



Recommendation for Action

File #: 21-1695, **Agenda Item #:** 22.

4/22/2021

Posting Language

Authorize the negotiation and execution of any and all documents and instruments necessary or desirable to purchase in fee simple two tracts of land totaling approximately 109 acres in Hays County, Texas, located in the Little Bear Creek Watershed, North of FM 967, and West of FM 1626, from Monroe Howard Euers, as Trustee for the James Ray Euers Trust #2 and Monroe Euers, for a total amount not to exceed \$2,125,000 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 these tracts represents a significant acquisition in the Barton Springs Recharge Zone for the City of Austin Water Quality Protection Lands (WQPL) Program. The tracts border three existing fee simple WQPL properties: the Hays County Ranch and the Rogers and Wenzel tracts. The Euers tract is entirely over the Barton Springs Edwards Aquifer Recharge Zone, contains one small tributary to Little Bear Creek, and has both known and suspected karst features. The acquisition will provide additional connectivity with existing WQPL properties.

This acquisition provides a public benefit by preventing non-point source pollution that would be generated by potential development from entering the aquifer or impacting downstream aquatic resources. It will also provide ecosystem services such as enhanced storm water infiltration, erosion control, wildlife habitat, creek baseflow, and conservation of riparian vegetation in the floodplain areas. The acquisition will additionally benefit a proposed recharge enhancement project on the Wenzel tract to the south.

The City would fund the proposed Euers tract acquisition with 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 \$2,025,000. The purchase price plus closing costs is in the amount not to exceed \$2,125,000.

Strategic Outcome(s):

Health and Environment.