed; however, the company normally buries such lines to a depth of at least three feet.
- 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 district's legal counsel is currently evaluating the proposed right-of-way instrument; however, a pro-forma copy of the typical Right-of-Way Agreement is provided for your review and information.
- Also attached is a drawing illustrating the layout of the proposed pipeline in relationship to the site.

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Respectively submitted,

Bill Stone, Asst. Supt.  
Business Operations