



City of San Antonio

Legislation Details (With Text)

File #: 19-3580

Type: Capital Improvements

In control: City Council A Session

On agenda: 6/13/2019

Title: Ordinance approving a funding agreement with Capitol Park Little League in an amount not to exceed \$2,000,000.00 for improvements to the Capitol Little League Baseball Fields, a 2017-2022 Bond Funded Project; and approving a 20-year lease agreement for the new Capitol Little League Baseball Fields located in Council District 10. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map_Capitol Park Little League, 2. Overall Site_Plan_Perspectives_03 (2), 3. Overall Site_Plan_Perspectives_04, 4. Overall Site_Plan_Perspectives_05, 5. Overall Site_Plan_Perspectives_06, 6. Funding_Agreement_Capitol Little League-5_29_19 -partially executed, 7. Lease Agreement, 8. Draft Ordinance, 9. Ordinance 2019-06-13-0490

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICTS IMPACTED: Council Districts 10

SUBJECT:

Funding Agreement: Capitol Little League Baseball Fields

SUMMARY:

An ordinance authorizing the execution of a funding agreement between the Capitol Park Little League and the City of San Antonio in an amount not to exceed \$2,000,000.00 for improvements to the Capitol Little League Baseball Fields, a 2017-2022 Bond funded project and authorizing the negotiation and execution of a 20-year lease agreement for the new Capitol Park Little League Baseball Fields located in Council District 10.

BACKGROUND INFORMATION:

On May 6, 2017, San Antonio residents voted and approved the 2017-2022 General Obligation Bond Program totaling \$850 million. The Bond Program funds will be used on various capital improvement projects addressing community infrastructure needs to improve the overall quality of life in San Antonio. As part of the program, \$2,000,000.00 in Parks, Recreation and Open Space Improvements General Obligation Bond Funds was approved for improvements, possible land acquisition and relocation of the Capitol Little League baseball fields.

For more than 40 years, Capitol Park Little League has played baseball/softball at 11793 Bulverde Road on the fields donated by Zachry Corporation. The current baseball fields will be relocated to approximately 23 acres of real property located at 10898 Hillpoint Drive. The property in which the new facility will be constructed was donated to Capitol Park Little League by Capitol Aggregates, Inc.

The 2017-2022 Bond funds will support the associated site work and improvements for Capitol Park Little League. The City's funding will provide for a 240-foot concrete bridge spanning 125 feet of an adjacent drainage easement channel, drainage improvements, sidewalk, grading, site clearing and utilities. Additional improvements include the addition of seven baseball fields, concession stands, two parking lots and lighting.

In conjunction with this funding agreement, Capitol Park Little League, as the Landlord, will enter into a 20-year lease agreement with the City of San Antonio as tenant. The lease establishes the public ownership and authorizes the City's financial contribution towards the facility providing community services for the benefit of the community.

Procurement of Services

This agreement will be executed in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 23% Minority/Women-Owned Business Enterprise subcontracting goal and a 3% African American-Owned Business Enterprise subcontracting goal. Capitol Park Little League has committed to meeting these goals.

ISSUE:

This ordinance authorizes the execution of a funding agreement with Capitol Park Little League and the City of San Antonio, in an amount not to exceed \$2,000,000.00 for improvements to the Capitol Little League Baseball Fields, a 2017-2022 Bond funded project and authorizes the negotiation and execution of a 20-year lease agreement for the new Capitol Little League Baseball Fields located in Council District 10.

The 2017-2022 Bond funds will support the associated site work and improvements for Capitol Park Little League. The City's funding will provide for a 240-foot concrete bridge spanning 125 feet of an adjacent drainage easement channel, drainage improvements, sidewalk, grading, site clearing and utilities.

Construction will be overseen by Capitol Park Little League and is expected to be completed in February 2020. Funding will be provided on a reimbursement basis and upon construction verification and approval.

Appropriate performance guarantees have been provided by the contractor and surety for the project in the form of a performance bond and a payment bond, as required under state law. Accordingly, additional performance guarantees, beyond those required by state law, are unnecessary in this instance. Thus, the City Council, through this ordinance, will waive the Unified Development Code requirements for obtaining additional performance guarantees prior to plat recordation in the form required under Sections 35-432 and 35-437, and

Capital Park Little League, Inc. may proceed with plat recordation in the Bexar County deed and plat records.

In conjunction with this funding agreement, Capitol Park Little League, as the Landlord, will enter into a 20-year lease agreement with the City of San Antonio as tenant. The lease establishes the public ownership and authorizes the City's financial contribution towards the facility providing community services for benefit of the community.

ALTERNATIVES:

City Council could choose not to approve the agreements; however, doing so would delay the City delivering the voter approved Bond project for the Capitol Little League Baseball Fields and impact the baseball and softball teams of the Capitol Park Little League.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in an amount not to exceed \$2,000,000.00 payable to Capitol Park Little League. Funds are available from the 2017-2022 General Obligation Bond Program and included in the FY 2019- FY 2024 Capital Improvement Program Budget.

This ordinance authorizes the negotiation and execution of a 20-year lease agreement for the new Capitol Little League Baseball Fields with the City of San Antonio at no rent due to the City's financial support for the construction of the improvements.

RECOMMENDATION:

Staff recommends approval of the funding agreement with Capitol Park Little League in an amount not to exceed \$2,000,000.00 for improvements to the Capitol Little League Baseball Fields and approval of the negotiation and execution of a 20-year lease agreement for the new baseball fields.