



---

## MEMORANDUM OF UNDERSTANDING

---

**TO:** **Greg Meszaros**  
Director, Austin Water Department

**FROM:** **Kimberly McNeeley, CPRP**  
Director, Parks and Recreation Department

**SUBJECT:** **East Parke Lift Station**

**DATE:** **6/10/2021**

M.O.U. # 21-001

**Austin Water Department** is agreeing to sponsor the change of use of parkland for a wastewater line through parkland located at **Davis White Neighborhood Park (6705 Crystalbrook Dr.)** and **Southern Walnut Creek Greenbelt (6013 Loyola Ln)**. Upon completion of the project, Austin Water's infrastructure will not constitute any regular or scheduled use of the parkland, only the right to access the infrastructure for operations and maintenance needs. The parkland is in Council District 1.

The parkland is to be used for **Permanent Use and Temporary Use**. The requested area is:

**Tract A - Davis White Neighborhood Park**

Permanent Use Area: 31,908 sq. ft. (.733 acres) = \$27,609  
Temporary Use Area: 6,545 sq. ft. (.150 acres) = \$1,404  
= **\$29,013**

**Tract B - Southern Walnut Creek Greenbelt**

Permanent Use Area: 9,483 sq. ft. (.218 acres) = \$6,044  
Permanent Use Area: 10,115 sq. ft. (.232 acres) = \$7,069  
Temporary Use Area: 380 sq. ft. (.009 acres) = \$63  
= **\$13,176**

**Parkland Mitigation Amount to be paid to PARD = \$42,189**

The estimated duration of the construction on parkland is 11 Months.

**Austin Water Department** Point of Contact is: **Jason Inge**

Phone Number: **512-972-2042**

**PARD** Point of Contact is: **Gregory Montes**

Phone Number: **512-974-9458**

Parks & Recreation Board: 6-22-21

Council Approval: 8-26-21

---

Kimberly McNeeley, CPRP  
Director, Parks and Recreation Department

Date

## *CONCURRENCE*

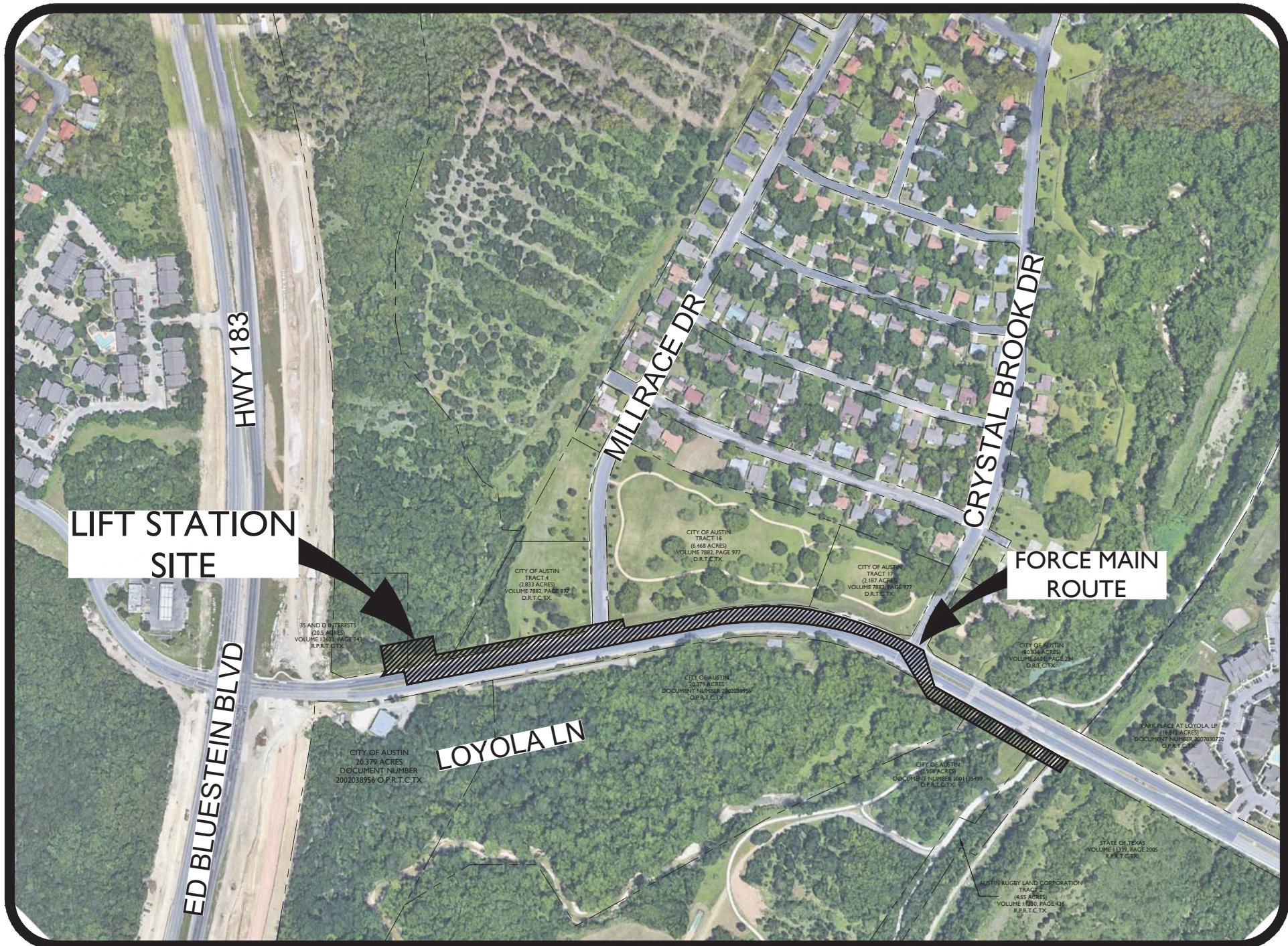
---

Greg Meszaros  
Director, Austin Water Department

Date

Attachments: A (Map Exhibit)  
Attachments: B (Appraisal Calculation)





**LIFT STATION  
SITE**

**FORCE MAIN  
ROUTE**

# **EAST PARKE LIFT STATION PROJECT LOCATION MAP**



6101 W. Courtyard Dr., Ste. 1, Suite 100  
Austin, Texas 78715  
Office: (512) 555-4500  
Fax: (512) 555-5214

110 Main Park Drive, Suite 200  
Cedar Park, Texas 78613  
Office: (512) 852-8800  
Fax: (512) 852-8800





## MEMORANDUM

**DATE:** January 13, 2021

**TO:** Marsha Schulz, Real Estate Services Agent, ORES

**FROM:** Joseph McAweeney, EDPF, MRICS – Senior Appraiser, ORES

**RE:** Project Name: East Park Lift Station Easements  
Property Location: Loyola Lane @ Millrace Drive, Austin, Texas  
File Number: 5111.780  
Assignment Number: 52-180  
TCAD#(s): 02-2028-0401, 01-1930-1102 & 01-1930-1103  
Property Owners(s): City of Austin- Parks & Recreation Department.

I have reviewed the appraisal performed by Paul Hornsby, MAI, SRA, and Chris Hornsby, MAI of Paul Hornsby & Company, on the above referenced property. The purpose of the appraisal assignment was to form an opinion of the fee simple market value of the easement estate of three permanent and two temporary working space easements along both the north - (Tract A) and south line - (Tract B) of Loyola Lane at Millrace Drive in northeast Austin.

Tract A Summary		
	Market Value	Compensation
Whole Property Value	\$320,853	
Wastewater Easement	\$27,609	\$27,609
Temporary Working Space Easement	\$1,404	\$1,404
Remainder Before the Acquisition	\$291,840	
Remainder After the Acquisition	\$291,840	
Damages/(Enhancements) to the Remainder		\$0
Total Compensation		<b>\$29,013</b>

Compiled by Paul Hornsby and Co.

Tract B Summary		
	Market Value	Compensation
Whole Property Value	\$454,766	
Wastewater Easement 1	\$6,044	\$6,044
Wastewater Easement 2	\$7,069	\$7,069
Temporary Working Space Easement	\$63	\$63
Remainder Before the Acquisition	\$441,590	
Remainder After the Acquisition	\$441,590	
Damages/(Enhancements) to the Remainder		\$0
Total Compensation		<b>\$13,176</b>

Compiled by Paul Hornsby and Co.

The intended use of the appraisal was to assist the City of Austin in its internal decision-making process regarding the property interest referenced above and a compensation amount from the property owner to the city.

The appraiser has concluded to an opinion of market value as of October 24, 2020, the effective date of the appraisal, of the above referenced rights in the subject property as follows: A total estimate of compensation is **\$42,189 (Forty Two Thousand One Hundred and Eighty Nine Dollars)**. Based on the data and analysis contained in the appraisal report, I consider the opinions and conclusions identified in the report to be reasonable.

If you have any questions regarding this appraisal, please call me at 512-974-7787 or by email at [Joseph.McAweeney@austintexas.gov](mailto:Joseph.McAweeney@austintexas.gov).

**Market Value - Estimate of Compensation: \$42,189**

*Joseph McAweeney*

Joseph McAweeney, EDPF, MRICS  
Senior Appraiser