



ONION CREEK METROPOLITAN PARK DISTRICT PROPOSED CONSENT AGREEMENT

PARKS AND RECREATION BOARD

MAY 27, 2014

**PRESENTERS: RICARDO SOLIZ, PARD
SUSAN BENZ, BENZ RESOURCE GROUP**

ONION CREEK METRO PARK DISTRICT CONSENT AGREEMENT OVERVIEW

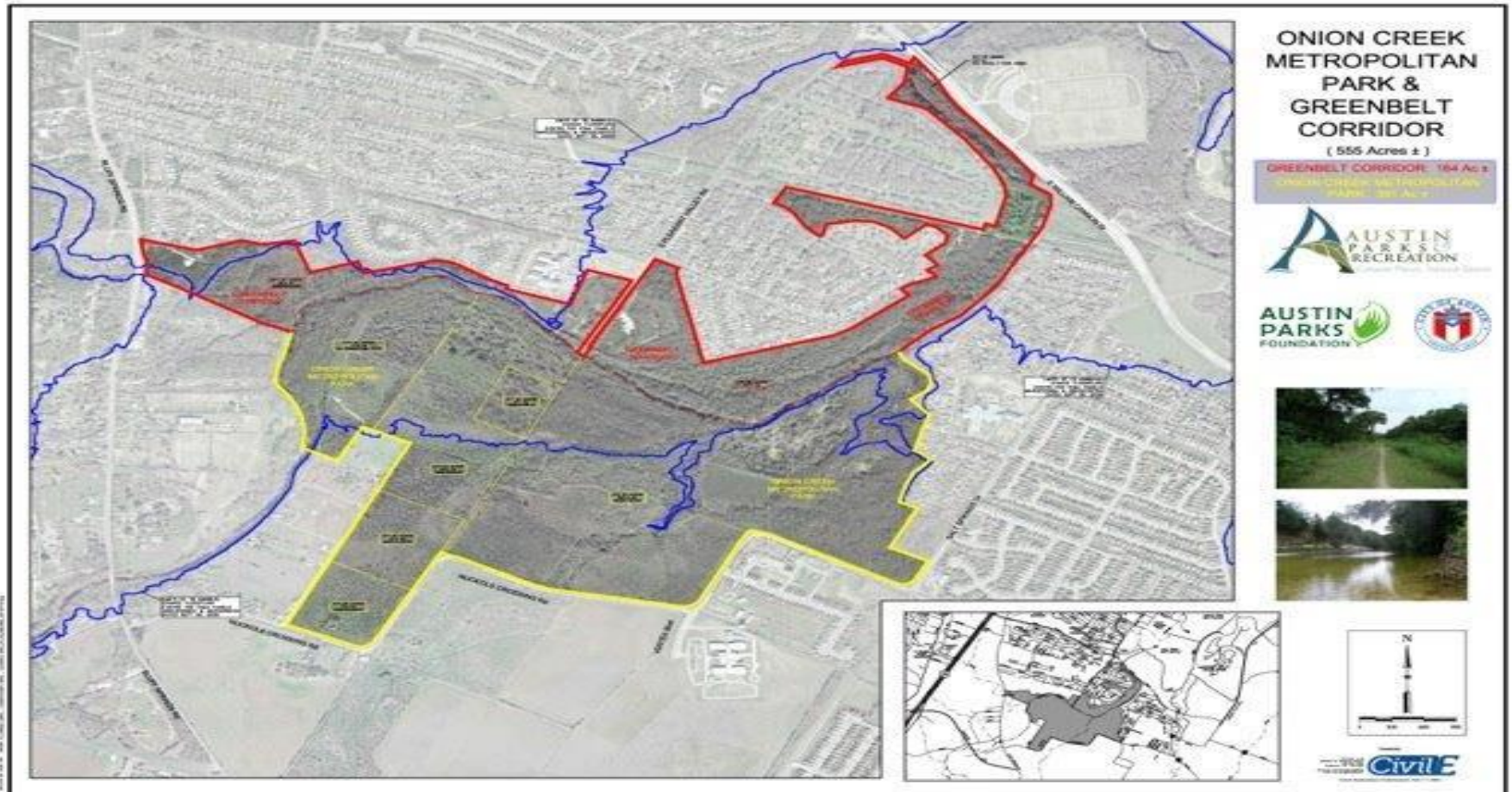
- I. Overview of Onion Creek Metro Park (“Metro Park”)**
- II. Municipal Management District**
- III. Project History**
- IV. Proposed Consent Agreement**
- V. Staff Recommendation**

ONION CREEK METROPOLITAN PARK “METRO PARK”



ONION CREEK METRO PARK PUBLIC MEETING BOARDS

METRO PARK



PROJECT HISTORY

- **March 2013: Council Resolution (20130328-016)**
 - Council consented to supporting special legislation that would create a park district that includes:
 1. Execution of an agreement consenting to the creation of the district and the inclusion of land within the district before permanent board directors are appointed;
 2. The Consent Agreement is deemed valid and enforceable; and
 3. The District will dissolve automatically on September 1, 2014, if the Consent Agreement is not executed between the District and the City.

PROJECT HISTORY

- **September 2013: HB 1872, Established an in-city Municipal Management District (MMD).**
 - District imposes a special property tax on the proposed 3,500 residential units;
 - MMD's may fund improvements such as streets, water/ wastewater, parks; or services relating to improvements;
- **Developer desires to amend their PUD by adding 1,000 more residential units and commercial square footage;**

PROJECT HISTORY

January–May 2014: City staff negotiated a proposed consent agreement between City of Austin, Onion Creek Metro Park District and Austin Goodnight Ranch.

- Negotiation topics:
 - Developer's goals for mixed use with an increase of residential units from 3,500 to 4,500 units;
 - In District Park amenities, managed by the district-open to the public;
 - City Standards for park development;
 - Master Planning;
 - Phased Park Development;
 - District's contribution for Operation & Maintenance (O&M) of the Metro Park;

PROPOSED CONSENT AGREEMENT TWO PUBLIC PARKS

IN-DISTRICT PARK (WITHIN THE DEVELOPMENT) =110 ACRES
OUT-OF- DISTRICT PARK (METRO PARK) =550 ACRES



MAJOR TERMS OF THE PROPOSED CONSENT AGREEMENT

Developers Responsibilities:

- Funding for in-district park amenities including a 3 mile trail connecting to the Metro Park;
- Providing funding to complete a master plan for the Metro Park; (estimated at \$400k)
- Funding for O&M for 50 acres of developed Metro Park fields until District tax revenue is sufficient to cover 100%

MAJOR TERMS OF THE PROPOSED CONSENT AGREEMENT

District Responsibilities:

- Assess district property tax to provide funding to support:
 - Administration of the district;
 - Reimburse the developer for infrastructure improvements and other expenses;
 - Funding of \$161,000 per year for O&M of Metro Park for 50 acres when taxes support;
 - O&M for In-District improvements over time;

MAJOR TERMS OF THE PROPOSED CONSENT AGREEMENT

District Responsibilities (continued):

- Adopt two “Notices to Purchasers”
 - Notice per Texas Water Code Legal Requirements;
 - “Plain speak” notice explaining the additional tax in English and Spanish;
- Seven Member District Board (can increase up to 15 over time);

MAJOR TERMS OF THE PROPOSED CONSENT AGREEMENT

PARD Responsibilities:

- Initial construction Fall of 2017 consisting of a 50 space parking facility, 30 acres of irrigated turf and 20 acres of non-irrigated acreage requiring maintenance and operation of \$161,000 annually to be paid by Developer first, then District;
- {Future} Contribute capital improvement funds and construct improvements on a phased schedule. City will coordinate schedule with District.

PROPOSED CONSENT AGREEMENT

“MODEL FOR FUTURE”

Staff recommends executing the Consent Agreement to achieve the following benefits:

- Comprehensive Metro Park Master Plan at no cost to City
- New revenue stream for park O&M:
 - Projected value to the City: at least \$161,000/year;
 - Or at least \$805,000 over five years;
- District support to City's 50 acre/\$1 million planned park improvements for Metro Park in FY2017-2018;
- Public access to new 110 acre In-district park;

ONION CREEK METRO PARK PROPOSED MASTER PLAN ELEMENTS

The master planning process started in March 2014 and scheduled to be completed by May 2015.

- A. Inventory of Existing Conditions
- B. Site Analysis
- C. Community Input
- D. Vision Plan** (*discussion to follow*)
- E. Park Programming
- F. Capital and Maintenance Costs
- G. Plan Implementation

ONION CREEK METRO PARK DISTRICT CONSENT AGREEMENT

Next Steps:

1. Parks and Recreation Board recommendation:

Make a recommendation to the City Council regarding the approval of the Consent Agreement by and among the City of Austin, Texas, Onion Creek Metro Park District, and the Austin Goodnight Ranch LP.

2. Council Consideration and Action, June 12, 2014