

Agenda Item Details

Meeting	Aug 12, 2025 - Bryan City Council Second Regular Meeting
Category	5. Consent (Automatic Approval) Agenda - This agenda consists of ministerial or "housekeeping" items required by law such as routine bids, contracts, purchases, and resolutions. Items may be removed from the consent agenda for separate consideration at the request of two Councilmembers.
Subject	I. Adoption of a Resolution authorizing the purchase of groundwater rights and a one-acre well site from GRT Interests, LLC for a not to exceed amount of \$580,000 for the purchase plus closing costs.
Type	Action (Consent)
Preferred Date	Aug 12, 2025
Absolute Date	Aug 12, 2025
Fiscal Impact	Yes
Dollar Amount	580,000.00
Budgeted	Yes
Budget Source	Water Operating Funds - Fund Balance Fund 510
Goals	Infrastructure Service

Summary:

In 2023, the City of Bryan and GRT Interests LLC entered into a Memorandum of Understanding (MOU) for the purchase of water rights, the participation in the construction of a roadway, and the purchase of land for an ASR (Aquifer Storage and Recovery). The purchase price for the groundwater rights was based on an appraisal and the cost was \$3,000 per acre. At the time the MOU was drafted and signed, the known acreage of the tract was 159.885 acres. Based on a boundary survey, the actual acreage is 162.88 acres for a total price of \$488,640.

The purchase price for the land for the well was not determined at the time the MOU was signed. Since then, GRT Interests LLC had an appraisal performed for the property. The appraisal for the one-acre of land was \$100,000. The purchase price of \$87,120 represents the negotiated sales price. On July 8, 2025, the City Council authorized the purchase of the one-acre tract plus closing costs.

The Resolution presented today provides for the revised groundwater rights expenditure plus the one-acre tract amount which is \$575,760 (\$488,640 + \$87,120). The request for \$580,000 is to cover additional expenses related to closing costs.

Staff recommends approving the Resolution for the purchase of the groundwater rights and the one-acre tract for the ASR project. This third well will be drilled sometime in the future to recover water placed in the ASR. The City of Bryan has received the permit from the Texas Commission on Environmental Quality (TCEQ) for the ASR project and is ready to start the final design and implementation of the project.

Staff Analysis and Recommendation:

Staff recommends the City Council approve the Resolution to purchase groundwater rights and the one-acre tract. The purchase of the groundwater rights and the one-acre for the water well will allow water from the ASR project to be recovered long term from the project.

Options:

1. Approve the Resolution as presented
2. Do not approve the Resolution and provide direction to staff

Attachments:

1. MOU Signed 2023
2. ASR #3 Well

3. One acre tract exhibit

4. Resolution

[Exhibit 1_GRT INTERESTS LLC_COB-BCD-MOU_SEPTEMBER 2023_SIGNED_Combined - Copy.pdf \(2,960 KB\)](#)

[Exhibit 2_ASRWell3.pdf \(2,766 KB\)](#)

[Exhibit 3 - One Acre Tract.pdf \(969 KB\)](#)

[Exhibit 4_Resolution authorizing well site and water rights purchase 7-30-25.pdf \(89 KB\)](#)