



City of San Antonio

Legislation Details (With Text)

File #: 13-1196

Type: Real Property Lease

In control: City Council A Session

On agenda: 12/19/2013

Title: An Ordinance authorizing a lease with Brooks Development Authority to house animals that must be held for rabies observation or are associated with a cruelty investigation for a period of 10 months while the construction of new kennels at the Animal Defense League facility are being completed. [Erik Walsh, Deputy City Manager; Kathy Davis, Director, Animal Care Services]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Lease Agreement, 2. Draft Ordinance, 3. Ordinance 2013-12-19-0913

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Animal Care Services

DEPARTMENT HEAD: Kathy Davis

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Lease with Brooks Development Authority through November 30, 2014 for use of two acres improved with kennel facilities for animal shelter use

SUMMARY:

An ordinance authorizing a lease with Brooks Development Authority (BDA) to utilize existing kennels to house pets who must be held for rabies observation or who are associated with a cruelty investigation for a period of 10 months until the construction of new kennels at the ADL facility are finalized.

BACKGROUND INFORMATION:

In FY 2010, ACS partnered with the Brooks Development Authority (BDA) to address the high stray/roaming pet population. As part of that partnership, BDA leased an existing kennel space to ACS for 2 years at no cost to the city. This facility currently acts as an overflow kennel for ACS; giving the shelter the ability to increase the number of pets it is responsible for picking up by approximately 6,000. In January 2012, ACS and BDA renewed the lease at Brooks for an additional 2 years. This lease will expire in January 2014.

Over the course of the last few years, ACS has established strategies to help increase its capacity in order to offset the capacity gained through the Brooks Facility. In October 2013, ACS opened up its new adoption center located at Brackenridge Park. This facility, operated and managed by San Antonio Pets Alive!, ensures that an additional 3,000 pets annually receive a live outcome. This facility is the culmination of work that began prior to FY 2010.

In FY 2012, ACS worked with the community to ensure funding was provided in the 2012 Bond to increase ACS holding capacity. In FY 2013, ACS partnered with Animal Defense League (ADL) for the building of additional kennels located at ADL's facility. These kennels are scheduled to be completed in November 2014 and will allow ACS to increase its capacity by 3,184 pets annually.

For the past year, ACS has been working on a plan to convert the Brooks Shelter to a state approved quarantine facility where ACS will house pets who must be held for rabies observation or who are associated with a cruelty investigation. These pets are not available for adoption or rescue, thus ensuring that all adoptable pets are housed only at facilities accessible to the public. The transition took place in mid-November 2013 and is fully implemented.

Through these and other ACS initiatives (such as the proposed Chapter 5 Amendment and slight modifications to the 151 facility), the Department has been able to find ways to redirect the capacity at Brooks.

However, in order to ensure that all strategies are in place and capacity is maintained, ACS is requesting that the City enter into a 10 month lease with BDA for the continued use of this facility to house pets who must be held for rabies observation or who are associated with a cruelty investigation. The termination of this lease will coincide with the completion of the kennels at ADL and will ensure that the city does not lose the capacity it previously gained.

Staff worked with BDA to draft a lease that was approved by the BDA Planning and Development Subcommittee on November 22nd. The lease was also presented to and recommended by the Quality of Life Committee on October 15, the ACS Advisory Board on December 2nd and discussed in the City Council B Session on December 4th. ACS will be presenting the item to the BDA Board for their final approval on December 17th.

ISSUE:

The proposed 10 month lease will allow the City to continue to use Brooks facilities to house pets who must be held for rabies observation or who are associated with a cruelty investigation. By entering into this lease, ACS will be able to maintain current impound capacity while ensuring that all adoptable pets are available to the public. It is anticipated that ACS would end this lease once additional kennels are built at the Animal Defense League (ADL) facility. The construction of these kennels, which will house 3,184 additional pets and ensure a 90% Live Release rate of any pets selected, is anticipated to be finished in November 2014.

ALTERNATIVES:

The proposed lease amendment will allow ACS to maintain its intake capability until the construction of additional kennels at the ADL facility is complete in November 2014. If the lease is not renewed, ACS' capacity will be temporarily reduced until the new kennels at the ADL facility are constructed. With decreased capacity, ACS would be required to either decrease the number of stray pets impounded or decrease the average length of stay for impounded pets, thereby reducing the City's Live Release rate.

FISCAL IMPACT:

The combined estimated cost for this lease is \$12,685 for the 10 month period of time. In accordance with the proposed lease, the City will have the option to provide an in-kind contribution equal to the amount of the lease. Funds for the in-kind contribution are available from previously authorized 2012 General Obligation Bond funds and are included in the FY 2014 - 2019 Capital Improvement Program Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a lease with Brooks Development Authority to allow the ACS kennel use to be extended by 10 months through November 2014. This lease would continue until additional kennels are built at the Animal Defense League (ADL) facility and would be used to house pets who must be held for rabies observation or who are associated with a cruelty investigation.