



City of San Antonio

Legislation Details (With Text)

File #: 17-1750
Type: Real Property Sale
In control: City Council A Session
On agenda: 2/23/2017
Title: An Ordinance authorizing an easement of 1.509 acre, 85-foot wide permanent waterline easement on property located approximately one-half mile east of Bulverde Road, between Menger and Regal Rose in Council District 10 for a fee of \$39,400.00.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Maps, 2. Parcel A Field Notes and Plat, 3. Parcel B Field Notes and Plat, 4. SP1970 Certificate of Interested Parties, 5. SP1971 Certificate of Interested Parties, 6. SP1970 Signed Easement Agreement, 7. SP1971 Signed Easement Agreement, 8. Ordinance 2017-02-23-0110

Date	Ver.	Action By	Action	Result
2/23/2017	1	City Council A Session	adopted	Pass

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICT: Council District 10

SUBJECT:

Water Line Easement Agreement to the Central Texas Regional Water Supply Corporation (CTRWSC) for the Vista Ridge Project.

SUMMARY:

Consideration of an ordinance authorizing a Water Line Easement Agreement for City-owned property between the City of San Antonio and Central Texas Regional Water Supply Corporation (CTRWSC) for public project purposes related to San Antonio Water System's (SAWS) Vista Ridge Project, located in Council District 10.

A. An ordinance authorizing an easement within two variable width parcels containing a total of 0.760 acre located on the north side of Bulverde Parkway, between Bulverde Road and Liatris Lane for a fee of

\$5,000.00.

- B. An ordinance authorizing an 85 foot wide easement within a parcel measuring 1.509 acres on property located approximately one-half mile east of Bulverde Road, between Menger and Regal Rose for a fee of \$39,400.00.

BACKGROUND:

On October 30, 2014, the City Council approved Ordinance 2014-10-30-0818, authorizing approval of a proposed water supply agreement between the Vista Ridge Consortium and the San Antonio Water System (SAWS). The water source for the project is the Carrizo-Wilcox and Simsboro Aquifers in Burleson County. The Vista Ridge Water Supply Project would provide a long term non-Edwards water supply for San Antonio, and ensure a lifetime supply of water for ratepayers.

The Project involves the transport of water by Central Texas Regional Water Supply Corporation through water transmission lines, pipes, and other water utility infrastructure and equipment owned by CTRWSC. It is necessary for CTRWSC to acquire suitable land or interests in land upon which to locate the project improvements which shall be placed, constructed, operated, used and maintained for the Project.

ISSUE:

Consideration of an ordinance, on behalf of the City of San Antonio, authorizing a Water Line Easement Agreement sufficient for the project purposes on City owned property located in the City of San Antonio, Bexar County, Texas, described below, for the Vista Ridge Project located in District 10.

- A. An ordinance authorizing an easement within two variable width parcels containing a total of 0.760 acre located on the north side of Bulverde Parkway, between Bulverde Road and Liatris Lane for a fee of \$5,000.00.
- B. An ordinance authorizing an 85 foot wide easement within a parcel measuring 1.509 acres on property located approximately one-half mile east of Bulverde Road, between Menger and Regal Rose for a fee of \$39,400.00.

ALTERNATIVES:

City Council could choose not to approve this request and require CTRWSC to redesign the project. However, this would cause increasing costs and would result in a project delay.

FISCAL IMPACT:

In compliance with Chapter 37 of the Municipal Code, Section 37-14, fair market value was based on an Independent State of Texas Certified Professional Appraisal Report.

- A. The property was appraised for a total of \$1,900.00 by Eckmann Groll, Inc., Real Estate Appraisers on June 14, 2016. CTRWSC has agreed to pay all costs associated with this request. Per Chapter 37-32,

the consideration amount shall be “greater of \$5,000.00 or fair market value of fee area covered by easement.” Total proceeds of \$5,000.00 will be deposited in the General Fund in accordance with the adopted 2017 Budget

- B. The property was appraised for a total of \$39,400.00 by Eckmann Groll, Inc., Real Estate Appraisers, on June 10, 2016. CTRWSC has agreed to pay all costs associated with this request. Total proceeds of \$39,400.00 will be deposited in the General Fund in accordance with the adopted 2017 Budget.

RECOMMENDATION:

Staff recommends approval of an Ordinance authorizing a Water Line Easement Agreement for two -easements through City of San Antonio property in the amounts offered by the Central Texas Regional Water Supply Company for the SAWS Vista Ridge Project.

The Planning Commission approved this request on November 18, 2016.