



# City of San Antonio

## Agenda Memorandum

**File Number:**18-3970

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**Agenda Item Number:** 18A.

**Agenda Date:** 6/21/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 6

### **SUBJECT:**

Funding Agreement: Sports Facilities near Potranco Branch Library

### **SUMMARY:**

Consideration of the following ordinances pertaining to the Sports Facilities near Potranco Branch Library, a 2017-2022 Bond Funded Project, located in Council District 6.

- A. An ordinance authorizing the execution of a Funding Agreement between the YMCA of Greater San Antonio and the City of San Antonio for the City's contribution to the YMCA in an amount not to exceed \$2,473,000.00 for the construction of the Sports Facilities near the Potranco Branch Library project.
- B. An ordinance authorizing the negotiation and execution of a License Agreement with the YMCA of Greater San Antonio, and the City of San Antonio for the construction and operation of an amateur sports facility on the 6.4 acre site located on the southwest corner of Richland Hills Dr. and Ingram Rd. near the Potranco Branch Library.

### **BACKGROUND INFORMATION:**

On May 6, 2017, voters approved the 2017-2022 General Obligation Bond Program of which \$2,000,000 was allocated for the construction of new sports fields and amenities adjacent to the new Potranco Branch Library & Mays Family YMCA.

The Mays Family YMCA facility, located at the corner of Potranco and Highway 151, opened in October 2016. Developed by the YMCA of Greater San Antonio, the facility includes the Potranco Branch Library that has quickly become a popular destination for recreation in the area. With an emphasis to expand their reach to provide programs and opportunities to make the community healthier, a new project to build sports fields and amenities was planned for the property adjacent to the existing YMCA.

The City's Bond Program allocated \$2,000,000 to be paid on a reimbursement basis to the YMCA of Greater San Antonio for the construction of the sports fields and support building on a 6.4 acre site located on the southwest corner of Richland Hills Dr. and Ingram Rd. The YMCA of Greater San Antonio will receive \$473,000.00 in proceeds from sale of 5.8 acres of land to the San Antonio Housing Trust PFC which is adjacent to the future sports facility and was finalized on May 30, 2018. A previous action authorizing the use of the remaining proceeds towards the sports fields was approved by City Council on June 8, 2017, through Ordinance 2017-06-08-0423.

#### 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 25% Minority and/or Women-Owned Business Enterprise (M/WBE) and 3% AABE subcontracting goal.

#### Previous Council Action

The YMCA of Greater San Antonio will also receive \$473,000.00 in proceeds contingent on the sale of the adjacent 5.8 acres to the San Antonio Housing Trust PFC. A previous action authorizing the use of the remaining proceeds towards the sports fields was approved by City Council on June 8, 2017, through Ordinance 2017-06-08-0423.

### **ISSUE:**

These ordinances, related to the Sports Facilities near Potranco Branch Library Project a 2017-2022 Bond funded Project located in Council District 6, will authorize:

- A. The execution of a Funding Agreement with the YMCA of Greater San Antonio and the City of San Antonio for the City's contribution to the YMCA in an amount not to exceed \$2,473,000.00 to construct the Sports Facilities near Potranco Branch Library project.

The Funding Agreement provides for the construction of sports fields and a field support building on approximately 6.4 acres. The scope includes:

- Multipurpose field with equipment
- Landscaping
- Asphalt parking
- Lighting
- Restrooms and storage space
- Shade pavilion
- Way finding & traffic signage.
- Perimeter fencing

- B. The negotiation and execution of a License Agreement with the YMCA of Greater San Antonio and the City of San Antonio for the construction and operation of an amateur sports facility on the 6.4 acre site located on the southwest corner of Richland Hills Dr. and Ingram Rd. near the Potranco Branch Library.

The agreement will be for a twenty (20) year term. This action is consistent with City policy to facilitate the use of recreational facilities for the use of citizens of San Antonio and Bexar County.

Construction, which will be overseen by the YMCA of Greater San Antonio, will consist of a multipurpose field to accommodate youth sports of different ages, with equipment such as soccer goals and movable bleachers. The scope includes athletic field earthwork, Bermuda grass/irrigation, building prep, asphalt parking (for 176 cars) with curbs and striping, lighting utilizing 60 foot tall light poles with concrete bases to provide illumination for parking and fields.

A small building, approximately 300 square feet, will be constructed to include restrooms and storage space. Adjacent to the storage building will be a shade pavilion that will accommodate 100 children during day camp activities organized by the YMCA. The 3,000 to 4,000 square foot pavilion will be an open-air building with concrete foundations, columns, roof structure and a standing seam metal roof or composition roof. Lighting and ventilation with large format fans are also planned.

Associated pavement for the project's pedestrian walkways includes concrete with brick paver accents. Additionally, project will include way finding & traffic signage. To secure the sports fields a chain link fence will be installed around the perimeter.

Funding will be provided on a reimbursement basis and upon construction verification and approval.

Construction is anticipated to begin June 2018 and estimated for completion in January 2019.

#### **ALTERNATIVES:**

City Council could elect not to approve this License Agreement and not to approve this Funding Agreement; however, doing so would delay the City delivering the voter approved Bond project for the Potranco Sports Fields Project and result in a budgetary impact to the City in maintaining the 6.4 acres.

#### **FISCAL IMPACT:**

- A. The ordinance authorizes a Funding Agreement with the YMCA of Greater San Antonio in an amount not to exceed \$2,473,000.00 payable to the YMCA of Greater San Antonio on a reimbursement basis for the construction of the Potranco Sports Facilities project located in Council District 6. Funds in the amount of \$2,000,000 are available from the 2017-2022 General Obligation Bond Program and included in the FY 2018- FY 2023 Capital Improvement Program Budget.

The YMCA of Greater San Antonio will receive \$473,000.00 in proceeds from sale of 5.8 acres of land to the San Antonio Housing Trust PFC which is adjacent to the future sports facility and was finalized on May 30, 2018. A previous action authorizing the use of the remaining proceeds towards the sports fields was approved by City Council on June 8, 2017, through Ordinance 2017-06-08-0423.

- B. There is no fiscal impact associated with the issuance of the License Agreement. Under the terms of the

License Agreement, the YMCA of Greater San Antonio agrees to construct, operate the amateur sports facilities and provide year round maintenance service of the premises.

**RECOMMENDATION:**

Staff recommends that the City Council authorize the negotiation and execution of the License Agreement between the YMCA of Greater San Antonio and the City of San Antonio. Staff also recommends approval of the Funding Agreement with the YMCA of Greater San Antonio in an amount not to exceed \$2,473,000.00 from the 2017-2022 General Obligation Bond Program and sale proceeds from the San Antonio Housing Trust to construct the Sports Facilities near Potranco Branch Library project for the benefit of the community and youth sports of different ages.