



September 30, 2014

City of Austin
Attn: Mayor & Council
301 W. Second St.
Austin, Texas 78701

Re: Lime Creek Quarry, a 215-acre property located Cedar Park, Texas

Mayor Leffingwell and Councilmembers:

I write on behalf of the Council of the City of Cedar Park to express Cedar Park's sincere interest in acquiring the Lime Creek Quarry property, a 215-acre site located wholly within Cedar Park's territorial boundary. The quarry property has been of interest to the Cedar Park community for many years, and our staff has spent the last several months negotiating in good faith with the City of Austin staff regarding this transaction. It is our understanding that the City of Austin has sold other properties to governmental entities in community interest, and we have been working within that process.

Along with the City of Austin and all of Central Texas, Cedar Park has experienced rapid growth, and we're ever-faced with the challenges of land use development and redevelopment. The quarry operations present unique and significant concerns, such as blasting immediately adjacent to residences, heavy commercial truck traffic through residential neighborhoods, and destruction of arterial roadways. A quarry is simply incompatible with the surrounding land use and mobility needs of a growing region, as it inherently presents undue risks to public health, safety, and welfare.

Through this purchase, Cedar Park seeks the opportunity to plan and implement vital transportation infrastructure improvements, which will enhance both regional mobility and public safety. Further, as a landlocked city, this 215-acre site presents great potential for meaningful redevelopment, not only for Cedar Park but for the entire region.

We understand the current tenants' interest in continued operations on this site. Cedar Park's primary concern is to address the imminent public health, safety, and welfare risks, but please be advised that I will also work with my Council to honor the remaining term of the current lease, which would expire on December 18, 2017.

I thank you for your consideration and the City's continued interest in selling this property to Cedar Park so that we may address the above-stated concerns and ensure optimal redevelopment for the benefit of our citizens and the entire region.

Regards,

Matthew Powell
Mayor