

Meeting of Land Committee on August 26, 2010

Attendees: Bob Knaus, Charles Edwards, Nick Renneker, Jerry Hietpas

The committee met to discuss its roles and responsibilities and to review a draft of an action plan on irrigation provided by Jerry Hietpas.

1. Haythem Dawlett of Rough Hollow has an option on approximately 19 acres that abuts Cedar Tract 1 on Lohmans Crossing. He has an option on the land for which he has been making payments into an escrow account for several years. Part of the property – along the street – is zoned commercial. In the past, there has been an intention to build a senior citizen's facility (nursing home?) on part of this site. The contract comes up for renewal in November. It was discussed that this property adds potential value to Cedar Tract 1 should the MUD ever decide to sell the cedar tract.
2. In addition to the discussion above, Jerry suggested that the Land Committee get more familiar with property owners that abut the cedar tract. Since Haythem's ultimate proposal is to use this as a town center it would serve the MUD well to understand what the neighbors think. The committee agreed that the analysis of MUD property should identify adjacent property owners and, if possible, their opinions on potential development.
3. Several discussions were had on the topic of treated wastewater for which Jerry has a Conservation Proposal that he has distributed – but is not a document approved by the MUD Board. There are two parts of the proposal that the Land Committee could pursue:
 - a. Within the MUD district are power lines with rights of way that are mostly unused land. The suggestion to irrigate it with treated waste water had been mentioned to the LCRA general manager, Tom Mason. The Land Committee would pursue the proposal with the LCRA and help inform the community of its benefits.
 - b. The Conservation Proposal emphasizes the benefits to be obtained if treated wastewater was used by residents to irrigate their property instead of using potable water. Properties that are adjacent to the golf courses are prime targets for this usage. Several of the questions that arose are a) ClubCorp's contract with the MUD, b) plans to upgrade Yaupon's sprinkler system, c) how to motivate property owners, d) how the MUD revenue would be affected and e) the technical aspects of how treated wastewater would be delivered and measured.
4. While all the items mentioned in number 3 above are not the purview of the Land Committee, changes to how treated wastewater is dispersed also affects the need for cedar tracts which in turn affects decisions in the MUD about whether to dispose of this property or use it in another way.
5. It would be helpful for the MUD to have a Master Plan that provided guidance to the Land Committee (and others). For example, how does the existence of the three Rough Hollow MUD districts affect the Lakeway MUD taking into account current agreements (wastewater treatment plant expansion)? What are the short and long range plans for MUD owned property (for which the Land Committee would provide input)? Should there be a conservation plan that takes into account water restrictions due to drought conditions and increases use of treated waste water?

Lakeway MUD Land Committee

Proposed Committee Responsibilities

1. Maintain a current list of all land parcels owned by Lakeway MUD.
2. Maintain documentation on each parcel that includes its general description, location, value, adjacent properties and any other relevant data. Provide this data to the Board.
3. Analyze potential uses of land by the MUD and help identify potential buyers for surplus property.
4. Identify and recommend ways to enhance the value of MUD property either for its own use or for its marketability. Periodically review all MUD properties against current land values and uses.
5. Prepare a report for the MUD Board twice a year and make recommendations as appropriate.