

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

**CONSENT AGENDA**

**ITEM NO.**

**8**

**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 Mobile City Estates Buyouts (Leon Creek) Project

**DATE:** April 8, 2004

**SUMMARY AND RECOMMENDATION**

This ordinance appropriates funds in the amount of \$1,638,450 for fee simple title to certain privately owned real property and other miscellaneous expenses associated with the Mobile City Estates Buyouts (Leon Creek) project, an authorized 2003-2007 Storm Water Revenue Bond project located in Council District 8. 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**

Preliminary planning for this project consisted of 44 parcels. As project planning progressed, five parcels were eliminated (three parcels were identified as commercial property, one parcel is owned by Bexar Metropolitan Water District, and one parcel is being purchased by the County of Bexar), resulting in 39 parcels to be acquired. On March 25, 2004, City Council passed and approved Ordinance 98988, authorizing the acquisition of 11 parcels. This ordinance will authorize purchase of the remaining 28 parcels in this project. A professional appraisal firm appraised these properties in order to obtain land acquisition costs. The firm used in this project was Eckmann Groll, Inc.

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 were affected by the Flood of 2002, and that are within the 100 year flood plain areas. When these properties are acquired they will be returned to a natural flood plain state. The acquisition will prevent any future catastrophic losses to property during heavy rain events.

A community meeting was held on March 1, 2004 at Hobby Middle School to inform area residents of the buyout process and its progression. At the request of Councilman Hall, an additional meeting was held on April 7, 2004 for the Mobile City Estates residents. The

Department of Community Initiatives and the San Antonio Board of Realtors were present to discuss alternate housing opportunities as well as funding resources.

### **POLICY ANALYSIS**

Approval of this ordinance will authorize the purchase of the remaining 28 parcels and will streamline the process for acquiring the right of way for this flood buyout project and the payment of the miscellaneous expenses associated with this project.

### **FISCAL IMPACT**

Projects associated with the sale of the Storm Water Revenue Bonds were not included in the FY04-FY09 Capital Improvement Program Budget because the projects were not specifically identified when the capital budget was approved. Approval of this ordinance will appropriately modify the capital budget. Funds in the amount of \$1,638,450 are available from 2003 Storm Water Revenue Bonds.

### **COORDINATION**

This ordinance was coordinated with the City Attorney's Office, the Finance Department, and the Office of Management and Budget.

### **SUPPLEMENTARY COMMENTS**

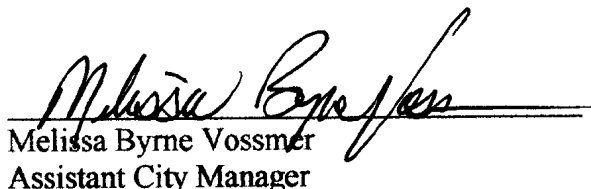
This ordinance does not require a Discretionary Contracts Disclosure Form.

### **ATTACHMENTS**

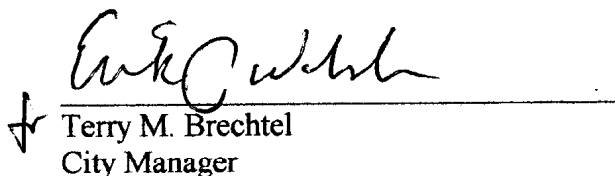
1. Project Map

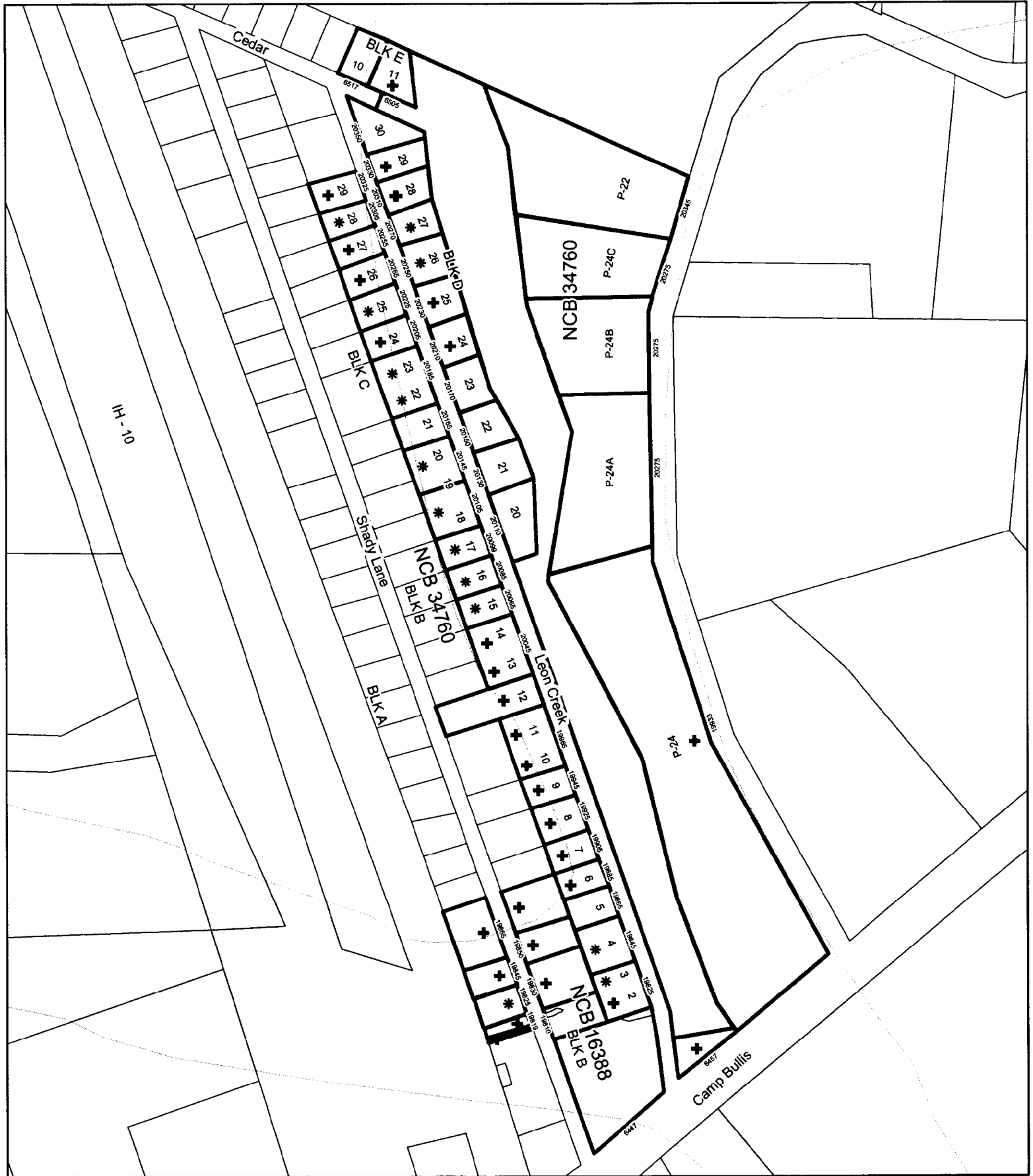
 4/2/04  
Thomas G. Wendorf, P.E.

Director of Public Works

  
Melissa Byrne Vossmer  
Assistant City Manager

Approved:

  
Terry M. Brechtel  
City Manager



City of San Antonio  
Department of Public Works  
Storm Water Utility

## Mobile City Area



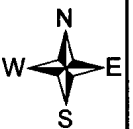
Lots to be Acquired



100 Yr Flood Plain Area

\* Group 1

+ Group 2



3/1/04