

Legislation Details (With Text)

File #:	24-483	Name:	
Type:	Report	Status:	Consent Item Ready
File created:	4/1/2024	In control:	City Council
On agenda:	4/8/2024	Final action:	
Title:	Approval of the purchase of approximately 10 acres of land out of the Revised Block 7 of Forest Park Addition, City of New Braunfels, Comal County, Texas and authorization for the City Manager to execute all necessary documents.		

Sponsors:**Indexes:****Code sections:****Attachments:** 1. Property Aerial, 2. Purchase Contract - Willard

Date	Ver.	Action By	Action	Result
4/8/2024	2	City Council	presented	Pass

PRESENTER:

Matthew Eckmann, Assistant Director of Public Works

SUBJECT:

Approval of the purchase of approximately 10 acres of land out of the Revised Block 7 of Forest Park Addition, City of New Braunfels, Comal County, Texas and authorization for the City Manager to execute all necessary documents.

DEPARTMENT: Public Works**COUNCIL DISTRICTS IMPACTED:** District 3**BACKGROUND INFORMATION:**

Dr. Fred Willard and Wife, Coleen Willard own approximately 12-acres addressed as 610 Forest Drive in New Braunfels which consists of approximately 10-acres of canyon property. Dr. and Mrs. Willard have approached the City with a desire to convey the canon portion of their property located at the terminus of Beverly Lane to the City for conservation purposes. A recent appraisal performed on the property indicated a value of \$18,000/acre.

ISSUE:

City Staff has toured the property and met with the Willards and determined the property would be idea to add to the cities open space and recreational property inventory. As part of the agreement, the city would agree to the following:

- Provide compensation to the Willard's in the amount of \$52,650 (~\$5,000/acre)

- The City would cover all acquisition costs to include surveying and replating the property.
- Maintain the property as greenspace/parkland, wildlife habitat and provide opportunities for water control for the drainage area.
- The City would need to maintain a fire break on the property as well as fence the property where it abuts the Willard's remaining property.
- The City would agree to name the property "Willard Canyon Preserve".

If approved, upon execution of a purchase contract, Staff would engage the services of a consultant to perform the necessary survey and replating of the property. Once complete, the conveyance of the property can be completed.

FISCAL IMPACT:

The purchase price of \$52,650 and necessary title, surveying and closing costs are available within park development funds.

RECOMMENDATION:

Staff recommends the approval of the purchase of this property.