Agenda Item Form

Agenda Date: 6/15/04

Districts Affected: 1

Dept. Head/Contact Information: Juan Contreras, Program Manager - 2000 QOL Bond Program

Type of Agenda Item:

- ☒ Resolution
- ☐ Tax Installment Agreements
- ☐ RFP/ BID/ Best Value Procurement
- ☐ Application for Facility Use
- ☐ Interlocal Agreements
- ☐ Other _____
- ☐ Staffing Table Changes
- ☐ Tax Refunds
- ☐ Budget Transfer
- ☐ Bldg. Permits/Inspection
- ☐ Contract/Lease Agreement
- ☐ Board Appointments
- ☐ Donations
- ☐ Item Placed by Citizen
- ☐ Introduction of Ordinance
- ☐ Grant Application

Funding Source:

- ☐ General Fund
- ☐ Grant (duration of funds: _____ Months)
- ☒ Other Source: 2000 Quality Of Life Bond Program

Legal:

X Legal Review Required Attorney Assigned (please scroll down): Raymond Telles ☒ Approved ☐ Denied

Timeline Priority: ☒ High ☐ Medium ☐ Low # of days:_____

Why is this item necessary:

Resolution to authorize the Mayor to sign a Joint Resolution approved by the Public Service Board (PSB) on June 9, 2004, and authorizing the sale from PSB to the City of a parcel identified as a portion of Tract 1A, Nellie D. Mundy Survey No. 240, El Paso, El Paso County, Texas, consisting of 34.121 acres of land, more or less. Such parcel has been found to be inexpedient to use in connection with the Water and Wastewater System, and its sale will not impair the assets or adversely affect the operations of the El Paso Water Utilities. The parcel shall be used as a park site for the City, which will pay PSB the sum of $278,750 (25% of appraised value) plus the cost of appraisal, survey, and environmental review, Phase I, for the transfer. Source of funds will be the 2000 Quality of Life Bond proceeds.

The site shall be use to develop the Westside Sports Complex with the following scope:

> The Westside Sport Complex will consist of up to six regulation size soccer fields, two junior size soccer fields and possibly two softball fields. Covered bleachers and lighting shall be provided on some of the full size soccer fields and softball fields. There will be a main facility building with a concession stand, restrooms and irrigation system controls/pumps. Group pavilions, picnic tables and remote portable toilet facilities shall be strategically placed throughout the park. A walking / jogging path will provide access throughout the site. The design will incorporate parking facilities for the City's intramural teams. EPCCC has agreed in principal to allow the COEP to use of their parking lots for major sport events to minimize the infrastructure cost to the complex. Through a potential joint use agreement with the CISD additional sport fields could be made available to the COEP.

Explain Costs, including ongoing maintenance and operating expenditures, or Cost Savings:
None

Statutory or Citizen Concerns:
None

Departmental Concerns:
None

PERSPECTIVA + 3/DI
7380 Remcon Circle Suite A
El Paso, TX 79912
Tel: 915-225-3449
Fax: 915-225-3457

To: Joe Wardy - Mayor
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

From: Juan Contreras, Program Manager
2000 Quality Of Life Program

Subject: **Agenda Item - June 15, 2004**

Date: June 10, 2004

That the Mayor be authorized to sign a Joint Resolution approved by the Public Service Board (PSB) on June 9, 2004, and authorizing the sale from PSB to the City of a parcel identified as a portion of Tract 1A, Nellie D. Mundy Survey No. 240, El Paso, El Paso County, Texas, consisting of 34.121 acres of land, more or less. Such parcel has been found to be inexpedient to use in connection with the Water and Wastewater System, and its sale will not impair the assets or adversely affect the operations of the El Paso Water Utilities. The parcel shall be used as a park site for the City, which will pay PSB the sum of $278,750 (25% of appraised value) plus the cost of appraisal, survey, and environmental review, Phase I, for the transfer.

This is a 2000 Quality of Life Bond Project.

Enclosure:

1. - Agenda Item Form Dated 6/15/04
2.- Resolution Dated 6/15/2004
3.- Executive Summary Dated 6/8/04
4.- Land appraisal cover letter dated 4/21/04 - Ralph Sellers & Associates.

Acknowledgement of Receipt

Mayor's Office (3 copies):	*date* _____	*time:* _____	*by:* _____
Representative District 1:	*date* _____	*time:* _____	*by:* _____
Representative District 2:	*date* _____	*time:* _____	*by:* _____
Representative District 3:	*date* _____	*time:* _____	*by:* _____
Representative District 4:	*date* _____	*time:* _____	*by:* _____
Representative District 5:	*date* _____	*time:* _____	*by:* _____
Representative District 6:	*date* _____	*time:* _____	*by:* _____
Representative District 7:	*date* _____	*time:* _____	*by:* _____
Representative District 8:	*date* _____	*time:* _____	*by:* _____

cc: Jim Martinez, Chief Administrator Officer (Email)
P. Adauto - Dep. CAO Building & Planning Services
D. Hamlyn - Dep. CAO Quality Of Life Departments (Email)
I. Ramirez - Interim City Engineer (Email)
T. Quezada - CIP Administrator (Email)
Lisa Elizondo, R. Telles - Legal

Westside Sports Complex – Executive Summary

PROGRAM BUDGET:	$5,800,000
CONSTRUCTION BUDGET:	$3,750,000

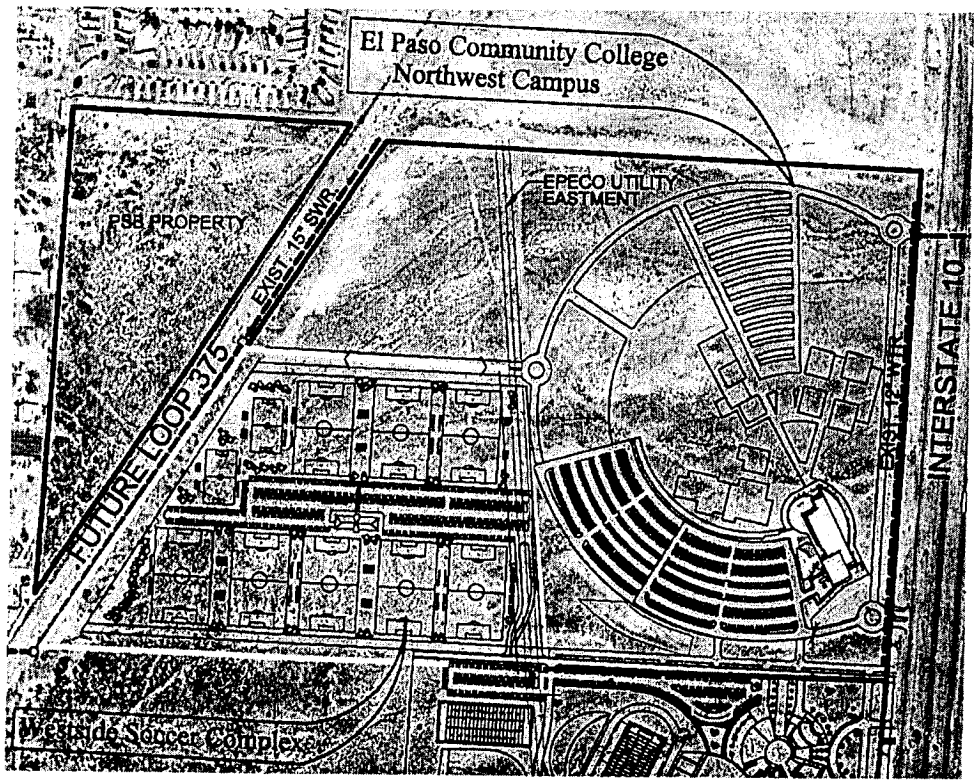
The Westside Sports Complex is a 2000 Quality Of Life Bond project which is being proposed to be built on approximately 35 acres of PSB land adjacent to the Northwest Campus of the El Paso Community College (EPCC) and the Canutillo Independent School District (CISD) high school under construction. The site has the benefit of undeveloped land to the north, south and west and the EPCC and CISD schools to the east which will minimize any disruption to adjacent property owners due to the increase traffic, noise and lights associated with a sports complex.

The Westside Sport Complex will consist of up to six regulation size soccer fields, two junior size soccer fields and possibly two softball fields. Covered bleachers and lighting shall be provided on some of the full size soccer fields and softball fields. There will be a main facility building with a concession stand, restrooms and irrigation system controls/pumps. Group pavilions, picnic tables and remote portable toilet facilities shall be strategically placed throughout the park. A walking / jogging path will provide access throughout the site.

The design will incorporate parking facilities for the City's intramural teams. EPCCC has agreed in principal to allow the COEP to use of their parking lots for major sport events to minimize the infrastructure cost to the complex. Through a potential joint use agreement with the CISD additional sport fields could be made available to the COEP. The PSB has indicated that reclaimed water for the COEP and CISD turf fields will be available from the Ressler Drive line.

Primary access to the site would initially be from I-10 access road south of Transmountain /Loop 375 Road via the new four lane road being constructed jointly by the EPCCC and the CISD. EPCCC and CISD have indicated that this road will be dedication to the City. Once the TexDOT constructs the State Highway 20 / I-10 / Loop 375 Spur controlled access with traffic lights would provide the main access points to the sports complex, CISD and the EPCC properties.

The following is conceptual site plan of the Westside Sports Complex Project:



RWS
RALPH SELLERS & ASSOCIATES
200 Bartlett, Suite 115 • El Paso, TX 79912
915-581-1508 • Fax 585-2327

Curtis R. "Pete" Sellers, GAA, TX & NM St. Cert.
Sharon Monsen, TX & NM St. Cert.
Beverly Sellers, TX St. Cert.

April 21, 2004

Mr. Juan Benavidez, Land and Contract Administrator
El Paso Water Utilities
Public Service Board
1154 Hawkins Boulevard
El Paso, Texas 79925

Dear Mr. Benavidez:

In fulfillment of our agreement, I am pleased to transmit herewith my complete appraisal in a summary report format of the "as is" estimated market value of the fee simple interest of a portion of Tract 1A, Nellie Mundy Survey No. 240, El Paso, El Paso County, Texas. As a result of my analyses, I have formed an opinion the "as is" market value, as of April 19, 2004, given the estimated exposure time and marketing period, as defined in the report, subject to the definitions, certifications and limiting conditions set forth in the attached report is:

ONE MILLION ONE HUNDRED FIFTEEN THOUSAND DOLLARS

$1,115,000

This letter must remain attached to the appraisal report, which has 58 pages, in order for the value opinion set forth to be considered valid. This report was prepared for and my professional fee was billed to the El Paso Water Utilities, my client. It is intended only for use by your representatives or others you deem necessary. It may not be distributed to or relied upon by other persons or entities without my written permission.

Subject was inspected by Curtis R. Sellers. If you have any questions concerning the report, please contact me.

Respectfully,

Curtis R. Sellers, GAA
State Certified General Real Estate Appraiser
Certificate: TX-1322568-G

JOINT RESOLUTION

WHEREAS, the El Paso Water Utilities, Public Service Board, a Board of Trustees responsible for the complete management and control of the water and wastewater system for El Paso, being a component unit of the City, and having jurisdiction over approximately 25,000 acres of land in El Paso, El Paso County, Texas; and,

WHEREAS, a part of this acreage is a parcel of land being a portion of Tract 1A, Nellie D. Mundy Survey No. 240, El Paso, El Paso County, Texas and consisting of 34.121 acres of land, more or less; and,

WHEREAS, the El Paso Water Utilities staff has been working for several years with District #1 City Representatives, the City parks department, City planning department and other community partners to identify a park site for west El Paso; and,

WHEREAS, the 34.121 acre site the subject of this Joint Resolution has been identified and agreed upon by the City and the El Paso Water Utilities as an appropriate location for a west side park for El Paso; and,

WHEREAS, the City Administration has requested the conveyance of the 34.121 acre site to the City for use as a park at a cost of 25% of the appraised value of the property, a total of $278,750.00 plus the cost of appraisal, survey and environmental review Phase I; and,

WHEREAS, the El Paso Water Utilities Public Service Board finds that the 34.121 acre site is land that is inexpedient to the water and wastewater system; and,

WHEREAS, the City desires to transfer the 34.121 acre site to the City real property inventory,

NOW THEREFORE, BE IT RESOLVED BY THE EL PASO WATER UTILITIES PUBLIC SERVICE BOARD AND THE CITY COUNCIL OF THE CITY OF EL PASO:

Section 1. The findings and recitations set out in the preamble to this Resolution are true and correct, and are hereby adopted by the Public Service Board and the City Council and made a part of this Resolution for all purposes.

Section 2. The Public Service Board hereby determines that the transfer of real property described in Exhibit "A" hereto, being a 34.121 acre tract of land in Tract 1A, Nellie Mundy

Survey No. 240, El Paso, El Paso County, Texas, is inexpedient to use in connection with the Water and Wastewater System, and will not impair the assets of the El Paso Water Utilities or adversely affect the operation of the Utility.

Section 3. The property described in Exhibit "A" hereto is hereby transferred from the jurisdiction of the El Paso Water Utilities to the jurisdiction of the City of El Paso.

Section 4. The City shall pay the El Paso Water Utilities the sum of $278,750.00 plus the cost of appraisal, survey and environmental review, Phase I, in consideration for this transfer.

Section 5. A true, correct and complete copy of this Resolution shall be transmitted to the City Attorney's Office for action of the El Paso City Council.

Section 6. This resolution shall become effective from and after its adoption.

PASSED AND APPROVED at regular meeting of the Public Service Board of the City of El Paso, Texas, this 9th day of June, 2004, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A. Government Code, Sections 551.001 et. seq.

PUBLIC SERVICE BOARD

Fermin Acosta Jr.

Chair Fermin Acosta, Jr.

ATTEST:

Ruben Guerra

Secretary-Treasurer Ruben Guerra

APPROVED AS TO FORM:

Robert D. Andron

General Counsel Robert D. Andron

(Signatures continue on the next page)

THIS JOINT RESOLUTION PERTAINING TO THE WEST SIDE SPORTSPLEX WAS APPROVED, ADOPTED AND PASSED THIS _____ day of _____, 2004, by the City Council of the City of El Paso.

CITY OF EL PASO:

_____
Joe Wardy
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

John F. Nance
Assistant City Attorney

APPROVED AS TO CONTENT:

Deborah G. Hamlyn
Deputy CAO, Quality of Life

P:\20042005\June2004\CityCouncilItems\WestsideSportsplexJointResolution.doc

PROPERTY DESCRIPTION
34.121 Acres

Being the description of a portion of Tract 1A, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch rebar marked (Landtech) at the intersection of the North line of Tract 3A (book 2857, page 1803) and the East right-of-way line of proposed Loop 375 and a found TxDOT brass cap at the intersection of the East right-of-way line of said proposed Loop 375 and the West line of said Survey 240 bears, South 29°26'00" West, 455.96 feet and a found 2 1 /2 inch iron pipe at the Southwest corner of said Survey 240 bears, South 06°22'25" West, 2061.43 feet;

THENCE, along the proposed East right-of-way line of Loop 375, North 29°26'00" East, a distance of 1196.78 feet to a found 5/8 inch rebar marked (Landtech) in the West line of Tract 1A1 (book 2100, page 328) and a found TxDOT brass cap in said proposed East right-of-way line of Loop 375 bears, North 29°25'49" East, 1011.34 feet;

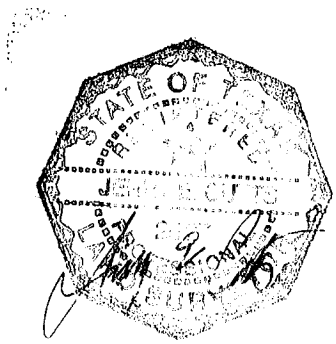
THENCE, along said West line of Tract 1A1, South 89°59'00" East, a distance of 1066.79 feet to a set ½ inch rebar with cap marked (Tx2027) at an angle point in said West line of Tract 1A1;

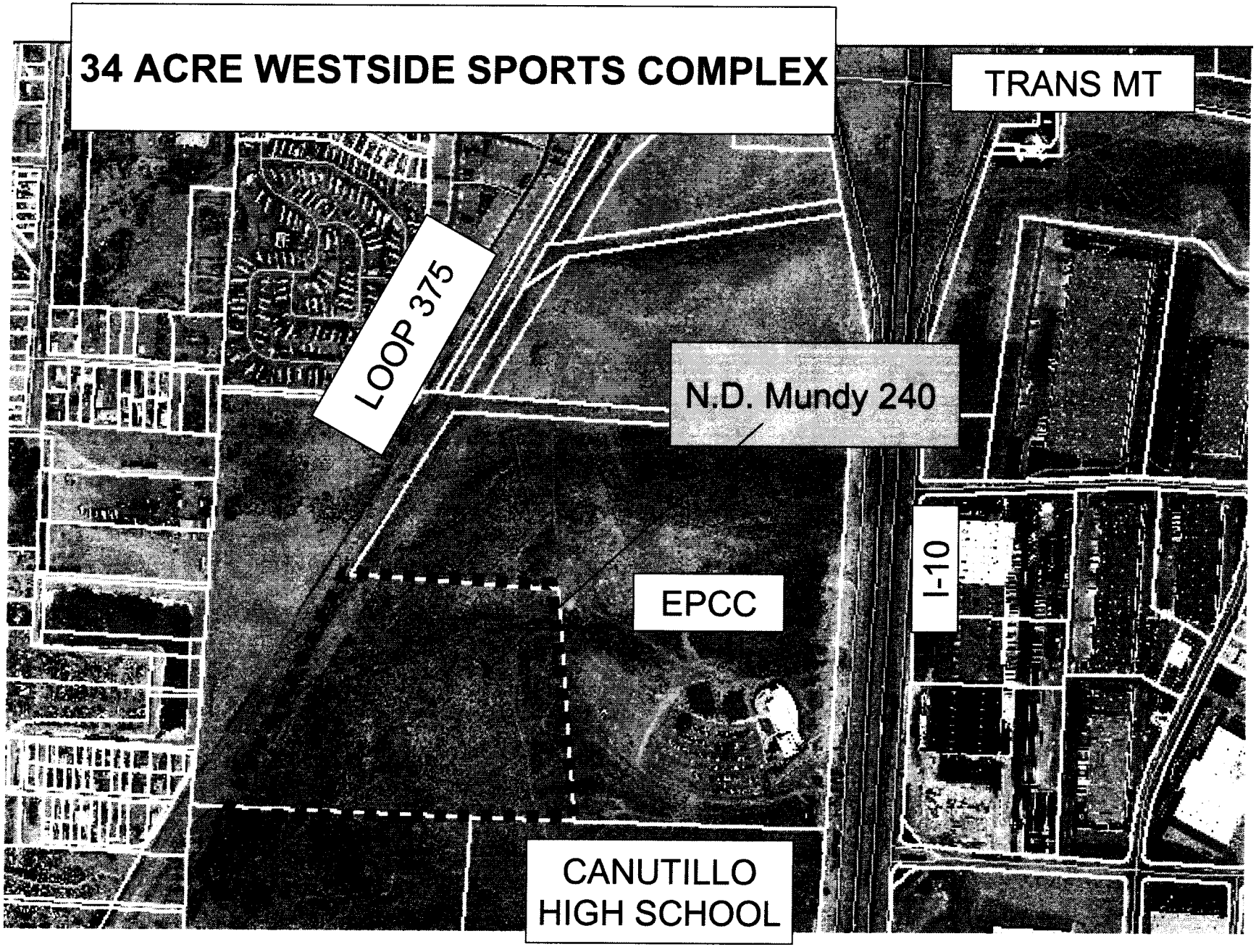
THENCE, along said West line, South 07°06'00" East, a distance of 1050.57 feet to a set ½ inch rebar with cap marked (Tx2027) at the Southwest corner of said Tract 1A1 in the North line of said Tract 3A;

THENCE, along said North line, North 89°59'00" West, a distance of 1784.75 feet to the **POINT OF BEGINNING** and containing **34.121 acres** of land.

This description was prepared from a survey made on the ground on April 9, 2004 with a plat of same date.

PREPARED BY:
Cutts Land Surveying, Inc.
El Paso, Texas
April 13, 2004
Job No. 040329




34 ACRE WESTSIDE SPORTS COMPLEX
TRANS MT
LOOP 375
N.D. Mundy 240
I-10
EPCC
CANUTILLO
HIGH SCHOOL