



City of San Antonio

Agenda Memorandum

File Number:18-1101

Agenda Item Number: 14.

Agenda Date: 2/8/2018

In Control: City Council A Session

DEPARTMENT: Center City Development and Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Temporary Construction Easements for Phase I of the San Pedro Creek Improvements Project

SUMMARY:

Consideration of an ordinance authorizing the execution of two temporary construction easements between the City of San Antonio and the San Antonio River Authority (SARA) for the use of a 0.125 acre tract and a 0.618 acre tract of City-owned property, both of which are generally adjacent to the San Pedro Creek between Nueva Street and Dolorosa Street, in order to facilitate the completion of Phase I of the San Pedro Creek Improvement Project.

BACKGROUND INFORMATION:

Bexar County and SARA have an agreement to complete the design and construction of the San Pedro Creek Improvements Project (the "Project"). Bexar County is the primary funder and SARA is the project manager. There are a total of four phases planned in the overall Project along a two (2) mile segment of the creek through downtown San Antonio beginning at the IH-35 flood tunnel inlet near Fox Tech High School and ending at the confluence with Alazan and Apache Creeks at IH-35 near the stockyards.

SARA is currently under contract with Sundt Davila Joint Venture for the construction of Phases 1 and 2. All current Project funding is dedicated to the completion of Phases 1 and 2 at a total cost of \$160,650,312. Phase 1 of the Project begins at the tunnel inlet and ends at Cesar Chavez Boulevard. Phase 1 also includes the replacement of the street bridges at Houston, Commerce, Dolorosa, Nueva and Graham Streets.

ISSUE:

The City of San Antonio property described above will be utilized through two separate Temporary Construction Easements. The first easement for a 0.125 acre tract is necessary for a staging area site for the continued construction of the second segment of Phase I of the San Pedro Creek Improvement Project and will be in effect for 24 months. The second easement for a 0.618 acre tract will provide SARA access to City property for one month to allow for reconstruction of a surface employee parking lot intended to replace the lot being permanently impacted by the San Pedro Creek construction. As a result of the relocation of this employee lot, the City will be closing the parking lot, known as the City Annex Lot, to the public.

ALTERNATIVES:

City Council could choose not to recommend approval of the resolutions, however, that would prevent the San Antonio River Authority from constructing essential components of the San Pedro Creek Improvements Project and meeting the timeframe to complete Phase I.

FISCAL IMPACT:

The City proposes providing the agreements at no cost to the San Antonio River Authority. The value of the agreements was determined to be a total of \$59,418 and will be considered a portion of the City's contribution towards the San Pedro Creek Improvement Project. In addition, the City will be closing the parking lot located at 506 Dolorosa, known as the City Annex Lot, to the public.

To date, the City has contributed 15 parcels, 1 lease, 7 permanent and temporary easements, and 11 joint use agreements. The total value of these real estate contributions is \$4,911,436.40. This is in addition to the \$19.5 million provided in the 2017 Bond Program for Phase I and 2 of San Pedro Creek.

RECOMMENDATION:

Staff recommends an ordinance authorizing two Temporary Construction Easements between the City of San Antonio and SARA necessary for the completion of Phase I of the San Pedro Creek Improvements Project in Council District 1 and waiving associated fees.