

**CITY OF SAN ANTONIO
City Manager's Office
Interdepartmental Correspondence Sheet**

TO: Mayor and City Council

FROM: Susan Valis Crane, ASLA, Special Project Manager

COPIES: City Manager; Budget, Finance, Parks and Recreation; File

SUBJECT: ACCEPTANCE OF A 78.39-ACRE TRACT FOR THE PROPOSITION
THREE EDWARDS LAND ACQUISITION AND PARK EXPANSION
PROJECT

DATE: October 8, 2002

SUMMARY AND RECOMMENDATION

This proposed ordinance is acceptance of a 78.39-acre tract of land known as the remainder parcel of the Thrift Ranch as part of the Proposition Three Edward's Land Acquisition Program. The Bexar Land Trust will assign the option contract to the City of San Antonio prior to closing. The 78.39-acre tract is contiguous to an existing 1,300 acre Proposition Three preserve area.

This parcel is presented for consideration to the City Council under the Proposition Three Edwards Land Acquisition and Park Expansion Project approved by the voters on May 6, 2000. The Conservation Advisory Board reviewed and recommended acceptance of the donation of the tract on October 7, 2002 Planning Commission approved this acquisition on October 23, 2002. The Balanced Growth Committee was briefed on August 22, 2002 on the efforts of the City of San Antonio to acquire the property.

This parcel comes to the City of San Antonio as a result of a donation of funding from the Edwards Aquifer Authority and The San Antonio Water System. Because this tract is located within the City of Grey Forrest ETJ, Proposition Three funds could not be utilized for the purchase of this sensitive tract. The Edwards Aquifer Authority has dedicated \$125,000 and the San Antonio Water System has dedicated \$100,000 towards the funding of this tract in exchange for a conservation easement over the 78.39 acres. In addition, The San Antonio Water System has dedicated another \$275,000 towards purchase of this tract in exchange for a conservation easement on another tract to be identified at a later time.

The remainder of the Thrift Tract is located at the east end of Menchaca Road. This is the site that the City of San Antonio currently holds an access easement along the road and will also acquire seventy acres of drainage area that drains into the existing Wagner Karst cave preserve. Primary access into the site is from Scenic Loop Road to Menchaca Road. The property is in a natural state with little disturbance to the native vegetation on site. This site is composed of tier one property in Bexar County as ranked by the Scientific Evaluation Team GIS model. Acquisition of this property will remove it from imminent future development of small acreage residential tracts.

Staff recommends approval of the ordinance.

POLICY ANALYSIS

The property proposed for acquisition was identified in a spatial model that was created for this project to identify the most sensitive parcels for acquisition. This model, labeled the Scientific Evaluation Team GIS model, is composed of forty-three (43) different layers that take into consideration the hydrogeology, watersheds, and biology over northern Bexar County. Each of the layers has a weighted value assigned to the layer. As each layer is overlaid over the next, the model begins to darken where the most sensitive areas of concern are located.

The model then superimposes a layer of all undeveloped tracts in the project area and a score is assigned to each tract. The score, based on 100, then ranks these tracts and assigned each tract to a tier. No parcel received a perfect score. The highest level of scores was then assigned to the top tier known as tier one. These tier one parcels have a score between 62 and 76. The tier two ranking parcels have a value between 52 and 60. Identified in the top two tiers are a potential 40,000 acres that could be acquired. The parcel identified for acquisition is comprised of one tier one parcel.

This proposed action is consistent with policy adopted by the City Council for the preservation and conservation of the Edward's Aquifer sensitive areas as presented in Proposition Three of the Better Future Sales Tax Initiative passed and approved by the voters on May 6, 2000.

FINANCIAL DATA

This project is funded by funds from the Edwards Aquifer Authority and the San Antonio Water System that will have conservation easements on the property.

TOTAL COSTS FOR ACQUISITION:

Acceptance of a donation of 78.39 acre tract (appraised value of \$9,822.68 per acre With a total value of \$770,000.00)		\$0.00
1% administrative costs for The Bexar Land Trust		\$5,000.00
Due diligence costs:		
1.	Environmental Assessment – Raba-Kistner (accomplished on a previous acquisition—no cost)	
2.	Survey- San Antonio River Authority (accomplished on a previous acquisition—no costs	
3.	Review Appraisal paid for by the owner	\$0.00
4.	Closing Costs (recording fees) – Chicago Title	\$450.00
TOTAL COST for the 78.39 acres		\$5,450.00

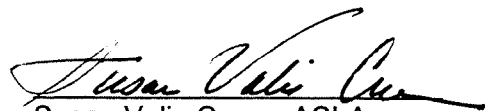
The table below outlines the percentage of targeted acreage acquired and total land budget expensed as a result of this acquisition.

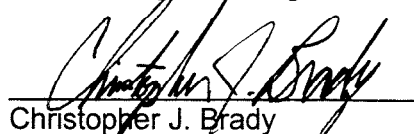
TOTALS:	
Acquired to date: 4,856.72 acres	Expensed to Date: \$27,061,323.57
This acquisition: 78.39 acres	\$0.00
Total acres with this acquisition: 4,935.21	Total expensed with this acquisition: \$27,061,323.57
	74.44% land acquisition budget expensed (based on a land budget of \$36,350,000.00)

The disclosure forms submitted by Raba-Kistner, Pape Dawson Engineers, Eckman, Groll, Runyan Inc., and Chicago Title are attached hereto. Please note that the owner did a review appraisal for tax purposes and the value used in this memo are a result of that review appraisal performed by Blair Stouffer.

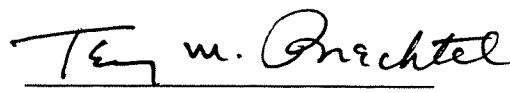
COORDINATION

This request for ordinance has been coordinated with the Parks and Recreation Department and the Finance Department for availability of funds.


Susan Valis Crane, ASLA
Special Project Manager


Christopher J. Brady
Assistant City Manager

APPROVED:


Terry M. Brechtel
City Manager

City of San Antonio
Discretionary Contracts Disclosure

For use of this form, see City of San Antonio Ethics Code, Part D, Section 1&2

Disclosure of Parties, Owners, and Closely Related Persons

For the purpose of assisting the city in the enforcement of provisions contained in the City Charter and the code of ethics, an individual or business entity seeking a discretionary contract from the city is required to disclose in connection with a proposal for a discretionary contract:

- (1) the identity of any individual who would be a party to the discretionary contract;

Not Applicable

- (2) the identity of any business entity that would be a party to the discretionary contract and the name of:

(A) any individual or business entity that would be a subcontractor on the discretionary contract;

Raba-Kistner Consultants, Inc.

(B) any individual or business entity that is known to be a partner, or a parent or subsidiary business entity, of any individual or business entity who would be a party to the discretionary contract;

None

- (3) the identity of any lobbyist or public relations firm employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

None

Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any member of City Council, or to any political action committee that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2) or (3) above. Indirect contributions by an entity include, but are not limited to, contributions made through the officers, owners, or registered lobbyists of the entity.

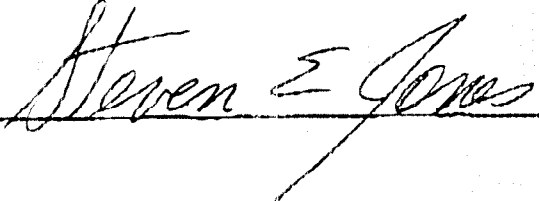
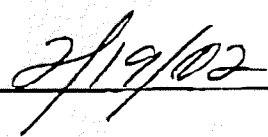
To Whom Made:	Amount:	Date of Contribution:
List of Contributions Attached		

City of San Antonio
Discretionary Contracts Disclosure

For use of this form, see City of San Antonio Ethics Code, Part D, Section 1&2

Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question¹ as to whether any city official would violate Section 1 of Part B by participating in official action relating to the discretionary contract.

None	
Signature: 	Date: 

¹ For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require refusal or require careful consideration of whether or not refusal is required.

CONFIDENTIAL**ETHICS ORDINANCE REQUIRED DISCLOSURES****POLITICAL CONTRIBUTIONS
(Previous 24 Months)**

<u>Name</u>	<u>Date</u>	<u>Amount</u>
Better Futures Campaign	04/05/00	2,000.00
Track San Antonio	04/20/00	500.00
Citizens for Quality Education	05/16/00	1,500.00
David Carpenter	05/31/00	250.00
Bobby Perez	05/31/00	250.00
Ed Garza Campaign	11/01/00	1,000.00
Kike Martin Campaign	01/09/01	250.00
David A. Garcia Campaign	01/24/01	250.00
Bonnie Conner Campaign	03/06/01	320.00
Carroll Schubert Campaign	03/08/01	500.00
Kike Martin Campaign	03/09/01	250.00
David Carpenter Campaign	03/21/01	500.00
Enrique Barrera Campaign	03/30/01	500.00
Bobby Perez Campaign	3/30/01	320.00
Enrique Barrera Campaign	3/30/01	320.00
David Carpenter Campaign	4/23/01	380.00
Ed Garza Campaign	5/31/01	3,000.00
CEC PAC	7/11/01	490.00
ACME-GAC PAC	9/11/01	150.00
Friends of Toni Moorhouse	9/12/01	500.00
John Sanders Campaign	01/03/02	250.00
Ed Garza Campaign	02/13/02	500.00
Bobby Perez Campaign	2/13/02	500.00

Grand Total**\$ 14,480.00**

City of San Antonio Discretionary Contracts Disclosure*

For use of this form, see City of San Antonio Ethics Code, Part D, Sections 1&2

Attach additional sheets if space provided is not sufficient.

State Not Applicable for questions that do not apply.

*This form is required to be supplemented in the event there is any change in the information under (1), (2), or (3) below, before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed.

Disclosure of Parties, Owners, and Closely Related Persons

For the purpose of assisting the city in the enforcement of provisions contained in the City Charter and the code of ethics, an individual or business entity seeking a discretionary contract from the city is required to disclose in connection with a proposal for a discretionary contract:

(1) the identity of an individual who would be a party to the discretionary contract.

Pape-Dawson Consulting Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

(2) the identity of any business entity that would be a party to the discretionary contract.

and the name of:

(A) any individual or business entity that would be a subcontractor on the discretionary contract;

None

(B) any individual or business entity that is known to be a *partner*, or a *parent* or *subsidiary* business entity, of any individual or business entity who would be a party to the discretionary contract;

None

(3) the identity or a lobbyist or public relations firm employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

None


Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any current or former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2) or (3) above. Indirect contributions by an individual include, but are not limited to, contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an entity include, but are not limited to, contributions made through the officers, owners, attorneys, or registered lobbyists of the entity.

To Whom Made:	Amount:	Date of Contribution:
See Attached Listing		

Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

None		
Signature: 	Title CFO Company: Pape-Dawson Consulting Engineers, Inc.	Date: September 30, 2002

¹ For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require refusal or require careful consideration of whether or not refusal is required.



October 1, 2002

**DISCRETIONARY CONTRACT ETHICS STATEMENT
PAPE-DAWSON ENGINEERS, INC.**

Political contributions of more than \$100 made during the previous twenty-four months to Council members and political action committees.

Eugene H. Dawson, Jr.

Nov. 2000	David Carpenter	\$500
Dec. 2000	Bonnie Conner	\$500
Dec. 2000	Bobby Perez	\$500
Jan. 2001	Enrique Martin	\$500
Jan. 2001	John Sanders	\$500
Mar. 2001	Carroll Schubert	\$500
Mar. 2001	Enrique Barrera	\$500
July 2001	CEC-PAC	\$580
Dec. 2001	David Garcia	\$500
Jan. 2002	David Garcia	\$500
May 2002	Antoniette Moorhouse	\$500
June 2002	Enrique Barrera	\$500
Aug. 2002	Carroll Schubert	\$500

Samuel G. Dawson

Nov. 2000	David Carpenter	\$500
Dec. 2000	Bonnie Conner	\$500
Dec. 2000	Bobby Perez	\$250
Jan. 2001	David Garcia	\$300
Mar 2001	Carroll Schubert	\$500
May 2002	Antoniette Moorhouse	\$500
June 2002	Enrique Barrera	\$500
Aug. 2002	Carroll Schubert	\$250

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Discretionary Contract Ethics Statement
Pape-Dawson Engineers, Inc.
Page 2 of 2

John Rinehart

Feb. 2001	John Sanders	\$100
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Ruben C. Cervantes

Dec. 2000	Bobby Perez	\$250
May 2001	Antionette Moorhouse	\$250
Sept. 2001	Enrique Martin	\$250
June 2002	Antionette Moorhouse	\$100

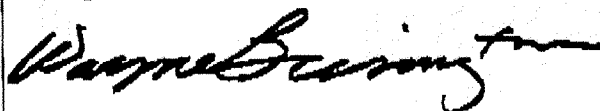
Rick Wood

May 2001	Antionette Moorhouse	\$250
June 2002	Antionette Moorhouse	\$150

Officers

Mar. 2001	Consulting Engineers Council of Texas-PAC	\$1,900
July 2002	Consulting Engineers Council of Texas-PAC	\$2,480
Various	Candidates and Previous Council Not Holding Office	\$4,250

Pape-Dawson Engineers, Inc.



Wayne Brasington
Chief Financial Officer

City of San Antonio Discretionary Contracts Disclosure*

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Attach additional sheets if space provided is not sufficient
State "Not Applicable" for questions that do not apply.

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(1) the identity of any individual who would be a party to the discretionary contract;

None

(2) the identity of any business entity¹ that would be a party to the discretionary contract:
___ Eckmann, Groll, Inc. and the name of:

(A) any individual or business entity that would be a subcontractor on the discretionary contract;

None

(B) any individual or business entity that is known to be a partner, or a parent or subsidiary business entity, of any individual or business entity who would be a party to the discretionary contract;

None

(3) the identity of any lobbyist or public relations firm employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

None

¹ A business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law

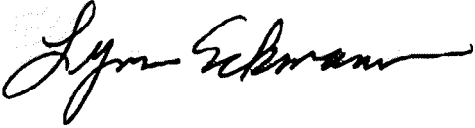
Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any *current or former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2) or (3) above. Indirect contributions by an individual include, but are not limited to, contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an entity include, but are not limited to, contributions made through the officers, owners, attorneys, or registered lobbyists of the entity.

To Whom Made: None	Amount:	Date of Contribution:

Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

Signature: 	Title: President Company: Eckmann Groll, Inc.	Date: 9/18/02

² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is

Appendix "A"

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None

- (2) the identity of any business entity that would be a party to the discretionary contract and the name of:
 (A) any individual or business entity that would be a subcontractor on the discretionary contract;

Marathon Title Company, L.C.

- (B) any individual or business entity that is known to be a partner, or a parent or subsidiary business entity, of any individual or business entity who would be a party to the discretionary contract

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- (3) the identity of any lobbyist or public relations firm employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

None

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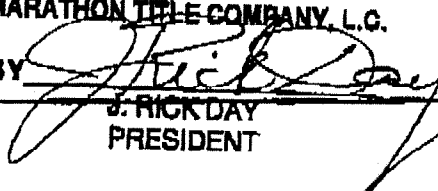
To Whom Made:	Amount:	Date of Contribution:
None		

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MARATHON TITLE COMPANY, L.C.	
BY 	
Signature: J. RICK DAY PRESIDENT	Date: 10/8/02

¹ For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require refusal or require careful consideration of whether or not refusal is required.

City of San Antonio Discretionary Contracts Disclosure*

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Attach additional sheets if space provided is not sufficient.
State "Not Applicable" for questions that do not apply.

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(1) the identity of any **individual** who would be a party to the discretionary contract;

VICKI NAWAK

(2) the identity of any **business entity** that would be a party to the discretionary contract;
and the name of:

CHICAGO TITLE

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract;

none

(B) any individual or business entity that is known to be a **partner**, or a **parent** or **subsidiary** business entity, of any individual or business entity who would be a party to the discretionary contract;

none

(3) the identity of any **lobbyist** or **public relations firm** employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

none

¹ A business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law.

Political Contributions

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To Whom Made:	Amount:	Date of Contribution:
<i>none</i>		

Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

Signature: <i>Wicki Proak</i>	Title: <i>ESROW officer</i> Company: <i>Chicago Title</i>	Date: <i>10/22/02</i>

² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.