

AN ORDINANCE 2017-04-20-0253

**(I) DETERMINING THE PUBLIC NECESSITY FOR PUBLIC USE AND AUTHORIZING THE ACQUISITION OF CERTAIN PRIVATELY OWNED REAL PROPERTY IN BEXAR COUNTY, TEXAS BEING PERMANENT SANITARY SEWER EASEMENTS THE (“EASEMENTS”), THROUGH THE CITY OF SAN ANTONIO, ACTING BY AND THROUGH THE SAN ANTONIO WATER SYSTEM (“THE SYSTEM”) OVER, UNDER, ACROSS AND UPON PRIVATELY OWNED REAL PROPERTY (THE “PROPERTIES”) FOR A SEWER PROJECT CONSISTING OF APPROXIMATELY 11,000 LINEAR FEET OF SEWER MAIN STARTING AT W. HOUSTON STREET, GOING NORTHWEST AND TERMINATING AT CULEBRA ROAD, ALSO LANDA AVE. FROM MATYEAR STREET TO N. GENERAL MCMULLEN FOLLOWING ZARZAMORA CREEK AND TERMINATING AT N. SAN GABRIEL IN THE SOUTHWEST QUADRANT OF BEXAR COUNTY, TEXAS, AND BEING ALONG A GENERAL ROUTE AND GENERAL LOCATION DESCRIBED AND DEPICTED IN EXHIBITS A-1 AND A-2 ATTACHED HERETO AND INCORPORATED HEREIN, WHICH EASEMENTS SHALL BE ACQUIRED BY NEGOTIATION AND/OR CONDEMNATION, IF NECESSARY, FOR THE PUBLIC USE OF THE EXPANSION AND OPERATION OF THE SYSTEM THROUGH THE CONSTRUCTION OF PHASE 3 OF THE C5 CULEBRA-CASTROVILLE TO LAREDO & C28 ZARZAMORA CREEK, SAN GABRIEL PROJECT (THE “PROJECT”); (II) AUTHORIZING THE PRESIDENT/CEO OF THE SYSTEM, OR THE CITY MANAGER OF THE CITY OF SAN ANTONIO, OR THEIR RESPECTIVE DESIGNEES, TO TAKE ALL APPROPRIATE ACTION TO ACQUIRE THE PROPERTY INTERESTS BY NEGOTIATION AND/OR CONDEMNATION; AND (III) RATIFYING AND AFFIRMING ALL PRIOR ACTS AND PROCEEDINGS DONE OR INITIATED BY ATTORNEYS, AGENTS AND EMPLOYEES OF THE SYSTEM TO ACQUIRE SUCH EASEMENTS.**

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**WHEREAS**, the San Antonio Water System Board of Trustees (“SAWS”) has determined that the acquisition of permanent easement rights to certain real properties located in Bexar County, Texas are necessary and desirable for the expansion and operation of the San Antonio Water System (the “System”) in connection with the construction, operation and maintenance of Phase 3 of the C5 Culebra-Castroville to Laredo & C28 Zarzamora Creek, San Gabriel Project (the “Project”), which includes approximately 11,000 linear feet of sewer main starting at W. Houston Street, going northwest and terminating at Culebra Road, also Landa Ave. from Matyear Street to N. General McMullen following Zarzamora Creek and terminating at N. San Gabriel in Southwest Bexar County, along the route shown by the Overall Project Drawing marked **EXHIBIT A – 1** attached hereto and made a part hereof; and

**WHEREAS**, employees, agents and attorneys acting for the City of San Antonio, by and through the System, are in the process of investigating, surveying, defining and negotiating for the acquisition of such permanent easements (which shall include, for all purposes herein, any related rights of ingress and egress as may be needed) on behalf of the City of San Antonio; and

**WHEREAS**, in connection with the acquisition of such permanent easement rights, it may be necessary for the System to enter upon properties to investigate and survey the needed property interests so that they may be defined and described with specificity for inclusion in any easement or conveyance document, or, if necessary, as part of any filings to institute proceedings in eminent domain to acquire the necessary property rights; **NOW THEREFORE**,

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

**SECTION 1.** The above caption and recitals are incorporated herein for all purposes.

**SECTION 2.** Public necessity for public use requires that the System, through the City of San Antonio acquire permanent sewer easements (the "Property Interests"), over, under, across, and upon certain privately owned real properties (the "Properties") either through purchase or by the process of eminent domain for the public purpose and public use of the expansion and operation of the System, in connection with the construction, operation and maintenance of the Project, in the location and along the route shown by the Overall Project Drawing marked **EXHIBIT A-1** attached hereto and made a part hereof and to take all other lawful action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define and secure the necessary property rights. The City Council further finds that the public purpose and public use to be served in and addressed by this ordinance is paramount to any private or public uses that may be encountered in the location and along the route for said acquisitions, and to such end, the Property Interests for which eminent domain proceedings may be instituted expressly include, to the extent deemed necessary or desirable by the System, any covenants, conditions and restrictions of record (the "Restrictions") that affect the use of the Property Interests.

**SECTION 3.** The Property Interests which are the subject of Section 2 for which the Property Interests are required for the Project consist of permanent sanitary sewer easements, located generally along the route described in **EXHIBIT A-2** and in the New City Blocks listed in **EXHIBIT A-2**, which Exhibits are attached to and made a part of this Ordinance for all purposes.

**SECTION 4.** The City Manager of the City of San Antonio or the President/CEO of the System or their respective designees, acting by and through their attorneys, are hereby authorized to institute and prosecute to conclusion all necessary proceedings to condemn the Property Interests described in Sections 2 and 3 of this Ordinance, expressly including any Restrictions, and to acquire such interests in land as the System is unable to acquire through negotiation by reason of its inability to agree with the owners of the land or beneficiaries of any such Property Interests as to the value of such interest in land or other terms, and to take any other legal action necessary or incidental to such acquisitions or eminent domain proceedings to

investigate, survey, specify, define and secure the necessary property rights.

**SECTION 5.** All acts and proceedings done or initiated by the employees, agents and attorneys of the System for the acquisition of such Property Interests rights are hereby authorized, ratified, approved, confirmed and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired.

**SECTION 6.** Severability: If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof, or provisions or regulation contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Ordinance are declared to be severable for that purpose.

**SECTION 7.** 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 20<sup>th</sup> day of April, 2017.

M A Y O R  
Ivy R. Taylor

**ATTEST:**

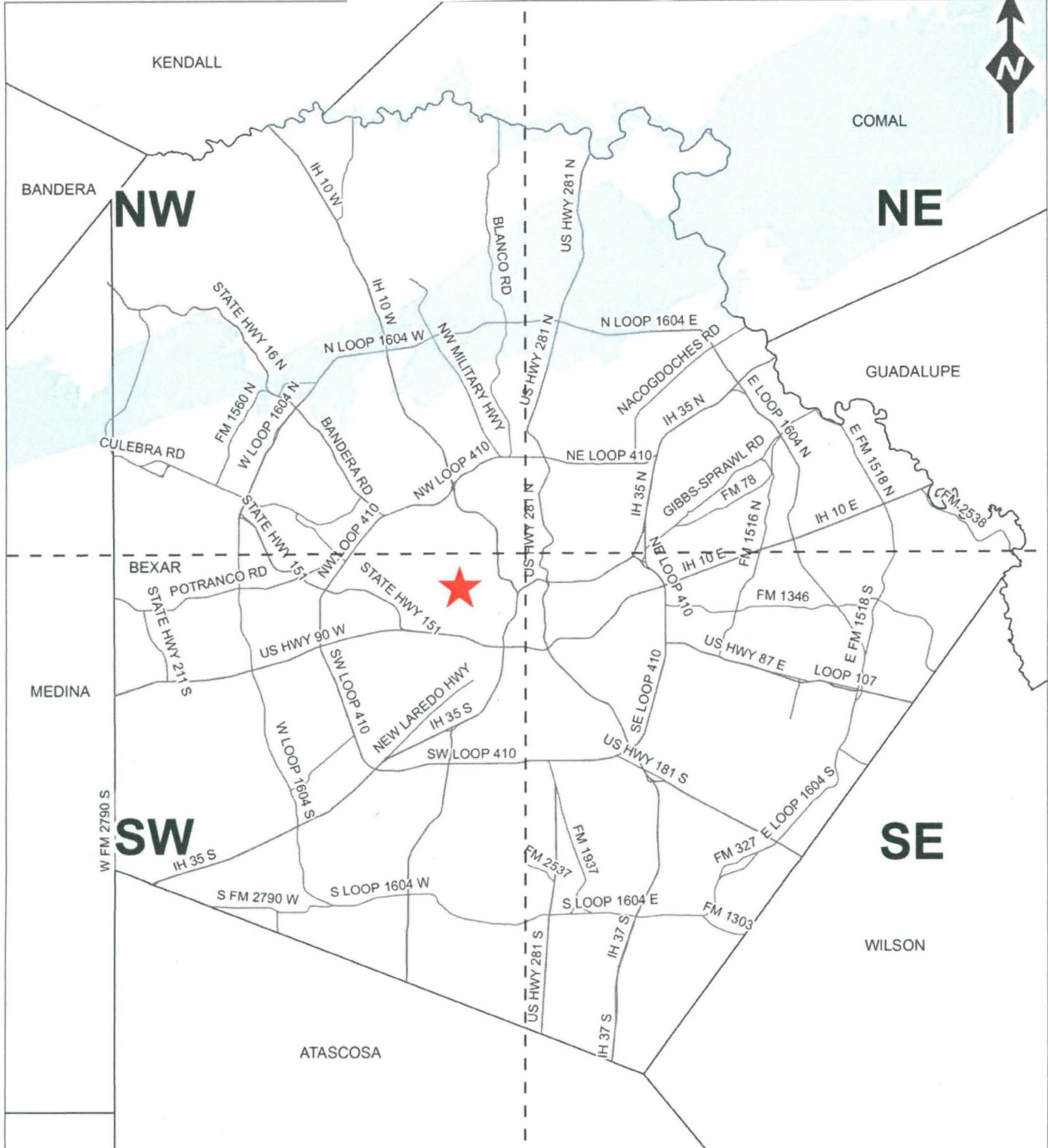
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Andrew Segovia, City Attorney  
*for*

<b>Agenda Item:</b>	11A ( in consent vote: 11A, 11B, 11C, 11D, 11E )						
<b>Date:</b>	04/20/2017						
<b>Time:</b>	09:43:24 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	Acquisition of approximately seventeen (17) parcels located in NCB 3640, 3628, 8288, 8898, 8895, 8893, 8891, & 8887 for the C5/C28 Phase 3 - SAWS sewer main pipeline from Culebra-Castroville to Laredo & Zarzamora Creek, San Gabriel located in Council District 5.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				x
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

# SAN ANTONIO WATER SYSTEM PROJECT AREA MAP EXHIBIT A-1



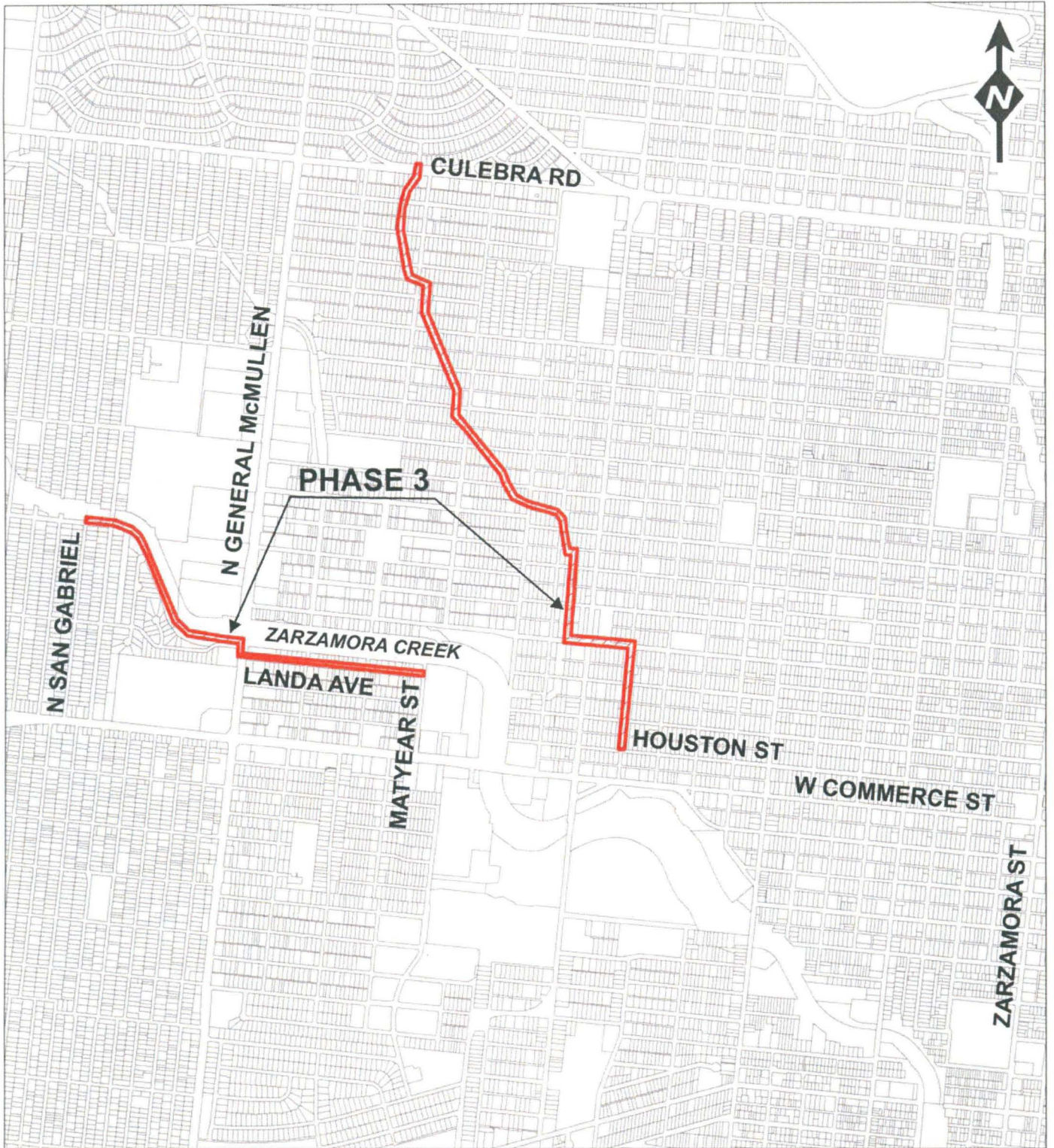
## C5 CULEBRA - CASTROVILLE TO LAREDO & C28 ZARZAMORA CREEK, SAN GABRIEL

**LEGEND**

- PROJECT SITE
- EDWARDS RECHARGE ZONE



**SAN ANTONIO WATER SYSTEM  
PROJECT SITE MAP  
EXHIBIT A-1**



C5 CULEBRA - CASTROVILLE TO LAREDO &  
C28 ZARZAMORA CREEK,  
SAN GABRIEL TO NW 23RD ST  
PHASE 3

**LEGEND**

 PROJECT LIMITS



# EXHIBIT A-2

## Route Description

The Project will construct approximately 11,000 linear feet of 24-inch, 27-inch, 30-inch, and 33-inch sewer main starting at W. Houston Street, going northwest and terminating at Culebra Road. Construction will also take place along Landa Ave. from Matyear Street to N. General McMullen. The alignment will follow Zarzamora Creek and terminate at N. San Gabriel.

## AFFECTING PROPERTY LOCATED IN:

New City Blocks: 3640, 3628, 8288, 8898, 8895, 8893, 8891, & 8887