

**CITY OF SAN ANTONIO
AVIATION DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

FROM: Mark H. Webb, Interim Aviation Director

SUBJECT: Lease Agreement with Texas Department of Public Safety (DPS)

DATE: January 26, 2006

SUMMARY AND RECOMMENDATIONS

An ordinance authorizing the execution of a Lease Agreement with Texas Department of Public Safety (DPS) for 22,613 square feet of ground space and 8,400 square feet of building space located at 8523 Mission Road, at Stinson Municipal Airport, for a term of five (5) years commencing February 1, 2006, for a monthly rental of \$723.13, to increase to \$779.66 in October 2006.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

The Texas Department of Public Safety (DPS) has been a subtenant at Stinson Airport for twelve (12) years. The recent relocation of Texas Air Museum to a facility without airfield access provided the opportunity for DPS to lease this facility. The term of this Lease is five (5) years, commencing February 1, 2006. The ground rental rate is based on the rates now in effect for land at Stinson; the building rent is based on an appraisal completed in December 2005.

DPS is one of the oldest flying police organizations in the world and their assigned missions include high risk warrants, covert air surveillance, aerial photograph, searching for lost persons, manhunts, disaster reconnaissance, swift water rescue, extraction/evacuation of victims, witness and prisoner transfer, reconnaissance support as well as Drug Awareness Resistance Education (D.A.R.E.) and other public service activities. They currently operate a Cessna 206 airplane and will take delivery this month of an AS 350 Astar, one of the most advanced police helicopters in the world. As a tenant at Stinson Municipal Airport, DPS provides an opportunity for the State of Texas, City of San Antonio as well as Stinson airport to enhance their status in security and public safety.

The Lease Agreement contains current airport standard provisions.

POLICY ANALYSIS

This ordinance is consistent with City Council policy to generate revenue through the leasing of City-owned property.

FISCAL IMPACT

Commencing on February 1, 2006 and continuing to September 30, 2006, DPS will pay the following as rental for the Leased Premises:

<u>Leased Premises</u>	<u>Sq. Ft.</u>	<u>Annual Rate per Sq. Ft.</u>	<u>Monthly Rental</u>
Building 610	8,400	\$ 0.71	\$497.00
Ground Space	22,613	\$ 0.12	\$226.13
Total Monthly Payment			\$723.13

On October 1, 2006, the Stinson ground rent increases to \$.15 per square foot due to an overall programmed ground increase, resulting in the following rental:

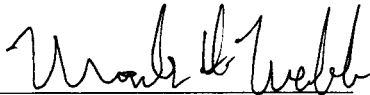
<u>Leased Premises</u>	<u>Sq. Ft.</u>	<u>Annual Rate per Sq. Ft.</u>	<u>Monthly Rental</u>
Building 610	8,400	\$ 0.71	\$497.00
Ground Space	22,613	\$ 0.15	\$282.66
Total Monthly Payment			\$779.66

COORDINATION

This item has been coordinated with the City Attorney's Office and the Asset Management Department.

SUPPLEMENTAL COMMENTS

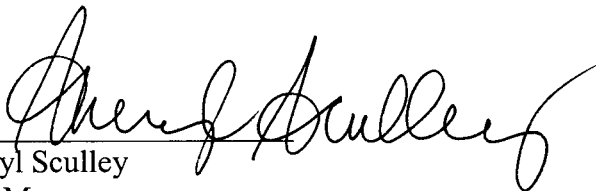
The Discretionary Contracts Disclosure Form completed by Lessee is attached hereto.



Mark H. Webb
Interim Aviation Director



Roland A. Lozano
Assistant to the City Manager



Sheryl Sculley
City Manager

City of San Antonio
Discretionary Contracts Disclosure

*For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)
Attach additional sheets if space provided is not sufficient.*

(1) Identify any individual or business entity¹ that is a party to the discretionary contract.

--

(2) Identify any individual or business entity which is a *partner*, *parent* or *subsidiary* business entity, of any individual or business entity identified above in Box (1).

☒ No partner, parent or subsidiary; or

List partner, parent or subsidiary of each party to the contract and identify the corresponding party:

--

(3) Identify any individual or business entity that would be a *subcontractor* on the discretionary contract.

☒ No subcontractor(s); or

List subcontractors:

--

(4) Identify any *lobbyist* or *public relations firm* employed by any party to the discretionary contract for purposes related to seeking the discretionary contract.

☒ No lobbyist or public relations firm employed; or

List lobbyists or public relations firms:

--

¹ A *business entity* means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law. A sole proprietor should list the name of the individual and the d/b/a, if any.

(5) Political Contributions

List all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made to any *current* or *former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under Box (1), (2), (3) or (4) above, or by the officers, owners of any business entity listed in Box (1), (2) or (3):

☒ No contributions made; If contributions made, list below:

By Whom Made:	To Whom Made:	Amount:	Date of Contribution:


(6) Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city must disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 2-43 of the City Code (Ethics Code), ("conflicts of interest") by participating in official action relating to the discretionary contract.

☒ Party not aware of facts which would raise a "conflicts-of-interest" issue under Section 2-43 of the City Code; or

Party aware of the following facts:

This form is required to be supplemented in the event there is any change in the information before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed, whichever occurs first.

Signature: 	Title: <u>Purchaser TV</u> Company or D/B/A: <u>Texas Department of Public Safety</u>	Date: <u>1-12-06</u>
---	---	----------------------

² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.