

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
PUBLIC WORKS DEPARTMENT**

TO: Mayor and City Council

FROM: Thomas G. Wendorf, P.E., Director of Public Works

THROUGH: Terry M. Brechtel, City Manager

COPIES TO: Melissa Byrne Vossmer, Peter Zanoni, Milo Nitschke, Andrew Martin, Steven F. Hodges; File

SUBJECT: Ordinance acquiring fee simple title by negotiation and/or condemnation, if necessary, and payment of miscellaneous expenses associated with the French Creek Buyout Project

DATE: March 4, 2004

SUMMARY AND RECOMMENDATION

This ordinance authorizes 2003 Storm Water Revenue Bond funds in the amount of \$2,562,750 for fee simple title to certain privately owned real property and other miscellaneous expenses associated with the French Creek Buyouts – South of Prue Road project, an authorized 2003 Storm Water Revenue Bond project located in Council District 7. This ordinance authorizes City staff to acquire these properties at fair market value by negotiation or condemnation, if necessary.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

There are eight parcels to acquire in this project. The City of San Antonio has determined that regional storm water management is preferable to site specific storm water mitigation. Regional storm water management uses a watershed-wide approach to analyze potential flooding problems. The regional solution that has been selected to solve flooding issues is to acquire certain properties that are within the 100 year flood plain areas. When these properties are acquired they will be returned to a natural floodplain state. The acquisition will prevent any future catastrophic losses to property during heavy rain events.

POLICY ANALYSIS

This ordinance will streamline the process for acquiring the right of way for this project and the payment of the miscellaneous expenses associated with this project.

FISCAL IMPACT

This is a one-time capital improvement expenditure within budget and included in the FY04-FY09 Capital Improvement Program Budget. Funds in the amount of \$2,562,750 are available from 2003 Storm Water Revenue Bonds.

COORDINATION

This ordinance was coordinated with the City Attorney's Office, the Finance Department, the Office of Management and Budget, and the Public Works Storm Water Engineering Division.

SUPPLEMENTARY COMMENTS

This ordinance does not require a Discretionary Contracts Disclosure Form.

ATTACHMENTS

1. Project Map

for Maureen Shannon, P.E.
Thomas G. Wendorf, P.E.
Director of Public Works

Melissa Byrne Vosemer
Melissa Byrne Vosemer
Assistant City Manager

Approved:

J Terry M. Brachtel
Terry M. Brachtel
City Manager

ATTACHMENT I

FISCAL DATA

**Project Name: FRENCH CREEK BUYOUTS – SOUTH OF PRUE ROAD
PROJECT**
Council District 7

Budget Information:

This is a one-time capital improvement expenditure.

Funds in the amount of \$2,562,750 are included in the FY04-FY09 Capital Improvement Program Budget.

Funds are available from 2003 Storm Water Revenue Bonds.

This item is within budget.

This item represents a portion of a total estimated City project cost of \$3,645,000.

Request this ordinance create index codes for Right of Way costs in Fund 48-001 French Creek Buyouts – South of Prue Road Project as follows:

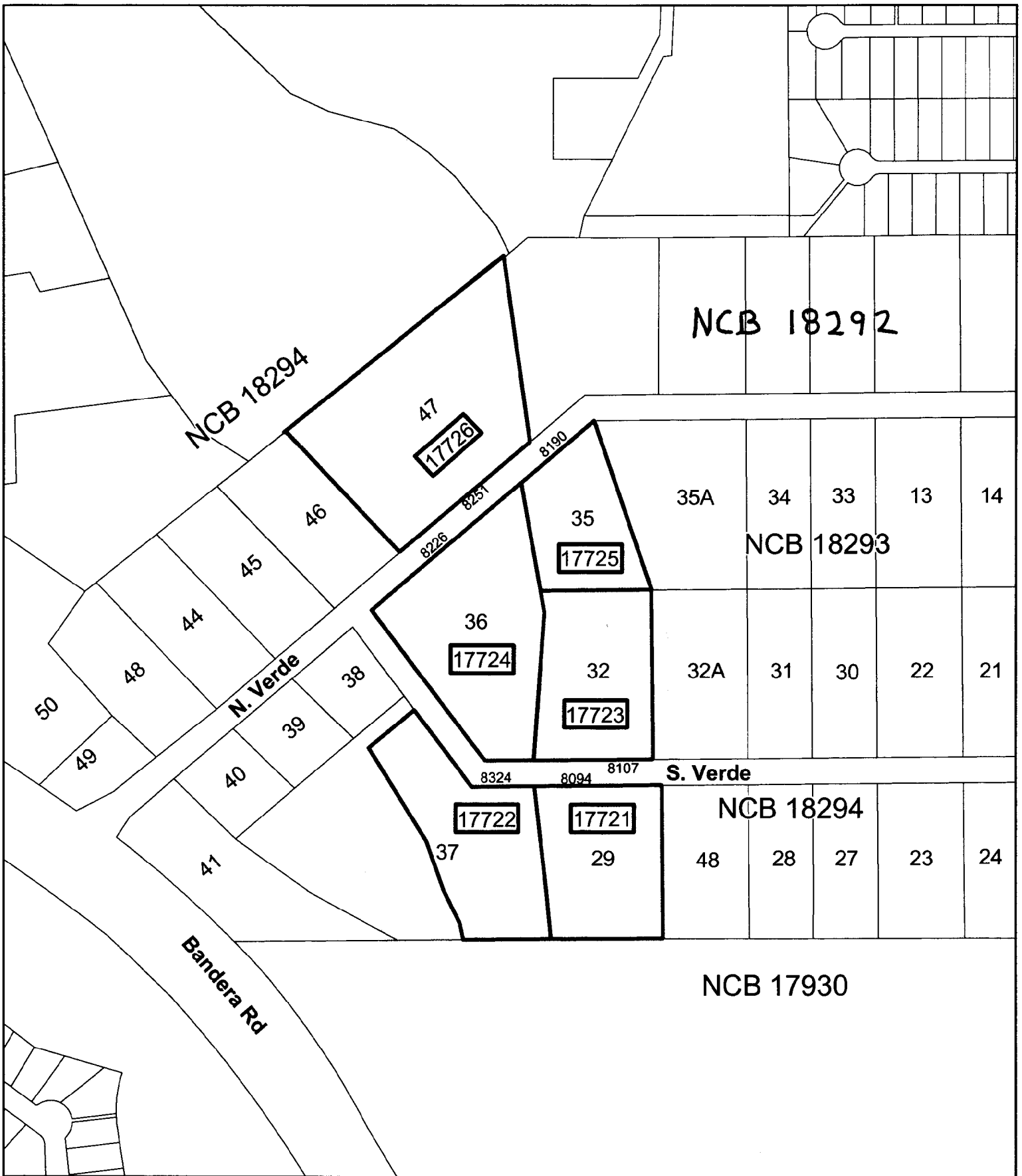
Index Code

| | | |
|-------|----------------------------|-------------|
| _____ | Purchase of Land | \$2,094,500 |
| _____ | Title Fees | \$ 20,100 |
| _____ | Administrative Settlements | \$ 254,850 |
| _____ | Legal Fees | \$ 35,000 |
| _____ | Lender Fees | \$ 8,000 |
| _____ | Right of Entry Fees | \$ 800 |
| _____ | Appraisal Fees | \$ 1,500 |
| _____ | Miscellaneous Fees | \$ 8,000 |
| _____ | Environmental | \$ 64,000 |
| _____ | Demoliton | \$ 64,000 |
| _____ | Moving Expenses | \$ 12,000 |

| | |
|---|-------------|
| 2003 Storm Water Revenue Bond Original Budget | \$3,645,000 |
| Subsequent budget approvals | \$ 00 |
| Total approved budget-to-date | \$3,645,000 |

ATTACHMENT I
FRENCH CREEK AREA BUYOUT PROJECT

| PARCEL NO. | LEGAL | VALUE |
|-----------------------|---|--------------|
| 17727 | Lot 8, Block 9, NCB 17939 | \$140,000 |
| 17728 | Lot 9, Block 9, NCB 17939 | \$217,000 |
| 17726 | Lot 47, NCB 18292 | \$485,000 |
| 17723 | Lot W Irr 25.29 ft of Lot 32, NCB 18293 | \$275,000 |
| 17725 | Lot 35, NCB 18293 | \$232,000 |
| 17724 | Lot 36, NCB 18293 | \$350,000 |
| 17721 | Lot 29, Blk, NCB 18294 | \$65,5000 |
| 17722 | Lot 37, Blk, NCB 18294 | \$330,000 |



French Creek Area



City of San Antonio
Department of Public Works
Storm Water Utility



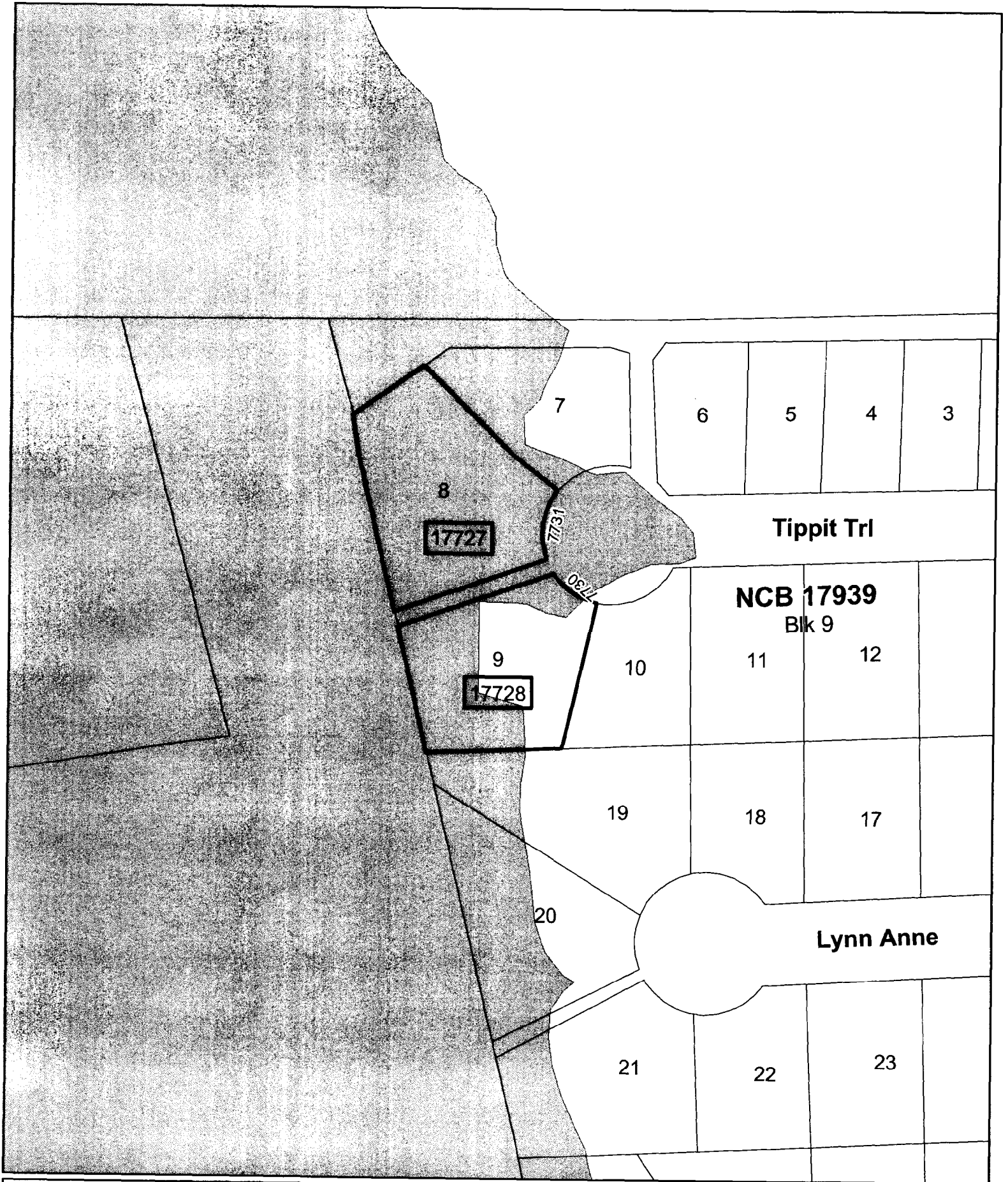
Lots to be Acquired

17721 Parcel No.



100 Year Flood Plain Area





City of San Antonio
Department of Public Works
Storm Water Utility

French Creek Area



Lots to be Acquired



Parcel No.



100 Year Flood Plain Area

