

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

**DEPARTMENT:**        **Engineering & Construction Management**

**AGENDA DATE:**     **August 13, 2013**

**CONTACT PERSON/PHONE:** **Irene D. Ramirez, Interim City Engineer**

**DISTRICT AFFECTED:** **8**

**SUBJECT:**

Item is to request approval of a resolution authorizing the City Manager to execute, on behalf of the City of El Paso, an underground easement to El Paso Electric Company to be used for the installation of a switchgear box and concrete pad at the southern perimeter of Cleveland Square. The switchgear would allow for the isolation of critical electric power lines in the downtown area and cut down on downtime during outages.

**BACKGROUND / DISCUSSION:**

El Paso Electric is currently in the process of installing various switches in the downtown area. The purpose of the switches is to increase reliability by providing better fault isolation and decreased outage time. As an additional benefit to the City and to the particular subject area, the removal of the overhead electric power line on Franklin Avenue is part of this project. Working with various concepts, Engineering Department is currently following up on the design for the installation of screening around the proposed switchbox pad.

**PRIOR COUNCIL ACTION:**

Mayor and Council have not previously considered this item.

**AMOUNT AND SOURCE OF FUNDING:**

There are no costs associated with this action.

| <u>Project</u> | <u>Fund</u> | <u>Department</u> | <u>Account</u> |
|----------------|-------------|-------------------|----------------|
| ~              | ~           | ~                 | ~              |

**BOARD / COMMISSION ACTION:**

(N/A)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:** \_\_\_\_\_  


*Information copy to appropriate Deputy City Manager*

**RESOLUTION**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the City Manager be authorized to sign An Underground and Switchgear Box Pad Easement to improve reliability of electrical power in the downtown area, said easement more particularly described as a portion of Block 20, Mills Map Addition, City of El Paso, El Paso County, Texas.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.**

THE CITY OF EL PASO

\_\_\_\_\_  
Oscar Leeser  
Mayor

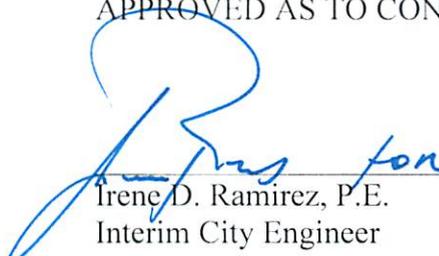
ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Cynthia Osborn  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Irene D. Ramirez, P.E.  
Interim City Engineer

THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

**UNDERGROUND AND  
SWITCHGEAR BOX PAD EASEMENT**

For and in consideration of the sum of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the City of El Paso (Grantor) grants unto El Paso Electric Company (Grantee), its successors and assigns, the right and privilege to enter and erect, relocate, construct, operate, remove, inspect, access, and maintain an underground electric system consisting of transformers (conventional or pad mount), switchgear box pad, ducts, conduits, fixtures, manholes, handholes, vaults, and any other usual appurtenances pertaining thereto, and underground crossings with all necessary cables, lines, conduit, wires pertaining thereto, with the right of access, ingress, and egress, thereto for the installation, construction, operation, inspection, repair, maintenance, replacement, renewal or removal thereof, for the distribution of electricity, for any and all purposes for which same is or may hereafter be used, over or under, upon, and along the areas identified in Exhibit "A" attached hereto and incorporated herein for all purposes, said areas being in the following described premises in El Paso, El Paso County, Texas, to wit:

A portion of Block 20, Mills Map Addition, El Paso, El Paso County, Texas and more particularly shown on Exhibit "A", which is attached hereto and incorporated herein for all purposes.

The easement consists of a 15 ft. by 23 ft. rectangular switchgear box pad easement with a point of beginning at LAT. 31°45'35.89"N, LONG.106°29'27.15"W, more fully illustrated in Exhibit "A".

With the right to trim any trees and flora around said electrical facilities so as to keep the electrical facilities cleared and to do anything proper and necessary to operate and maintain same.

This easement shall be for the term of Grantee's franchise and any extension and renewal thereof by the Grantor. In accepting this easement, Grantee agrees that Grantor shall have the power at any time to require Grantee to remove and abate, at Grantee's expense, any installation or structure that is dangerous to life or property and that Grantor shall have the power at any time to require Grantee to change the route and position of its poles, lines, conduits or other construction at Grantee's expense when the El Paso City Council (the "City Council") shall find, by resolution, that such change is necessary in the closing, opening or relocation of streets or alleys, or water or sewer lines, the changing of grade of streets or alleys, the construction and maintenance of public improvements, the construction of private buildings, the construction or use of driveways or under other conditions which the City Council shall find necessary. Provided, however, that Grantee shall be entitled to be paid for its costs and expense of any relocation, raising or lowering of its wires or cables required by Grantor if such expenses or costs are reimbursable or payable to Grantee or Grantor by the State of Texas, the United States, or any agency or subdivision of either whether directly or indirectly. Grantor shall use its best reasonable efforts to consult and confer with Grantee before requiring any such relocation or raising or lowering of its lines or cables, with a view to accomplishing the result reasonably and economically.

In accepting this grant, Grantee agrees that it will replace or repair, as reasonable, landscaping and paving if disturbed by Grantee's construction, maintenance or repairs of or to its facilities in and upon such easement. Grantee shall promptly restore to as good condition as before working thereon, and to the reasonable satisfaction of the Grantor all streets excavated by it. Grantee may, from time to

time and as may be required by prudent utility practices in connection with the construction, maintenance, or repair of its facilities, restrict access to or interfere with the use of Grantor's structures(s) or tangible personal property located on or in the vicinity of the easement. In such event, Grantee shall endeavor to provide Grantor reasonable written notice of any such restriction or interference and shall use commercially reasonable efforts to coordinate its activities with Grantor so as to minimize the duration and extent of such restriction or interference. The preceding sentence notwithstanding, certain events or circumstances may occur or arise that require Grantee to take immediate action to address imminent public safety concerns, the integrity of Grantee's facilities or system, or the reliability of service provided by Grantee. Under such or similar exigencies, Grantee shall provide Grantor notice of any restrictions or interference as soon as reasonably practicable, and shall use commercially reasonable efforts to minimize the duration and extent of such restriction or interference. Grantee agrees to call for utility spotting by a third party prior to any excavation by Grantee in the easement.

Grantor reserves the right to full use and enjoyment of said property except for the purposes herein granted. Grantor agrees not to erect permanent structures or obstruct access in, over, or under Grantee's facilities.

Grantor will not be held responsible for any damage to Grantee's underground facilities from excessive erosion due to flood run-off.

Should Grantee abandon the easement, then the easement hereinabove described shall revert to Grantor or its successors and assigns. Such abandonment shall be conclusively presumed following non-use by the Grantee for one year and with use not being resumed within sixty (60) days following receipt of notice of abandonment from Grantor to Grantee, and on such abandonment, Grantee will then execute any and all necessary documents to evidence such abandonment.

Grantee shall maintain the surface over the length and width of the easement to the satisfaction, as reasonable, of Grantor and in accordance with all applicable laws, ordinances, regulations, and City Code provisions.

**WITNESS THE FOLLOWING SIGNATURES AND SEAL on the dates entered below.**

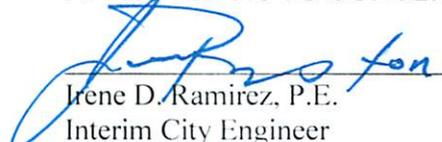
GRANTOR:  
**THE CITY OF EL PASO**

\_\_\_\_\_  
Joyce A. Wilson,  
City Manager

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Cynthia Osborn  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Irene D. Ramirez, P.E.  
Interim City Engineer

ACKNOWLEDGMENT

THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2013 by  
Joyce A. Wilson as City Manager of the City of El Paso.

\_\_\_\_\_  
Notary Public, State of Texas

The above instrument, together with all conditions thereto is hereby accepted on the date entered below.

GRANTED TO:  
EL PASO ELECTRIC COMPANY

APPROVED AS TO FORM  
OFFICE OF THE GENERAL COUNSEL *[Signature]*

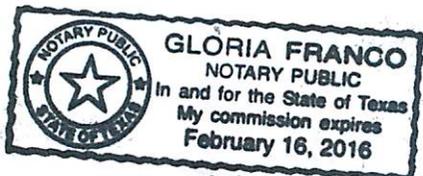
By: *[Signature]*  
Printed Name: Steve Busser  
Title: VP-Treasurer

ACKNOWLEDGMENT

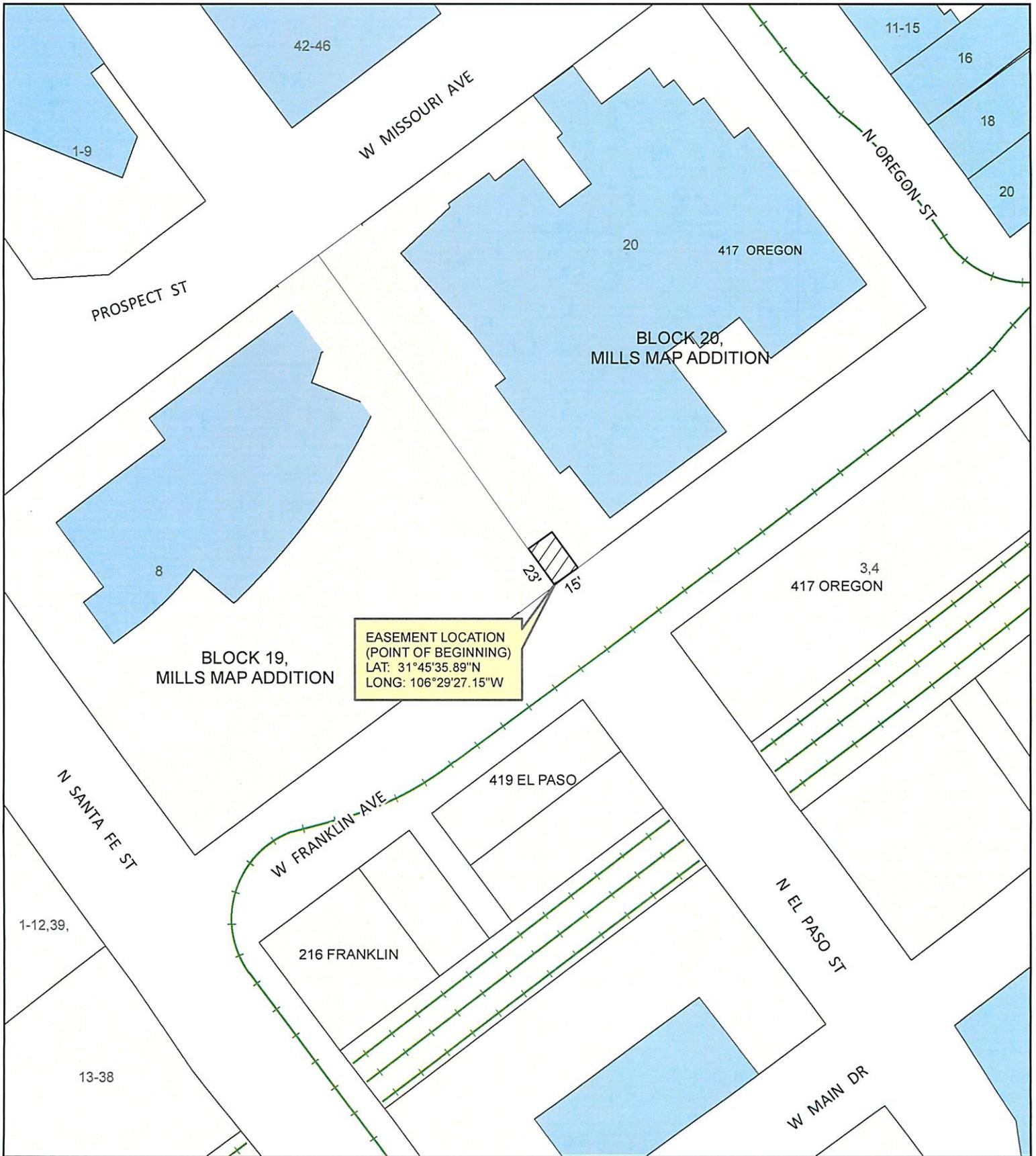
STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on the 6 day of AUGUST, 2013 by Steven P. Busser as VP-Treasurer of El Paso Electric Company, on behalf of the El Paso Electric Company, a Texas corporation.

*[Signature]*  
Notary Public, State of Texas



2-16-2016



EASEMENT LOCATION  
 (POINT OF BEGINNING)  
 LAT: 31°45'35.89"N  
 LONG: 106°29'27.15"W

**LEGEND**

 PROPOSED 15'X23' SWITCHGEAR BOX PAD ESMNT.



SCALE: NONE  
 DATE: 7/11/2013  
 W.O. # DT015843

**EXHIBIT A**

Return to:  
 El Paso Electric Co.  
 P.O. Box 982-Loc 127  
 El Paso, Texas 79960



**EL PASO ELECTRIC CO. R.O.W.**  
 A PORTION OF:  
 BLOCK 20,  
 MILLS MAP ADDITION,  
 EL PASO COUNTY, TEXAS