

ORDINANCE

2022-01-27-0034

AUTHORIZING THE ACQUISITION THROUGH NEGOTIATION OR CONDEMNATION OF INTERESTS IN LAND SUFFICIENT FOR PROJECT PURPOSE OF TWENTY-FOUR (24) LOTS TOTALING 76,320 SQUARE FEET (1.75 OF AN ACRE) OF PRIVATELY-OWNED REAL PROPERTY, LOCATED WITHIN NCB 3819, LOCATED ON COSGROVE AND CHANNING STREET, IN COUNCIL DISTRICT 3 FOR THE SOUTH GEVERS STREET DRAINAGE IMPROVEMENT PROJECT, DECLARING IT TO BE A PUBLIC PROJECT AND A PUBLIC NECESSITY. FUNDS ARE AVAILABLE UNDER THE SOUTH GEVERS STREET DRAINAGE IMPROVEMENT PROJECT AND INCLUDED IN THE FY 2022 - FY 2027 CAPITAL IMPROVEMENT PROGRAM.

* * * * *

WHEREAS, the City of San Antonio ("City") desires to acquire all or portions of privately-owned real property as part of the South Gevers Street, Drainage Improvement Project (the "Project"); and

WHEREAS, this property consists of twenty-four (24) lots totaling 76,320 square feet (1.75 of an acre) located on Cosgrove and Channing Street and is located within the City of San Antonio, Bexar County, Texas; and

WHEREAS, the acquisition of this property is necessary for the completion of the Project; and

WHEREAS, this Project is in the best interest of the health, safety and welfare of the public;
NOW THEREFORE,

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

SECTION 1. Approximately 1.75 acres of privately-owned real property within NCB 3819, in Council District 3 for the South Gevers Street, Drainage Improvement Project that is hereby declared to be a necessary public use project.

SECTION 2. The City Council of the City of San Antonio finds public use exists to acquire right of way interest title in privately owned real property, by negotiation and/or condemnation, if necessary, as part of the South Gevers Street, Drainage Improvement Project. The properties for the Project are more specifically shown on the Site Map attached hereto as **Exhibit A** and further described in **Exhibit B** incorporated herein for all purposes. Collectively, the properties may be referred to as the "Property."

SECTION 3. Funding is located in SAP Fund 45099000, Park Improvements, SAP Project Definition 23-03757, 1.75-acres located along within NCB 3819 for the South Gevers Street, Drainage Improvement Project is authorized for negotiation, dedication or condemnation to be encumbered and made payable to the selected title company, for land, litigation expenses and

associated title fees, of approximately 1.75-acres of privately-owned real property located in NCB 3819 in Council District 3 in Bexar County, Texas.

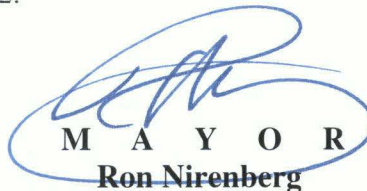
SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 5. The City staff is hereby directed to negotiate with the owners of the Property for the acquisition of the Property at fair market value, to execute sales agreements purchasing the Property from the owners as the owners are identified by a Commitment for Issuance of Title Insurance issued by a title insurance company authorized to conduct such practice in the State of Texas and in Bexar County or by order of a Court of competent jurisdiction and to finalize such purchases on behalf of the City of San Antonio. The City Council finds that it is in the best interest to obtain the Property from whomever holds legal and equitable title as identified according to the procedure adopted through this Ordinance and the Director of Finance is directed to disburse funds in accordance herewith.

SECTION 6. In the event that the City negotiations fail and staff is unable to acquire the Property from the Property owner by negotiation or for any other reason, the City Manager, through the City Attorney and/or designated special counsel under the direction of the City Attorney, are hereby authorized and directed to institute and prosecute to conclusion all necessary proceedings to condemn the Property. The City Attorney is hereby authorized to retain the services of any law firm selected by the City Attorney as special counsel, as may be needed from time to time, and to pay for the services rendered from the appropriations set aside herein or such other appropriations as may be made for the purpose.

SECTION 7. This Ordinance shall be effective immediately if it receives eight affirmative votes, otherwise, it shall be effective on the tenth day after passage.

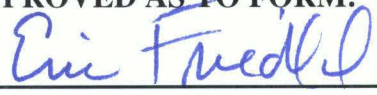

PASSED and APPROVED this 27th day of January, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, Interim City Clerk

APPROVED AS TO FORM:


for  Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting January 27, 2022

15. 2022-01-27-0034

Ordinance approving the acquisition through negotiation or condemnation of interests in land sufficient for project purpose of twenty-four lots totaling 76,320 square feet (1.75 of an acre) of privately-owned real property located on Cosgrove and Channing Street within NCB 3819 for the South Gevers Street Drainage Improvement Project, declaring it to be a public project and a public necessity. Funds are available under the South Gevers Street Drainage Improvement Project and included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]

Councilmember Viagran moved to Councilmember Viagran moved that the City of San Antonio authorize the use of the power of eminent domain to acquire property for the public use project for the S. GEVERS STREET DRAINAGE IMROVEMENTS – PHASE I by acquiring the following property described by the City Clerk and incorporated as part of this Motion.

City Clerk read the following property description:

The privately owned property interests located in City Council District 3:

S. Gevers Street Drainage Improvements – Lots 1 thru 6, lots 27-44, Block25, NCB 3819.

These properties are depicted in the Overall Project Map and more particularly described by the exhibits attached and incorporated as part of this Motion.

Councilmember Pelaez seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

Absent: Bravo

S. Gevers Street Drainage Improvements – Phase I

City Council District 3
City Council Acquisition Action Scheduled January 27, 2022

S. Gevers Overall Project Map

Exhibit "A"

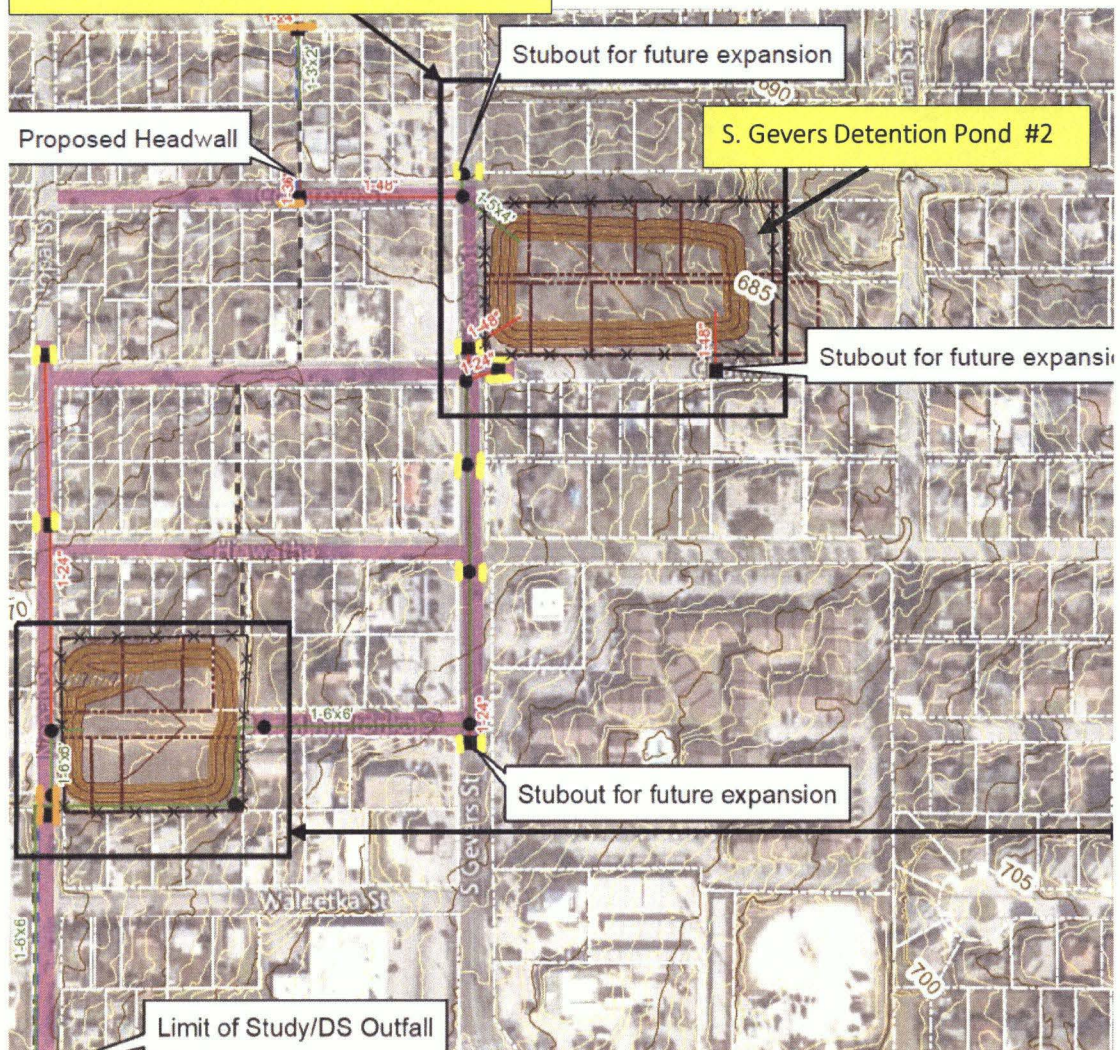


Exhibit B

Legal Description:

Lots 1, 2, 3, 4, 5, 6, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44 (inclusive), Block 25, New City Block, 3819, College Heights Addition, in the City of San Antonio, Bexar County, Texas, according to the plat thereof, recorded in Volume 105, Pages 297-299, Deed and Plat Records, Bexar County, Texas