

**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 Zaroni, 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 Valley View Acres Buyouts (Huesta Creek) Project

DATE: April 8, 2004

SUMMARY AND RECOMMENDATION

This ordinance appropriates funds in the amount of \$2,173,500 for fee simple title to certain privately owned real property and other miscellaneous expenses associated with the Valley View Acres Buyouts (Huesta 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 54 parcels. As project planning progressed, three parcels were eliminated (two parcels were identified as commercial property, and one parcel has an existing easement being utilized by Southwestern Bell Corporation), resulting in 51 parcels to be acquired. On March 25, 2004, City Council passed and approved Ordinance 98989, authorizing the acquisition of 7 parcels. This ordinance will authorize purchase of the remaining 44 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 Dugger, Canaday, Grafe.

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 residential properties that were affected by the Flood of 2002, and that are within the 100 year flood plain areas. When these residential 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.

POLICY ANALYSIS

Approval of this ordinance 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 \$2,173,500 are available from 2003 Storm Water Revenue Bonds.

COORDINATION

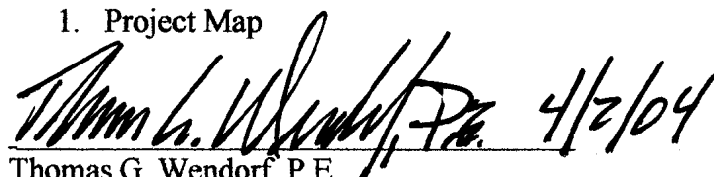
This ordinance was coordinated with the City Attorney's Office, the Finance Department, and the Office of Management and Budget.

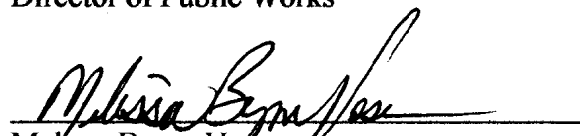
SUPPLEMENTARY COMMENTS

This ordinance does not require a Discretionary Contracts Disclosure Form.

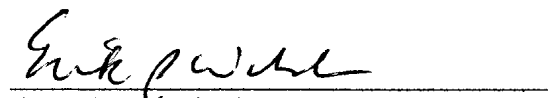
ATTACHMENTS

1. Project Map


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


Melissa Byrne Vossmer
Assistant City Manager

Approved:


Terry M. Brechtel
City Manager

