



# City of San Antonio

## Agenda Memorandum

### File Number:

---

**Agenda Item Number:** 30

**Agenda Date:** October 31, 2024

**In Control:** City Council A Session

---

**DEPARTMENT:** Parks & Recreation Department

**DEPARTMENT HEAD:** Homer Garcia III

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Edwards Aquifer Protection Program Acquisition – Hoover Property

**SUMMARY:**

An ordinance authorizing payment in the amount of \$608,007.74 from the San Antonio Municipal Facilities Corporation fund, included in the FY 2025 - FY 2030 Capital Improvement Program, to Alamo Title Company as escrow agent for fee simple acquisition, due diligence and closing costs on a 20.03-acre tract of land known as the Hoover 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 Hoover Property, which is located directly adjacent to the 453-acre Scenic Canyon Natural Area, is located over the Edwards Aquifer Contributing Zone and consists of 20.03 acres in Bexar County, Texas. Upon acquisition of the Hoover Property, the Parks and Recreation Department will manage and maintain the property in its natural state as an extension of Scenic Canyon Natural Area.

The Hoover 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 Helotes 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.

#### **ISSUE:**

This ordinance authorizes payment in the amount of \$608,007.74 to Alamo Title Company as escrow agent for fee simple acquisition, due diligence and closing costs on a 20.03-acre tract of land known as the Hoover Property located in Bexar County, Texas. Acquisition cost for this easement is less than the appraised value of \$750,000.00, resulting in a significant bargain sale to the City of San Antonio.

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 20.03 acres; the current protected acreage is 184,611 acres. The City Council-appointed 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 Helotes Creek watershed in Bexar County.

**FISCAL IMPACT:**

This is a one-time expenditure in the amount of \$608,007.74 for fee simple acquisition of a 20.03-acre property located in Bexar County over the Edwards Aquifer Contributing 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 20.03-acre tract of land known as the Hoover Property for a total of \$608,007.74 under the San Antonio Municipal Facilities Corporation fund.

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