RP:gg
11/19/2015
Item No. 22.

AN ORDINANCE 2015-11-19-0972

AUTHORIZING THE WAIVER OF IMPACT FEES IN FIVE PROJECTS RELATED TO SAN ANTONIO WATER SYSTEM'S PROVISION OF WATER SERVICE TO JOINT BASE SAN ANTONIO.

* * * * *

WHEREAS, the military has provided an impact of over $27 Billion to the San Antonio community as discussed in an Economic Impact Study completed by the City of San Antonio; and supports employment of almost 200,000 jobs, including targeted industries such as Aerospace, Biosciences, Healthcare, Cybersecurity and Information Technology; and

WHEREAS, San Antonio's military missions include Basic Training for all Enlisted Air Force recruits, San Antonio Military Medical Center, Air Force Space Command, Cybersecurity missions, tactical training facilities, and various Intelligence efforts; and

WHEREAS, the San Antonio community has been both negatively and positively impacted by previous rounds of Base Realignment and Closure (BRAC), and future BRAC processes have been discussed and promoted with the potential of coming as soon as 2017; and

WHEREAS, San Antonio has great potential for future growth in military missions, which may equate to future economic growth; and

WHEREAS, Joint Base San Antonio (JBSA) manages the support functions of Camp Bullis; Fort Sam Houston; Randolph AFB; Lackland AFB; Medina Base, which is also known as the Lackland Training Annex; and Security Hill, known as Lackland East; and

WHEREAS, these various bases currently utilize their own pumps and wells to meet their water supply needs; and

WHEREAS, the bases have some aging and unreliable water infrastructure as well as a lack of redundancy in certain cases that may create an atmosphere of uncertain water supply resources; and

WHEREAS, these issues have led to, and may continue feeding into, the perception of inadequate water availability for these bases; and

WHEREAS, without any action, these perceptions may create a vulnerability to future rounds of BRAC, and also may hinder San Antonio from attracting new military missions that can bring new jobs and economic development; and

WHEREAS, SAWS, the City of San Antonio, and JBSA have been working with other partners over the past year to develop a comprehensive approach to bringing adequate infrastructure and water supplies to the bases and have developed solutions that can be executed quickly; and

WHEREAS, the Alamo Area Council of Governments will play an important role in assisting all parties in seeking a state grant through the Texas Military Preparedness Commission called the Defense Economic Adjustment Assistance Grant (DEAAG) to help pay for some of these projects up to $5 Million; and

WHEREAS, SAWS is proposing to build infrastructure to provide adequate and reliable water supplies to Camp Bullis, Fort Sam Houston, Lackland AFB, Medina, and Security Hill in support of their current and future missions; and

WHEREAS, five identified projects are estimated to have a water use of 4,598 acre-feet, which represents 100% redundancy support and the ability of supplying more water when needed; and

WHEREAS, this amount of water is planned to be made available in a future SAWS Water Management Plan; and

WHEREAS, the total cost for all five projects is estimated to be $10.2 million in infrastructure costs, and $5.6 million in impact fees for a total cost of $15.8 million, as shown in the table below; and

Base	Estimated Acre-Feet Per Year	Projected Impact Fees	Infrastructure Estimated Cost	Total Est. Cost for Potable Service
Camp Bullis	107	$ 620,597	$ 1,200,000	$ 1,820,597
Ft. Sam Houston	2,414	$ 2,482,385	$ 1,200,000	$ 3,682,385
Lackland	1,835	$ 1,861,789	$ 870,000	$ 2,731,789
Medina	242	$ 620,597	$ 300,000	$ 920,597
Securty Hill	-	$ -	$ 6,600,000	$ 6,600,000
Total	4,598	$ 5,585,368	$ 10,170,000	$ 15,755,368

WHEREAS, an impact fee is a fee that is imposed by a local government on a new development to pay for all or a portion of the costs of providing services to the new development, and in this case, impact fees are required through City Ordinance to pay for new service connections; and

WHEREAS, the City Council has the authority to waive impact fees that SAWS collects and that fund capital improvements; and

WHEREAS, a waiver of the $5,585,368 in impact fees would go towards meeting the 50% percent match required for a DEAAG; **NOW THEREFORE:**

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

SECTION 1. The City Council supports efforts by San Antonio Water System and JBSA to add military value to our military installations through a plan to build water infrastructure to the military bases to ensure their water security well into the future.

SECTION 2. The City Council supports efforts by the Alamo Area Council of Governments to pursue and accept funding from the Texas Military Preparedness Commission under the Defense Economic Adjustment and Assistance Grants in order to offset some of the costs associated with these water projects.

SECTION 3. The City Council approves an Impact Fee Waiver in the amount of $5,585,368 related to the infrastructure SAWS is proposing to build to provide adequate and reliable water supplies to Camp Bullis; Fort Sam Houston; Lackland AFB; Medina Base, also known as the Lackland Training Annex; and Security Hill, known as Lackland East.

SECTION 4. The City Council approves an exception to the SAWS Impact Fee Waiver Guidelines for the Joint Base San Antonio projects approved in Section 1.

SECTION 5. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this **19th** day of **November, 2015.**

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

FOR **Martha G. Sepeda, Acting City Attorney**

Agenda Item:	**22**
Date:	11/19/2015
Time:	01:29:42 PM
Vote Type:	Motion to Approve
Description:	An Ordinance authorizing the waiver of impact fees related to SAWS provision of water service to Joint Base San Antonio. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8	x					
Joe Krier	District 9		x			x	
Michael Gallagher	District 10		x				x