

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: El Paso Water Utilities

AGENDA DATE: INTRODUCTION: June 24, 2008;
PUBLIC HEARING: July 8, 2008

CONTACT PERSON/PHONE: Robert D. Andron, General Counsel
El Paso Water Utilities, (915) 594-5607



DISTRICT(S) AFFECTED: District #4 - northeast

SUBJECT:

The introduction of an ordinance relating to the sale of land in Northeast El Paso. Attached is an individual ordinance and special warranty deed. There is a total of approximately 14.7482 acres of land making up this parcel.

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

Attached is the El Paso Water Utilities Public Service Board Resolution passed and approved May 28th, 2008, authorizing the sale to El Paso Independent School District; and requesting the City Council authorize the City Manager to sign a Special Warranty Deed to convey the parcel.

El Paso Independent School District proposes to use this land for an elementary school in the Sandstone Ranch area located in northeast El Paso near I-10 & Sean Haggerty. El Paso Water Utilities Public Service Board found the land to be inexpedient to the water system, authorized the President/CEO of El Paso Water Utilities to sign a Real Estate Sales Contract between El Paso Water Utilities and El Paso Independent School District subject to the passage of the Ordinance, the subject of this action; and further found that the sale is in the public interest and should be sold to El Paso Independent School District in accordance with Section 272.001(5) of the Texas Local Government code, another entity having the power of eminent domain; and requested the El Paso City Council pass an ordinance conveying the real property to El Paso Independent School District. The sales price is \$492,631.32 in accordance with the market value established by an independent appraisal.

The legal description and amount of the highest bidder for the parcel is as follows:

Being a portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas, being approximately 14.7482 acres of land, to El Paso Independent School District, in the amount of \$492,631.32.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

In 2007, the City Council approved the sale of a parcel of land of 40 acres in Northeast El Paso.

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

Sale of land in accordance with the market value established by an independent appraisal and in accordance with Section 272.001(5) of the Texas Local Government code, another entity having the power of eminent domain. The City of El Paso will receive 5% of the net proceeds from the sale of the land pursuant to City of El Paso El Paso Water Utilities Water and Sewer Revenue Bond Covenants.

BOARD / COMMISSION ACTION:

Approved by the El Paso Water Utilities Public Service Board by Resolution May 28th, 2008.

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____

FINANCE: (if required) _____

DEPARTMENT HEAD _____

(Example: if RCA is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

Attachments

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EL PASO, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SPECIAL WARRANTY DEED AND ANY OTHER NECESSARY DOCUMENTS AS REQUIRED FOR THE SALE AND CONVEYANCE AS RECOMMENDED BY THE EL PASO WATER UTILITIES FOR THE FOLLOWING DESCRIBED REAL PROPERTY TO EL PASO INDEPENDENT SCHOOL DISTRICT, SUCH LAND TOTALING APPROXIMATELY 14.7482 ACRES OF LAND OUT OF A PORTION OF SECTION 22, BLOCK 81, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS LOCATED IN NORTHEAST EL PASO NEAR I-10 AND SEAN HAGGERTY.

WHEREAS, by Resolution dated May 28, 2008, the El Paso Water Utilities Public Service Board (PSB), which has jurisdiction over a certain parcel of land described as: being 14.7482 acres of land, more or less, and consisting of a portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas; found the land to be inexpedient to the water system; authorized the President/CEO of El Paso Water Utilities to sign a Real Estate Sales Contract between El Paso Water Utilities and El Paso Independent School District subject to the passage of this ordinance; and further found that the sale is in the public interest and should be sold to El Paso Independent School District in accordance with Section 272.001(5) of the Texas Local Government Code, another entity having the power of eminent domain; and requested the El Paso City Council pass an ordinance conveying the real property to El Paso Independent School District and authorizing the sale and conveyance in accordance with the market value established by an independent appraisal; and

WHEREAS, the El Paso Independent School District proposes to use this land for an elementary school in the Sandstone Ranch area located in northeast El Paso near I-10 & Sean Haggerty. The PSB determined that the sale is in the public interest and should be sold to El Paso Independent School District in accordance with Section 272.001(5) of the Texas Local Government code, another entity having the power of eminent domain and in accordance with the market value established by an independent appraisal;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager is hereby authorized to execute a Special Warranty Deed and any other necessary documents as required for the sale and conveyance of the following described real property to El Paso Independent School District in accordance with Section 272.001(5) of the Texas Local Government Code, another entity having the power of eminent domain and in accordance with the market value established by an independent appraisal; the real property being more particularly described as totaling approximately 14.7482 acres of land being out of a portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas. Said property is located in northeast El Paso and lies entirely within the City Limits.

PASSED AND APPROVED this _____ day of _____, 2008.

THE CITY OF EL PASO

ATTEST:

John F. Cook, Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Robert D. Andron

Robert D. Andron, General Counsel, PSB

APPROVED AS TO FORM:

Theresa Cullen-Garney

Theresa Cullen-Garney, Deputy City Attorney

CITY CLERK SEPT. 08 10 41 AM '08

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED OF RECORD IN THE PUBLIC RECORDS: SOCIAL SECURITY NUMBER AND DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: _____, 2008

Grantor: The City of El Paso, Texas, a Texas municipal corporation
On Behalf of El Paso Water Utilities Public Service Board

Grantor's Mailing Address (including county): Two Civic Center Plaza
El Paso, Texas
El Paso County, Texas 79901-1196

Grantee: El Paso Independent School District

Grantee's Mailing Address (including county): 6531 Boeing Drive
El Paso, Texas 79925
El Paso County, Texas 79925

Consideration: TEN AND NO/100 DOLLARS and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed.

Being approximately 14.7482 acres in a portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas and more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference for all purposes.

Restrictions and Reservations from and Exceptions to Conveyance and Warranty:

1. This conveyance is subject to all easements, rights-of-way, and prescriptive rights whether of record or not, all presently recorded instruments, other than liens and conveyances, that affect the property.
2. Grantee, its successors or assigns shall not, for a period of at least 75 years, discard, place or store any radioactive material or other material which would contaminate or otherwise damage the groundwater supply or sources of the City of El Paso.
3. Development of the property shall be governed by the following restrictions as to turf:
 - a. Turf Areas, exclusive of non-irrigated or non-maintained landscape areas, shall not exceed the following percentages of the landscape area provided:
 - i. Commercial, office, and industrial: 33 $\frac{1}{3}$ %
 - ii. Apartments, duplexes and other multi-family dwellings, single-family detached or attached dwellings, and all other residential dwellings, including mobile and modular homes: 50%

iii. All other developments excluding parks, golf courses, and cemeteries: 15%

b. Turf and/or sprinkler spray heads shall not be installed in the following locations:

- i. Along street curbs;
- ii. In areas whose width is less than 8 feet; and
- iii. In rights-of-way whose slopes are a ratio of 1:3 or greater from the horizontal.

4. Grantor hereby for itself, its successors and assigns forever, reserves all water in and under, and that may be produced from or attributable to the property. If the water estate is subject to existing production or an existing license, this reservation includes the production, the license and all benefits from it.

Grantor, for the consideration and subject to the restrictions, reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's administrators, successors or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

THE CITY OF EL PASO

APPROVED AS TO FORM:

Joyce Wilson, City Manager



Robert D. Andron, General Counsel, PSB

This Deed is hereby accepted by Grantee under the terms, covenants, obligations and conditions stated herein:

Grantee: El Paso Independent School District

By: _____

ATTEST:

Dr. Lorenzo Garcia Superintendent
(print name) (title)

(ACKNOWLEDGMENTS ON FOLLOWING PAGE)

ACKNOWLEDGMENTS

STATE OF TEXAS }
 }
COUNTY OF EL PASO }

 This instrument was acknowledged before me on the _____ day of _____, 2008, by Joyce Wilson, the City Manager of the City of El Paso.

Notary Public, State of Texas

STATE OF TEXAS }
 }
COUNTY OF EL PASO }

 This instrument was acknowledged before me on the _____ day of _____, 2008, by Dr. Lorenzo Garcia, the Superintendent of El Paso Independent School District.

Notary Public, State of Texas

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TO: Joyce Wilson, City Manager
City of El Paso, Texas

FROM: Robert D. Andron, General Counsel *R. Andron*
El Paso Water Utilities Public Service Board

DATE: June 5, 2008

SUBJECT: Request to place Item on City Council Agenda – Introduction: June 24, 2008
Public Hearing: July 8, 2008

AN ORDINANCE OF THE CITY OF EL PASO, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SPECIAL WARRANTY DEED AND ANY OTHER NECESSARY DOCUMENTS AS REQUIRED FOR THE SALE AND CONVEYANCE AS RECOMMENDED BY THE EL PASO WATER UTILITIES FOR THE FOLLOWING DESCRIBED REAL PROPERTY TO EL PASO INDEPENDENT SCHOOL DISTRICT, SUCH LAND TOTALING APPROXIMATELY 14.7482 ACRES OF LAND OUT OF A PORTION OF SECTION 22, BLOCK 81, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, LOCATED IN NORTHEAST EL PASO NEAR I-10 & SEAN HAGGERTY. (District #4) [El Paso Water Utilities, Robert D. Andron, (915) 594-5607]]

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**INTRODUCTION – City Council Agenda – June 24, 2008**  
**PUBLIC HEARING – City Council Agenda – July 8, 2008**

**Background**

El Paso Water Utilities Public Service Board, Trustee, has jurisdiction over certain parcels of land in northeast El Paso. The sale of parcel of land of approximately 14.7482 acres is located in Northeast El Paso near I-10 and Sean Haggerty. El Paso Independent School District proposes to use this land for an elementary school in the Sandstone Ranch area with a sales price of \$492,631.32 in accordance with the market value established by an independent appraisal.

By a Resolution dated May 28<sup>th</sup>, 2008, the El Paso Water Utilities Public Service Board, (PSB), which has jurisdiction over that certain parcel of land described as: being approximately 14.7482 acres of land, more or less and consisting of a portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas; found the land to be inexpedient to the water system, authorized the President/CEO of El Paso Water Utilities to sign a Real Estate Sales Contract between El Paso Water Utilities and El Paso Independent School District subject to passage of the ordinance the subject of this memorandum; and, further found that the sale is in the public interest and should be sold to El Paso Independent School District in accordance with Section 272.001(5) of the Texas Local Government code, another entity having the power of eminent domain; and requested the El Paso City Council pass an ordinance conveying the real property to El Paso Independent School District.

City Manager Joyce Wilson  
Department Memo, June 5, 2008  
Request for Items for City Council Agenda  
**Introduction of Ordinance-June 24, 2008**  
14.7482 acres in Northeast El Paso  
Page 2

**ACTION REQUESTED**

That the City Manager be authorized to sign a Special Warranty Deed and any other necessary documents as required for the sale and conveyance as recommended by the El Paso Water Utilities, to El Paso Independent School District, of land described as approximately 14.7482 acres of land, more or less, being a portion Section 22, Block 81, Township 1, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas. Said property is located in northeast El Paso near I-10 and Sean Haggerty.

**REQUEST TO PLACE ITEM ON THE CITY COUNCIL AGENDA**

Attached is a copy of the Ordinance and a copy of the Special Warranty Deed for the parcel in this request. Upon passage of the Ordinance, it is requested that the City Clerk provide to this office a copy of the fully executed and numbered Ordinance for the parcel.

As to the deed, after City Council approval, execution by the City Manager and notarizing such signature, the City Clerk's Office will make a copy for her file, the City Clerk will route the original Special Warranty Deed to the El Paso Water Utilities Legal Section so that arrangements can be made for a closing on the parcel. After closing and once the Special Warranty Deed has been filed of record, this office will send a conformed copy to the City Clerk for the City's permanent records.

We are requesting that this item be placed on the agenda. Please advise this office of the placement of this item on the City Council Agenda and my Secretary will contact the City Clerk and make arrangements to have document packets hand-delivered to the City Clerk's Office and email backup documents as noted to those listed below. If there are any questions, please call me at 594-5607 or email [bandron@epwu.org](mailto:bandron@epwu.org).

I will plan to attend the Public Hearing for the Ordinance which is scheduled at this time for the City Council agenda July 8, 2008. Thank you for your kind attention to this matter.

Attachments

Cc: The Honorable Mayor John Cook (email)  
City Council Representatives (email)  
Pat Adatao, Deputy City Manager for Building & Planning Services (email)  
Charlie McNabb, City Attorney (email)  
Theresa Cullen-Garney, Deputy City Attorney (email)  
Richarda Duffy-Momsén, City Clerk (hard copies & email)  
Nicholas J. Costanzo, Vice President of Strategic, Financial & Management Services  
Marcela Navarrete, Chief Finance Officer, PSB  
Jim Shelton, Land Management, PSB

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RESOLUTION

**A RESOLUTION AUTHORIZING THE SALE TO EL PASO INDEPENDENT SCHOOL DISTRICT, 14.7482 ACRES OF LAND, MORE OR LESS, PORTION OF SECTION 22, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILROAD SURVEYS, EL PASO COUNTY, TEXAS, SAID REAL PROPERTY BEING UNDER THE JURISDICTION OF THE PUBLIC SERVICE BOARD; AUTHORIZING THE EL PASO WATER UTILITIES PRESIDENT/CEO TO SIGN A REAL ESTATE SALES CONTRACT; REQUESTING THE CITY COUNCIL AUTHORIZE THE CITY MANAGER TO EXECUTE A SPECIAL WARRANTY DEED; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the El Paso Water Utilities Public Service Board (PSB), Trustee, has jurisdiction over certain parcels of land in northeast El Paso; and

**WHEREAS**, the Public Service Board approved the sale of 14.7482 acres of land in northeast El Paso located in the Sandstone Ranch area near I-10 and Sean Haggerty Drive; and

**WHEREAS**, the sale of this property to El Paso Independent School District is proposed for an elementary school in the Sandstone Ranch area; and

**WHEREAS**, the PSB finds that this parcel of land is inexpedient to the water system and it is in the public interest that said land should be sold to El Paso Independent School District in accordance with Section 272.001 of the Texas Local Government code, another entity having the power of eminent domain.

**NOW, THEREFORE, BE IT RESOLVED BY THE PUBLIC SERVICE BOARD OF THE CITY OF EL PASO EL PASO WATER UTILITIES:**

**Section 1.** That the findings and recitations set out in the preamble to this Resolution are true and correct and are hereby adopted by the Public Service Board and made a part of this Resolution for all purposes.

**Section 2.** That the Public Service Board hereby finds the land the subject of this Resolution to be inexpedient to the needs of the water utility system and hereby approves the conveyance of land described as follows:

Being a portion of Section 22, Block 81, Township 1, Texas & Pacific Railroad Surveys, El Paso County, Texas, being approximately 14.7482 acres of land to El Paso Independent School District, for a total sales price of \$492,631.32.

**Section 3.** That the Public Service Board hereby authorizes the President/CEO of El Paso Water Utilities to sign a Real Estate Sales Contract between El Paso Water Utilities and El Paso Independent School District and requests the City Council authorize the City Manager to sign a Special Warranty Deed and any other necessary documents to convey the property to El Paso Independent School District.

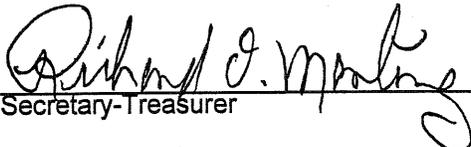
**Section 4.** That a copy of this Resolution shall be transmitted to the City Attorney's Office.

**PASSED AND APPROVED at a regular meeting of the Public Service Board of the City of El Paso, Texas, this 28th day of May, 2008**, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A. Government Code, Sections 551.001 et. seq.

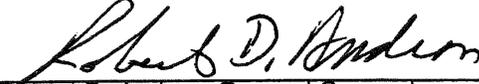
PUBLIC SERVICE BOARD

  
\_\_\_\_\_  
Chair

ATTEST:

  
\_\_\_\_\_  
Secretary-Treasurer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Robert D. Andron, General Counsel

**PREPARED FOR: E.P.I.S.D.**

**A Portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Surveys**

**City of El Paso, El Paso County, Texas**

**W.O. 090407-2**

**November 6, 2007**

**METES AND BOUNDS DESCRIPTION**

Description of a 14.7482 acre parcel of land being a Portion of Section 22, Block 81, Township 1 Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows to wit:

Commencing at an existing city monument located at the centerline intersection of Loma Plata Drive and Acoma Street, Thence North  $01^{\circ}58'42''$  East along the centerline of Acoma Street a distance of 1177.92 feet to a point located at the centerline intersection of Marcus Uribe Drive and Acoma Street, Thence North  $88^{\circ}01'17''$  West along the centerline of Marcus Uribe Drive a distance of 246.00 feet to a point, Thence North  $01^{\circ}58'43''$  East a distance of 42.00 feet to a set  $5/8''$  diameter rebar with plastic cap stamped Roe Engineering L.C. TX 2449, said point lying on the northerly right-of-way line of Marcus Uribe Drive, point also being the "True Point of Beginning";

Thence 31.42 feet along the arc of a curve to the right, whose radius is 20.00 feet, whose interior angle is  $90^{\circ}00'42''$  whose chord bears North  $43^{\circ}00'56''$  West a distance of 28.29 feet to set  $5/8''$  diameter rebar with plastic cap stamped Roe Engineering L.C. TX 2449, said point lying on the easterly right-of-way line Duster Street;

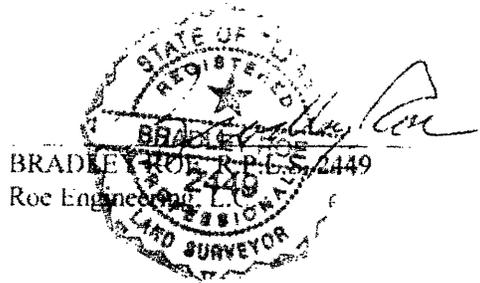
Thence North  $01^{\circ}58'43''$  East along said easterly right-of-way line a distance of 674.00 feet to a set  $5/8''$  diameter rebar with plastic cap stamped Roe Engineering L.C. TX 2449;

Thence 31.82 feet along the arc of a curve to the right, whose radius is 20.00 feet, whose interior angle is  $91^{\circ}09'23''$  whose chord bears North  $47^{\circ}33'25''$  East a distance of 28.57 feet to set  $5/8''$  diameter rebar with plastic cap stamped Roe Engineering L.C. TX 2449, said point lying on the southerly right-of-way line of Stampede Drive;

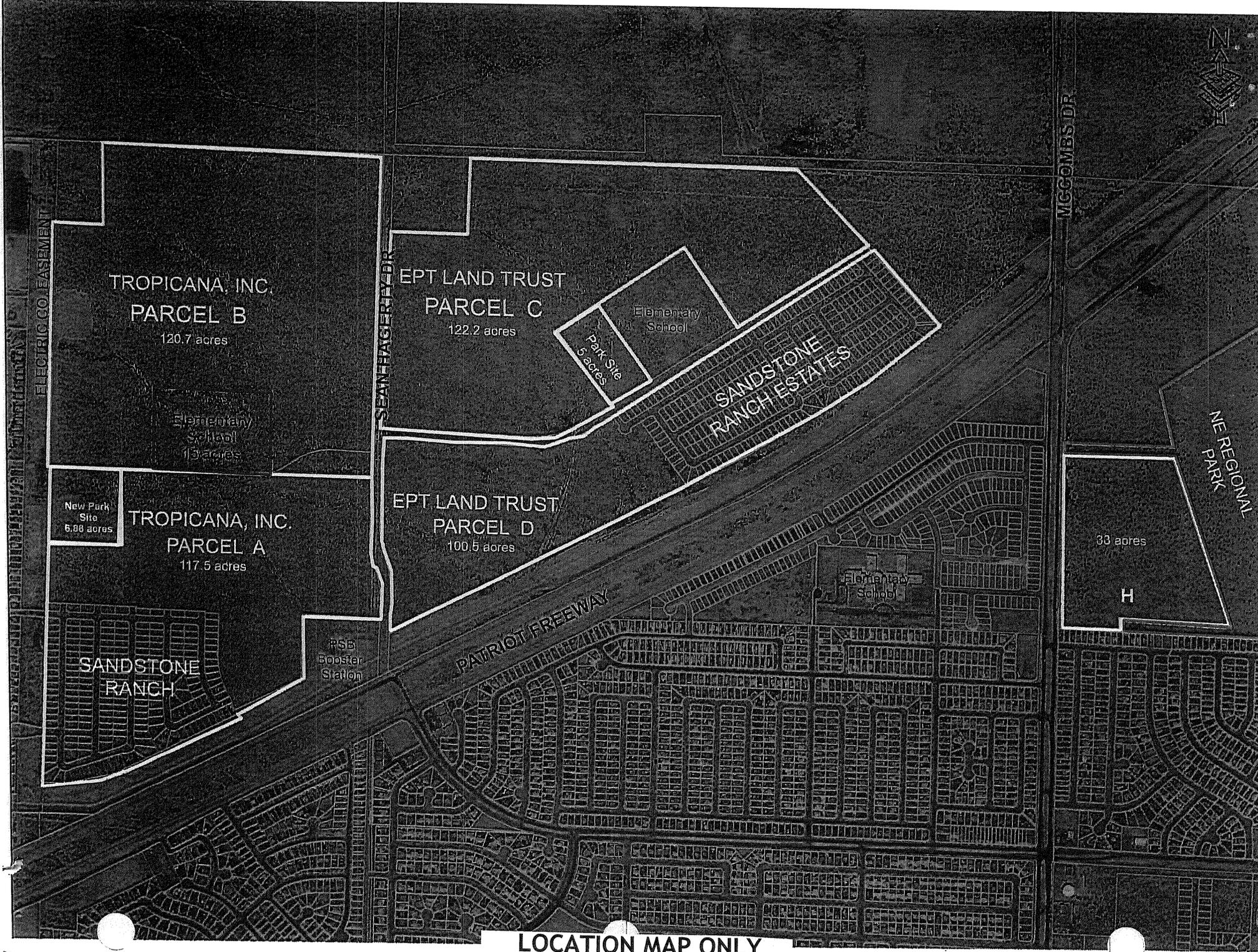
Thence South  $88^{\circ}01'17''$  East along said southerly right-of-way line a distance of 879.61 feet to a set  $5/8''$  diameter rebar with plastic cap stamped Roe Engineering L.C. TX 2449;

Thence South  $01^{\circ}58'43''$  West a distance of 714.00 feet to a set  $5/8''$  diameter rebar with plastic cap stamped Roe Engineering L.C. TX 2449, said point lying on the northerly right-of-way line of Marcus Uribe Drive;

Thence North 88°01'17" West along said northerly right-of-way line a distance of 880.01 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engineering L.C. TX 2449, and back to the "True Point of Beginning" and containing in all 642,431.97 square feet or 14.7482 acres of land more or less.







TROPICANA, INC.  
PARCEL B  
120.7 acres

EPT LAND TRUST  
PARCEL C  
122.2 acres

TROPICANA, INC.  
PARCEL A  
117.5 acres

EPT LAND TRUST  
PARCEL D  
100.5 acres

SANDSTONE  
RANCH ESTATES

33 acres  
H

LOCATION MAP ONLY



## INTEROFFICE MEMORANDUM

Hand Delivered

**TO:** Charlie McNabb, City Attorney  
**FROM:** Robert D. Andron, General Counsel EPWU *Bob*  
**SUBJECT:** Three Land Sales; City Council Agenda, Introduction: June 24, 2008  
**DATE:** June 6, 2008

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Enclosed are three original agenda packets for three land sales of various parcels of EPWU lands. Two of the sales are to entities which also have the power of eminent domain (El Paso Electric and El Paso Independent School District). The third sale is to the sole high bidder (GH Dairy).

As required prior to placement on the Agenda, please have either Terri or Cynthia review, sign the original ordinances and provide them to the City Clerk.

The electronic packets will be e-mailed to the City Clerk Monday, June 9, 2008 requesting that the items be placed on the Regular Agenda for Introduction of applicable ordinance on June 24, 2008.

Thank you for you kind assistance in this regard.

CC: Edmund G. Archuleta, P. E., President/CEO  
Nick Costanzo, Vice-President Business Operations  
Jim Shelton, Land Administrator