

RESOLUTION NO. 20220901-101

WHEREAS, the City Council was requested to conduct a public hearing in accordance with Texas Parks and Wildlife Code Chapter 26 to consider a resolution authorizing a change in use of dedicated parkland, known as Jimmy Clay Golf Course, Roy Kizer Golf Course, Onion Creek Soccer Complex, and Onion Creek Metropolitan Park (north and south entrances), for Austin Water to construct, operate, maintain, and repair approximately 17,000 linear feet of reclaimed water main (the “Proposed Use”); and

WHEREAS, Austin Water requires approximately 175,136 square feet of permanent subterranean area to construct, operate, maintain, and repair the water main and an additional approximately 662,128 square feet of temporary work area; and

WHEREAS, the land being used for the Proposed Use is described in Exhibit A (the “Affected Land”); and

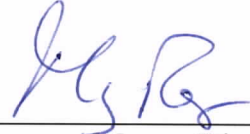
WHEREAS, notice of the public hearing to be held on September 1, 2022, was given for three consecutive weeks on August 7th, 14th, and 21st, 2022, in a newspaper of general circulation; and

WHEREAS, such public hearing was held on September 1, 2022, by the City Council to consider the Affected Land for the Proposed Use; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Having taken into account clearly enunciated local preferences, the City Council finds that there is no feasible and prudent alternative to the use of the Affected Land for the Proposed Use and that all reasonable planning has been done

to minimize harm to the Affected Land from the Proposed Use. The use of the Affected Land for the Proposed Use is approved.

ADOPTED: September 1, 2022 **ATTEST:** 
Myrna Rios
City Clerk

ATTACHMENT "A" - MOU MITIGATION FEES CALCULATION WORKSHEET - SUMMARY

Project: Onion Creek Reclaimed Water Line
MOU # 22-003

Parkland	TCAD Value per Square Foot	Area Required for Temporary Use (Square Feet)	Duration (days)	Area Required for Permanent Use (Square Feet)	Temporary Use Calculated Fee ¹	Permanent Use Calculated Fee ²	Golf Course Revenue Mitigation
Jimmy Clay Golf Course	\$8	98,010	90	39,596	\$29,950	\$112,932	
Roy Kizer Golf Course	\$7	253,020	60	30,928	\$44,631	\$76,377	\$68,640
Onion Creek Soccer Complex	\$7	107,208	60	29,550	\$19,620	\$75,711	
Onion Creek Metropolitan Park (N. Entrance)	\$7	59,369	206	23,226	\$35,228	\$56,197	
Onion Creek Metropolitan Park (S. Entrance)	\$10	144,521	184	51,836	\$113,466	\$185,792	
		662,128	600	175,136	\$242,894	\$507,007	\$68,640
						Total:	\$818,542

[1] Includes 15% rate of return for temporary uses

[2] Includes adjustment for 35% construction disturbance value based on limitations on future development for that portion of parkland (see tab for Disturbance Value Table)

[3] Golf Course Revenue Mitigation (Daily Rate \$2,288) x (No. Days 30)

Jimmy Clay Golf Course

Property ID	Land Value	Square Feet
295484	\$60,000	7,517
295485	\$60,000	7,361
295486	\$60,000	7,224
295487	\$60,000	7,350
Avg	\$60,000	7,363

Avg/SF \$8

Roy Kizer Golf Course

Property ID	Land Value	Square Feet
296185	\$60,000	13,464
296184	\$60,000	7,396
296183	\$60,000	6,534
296182	\$60,000	6,621
Avg	\$60,000	8,504

Avg/SF \$7

Onion Creek Soccer Complex

Property ID	Land Value	Square Feet
296379	\$60,000	6,356
296378	\$60,000	7,505
296377	\$60,000	8,124
296376	\$66,000	11,620
Avg	\$61,500	8,401

Avg/SF \$7

Onion Creek Metro Park N. Entrance

Property ID	Land Value	Square Feet
556062	\$60,000	8,757
556061	\$60,000	9,109
556017	\$60,000	10,002
556018	\$60,000	6,849
Avg	\$60,000	8,679

Avg/SF \$7

Onion Creek Metro Park S. Entrance

Property ID	Land Value	Square Feet
774096	\$60,000	5,171
774097	\$60,000	5,933
774040	\$63,000	8,005
774041	\$60,000	4,620
Avg	\$60,750	5,932

Avg/SF \$10

Disturbance Values	
35%	Area can still be developed with minimal or no limitations <i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>
50%	Area can still be developed with moderate limitations <i>(underground work/materials with some small/medium appurtenances/fixtures)</i>
75%	Development severely limited <i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>
100%	No future park development possible in the area - dedicated to installation <i>(underground and/or surface appurtenances/fixtures)</i>