

ORDINANCE

AUTHORIZING THE NEGOTIATION AND EXECUTION OF A FIVE-YEAR LEASE AGREEMENT WITH TCP LAS PALMAS PARTNERS LTD FOR 3,700 S.F. OF CLINIC SPACE AT 803 CASTROVILLE ROAD FOR USE BY THE ANIMAL CARE SERVICES DEPARTMENT (ACS).

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WHEREAS, ACS currently supports approximately 40,000 spay/neuter surgeries as a result of on-site surgeries, two partner-operated veterinary clinics, and the community spay/neuter program; ACS intends to increase this number of surgeries by opening two new veterinary clinics in FY 2025; ACS currently leases a spay/neuter clinic in Brackenridge Park, which originally opened to the community in FY 2014 and ACS leases another clinic at Brooks since 2017. Together, these clinics have served the community by providing thousands of spay/neuter surgeries to San Antonio pets; and

WHEREAS, ACS has identified a need for additional spay/neuter clinics on both the east and westsides to improve accessibility for residents; and

WHEREAS, spaying/neutering of all pets is encouraged at an early age for the better health of the pet; it has been documented that early spaying of females alleviates health issues later such as mammary tumors; the early neutering of males will reduce the incidence of prostate problems, testicular cancer, and discourage territory marking, roaming; spaying/neutering, most importantly, helps greatly reduce the current overpopulation and improves public safety;

WHEREAS, as part of ACS's 2023 Strategic Plan, placing these resources within the community is crucial to reducing the stray population and elevating animal welfare in San Antonio.

NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council authorizes the City Manager or designee is authorized to negotiate and execute a five-year lease agreement in a form substantially similar to that of **Attachment I** with TCP Las Palmas Partners LTD for 3,700 S.F. of clinic space at 803 Castroville Road, for use by the Animal Care Services Department (ACS). Under the terms of this lease agreement, the City will pay monthly rent as follows and will commence upon the completion of the one-time facility improvements:

Year 1 \$8,910.83 monthly (\$106,929.96 annually)
Year 2 \$8,974.65 monthly (\$107,695.80 annually)
Year 3 \$9,040.39 monthly (\$108,484.68 annually)
Year 4 \$9,108.10 monthly (\$109,297.20 annually)
Year 5 \$9,177.85 monthly (\$110,134.20 annually)

VS
6/20/2024
Item No. ____

SECTION 2. Funding in the amount of \$462,500.00 for this ordinance is available in Fund 11001000, Cost Center 3711010001 and General Ledger 5201140 as part of the Fiscal Year 2024 Adopted Budget approved by City Council.

SECTION 3: Additional funding is contingent upon City Council approval of the Fiscal Year 2025 and subsequent budgets that fall within the contract terms of this ordinance.

SECTION 4: Payment is authorized to TCP Las Palmas Partners LTD and should be encumbered with a purchase order.

SECTION 5. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 6: This Ordinance becomes effective immediately upon its passage by eight (8) votes or more and 10 days after passage upon its approval by less than eight (8) votes.

PASSED AND APPROVED this 20th day of June, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney