

EXECUTION OF AN
EASEMENT CONVEYANCE
AGREEMENT WITH BTM
HOLDING, LLC

RS-25-172

October 21, 2025

Background and Findings

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- On January 21, 2025, City Council authorized purchase of a 1.024-acre tract for construction of a water tank on a hill located near Hwy. 195 and Tower Hill Lane.
- Two small tracts within the 1.024-acre tract, with a total size of 0.3-acre, are not needed for the tank. These two tracts are adjacent to, and surrounded by, a 177.645-acre tract owned by BTM Holding, LLC.
- Staff finds that these two tracts serve no public purpose, lack access to public roads, and cannot be used independently due to their shape, location, and small area.

Background and Findings

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- In order to construct a 24-inch watermain, associated with the Hwy. 195 Water Line Project, the City needs 0.357-acre of additional permanent utility easement adjacent to an existing utility easement that crosses the 177.645-acre tract.
- Staff negotiated with BTM Holding, LLC, and determined that it is in the best interests to contract with each other to convey the new utility easement and a temporary construction easement in exchange for the two unusable tracts.

Recommendation

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- Authorize the City Manager, or designee, to execute an Easement Conveyance Agreement with BTM Holding, LLC, in connection with the Hwy. 195 Water Line and Ground Storage Tank Projects and furthermore, authorize the City Manager, or designee, to execute and deliver all contracts, deeds, deeds of trust, filing, closing statements, and any and all documents necessary to complete the conveyance in accordance with this resolution.