

CIP EXPENSE DETAIL

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):

12/13/12
WPD/PW

SUBJECT: Authorize the negotiation and execution of any and all documents and instruments necessary or desirable to purchase in fee simple a tract of land totaling approximately 46.149 acres in Travis County, Texas, located on Dalton Lane from SHUMAKER ENTERPRISES, INC., A TEXAS CORPORATION, and Wade Shumaker, in an amount not to exceed \$2,200,000.

CURRENT YEAR IMPACT:

Department:	Watershed
Project Name:	New Field Ops Facility
Fund/Department/Unit:	4850 6307 7008
Funding Source:	DUF Funds
Current Appropriation:	3,575,000.00
Unencumbered Balance:	2,852,729.00
Amount of This Action:	(1,100,000.00)
Remaining Balance:	<u>1,752,729.00</u>
Department:	Public Works
Project Name:	Dalton Ln Land Acquisition
Fund/Department/Unit:	8400 6207 NEW
Funding Source:	Transportation Fund Transfer
Current Appropriation:	1,100,000.00
Unencumbered Balance:	1,100,000.00
Amount of This Action:	(1,100,000.00)
Remaining Balance:	<u>0.00</u>
Total Amount of this Action	<u><u>2,200,000.00</u></u>

ANALYSIS / ADDITIONAL INFORMATION: The proposed acquisition is approximately a 46.149 acre tract located on Dalton Lane. The tract is located in the Austin 2 Mile Extraterritorial Jurisdiction (ETJ) and in an industrial area within the Desired Development Zone north of Austin-Bergstrom International Airport (ABIA). The joint acquisition of the tract by the Public Works and Watershed Protection Departments is a step toward making Austin a more sustainable City and closer to the goal of becoming a zero waste City.

The Public Work's Street and Bridge operations will be displaced from Harold Court due to remediation. The remediation will reduce the area currently used by Street and Bridge for stockpiling, storage and vehicle training. Approximately 23 acres of the Dalton Lane property will provide adequate space for the aforementioned needs and provide space for recycling of asphalt and concrete. Public Work's Street and Bridge operations is working to use recycled materials in an effort to preserve the natural environment, reduce waste, and provide a cost effective material for maintaining the transportation network within the City. The Dalton Lane property would provide a long term location for Street and Bridge for stockpiling, recycling of asphalt and concrete and growth.

The Watershed Protection Department (WPD) will also be impacted by the remediation at Harold Court and require relocation of large pipes, inlets and manholes. WPD would be able to utilize the remaining 23 acres of the Dalton Lane property to store the construction materials displaced from Harold Court and another materials yard located off East William Cannon Drive. There would also be a cost saving associated with the transport of materials from the new location. It is anticipated that WPD will relocate a work unit to the Dalton Lane location due to the critical situation associated with the current month to month lease agreement and limited space in the Harold Court property.

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Public Works and WPD will also utilize the Dalton Lane property to locate their Equipment Training Program.

An independent third party appraiser established the fair market value of the tract to be \$2,200,000. If the transaction closes on or before December 31, 2012, the purchase price will be reduced to \$2,070,000. If the transaction closes after December 31, 2012, the purchase price will be the appraised fair market value of \$2,200,000.