



Recommendation for Action

File #: 22-3481, Agenda Item #: 18.

12/1/2022

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable for the acquisition in fee simple of approximately 8,462 square feet of land (0.194-acre), being all of Lot 1, Block A, Community of Fairview, Section Two, a subdivision of record in Volume 29, Page 6 of the Plat Records of Travis County, Texas, located at 0 Heartwood Drive, Austin, Texas, from Jose Salazar and Frances Ortiz-Salazar, for a total amount not to exceed \$209,150, including closing costs.

Lead Department

Financial Services Department.

Fiscal Note

Funding is available in the Capital Budget of Austin Water.

For More Information:

Michael Gates, Financial Services Department, 512-974-5639; Cathy Curtis, Financial Services Department, 512-974-5649; Craig McColloch, Public Works Department, 512-974-2968.

Additional Backup Information:

The Williamson Creek Interceptor project will install over 18,800 linear feet (3.56 miles) of a new 72-inch diameter gravity wastewater interceptor along and near Williamson Creek, from South 1st Street to South Pleasant Valley Road, via tunneling construction method as well as twenty-two connection locations to connect localized wastewater flows to the new interceptor. The local tie-ins range from 8-inch to 24-inch diameter wastewater pipelines and will be primarily constructed via tunneling or traditional open-cut construction. The existing wastewater pipeline in Williamson Creek is reaching the end of its useful life and is projected to be nearing its capacity as growth continues in the area. This project also includes proper abandonment and removal of most of the existing interceptor and environmental restoration of any affected project areas and is to be funded by Capital Improvement plan dollars.

During the project, Austin Water will use the property for construction working space and access to rehabilitate existing wastewater infrastructure. Upon completion of the project, Austin Water will transfer the property, subject to its access needs, to the Parks and Recreation Department (PARD) to mitigate project impacts to parkland. PARD will use the lot as an access point/trailhead for the Williamson Creek Greenbelt. The entire lot is required to provide park facilities such as a trail sign, pavilion/seating, water fountain, bike repair equipment, and exercise stations typically found at trailheads. This access point is required to ensure that all residents in this area are within a 0.25 mile walking distance of the Williamson Creek Greenbelt.

An independent, third-party appraisal was procured to establish the fair-market valuation of the proposed acquisition. The appraisal supports the purchase price of \$205,850. The amount of the purchase price plus closing costs is not to exceed \$209,150.

Strategic Outcome(s):

Government that Works for All.