



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-4192

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**Agenda Item Number:** 10.

**Agenda Date:** 8/13/2015

**In Control:** City Council A Session

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**DEPARTMENT:** Parks and Recreation

**DEPARTMENT HEAD:** Janet A. Martin, Acting Director

**COUNCIL DISTRICTS IMPACTED:** 8, 9

### **SUBJECT:**

Amendment to Phil Hardberger Park Caretaker Lease Agreement with Dale Chumbley (Caretaker)

### **SUMMARY:**

This ordinance authorizes an amendment to extend the term of the Phil Hardberger Park Caretaker Lease Agreement with Dale Chumbley through September 30, 2017, and modifying the leased premises from approximately 3.0 acres to 1.643 acres.

### **BACKGROUND INFORMATION:**

Through the 2007-2012 Bond Program, the City acquired 311.0 acres of property initially acquired as Voelcker Park, located in the north central area of San Antonio, adjacent to N.W. Military Hwy., Blanco Road and Wurzbach Parkway. The acquisition and development of the Voelcker property was the signature project among the 69 park projects included in the 2007-2012 Bond Program. A Master Plan for the park was approved by City Council in May 2008 and Voelcker Park was later renamed Phil Hardberger Park ("Park") by City Ordinance in December 2009.

In 2007, a Caretaker Lease Agreement was authorized with Dale Chumbley ("Caretaker") at the Phil Hardberger Park property and was renewed through August 31, 2015. The City desires to retain the services of the live-in Caretaker for the property within the modified premises at Phil Hardberger Park through September 30, 2017. Under the terms of the agreement, the Caretaker will continue to reside at the historic Voelcker homestead and will pay all utilities while maintaining and monitoring the leased premises. The Caretaker will continue to pay \$100.00 in rent per month. Maintaining the Caretaker's services will assist Park Police and

Park Operations in monitoring the leased premises which is currently not open for public use.

An older historic limestone house and a historic dairy barn are located within the Caretaker's current leased premises which will be modified in order to proceed with additional planning, development and restoration activities within the park as outlined in the adopted master plan.

#### **ISSUE:**

This ordinance authorizes an amendment to extend the term for the Phil Hardberger Park Caretaker Lease Agreement through September 30, 2017, and reduces the footprint of the Caretaker Agreement from approximately 3.0 acres to 1.643 acres in order to remove a historic limestone house and a historic dairy barn from the leased premises, which are maintained as part of the park proper.

#### **ALTERNATIVES:**

Maintaining caretaker services at Phil Hardberger Park through a lease agreement will allow the Parks and Recreation Department to dedicate resources toward planned development of other areas of the Park, as outlined in the Master Plan. An alternative would be to allow the current caretaker's lease agreement to lapse, wherein the City would assume responsibility of all on-going maintenance, repairs and monitoring of this portion of the park, resulting in an increase in costs to the General Fund.

Modifying the leased premises will allow the Parks and Recreation Department to continue to plan, develop and restore those assets for the benefit of the public. An alternative would be to leave the structures within the footprint of the Caretaker Agreement which would limit the future planned public benefit.

#### **FISCAL IMPACT:**

There is no fiscal impact to the General Fund. The caretaker will continue to be responsible for payment of utilities, general maintenance of the house and surrounding yard, general inspection and maintenance of perimeter fencing, and monitoring the premises for needed repairs and unauthorized entry, which will result in cost avoidance to the City. The Caretaker will continue to pay rent in the amount of \$100.00 per month.

#### **RECOMMENDATION:**

Staff recommends approval of extending the term for the Phil Hardberger Park Caretaker Lease Agreement through September 30, 2017, and modifying the leased premises from approximately 3.0 acres to 1.643 acres.