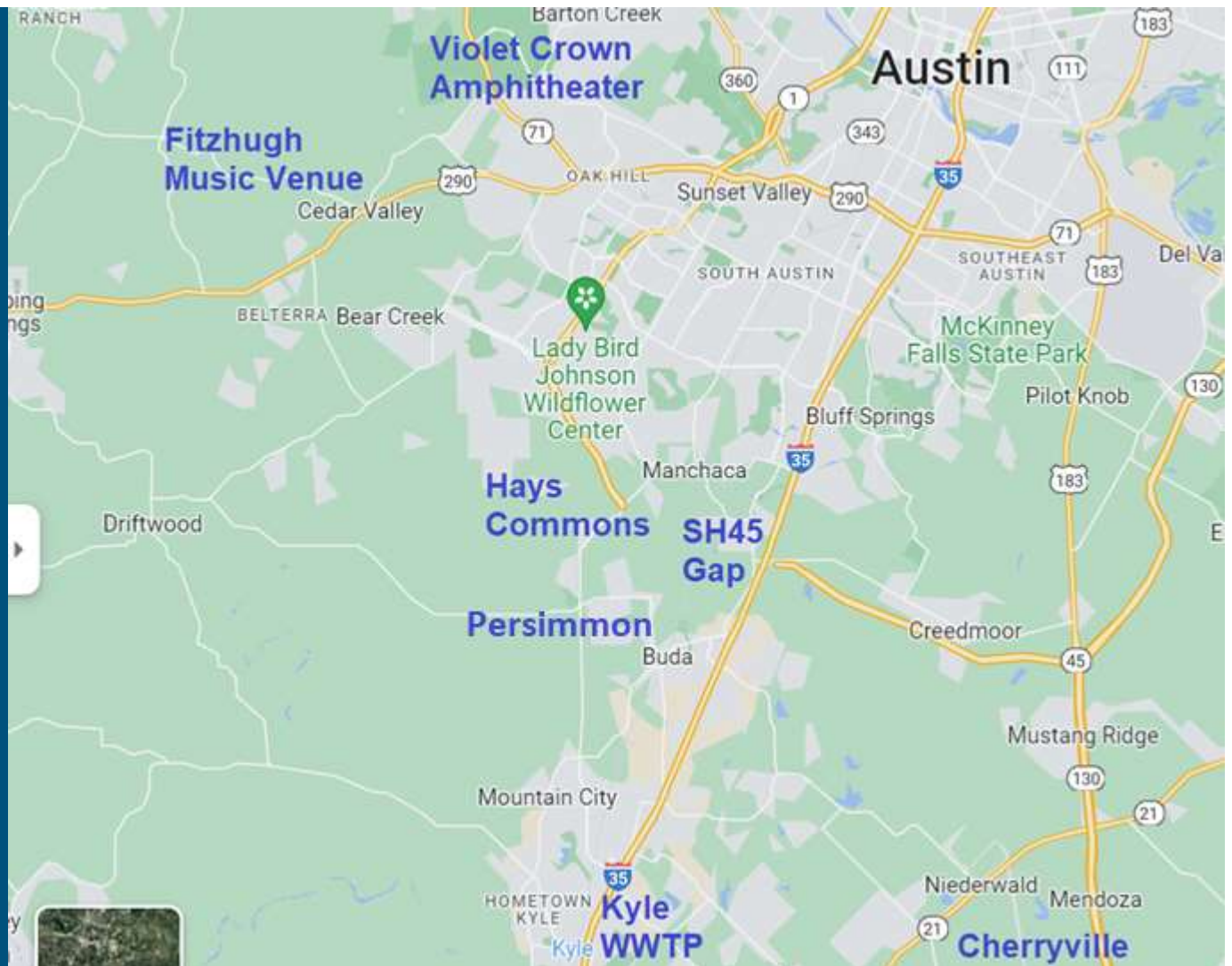


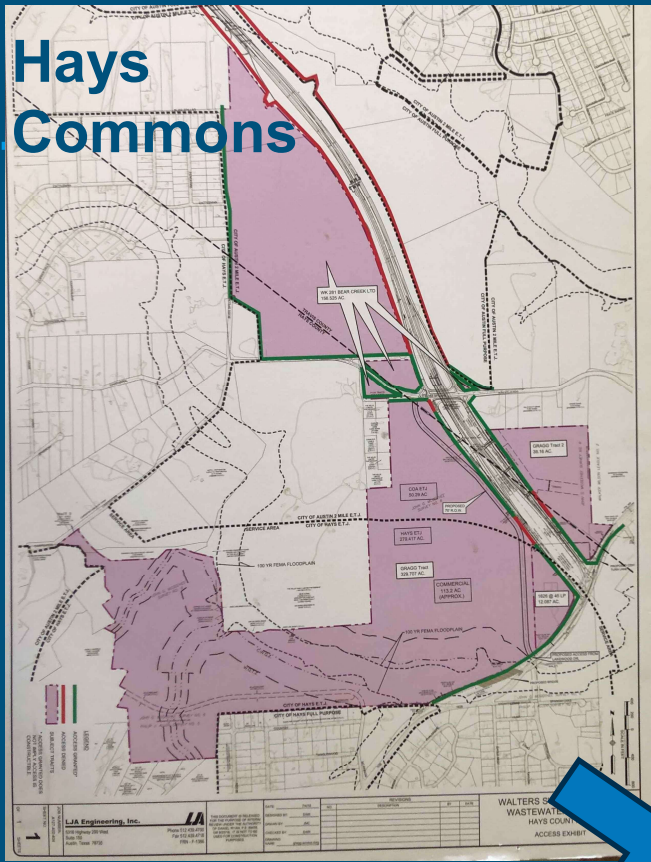
# Greater Edwards Aquifer Alliance (GEAA)

- Nonprofit protecting Central Texas water resources – ground & surface water
- Founded in 2002 and currently serve 21 county region
- Funded by donations from Texans and support from GEAA board and 55 member organizations
- Work extensively with local landowners and our member groups, which include Save Our Springs (SOS) and Save Barton Creek Association (SBCA)
- Actively engage local media to shine light on threats to water resources

# GEAA Recent Area Activity



# Hays Commons & Persimmon maps



**Hays  
Commons**

These 2  
tracts are  
less than  
 $\frac{1}{2}$  mile  
from each  
other

Persimmon



**Persimmon**

# Hays Commons & Persimmon comparison

| Project                                    | Location  | # Units   | Key Issues  | Current Status   |
|--|---|---|---|--|
| Hays Commons<br>(Hays City ETJ/Austin ETJ) | Edwards Aquifer Recharge Zone (EARZ)<br>Northeast Hays County   | 20 homes/1 acre lots<br>260 condo units (Hays ETJ)<br>280 high-density units (Austin ETJ) | Water/Wastewater plan<br>EARZ concerns<br>Condos vs 1 acre lots<br>Other Enviro impacts | Development deal w/Hays City will expire – ongoing negotiations<br>Hays County voted down prelim plan early May<br>Plans resubmitted to Hays County, in admin review as of late July |
| Persimmon<br>(Buda ETJ/Austin ETJ)         | Edwards Aquifer Transition Zone (EATZ)<br>Northeast Hays County | 2800 homes<br>Some commercial/apartments  | Number of houses<br>Lot size/density<br>Road infrastructure<br>Tree mitigation/survey   | Ongoing negotiations between Milestone & Buda<br>Terry Cummings/Buda may have more detailed info   |

Note: SB 2038 allows ETJ property to be released upon request and regulated either by county guidelines or those of another city.

# Milestone's Hays Commons Shell Game

## City of Hays



**“If you don’t sign our development agreement, we’ll drill a well, irrigate treated sewage over the aquifer, and get development approval from Hays County”**

## City of Austin



**“If you don’t give us water & wastewater service, we’ll drill a well, irrigate treated sewage over the aquifer, and get development approval from Hays County”**

## Hays County



**“If you don’t give us development authorization, we’ll get it from City of Hays or City of Austin”**



**The Dealer:**  
Garrett Martin  
Milestone CEO



**The Shill:**  
Walt Smith  
Hays County  
Commissioner



**The Mark:**  
Central Texas  
Residents

Note: These are not actual quotes from Milestone representatives, but rather positions that they have taken during various negotiations



## So What's The Strategy?



### The Rope-A-Dope:

Just like with Ali and Foreman in 1974, we want Milestone to throw all of their best punches, we block them at every turn, exhaust their resources, then finally get them to either settle or sell

Local Hays landowner efforts to date have been extremely effective

# Summary:

- GEAA feels Milestone is not taking a sustainable approach to developing in these environmentally sensitive areas
- We are prepared to pursue all avenues available to achieve plans for development that are protective of our natural resources and consistent with current development in the area
- We recommend continued outreach to Hays County Commissioners
- Continued coordination efforts between the “Shells” is key (City of Hays, Buda, Austin, Hays County)
- Ultimate goal: 1 acre lots/septic on EARZ for Hays Commons + acceptance of Buda’s Persimmon deal