

Agenda and Minutes
Land Committee
October 27, 2010

Agenda

Review the work done to date on the analysis of MUD owned property. The intent is to establish a base of information on property description, usage and value that can be used to guide MUD Board decisions. One item of interest is identifying "surplus property", that is, property that is not needed and could be sold.

Minutes

Attendees: Bob Knaus, Charles Edwards, Nick Renneker, Earl Foster - GM, Lois Willis (MUD APC Committee member)

We discussed the current state of Amendment 15 which was approved with conditions at the October MUD Board meeting. The discussion was both education and our comments on land use and value.

The attendees reviewed the spreadsheet MUD Property Data.xlsx which lists each MUD property, its usage, its Travis County appraisal, its size, adjacent properties and comments on its use. Five properties were further discussed on their potential to be declared "surplus" and sold at some time in the future.

132 S Hurst Creek Blvd. Originally purchased to provide a water tank to relieve water pressure problems in the area. Those problems are resolved; there is no need for a tank. The MUD has no need for this property (currently zoned PUD but adjacent to existing R-1 properties).

223 Clubhouse. Used as an access point to storage pond I-4. Currently there are valves at the north edge of the property and underground pipes that lead to the pond. The MUD maintains this property and the City of Lakeway has trenched this property for Oak Wilt. It is possible to reroute the piping used for sludge removal and the piping used for potable water along MUD owned property from the pond to the access road at 203 Clubhouse. Whether the expense is warranted based on the property's value was not concluded.

129 Schooner. A property that in the past gave access to a lift station and treatment facility. That access is no longer needed. The property may have a manhole on it. The Assistant City Manager asked in the May (or June?) Board meeting if the city could have an easement on the property for a walking path. No decision was made. This property may be involved with the relocation of a wastewater line (to be determined by Earl Foster). This property could also be declared "surplus" and sold at some time in the future.

30 Stoney Creek. An abandoned lift station at the back of this development and adjacent to Live Oak Golf Course. It is .146 acre. It may have some value to Stoney Creek or to ClubCorp (the golf course owners). If so, the Board would need to determine from a land survey it's exact location and whether the golf course and/or Stoney Creek was already using the property.

Thomas Remnant. A property of approximately 7.4 acres near S-5 and adjacent to City of Lakeway land (Maintenance Building). Further investigation of this property is needed to see what access is possible and what some of the other adjacent properties are.

Water Treatment Plant at 4105 Lakeway Blvd. This 20 acre tract has approximately 600 feet of frontage. The treatment plant is over 400 feet from the road. The unused part of the property would be valuable. Earl Foster noted that the expansion needs for the plant might require using more of the property. The Committee recommends that the potential market value of the property be considered as plans become developed for expanding the plant.

The MUD Property Data documented will be updated with the results of the meeting and is available along with these minutes.