



Recommendation for Action

File #: 20-3658, **Agenda Item #:** 38.

12/10/2020

Posting Language

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 9.72 acres of land in Hays County, located along the south side of Onion Creek, north of FM150, and west of Kyle, Texas from Pat J. Rutherford Jr., for a total amount not to exceed \$309,000.00 including closing costs.

Lead Department

Office of Real Estate Services.

Fiscal Note

Funding is available in the Fiscal Year 2020-2021 Capital Budget of the Watershed Protection Department.

For More Information:

Megan Herron, Office of Real Estate Services, 512-974-5649; Alex Gale, Office of Real Estate Services, 512-974-1416; Mike Kelly, Watershed Protection Department, 512-974-6591.

Additional Backup Information:

The proposed acquisition of this tract represents a significant acquisition in the Barton Springs Recharge Zone for the City of Austin Water Quality Protection Lands (WQPL) Program. The tract borders two existing WQPL properties, is entirely over the Barton Springs Edwards Aquifer Recharge, contains one side of Onion Creek, and about 9-acres of floodplain. The acquisition will provide about a 0.5-mile long creek buffer along one of the most productive sections of Onion Creek (in terms of recharge to Barton Springs). Recharge from just downstream of this section of creek has been found to reach Barton Springs in under 3 days. This will complete an approximately 4-mile continuous creek buffer along Onion Creek, linking two existing WQPL properties along the south bank of Onion Creek. This buffer is a public benefit by preventing non-point source pollution from potential development entering the aquifer or impacting downstream aquatic resources and provides ecosystem services such as enhanced storm water infiltration, erosion control, wildlife habitat, and creek baseflow along with the conservation of the riparian vegetation in the floodplain.

The City would fund this proposed acquisition through the 2018 Proposition D Bond Funds for Open Space.

An independent third-party appraisal was procured to establish the fair-market valuation of the proposed acquisition. The appraisal supports the purchase price of \$286,740.00. The purchase price plus closing cost is in the amount not to exceed \$309,000.00.

Strategic Outcome(s):

Health and Environment.