

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED  
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

**AN ORDINANCE**

**AUTHORIZING THE ACQUISITION OF A 12-ACRE PARCEL LOCATED AT THE CORNER OF RICHLAND HILLS AND INGRAM RD. IN THE AMOUNT OF \$2,815,000.00 PAYABLE TO SAWS FOR THE DEVELOPMENT OF MULTIPURPOSE ATHLETIC FIELDS AND APPROPRIATING FUNDS IN THE AMOUNT OF \$1,500,000.00 AND AUTHORIZING THREE ANNUAL PAYMENTS IN THE AMOUNT OF \$438,333.34 EACH IN MARCH 2016, 2017, AND 2018, CONTINGENT UPON APPROVAL OF BUDGETS IN SUBSEQUENT FISCAL YEARS.**

\* \* \* \* \*

**WHEREAS**, in 2011, City Council District 6 provided funds for a study of the need for a new Recreation Center in the northwest quadrant of San Antonio; and

**WHEREAS**, in preparation of the 2012-2017 General Obligation Bond Program, community meetings were held in each City Council District requesting priorities to be included on the ballot initiative. The bond committees recommended funding for a recreation center and a new library site in Council District 6 to be included on the ballot. Both projects were partially funded through the Bond in anticipation of leveraging funding from other sources; and

**WHEREAS**, in May of 2012, voters approved the 2012-2017 General Obligation Bond Program, of which \$3 million was designated for a project titled the Northwest Area Recreation Center in Council District 6 ; and

**WHEREAS**, the second phase of the project will be accomplished through a Public-Private Partnership (P3) to include the construction of multi-purpose athletic fields on a 12 acre parcel currently owned by SAWS; and

**WHEREAS**, a Development Agreement is being proposed in order to provide for the construction of the multipurpose athletic fields which could not be constructed at this time without this partnership. The Development Agreement is contingent upon the City's acquisition of the 12-acre property from SAWS; and

**WHEREAS**, this council action includes authorization for the City Manager to acquire the 12 acre parcel, at the corner of Richland Hills and Ingram Rd., from SAWS for use in this project. The athletic fields will be constructed on 6 of the 12 acres and the remaining 6 acres will be used for development of a market rate Senior Independent Living Facility. The facility will contain 176 units valued at approximately \$19 million; and

**WHEREAS**, the property is currently owned by SAWS and is needed in order to move forward with the second phase of the project. The City is proposing the City Manager acquire the 12-acre parcel from SAWS in the amount of \$2,815,000.00 of which the City will provide \$1,500,000.00 from 2015 Certificates of Obligation for the property and then provide \$438,333.34 over the next three years to

until the remaining balance is paid off; and

**WHEREAS.** The City will acquire the 12-acre parcel in the amount of \$2,815,000.00 payable to SAWS, of which \$1,499,139.46 will be paid from various Certificates of Obligation and \$860.54 from 2012 General Obligation Bonds. The remaining balance will be paid in three installments of \$438,333.34 in FY 2016, \$438,333.34 in FY 2017 and \$438,333.34 in FY 2018 from the following sources:

1. Sale of land from the Southwest Technology & Business Park
2. Sale of City property to SAWS
3. Project savings
4. Proceeds from P3 Project
5. Future debt financing; **NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager to acquire a 12-acre parcel located at the corner of Richland Hills and Ingram Rd. in the amount of \$2,815,000.00 payable to SAWS for the development of multipurpose athletic fields and appropriating funds in the amount of \$1,500,000.00 and authorizing three annual payments in the amount of \$438,333.34 each in March 2016, March 2017, and March 2018, contingent upon approval of budgets in subsequent fiscal years.

**SECTION 2.** The budget in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 40-00452, TXDOT Disputes, shall be revised by decreasing SAP WBS Element 40-00452-03-14 entitled ROW Acquisition, SAP GL account 5209010, by the amount of \$1,499,139.46.

**SECTION 3.** The budget in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 40-00452, TXDOT Disputes, shall be revised by decreasing the SAP WBS Elements as follows:

**EXPENDITURES**

WBS NO.	WBS NAME	G/L	G/L NAME	PLAN VERSION 0 REVISION/ Appropriation
40-00452-90-02-01	Trf Fr CO-20780-01-01-17	6101100	Transfer In	309,086.90
40-00452-90-02-02	Trf Fr CO-00049-01-01-62	6101100	Transfer In	379,985.18
40-00452-90-02-05	Trf Fr CO-00019-01-01-23	6101100	Transfer In	12.64
40-00452-90-02-06	Trf Fr CO-00023-01-01-18	6101100	Transfer In	26.19
40-00452-90-02-07	Trf Fr CO-00025-01-01-83	6101100	Transfer In	6,714.31
40-00452-90-02-08	Trf Fr CO-00027-01-01-38	6101100	Transfer In	137,972.77
40-00452-90-02-09	Trf Fr CO-00029-01-01-60	6101100	Transfer In	165.06
40-00452-90-02-10	Trf Fr CO-00030-01-01-73	6101100	Transfer In	0.26
40-00452-90-02-11	Trf Fr CO-00034-01-01-10	6101100	Transfer In	2.08
40-00452-90-02-12	Trf Fr CO-00045-01-01-09	6101100	Transfer In	134.98
40-00452-90-02-13	Trf Fr CO-00046-01-01-11	6101100	Transfer In	1,084.42
40-00452-90-02-14	Trf Fr CO-00047-01-01-08	6101100	Transfer In	1,438.47
40-00452-90-02-15	Trf Fr CO-00050-01-01-34	6101100	Transfer In	2.21
40-00452-90-02-18	Trf Fr CO-00084-01-01-43	6101100	Transfer In	3,904.39
40-00452-90-02-19	Trf Fr CO-20061-01-01-32	6101100	Transfer In	76,922.83
40-00452-90-02-20	Trf Fr CO-20064-01-01-04	6101100	Transfer In	3,967.86
40-00452-90-02-21	Trf Fr CO-20065-01-01-05	6101100	Transfer In	627.36
40-00452-90-02-22	Trf Fr CO-20625-01-01-30	6101100	Transfer In	141,316.00

40-00452-90-02-23	Trf Fr CO-20700-01-01-21	6101100	Transfer In	403,560.40
40-00452-90-02-24	Trf Fr CO-20720-01-01-07	6101100	Transfer In	725.61
40-00452-90-02-25	Trf Fr CO-20730-01-01-08	6101100	Transfer In	283.18
40-00452-90-02-26	Trf Fr CO-20740-01-01-06	6101100	Transfer In	94.04
40-00452-90-02-27	Trf Fr CO-20750-01-01-23	6101100	Transfer In	31,112.32
			Totals	1,499,139.46

**SECTION 4.** The amount of \$1,499,139.46 is reverted in the listed SAP Funds. The amount of \$1,499,139.46 is authorized to be transferred from SAP Fund 45099000.

**EXPENDITURES**

WBS NO.	WBS NAME	G/L	Fund	Fund Name	PLAN VERSION 0 REVISION/ Appropriation
CO-00019-01-01-23	Trf to 40-00452-90-02-05	6102100	43122000	2002 FIRE IMPRVMT	-12.64
CO-00023-01-01-18	Trf to 40-00452-90-02-06	6102100	43141000	2001 MUN FACLT	-26.19
CO-00025-01-01-83	Trf to 40-00452-90-02-07	6102100	43151000	2001 MPO	-6,714.31
CO-00027-01-01-38	Trf to 40-00452-90-02-08	6102100	43161000	2001 DRAIN IMPRVMT	-137,972.77
CO-00029-01-01-60	Trf to 40-00452-90-02-09	6102100	43171000	2001 ST IMPRVMT	-165.06
CO-00030-01-01-73	Trf to 40-00452-90-02-10	6102100	43172000	2002 ST IMPRVMT	-0.26
CO-00034-01-01-10	Trf to 40-00452-90-02-11	6102100	43192000	2002 ECO DEV	-2.08
CO-00045-01-01-09	Trf to 40-00452-90-02-12	6102100	43502001	2004 FIRE STATION 25	-134.98
CO-00046-01-01-11	Trf to 40-00452-90-02-13	6102100	43503001	2004 PKBRACKENRIDGE	-1,084.42
CO-00047-01-01-08	Trf to 40-00452-90-02-14	6102100	43504001	2004 S A RIVER IMPRO	-1,438.47
CO-00049-01-01-62	Trf to 40-00452-90-02-02	6102100	43506001	2004 MPO FUTURE MAT	-379,985.18
CO-00050-01-01-34	Trf to 40-00452-90-02-15	6102100	43507001	2004 STREETS MED CEN	-2.21
CO-00084-01-01-43	Trf to 40-00452-90-02-18	6102100	43828000	1998A ST IMPRVMT	-3,904.39
CO-20061-01-01-32	Trf to 40-00452-90-02-19	6102100	43902001	2006 C/O Fire	-76,922.83
CO-20064-01-01-04	Trf to 40-00452-90-02-20	6102100	43902006	2006 C/O E Dev:Kelly	-3,967.86
CO-20065-01-01-05	Trf to 40-00452-90-02-21	6102100	43902007	2006C/O E Dev:Brooks	-627.36
CO-20625-01-01-30	Trf to 40-00452-90-02-22	6102100	43902017	2006 CO CIP	-141,316.00
CO-20700-01-01-21	Trf to 40-00452-90-02-23	6102100	43902020	2007 CO MUNICIPAL FA	-403,560.40
CO-20720-01-01-07	Trf to 40-00452-90-02-24	6102100	43902022	2007 CO FIRE	-725.61
CO-20730-01-01-08	Trf to 40-00452-90-02-25	6102100	43902023	2007 CO LIBRARY	-283.18
CO-20740-01-01-06	Trf to 40-00452-90-02-26	6102100	43902024	2007 CO MISSION DRV	-94.04
CO-20750-01-01-23	Trf to 40-00452-90-02-27	6102100	43902025	2007 CO PARKS	-31,112.32
CO-20780-01-01-17	Trf to 40-00452-90-02-01	6102100	43902027	2007 CO STREETS	-309,086.90
				Totals	-1,499,139.46

**SECTION 5.** The amount of \$1,499,139.46 is appropriated in the listed SAP Funds. The amount of \$1,499,139.46 is authorized to be transferred to SAP Fund 45099000.

**REVENUE TRANSFERS**

**OUT**

**B**

FUND NO. OR INTERNAL ORDER NO.	FUND NAME OR INTERNAL ORDER NAME	G/L	G/L NAME	PLAN VERSION 0 REVISION/ Appropriation
CO-00049-01-01-68	Trf to 40-00380-90-02-12	6102100	Transfer Out	379,985.18
CO-00084-01-01-46	Trf To 40-00380-90-02-01	6102100	Transfer Out	3,904.39
CO-00023-01-01-20	Trf To 40-00380-90-02-02	6102100	Transfer Out	26.19
CO-00025-01-01-86	Trf To 40-00380-90-02-03	6102100	Transfer Out	6,714.31
CO-00027-01-01-40	Trf To 40-00380-90-02-04	6102100	Transfer Out	137,972.77

CO-00029-01-01-63	Trf To 40-00380-90-02-05	6102100	Transfer Out	165.06
CO-00019-01-01-24	Trf To 40-00380-90-02-06	6102100	Transfer Out	12.64
CO-00030-01-01-74	Trf To 40-00380-90-02-07	6102100	Transfer Out	0.26
CO-00034-01-01-11	Trf To 40-00380-90-02-08	6102100	Transfer Out	2.08
CO-00045-01-01-12	Trf To 40-00380-90-02-09	6102100	Transfer Out	134.98
CO-00046-01-01-15	Trf To 40-00380-90-02-10	6102100	Transfer Out	1,084.42
CO-00047-01-01-11	Trf To 40-00380-90-02-11	6102100	Transfer Out	1,438.47
CO-00050-01-01-35	Trf To 40-00380-90-02-13	6102100	Transfer Out	2.21
CO-20061-01-01-39	Trf To 40-00380-90-02-14	6102100	Transfer Out	76,922.83
CO-20064-01-01-08	Trf To 40-00380-90-02-15	6102100	Transfer Out	3,967.86
CO-20065-01-01-09	Trf To 40-00380-90-02-16	6102100	Transfer Out	627.36
CO-20625-01-01-34	Trf To 40-00380-90-02-17	6102100	Transfer Out	141,316.00
CO-20700-01-01-24	Trf To 40-00380-90-02-18	6102100	Transfer Out	403,560.40
CO-20720-01-01-10	Trf To 40-00380-90-02-19	6102100	Transfer Out	725.61
CO-20730-01-01-11	Trf To 40-00380-90-02-20	6102100	Transfer Out	283.18
CO-20740-01-01-09	Trf To 40-00380-90-02-21	6102100	Transfer Out	94.04
CO-20750-01-01-26	Trf To 40-00380-90-02-22	6102100	Transfer Out	31,112.32
CO-20780-01-01-25	Trf To 40-00380-90-02-23	6102100	Transfer Out	309,086.90
			<b>Totals</b>	<b>1,499,139.46</b>

**SECTION 6.** The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00380, Northwest Area Recreational Facility, shall be revised by increasing SAP WBS Elements as follows:

**REVENUE TRANSFERS IN (Optional)**

FUND NO. OR INTERNAL ORDER NO.	FUND NAME OR INTERNAL ORDER NAME	G/L	G/L NAME	
40-00380-90-02-12	Trf fr CO-00049-01-01-68	6101100	Transfer In	-379,985.18
40-00380-90-02-01	Trf Fr CO-00084-01-01-46 (1998A)	6101100	Transfer In	-3,904.39
40-00380-90-02-02	Trf Fr CO-00023-01-01-20 (2001)	6101100	Transfer In	-26.19
40-00380-90-02-03	Trf Fr CO-00025-01-01-86 (2001)	6101100	Transfer In	-6,714.31
40-00380-90-02-04	Trf Fr CO-00027-01-01-40 (2001)	6101100	Transfer In	-137,972.77
40-00380-90-02-05	Trf Fr CO-00029-01-01-63 (2001)	6101100	Transfer In	-165.06
40-00380-90-02-06	Trf Fr CO-00019-01-01-24 (2002)	6101100	Transfer In	-12.64
40-00380-90-02-07	Trf Fr CO-00030-01-01-74 (2002)	6101100	Transfer In	-0.26
40-00380-90-02-08	Trf Fr CO-00034-01-01-11 (2002)	6101100	Transfer In	-2.08
40-00380-90-02-09	Trf Fr CO-00045-01-01-12 (2004)	6101100	Transfer In	-134.98
40-00380-90-02-10	Trf Fr CO-00046-01-01-15 (2004)	6101100	Transfer In	-1,084.42
40-00380-90-02-11	Trf Fr CO-00047-01-01-11 (2004)	6101100	Transfer In	-1,438.47
40-00380-90-02-13	Trf Fr CO-00050-01-01-35 (2004)	6101100	Transfer In	-2.21
40-00380-90-02-14	Trf Fr CO-20061-01-01-39 (2006)	6101100	Transfer In	-76,922.83
40-00380-90-02-15	Trf Fr CO-20064-01-01-08 (2006)	6101100	Transfer In	-3,967.86
40-00380-90-02-16	Trf Fr CO-20065-01-01-09 (2006)	6101100	Transfer In	-627.36
40-00380-90-02-17	Trf Fr CO-20625-01-01-34 (2006)	6101100	Transfer In	-141,316.00
40-00380-90-02-18	Trf Fr CO-20700-01-01-24 (2007)	6101100	Transfer In	-403,560.40

40-00380-90-02-19	Trf Fr CO-20720-01-01-10 (2007)	6101100	Transfer In	-725.61
40-00380-90-02-20	Trf Fr CO-20730-01-01-11 (2007)	6101100	Transfer In	-283.18
40-00380-90-02-21	Trf Fr CO-20740-01-01-09 (2007)	6101100	Transfer In	-94.04
40-00380-90-02-22	Trf Fr CO-20750-01-01-26 (2007)	6101100	Transfer In	-31,112.32
40-00380-90-02-23	Trf Fr CO-20780-01-01-25 (2007)	6101100	Transfer In	-309,086.90
			Totals	-1,499,139.46

**SECTION 7.** The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00380, Northwest Area Recreational Facility, shall be revised by increasing the SAP WBS Elements as follows:

WBS NO.	WBS NAME	G/L	G/L NAME	PLAN VERSION 0 REVISION/ Appropriation
40-00380-04-02-01	Environmental-City	5201040	Fees to Prof Contr	3,160.54
40-00380-05-02-01	Construction-City	5201140	Construction Cost	137,009.30
			Totals	140,169.84

**SECTION 8.** A Payment not to exceed \$2,815,000.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00380, Northwest Area Recreational Facility, is authorized to be encumbered and made payable to SAWS for the acquisition of 12 parcels of privately owned real property located at the corner of Richland Hills and Ingram Rd for the development of multipurpose athletic fields in Council District 6 in Bexar County, Texas. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years

**SECTION 9.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance

**SECTION 10.** This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

M A Y O R  
Ivy R. Taylor

**ATTEST:**

**APPROVED AS TO FORM:**

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Leticia M. Vacek, City Clerk

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Martha G. Sepeda, Acting City Attorney

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