



Recommendation for Action

File #: 19-1178, Agenda Item #: 11.

3/7/2019

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to purchase in fee simple a tract of land totaling approximately 251 acres out of a 599 acre tract of land in Hays County, located north of FM 150 and west of Jack C. Hays Trail from Mountain City - 150, L.P., a Texas limited partnership for a total amount not to exceed \$9,810,721, including closing costs. Related to Item #3.

Lead Department

Office of Real Estate Services.

Fiscal Note

Funding in the amount of \$9,810,721 is available in the Fiscal Year 2018-2019 Capital Budget of the Watershed Protection Department.

For More Information:

Megan Herron, Office of Real Estate Services, 512-974-5649; Alex Gale, Office of Real Estate Services, 512-974-1416; Mike Kelly, Watershed Protection Department, 512-974-6591.

Additional Backup Information:

The Nature Conservancy of Texas, Inc. (TNC) is a non-profit corporation that has been working with the City for a number of years to protect the quality and quantity of water in the Barton Springs recharge and contributing zones. TNC is proposing to assign an option for the purchase of real estate from Mountain City - 150, L.P., a Texas limited partnership, for approximately 251 acres. TNC is a recognized expert in Texas, negotiating real estate transactions for conservation purposes, and their indirect expenses for this assignment total \$50,000.00. The City would fund this proposed acquisition through the 2018 Proposition D Bond Funds for Open Space.

The proposed acquisition of this tract represents a significant acquisition in the Barton Springs Recharge Zone for the City of Austin Water Quality Protection Lands (WQPL) Program. The site contains a number of known and suspected recharge features, both banks of the Mustang Branch of Onion Creek are within the proposed acquisition, the acquisition will prevent non-point source pollution from an estimated 630 homes from entering the aquifer or impacting downstream aquatic resources. This acquisition will also prevent construction of an estimated 70 acres of impervious cover over the recharge zone and eliminate two bridges over Mustang Branch.

The purchase price of \$9,750,000.00 does not exceed the current fair market value as determined by an independent third party appraiser. The purchase price plus closing costs is in the amount not to exceed \$9,810,721.00.