



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2038

**Type:** Real Property Acquisition

**In control:** City Council A Session

**On agenda:** 5/21/2015

**Title:** An Ordinance for the Redland Road North (Loop 1604 to Ridgewood Parkway) Project, a 2012-2017 Bond Program-funded project, located in Council District 9, authorizing the acquisition, through negotiation or condemnation, of approximately 3.7859 acres for interests in land sufficient for Project purposes in a portion of 12 parcels of privately-owned real property; and declaring it to be a public use project for the acquisition and authorizing expenditures not to exceed \$1,750,000.00, payable to the selected title company, for land, relocation, litigation expenses and associated title fees. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. RR North, 2. Draft Ordinance, 3. Ordinance 2015-05-21-0431

Date	Ver.	Action By	Action	Result
5/21/2015	1	City Council A Session	Motion to Approve	Pass

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 9

**SUBJECT:**

Acquisition: Real Property for Redland Road North (Loop 1604 to Ridgewood Parkway) Project

**SUMMARY:**

An ordinance for the Redland Road North (Loop 1604 to Ridgewood Parkway) Project, a 2012-2017 Bond Program-funded project, located in Council District 9, authorizing the acquisition, through negotiation or condemnation, of approximately 3.7859 acres for interests in land sufficient for Project purposes in a portion of 12 parcels of privately-owned real property located in NCBs 15671, 17586, 17866 and 17867; and declaring it to be a public use project for the acquisition and authorizing expenditures not to exceed \$1,750,000.00, payable to the selected title company, for land, relocation, litigation expenses and associated title fees.

Pursuant to enacted Texas Senate Bill 18 (SB “18”), this item requires City Council to initiate a motion authorizing the use of power of eminent domain, should it be needed.

### **BACKGROUND INFORMATION:**

The Redland Road North (Loop 1604 to Ridgewood Parkway) Project was included in the 2012-2017 Bond Program. The Project includes the reconstruction and widening of Redland Road between Loop 1604 and Ridgeway Parkway from a two-lane roadway to a four-lane roadway with a continuous left turn lane and median in sections with a 10 foot shared bike path on the westside and southside, and a 6-foot sidewalk along the east and north side of Redland Road. The project includes relocation of overhead and underground utilities, curbed drainage inlets with installation of a underground storm-sewer system, as well as underground water quality treatments to protect the Edward Aquifer, curbs, and driveway approaches, as well as a traffic-signal at Redland Road and Gold Canyon will be constructed. Construction anticipated to begin January 2016 with anticipation of completion July 2017.

This Project requires the acquisition of 26 parcels of privately-owned real property by negotiation or condemnation, if necessary, for the construction of the Redland Road North (Loop 1604 to Ridgewood Parkway) Project. Currently 14 of the 26 parcels have been acquired or are in the process of being acquired through negotiation. However, the remaining 12 parcels may require the power of eminent domain.

The City intends to use every effort available to obtain the required parcels for said Project through good faith negotiations, but may require eminent domain if the easement negotiations are not successful. The City of San Antonio has the authority to exercise eminent domain (condemning property) under Article I, Section 17 of the Texas Constitution and Texas Local Government Code.

### **ISSUE:**

This ordinance for the Redland Road North (Loop 1604 to Ridgewood Parkway) Project, a 2012-2017 Bond Program-funded project, located in Council District 9, will authorize the acquisition, through negotiation or condemnation, of approximately 3.7857 acres for interests in land sufficient for Project purposes in a portion of 12 parcels of privately-owned real property located in NCBs 15671, 17586, 17866 and 17867; and declaring it to be a public use project for the acquisition and authorizing expenditures not to exceed \$1,750,000.00, payable to the selected title company, for land, relocation, litigation expenses and associated title fees.

Property acquisition is a required component to complete the Redland Road North (Loop 1604 to Ridgewood Parkway) Project. Through this action, City Council authorizes the acquisition of a portion of these parcels of privately-owned real property through negotiation or condemnation.

This acquisition of privately-owned property is necessary for completion of the Redland Road North (Loop 1604 to Ridgewood Parkway) Project. Approval of this ordinance is a continuation of City Council policy to determine and declare certain projects necessary for public purpose and public use, and authorize the acquisition of private property by condemnation.

### **ALTERNATIVES:**

City Council could not approve this acquisition needed for completion of this Project; however, this action would result in a re-design of this Project which could be more costly.

**FISCAL IMPACT:**

This ordinance recommends a one-time capital improvement expenditure in the amount of \$1,750,000.00, payable to the selected title company. Funds in the amount of \$1,165,000.00 are available within the Redland Road North (Loop 1604 to Ridgewood Parkway) project and \$585,000.00 from the Redland Road North Drainage (Loop 1604 to Ridgewood Parkway). Funds are available from 2012-2017 Bond Program and are included in the FY 2015-2020 Capital Improvement Program Budget. The value of these acquisitions is based on appraisals performed by Valbridge Property Advisors/Dugger, Canaday, Grafe, Inc., between September and December 2014.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the acquisition, through negotiation or condemnation, of interests in land sufficient for Project purposes in a portion of 12 parcels of privately-owned real property, located in Council District 9, for the Redland Road North (Loop 1604 to Ridgewood Parkway) Project, a 2012-2017 Bond Program-funded project.