



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 17

**Agenda Date:** June 12, 2025

**In Control:** City Council A Session

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**DEPARTMENT:** Parks & Recreation Department

**DEPARTMENT HEAD:** Homer Garcia III

**COUNCIL DISTRICTS IMPACTED:** District 9, District 10

**SUBJECT:**

Edwards Aquifer Protection Program Acquisition – Trevino Property

**SUMMARY:**

An ordinance approving the acquisition of a conservation easement of the Edwards Aquifer Recharge and Contribution Zone and authorizing payment in the amount of \$2,970,929.10 from the San Antonio Municipal Facilities Corporation fund, included in the FY 2025 - FY 2030 Capital Improvement Program, to Mission Title as escrow agent for fee simple acquisition, due diligence and closing costs on a 39.35-acre tract of land known as the Trevino Property located in Bexar County, Texas.

This action also authorizes the execution of necessary documents to accomplish said acquisition.

**BACKGROUND INFORMATION:**

The purpose of the Edwards Aquifer Protection Program (EAPP) is to obtain property rights by fee simple purchase, conservation easements or donations of land over the sensitive zones of the Edwards Aquifer. This program was initiated in May 2000 when voters approved Proposition 3, a 1/8-cent sales tax venue up to \$45 million for the acquisition of lands over the Edwards Aquifer for parks and watershed protection. Proposition 3 ran from 2000 through 2005 and was limited to

Bexar County.

The 2005 Proposition 1 program was an extension of the initial voter-approved Edwards Aquifer protection endeavor and was extended by voters in 2010 and renewed again in 2015. Changes in state legislation allowed watershed protection activities to expand outside of Bexar County. In 2020, City Council approved a 10-year, \$100 million alternative funding program through the San Antonio Municipal Facilities Corporation which will issue debt for the Edwards Aquifer Protection Program to continue its mission of protecting recharge water quality and quantity over the Edwards Aquifer Recharge and Contributing Zones.

The proposed fee simple purchase of the Trevino Property is located over the Edwards Aquifer Recharge Zone and consists of 39.35 acres within City Council Districts 9 and 10 in Bexar County, Texas.

The Trevino Property was initially identified through use of the Scientific Evaluation Team's GIS Spatial Model and subsequent site visits identified favorable recharge potential on the property. The property is located within the Mud Creek watershed which contributes to significant recharge of the Edwards Aquifer. The Edwards Aquifer Authority issued a geological assessment of the property confirming that preservation would provide moderate water quantity and high water quality benefit for the City of San Antonio. Acquisition of this property may assist in the EAPP's efforts to conserve additional acreage on adjacent land over the Edwards Aquifer Recharge Zone in Bexar County. If acquired, this property will be maintained as a natural area preserve and future improvements in support of education and passive recreation for portions of this property could be considered under a future bond program comparable to previous acquisitions such as Classen-Steubing Ranch Park and Eisenhower Park.

#### **ISSUE:**

This ordinance authorizes payment in the amount of \$2,970,929.10 to Mission Title as escrow agent for fee simple acquisition, due diligence and closing costs on a 39.35-acre tract of land known as the Trevino Property located in Bexar County, Texas.

Acquisition of this property is consistent with the policy for the Edwards Aquifer Protection Program and will increase the total protected lands under the City's aquifer protection program by 39.35 acres; the current City Council-approved acreage for aquifer protection is 187,343 acres. The Conservation Advisory Board has reviewed and recommended this acquisition.

#### **ALTERNATIVES:**

An alternative would be to defer this acquisition until a later date subject to the property owner's willingness to sell real estate interests and future market conditions. Additionally, other properties could be targeted for acquisition foregoing this fee simple purchase and losing the geological benefits and the protection of additional acreage within the Mud Creek watershed in Bexar County.

**FISCAL IMPACT:**

This is a one-time expenditure in the amount of \$2,970,929.10 for fee simple acquisition of a 39.35-acre property located in Bexar County over the Edwards Aquifer Recharge Zone funded through the San Antonio Municipal Facilities Corporation included in the FY 2025 - FY 2030 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of this fee simple acquisition of a 39.35-acre tract of land known as the Trevino Property for a total of \$2,970,929.10 under the San Antonio Municipal Facilities Corporation fund.

The Contracts Disclosure Form required by the Ethics ordinance is attached.