

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	33528	Agenda Number	31.
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Meeting Date:	6/26/2014	Department:	Parks and Recreation
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Subject

Approve an ordinance authorizing the creation of the Onion Creek Metro Park District and the execution of a consent agreement between the City, Onion Creek Metro Park District and Austin Goodnight Ranch, LP.

Amount and Source of Funding

Fiscal Note

There is no anticipated fiscal impact until FY 2017-2018. City plans to invest \$1,000,000 in Capital Improvements to Onion Creek Metro Park from the 2006 Park Bonds. Once the improvements are made, the Municipal Management District will contribute funds toward the operations and maintenance of the park.

Purchasing Language:	
Prior Council Action:	
For More Information:	Ricardo Soliz 512-974-9452; April Shaw 512-974-6716.
Boards and Commission Action:	May 27, 2014 – Recommended by the Parks and Recreation Board on a vote of 6-0 with Board Member Almanza absent.
MBE / WBE:	
Related Items:	

Additional Backup Information

On March 28, 2013, Council Resolution No. 20130328-016 consented to supporting special legislation that would create a park district that included: (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) That 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.

In September, 2013, the Texas Legislature in HB 1872, established an in-city Municipal Management District (MMD) where the district could assess ad valorem taxes on the proposed 3,500 residential units and commercial properties to fund improvements such as streets, water/ wastewater, parks; or services relating to those improvements.

In January, 2014, City staff commenced negotiating a proposed "Consent Agreement-between City, Onion Creek Metro Park District and Austin Goodnight Ranch that included the following: in District Park amenities, to be

managed by the district but open to the public; city standards for park development; park master planning; phased park development of the Metro Park; and the District's contribution for operation and maintenance (O&M) of the Metro Park.

The Consent Agreement outlines the responsibilities of three parties as follows:

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;
- Ensure (O&M) contributions are administered from the Developer to the District then the to the City; and
- { Future} Contribute capital improvement funds and construct improvements on a phased schedule. City will coordinate schedule with District.

Metro Park District is responsible to 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 (30 of the 50 acres will be maintained at a Level 1 maintenance standard);
- O&M for In-District improvements over time;
- Adoption of two "Notices to Purchasers" -Notice per Texas Water Code Legal Requirements and "Plain speak" notice explaining the additional tax in English and Spanish; and
- Seven Member District Board (can increase up to 15 over time).

Austin Goodnight Ranch /Developers Responsibilities:

- Funding for in-district park amenities including a 3-mile trail connecting to the Metro Park;
- Opportunities for connecting 2 miles of trails with adjacent developments;
- Providing funding to complete a master plan for the Metro Park; (estimated at \$400k) and
- Funding for O&M for 50 acres of developed Metro Park fields until District tax revenue is sufficient to cover 100%.