



Recommendation for Action

File #: 20-3085, **Agenda Item #:** 17.

10/15/2020

Posting Language

Authorize the negotiation and execution of all documents and instruments necessary or desirable to purchase in fee simple approximately 10.5999 acres of land including all buildings and improvements on the property, containing approximately 461,732 square feet, out of the John G. McGehee League Survey 6, Abstract 17 & Walker Wilson League, Survey 2, Abstract 27, Travis County, Texas, known as 12010 Brodie Lane, Austin, Travis County, Texas, from Shady Hollow Municipal Utility District, in an amount not to exceed \$1,722,175.00, including closing costs. Related to Items 13, 14, 15, 16, and 18.

Lead Department

Office of Real Estate Services.

Fiscal Note

Funding is available in the Fiscal Year 2020-2021 of the Austin Fire Department.

Prior Council Action:

June 22, 2006 - Council approved Resolution No. 20060622-019.

August 7, 2014 - Council approved a 72-month lease.

For More Information:

Megan Herron, Office of Real Estate Services, 512-974-5649; Alex Gale, Office of Real Estate Services, (512) 974-1416, Assistant Chief Rob Vires, Austin Fire Department, (512) 974-0132.

Council Committee, Boards and Commission Action:

September 9, 2020 - The Public Safety Commission made Recommendation #20200909-003, recommending that the City Council authorize negotiation and execution of an interlocal agreement with the Shady Hollow Municipal Utility District (MUD) for the provision of fire protection services by the Austin Fire Department to Shady Hollow in exchange for payment by the Shady Hollow MUD to the City.

September 9, 2020 - The Public Safety Commission provided no recommendation on the fire station purchase.

Additional Backup Information:

City Council by Resolution No. 20200521-010 on May 21, 2020 directed the City Manager to negotiate with representatives of the Shady Hollow Municipal Utility District (District) to amend the City's Strategic Partnership Agreement (SPA) to accomplish to the greatest degree practical the purposes and objectives of the SPA with the exception of full-purpose annexation. Terms to be addressed included the use and disposition of the District's fire station, compensation to the City for fire service to District residents and the ownership of the District's former water and wastewater system. This item, along with several related items on this Council agenda addresses those issues, with this item addressing by agreement with the District the City's purchase of the District's fire station.

The City of Austin through the Austin Fire Department (AFD) currently provides firefighting services within the Shady Hollow MUD and the surrounding areas, including the City's ETJ and the City's full-purpose jurisdiction that surround the Shady Hollow MUD. The City of Austin believes that it is in the best interest of the City to purchase from the Shady Hollow MUD the fire station for the continuation of an enhanced level of firefighting services by AFD to Shady Hollow MUD and the surrounding community.

This action authorizes the negotiation and execution of a Purchase and Sale Agreement with Shady Hollow Municipal Utility District, to acquire approximately 10.5999 acres of land to include a fire station, and all buildings and improvements situated thereon.

An independent, third-party appraisal was procured to establish the fair-market valuation of the proposed acquisition. The appraisal supports the purchase price of \$1,709,175, for the fee simple property rights and improvements being acquired. The closing costs are estimated at \$13,000.

Strategic Outcome(s):

Government that Works for All.