

**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

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

SUBJECT: Ordinance acquiring fee simple title and payment of miscellaneous expenses associated with the Mayfield: IH 35 to Zarzamora Metropolitan Planning Organization Project

DATE: January 6, 2005

SUMMARY AND RECOMMENDATIONS

This ordinance authorizes 1999 General Obligation Street Improvement Bond funds in the amount of \$2,350 for fee simple title to two parcels of privately owned real property and other miscellaneous expenses associated with the Mayfield: IH 35 to Zarzamora Metropolitan Planning Organization Project located in Council District 4.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

There are two (2) parcels to acquire in this project. Advertisement is scheduled for May 2005, with construction to begin in August 2005, and scheduled to be completed in March 2007. The scope of work for this project is the reconstruction of the existing two-lane roadway to two-lanes with curbs, four-foot sidewalks placed two feet from the curb, bicycle accommodation lanes, driveway approaches, and installation of an underground storm drain. This project is a proposed underground utility conversion project. A major underground outfall system will be constructed as part of the project on Mayfield from IH 35 to the drainage ditch just west of Commercial.

POLICY ANALYSIS

The acquisition of this property is necessary to complete real estate transactions in this project. Approval of this ordinance will be a continuation of City Council policy to complete previously approved Capital Improvement Projects.

FISCAL IMPACT

This is a one-time capital improvement expenditure within budget and included in the FY05-FY10 Capital Improvement Program Budget. Funds in the amount of \$2,350 are available from 1999 General Obligation Street Improvement Bonds.

COORDINATION

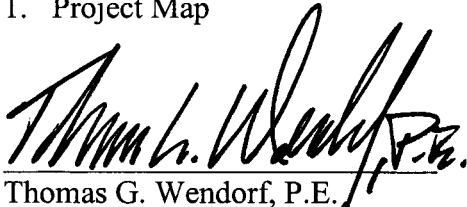
This ordinance was coordinated with the City Attorney's Office, the Finance Department, the Office of Management and Budget, and the Texas Department of Transportation.

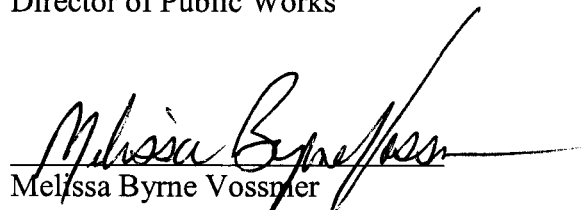
SUPPLEMENTARY COMMENTS


This Request for 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


J. Rolando Bono
Interim City Manager

AN ORDINANCE

AUTHORIZING 1999 GENERAL OBLIGATION STREET IMPROVEMENT BOND FUNDS IN THE AMOUNT OF \$2,350.00, FOR FEE SIMPLE TITLE TO TWO PARCELS OF REAL PROPERTY AND OTHER MISCELLANEOUS EXPENSES ASSOCIATED WITH THE MAYFIELD: IH-35 TO ZARZAMORA METROPOLITAN PLANNING ORGANIZATION PROJECT ("PROJECT"); DECLARING THE PROJECT TO BE A PUBLIC PROJECT FOR THE AQUISITION OF THE FEE SIMPLE TITLE TO CERTAIN PRIVATELY OWNED REAL PROPERTY, TO WIT, ALL OR PORTIONS OF THE PROPERTIES LISTED AS FOLLOWS (1) A 0.00258 ACRE TRACT OF LAND OUT OF THE SOUTH 100 FEET OF ORIGINAL LOT 397, NEW CITY BLOCK 7853; (2) A 0.00258 ACRE TRACT OF LAND OUT OF THE NORTH PART OF ORIGINAL LOT 321, NEW CITY BLOCK 8607, ALL OUT OF HARLANDALE ACRES TRACTS NO. 2, 2ND FILING, AND ALL PROPERTIES BEING IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; ESTABLISHING JUST COMPENSATION FOR THE PROPERTY; APPROPRIATING FUNDS FOR THE PROJECT INCLUDING MISCELLANEOUS EXPENSES ASSOCIATED WITH THE PROJECT SUCH AS TITLE FEES AND ATTORNEY'S FEES; AUTHORIZING THE CITY STAFF AND/OR ITS DESIGNATED REPRESENTATIVES TO NEGOTIATE WITH AND TO ACQUIRE THE PROPERTY FROM THE OWNERS ON THE APPROVED TERMS; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

WHEREAS, the City of San Antonio ("City") desires to construct the Mayfield: IH-35 to Zarzamora MPO Project; and

WHEREAS, the construction of the Mayfield: IH-35 to Zarzamora MPO Project is a necessary project; and

WHEREAS, the Project is in the best interest of the health, safety and welfare of the public; and

WHEREAS, it is necessary to construct a portion of the Project upon property that is privately owned; and

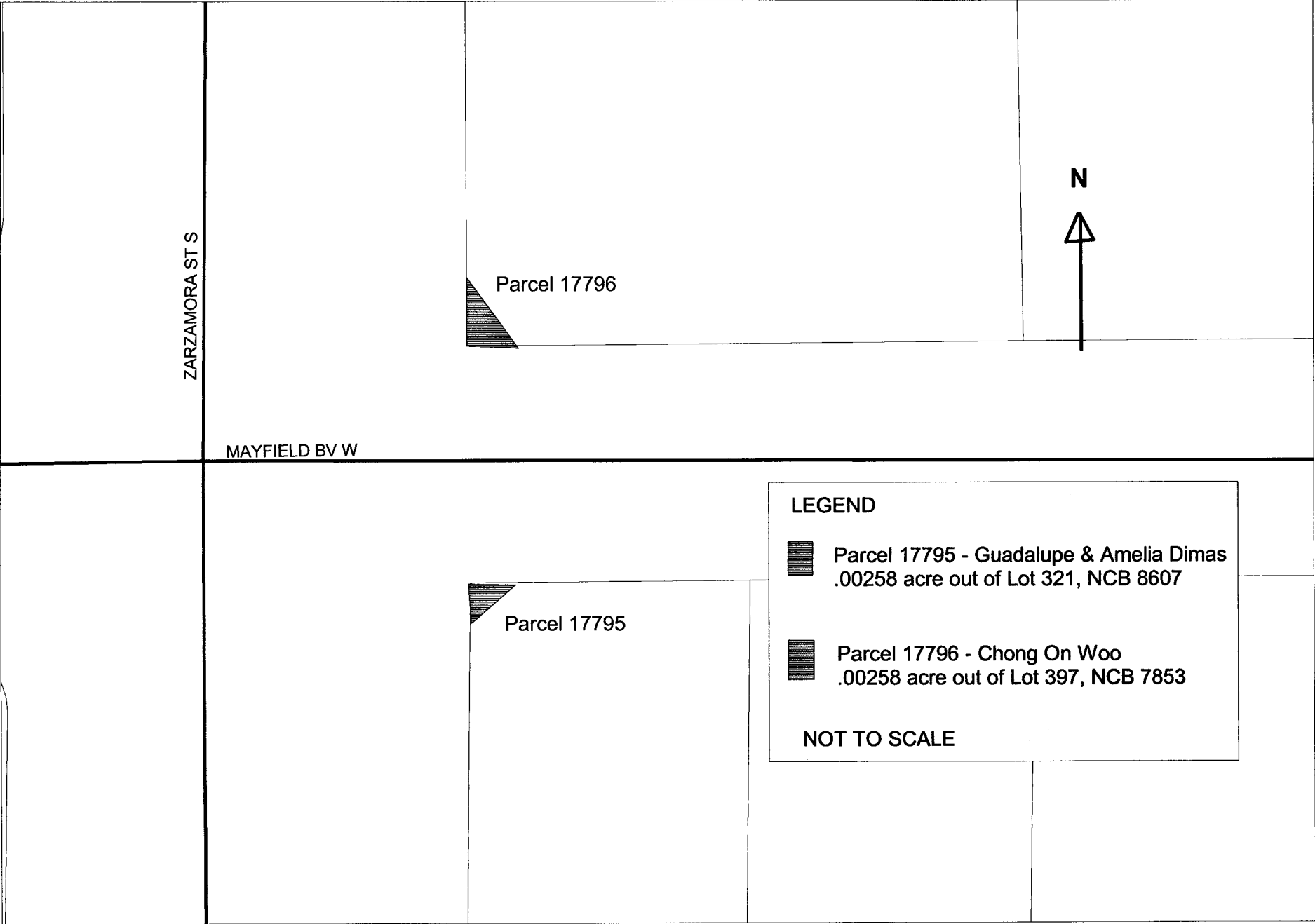
WHEREAS, it is further necessary to obtain and acquire the fee simple title interest in two parcels of land for use as part of the Project and the property to be acquired is described as follows:

ATTACHMENT II

MAYFIELD: IH-35 TO ZARZAMORA MPO PROJECT

PARCEL NO.	LEGAL	VALUE
17796	Being 0.00258 of an acre of land out of the south 100 feet of original Lot 397, New City Block 7853, Harlandale Acres Tracts No. 2, 2 nd Filing, in the City of San Antonio, Bexar County, Texas as recorded in Volume 642, Page 328 of the Deed and Plat Records of Bexar County.	\$400
17795	Being 0.00258 of an acre of land out of the north part of original Lot 321, New City Block 8607, Harlandale Acres Tracts No. 2, 2 nd Filing, in the City of San Antonio, Bexar County, Texas as recorded in Volume 642, Page 328 of the Deed and Plat Records of Bexar County.	\$1250

MAYFIELD - S. ZARZAMORA TO IH-35



Project Name Mayfield-IH35 to Zarzamora

Budget Year	Amount	Project Numbers
99-00	1,400	45-979039
00-01	1,084	
01-02	818	
02-03	866	
03-04	809	
04-05	777	

Year	Old Budget Amount	New Budget Amount	Appropriated Amount	Remaining Amount
99-00		1,400,000	315,801	1,084,199
00-01	1,084,199	-	-	1,084,199
01-02	1,084,199	(266,199)	-	818,000
02-03	818,000	48,000	34,017	831,983
03-04	831,983	(22,983)	-	809,000
04-05	809,000	(32,000)	2,350	774,650
				-
				-

Total Budget 1,126,818 352,168

End Date

9/30/2004

CIP Individual Funding Report MAYFIELD: IH 35 TO ZARZAMORA

Team Number: 2 Council District: 4 Funded through construction; Currently in design; Plans at TxDOT

	Total Funding	Total Costs	Funding Balance	Funding Type
Total	\$2,758,839	\$3,272,600	(\$513,761)	MPO 2003 / 1999 Bonds
City	\$1,158,818 1,126,818	\$1,158,818	\$0 < 32,000 >	
Other	\$1,600,021	\$2,113,782	(\$513,761)	

Project Funding Data

Fund Type	Year	Amount	City Funds	Comments
Bond	1987	\$48,000	<input checked="" type="checkbox"/>	Drainage Swap; FY '04 BUDGET 05
Bond	1999	729,000 761,000	<input checked="" type="checkbox"/>	'05 Budget
Bond	1999	\$349,818	<input checked="" type="checkbox"/>	45-979039
MPO		\$1,600,021	<input type="checkbox"/>	915-12-363,12/02/02, \$2,973,638, pg. 13
Total Project Funding		\$2,758,839		

Project Cost Data

Design Costs

Cost Category	Cost	City Cost	Comments
Design Consultant Contingency	\$24,520	<input checked="" type="checkbox"/>	
Design Consultant Fee	\$245,200	<input checked="" type="checkbox"/>	
Funding Placeholder	\$22,875	<input checked="" type="checkbox"/>	Sherri wants us to balance it to 0.00
Revise/Update Plans	\$34,017	<input checked="" type="checkbox"/>	Cost to update plans for change of outfall direction
TxDOT Preliminary Engineering	\$46,081	<input checked="" type="checkbox"/>	Preliminary Escrow
Sum	\$372,693		

Right-of-Way Costs

Cost Category	Cost	City Cost	Comments
Property Acquisition	\$30,000	<input checked="" type="checkbox"/>	
Sum	\$30,000		

Environmental Costs

Cost Category	Cost	City Cost	Comments
ESA Phase II	\$18,000	<input checked="" type="checkbox"/>	added 8/15/02
Sum	\$18,000		

Miscellaneous Costs

Cost Category	Cost	City Cost	Comments
Utilities	\$0	<input checked="" type="checkbox"/>	Underground Conversion Cost
Sum	\$0		

**CIP Individual Funding Report
MAYFIELD: IH 35 TO ZARZAMORA**

Construction Costs

Cost Category	Cost	City Cost	Comments
Construction Contingency	\$40,000	<input checked="" type="checkbox"/>	City 10% of the 20%
Construction Costs	\$2,113,782	<input type="checkbox"/>	TxDot 80% - 90%(Schematic @\$2,416,000.00)
Construction Costs	\$528,446	<input checked="" type="checkbox"/>	City 20% -90% (Schematic @\$604,000.00)
Consultant Contingency MPO	\$20,000	<input checked="" type="checkbox"/>	
Expense Recovery	\$28,000	<input checked="" type="checkbox"/>	7%
Funding Place Holder	\$101,679	<input checked="" type="checkbox"/>	
Trees	\$20,000	<input checked="" type="checkbox"/>	1% Total Construction Cost
Sum	\$2,851,907		
Total Project Costs	\$3,272,600		