

CONSENT AGENDA
ITEM NO. 36

**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, Andrew W. Cameron, 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 Hillje – Avondale to Hot Wells Community Development Block Grant (CDBG) project.

DATE: June 24, 2004

SUMMARY AND RECOMMENDATION

This ordinance authorizes funds in the amount of \$38,483 for fee simple title interest to certain privately owned real property and other miscellaneous expenses associated with the Hillje – Avondale to Hot Wells Project, an authorized Community Development Block Grant (CDBG) project located in Council District 3. 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 six (6) parcels to acquire in this project. Advertisement is scheduled for September 2004, with construction to begin in December 2004, and scheduled to be completed in August 2005. The scope of work includes the reconstruction of Hillje Street, from Avondale to Hotwells. The project will provide for a 27-foot wide street section, with four foot (4') sidewalk on the west side only, curbs, driveway approaches and necessary drainage. This project will be constructed in conjunction with the Avondale – New Braunfels to I.H. 37 project.

POLICY ANALYSIS:

As this proposed ordinance is of the type that is referred to as an “omnibus” or “blanket” ordinance, it includes a variety of expenses for the acquisition of the right of way and the payment of the miscellaneous associated expenses in connection with this project. This proposed ordinance thereby streamlines the process, and eliminates the need for separate ordinances approving each action related to the acquisition process for the referenced six parcels of land. Under the standard process, separate City Council action would be necessary for the approval of six sales agreements, six rights of entry, payment of six title fees, and six appraisal fees, etc. As such, consideration of each of these items individually would result in at least twenty-four ordinances, and would result in project delays.

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 \$38,483 are available from Community Development Block Grant (CDBG) funds.

COORDINATION


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

SUPPLEMENTARY COMMENTS

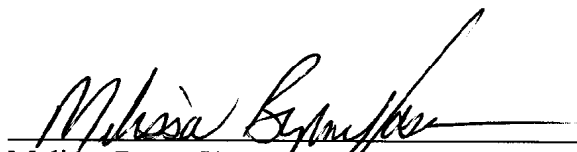
This ordinance does not require a Discretionary Contracts Disclosure Form.

ATTACHMENTS

1. Project Map

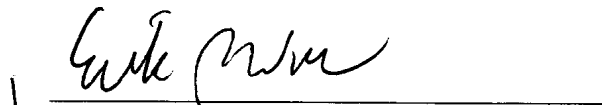


Thomas G. Wendorf, P.E.
Director of Public Works



Melissa Byrne Vossmer
Assistant City Manager

Approved:



Terry M. Brechtel
City Manager

ATTACHMENT I

FISCAL DATA

Project Name: HILLJE – AVONDALE TO HOT WELLS CDBG
Council District 3

Budget Information:

This is a one-time capital improvement expenditure.

Funds in the amount of \$38,483 are included in the FY04-FY09 Capital Improvement Program Budget.

Funds are available from Community Development Block Grant (CDBG) Fund 28-029043, Index Code 281342 transferred to Fund 26-013538.

This item is within budget.

This item represents a portion of a total estimated City project cost of \$291,275.

Request this ordinance create index codes for Right of Way costs in Fund 26-013538 Hillje – Avondale to Hot Wells CDBG project:

Index Code

_____	Purchase of Land	\$ 12,683
_____	Title Fees	\$ 2,500
_____	Legal Fees	\$ 9,000
_____	Lender Fees	\$ 6,000
_____	Right of Entry Fees	\$ 600
_____	Appraisal Fees	\$ 2,700
_____	Miscellaneous Fees	\$ 5,000

28 th Year Community Development Block Grant	\$ 45,000
Subsequent budget approvals	<u>\$ 90,000</u>
Total approved budget-to-date	\$135,000

HILLJE - AVONDALE TO HOT WELLS

