

Land Committee Minutes  
Monday, December 5, 2011

The committee met at 1:00 in the MUD Conference Room. Nick Renneker, Jerry Hietpas, Bob Knaus and Earl Foster attended – there was a quorum.

The first item decided was what to recommend for the sale of the surplus property at 132 Hurst Creek. The property should be a public sale advertised with a public notice, a link to the bid form on the District website, and an enclosure in the February bills. The information from the property appraisal, done last May, would be the basis for the advertisement including the comps but not the appraised value itself. Bids will be opened at a Land Committee meeting on or about March 5. Bids must be accompanied by a 5% escrow payment that will be refunded to the unsuccessful bidders. The District Board should decide at its March Meeting whether to accept a bid whereupon the bidder would have 30 days to close. Should the bidder fail to close the escrow would be forfeited. Some items will be investigated by the GM before issuing the bid sheet, namely, title costs to the seller and taxes due on the property.

The second agenda item discussed was a need for an overall land plan for the District and a process for creating it. One of the items produced would be a recommendation on the “18 acres”. The Committee wishes to engage a professional land planner and seeks permission to interview several firms that provide this expertise. The Land Committee recommends to the Board that it approve the expense, once determined. A medium range plan would assess factors such as the growth in Lakeway and the possible changes in regulations that would affect wastewater discharge. We believe that knowing the “big picture” would allow a better assessment of the value of all parcels including the property on Lohmans Crossing. While a target for completion cannot be estimated until a land planner is engaged, we anticipate that creation of the plan would take at least six months.

The Land Committee will ask the Board to approve the creation of a plan and engage a land planner.

Bob Knaus  
Land Committee