

ORDINANCE

APPROVING THE FEE SIMPLE ACQUISITION OVER THE EDWARDS AQUIFER RECHARGE ZONE OF A 39.35-ACRE TRACT OF LAND KNOWN AS THE TREVINO PROPERTY LOCATED IN BEXAR COUNTY, TEXAS FROM 3VINO, LTD. AND NOEL J. TREVINO, INDEPENDENT EXECUTOR OF THE ESTATE OF HILARIO TREVINO, AND AUTHORIZING PAYMENT TO MISSION TITLE AS ESCROW AGENT IN THE AMOUNT OF \$2,970,929.10 FROM THE SAN ANTONIO MUNICIPAL FACILITIES CORPORATION FUND, WHICH IS INCLUDED IN THE FY 2025 – FY2030 CAPITAL IMPROVEMENT PROGRAM.

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WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, the Trevino Property is located within the Mud Creek watershed, which contributes to significant recharge of the Edwards Aquifer; and

WHEREAS, 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; and

WHEREAS, acquisition of the Trevino Property may assist in the EAPP's efforts to conserve additional acreage on adjacent land over the Edwards Aquifer Recharge Zone in Bexar County; and

WHEREAS, if acquired, the Trevino 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.

NOW THEREFORE,

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

SECTION 1. The City Manager or designee is authorized to acquire in fee simple a 39.35-acre tract of land known as the Trevino Property located in Bexar County in the amount of \$2,970,929.10 from the San Antonio Municipal Facilities Corporation fund.

SECTION 2. Funds in the amount of \$2,901,454.10 are available in Fund 40099000, Project 26-00701, WBS Element 26-00701-01-04 and GL Account 5209010.

SECTION 3. Funds in the amount of \$60,500.00 are available in Fund 40099000, Project 26-00701, WBS Element 26-00701-01-01 and GL Account 5201040.

SECTION 4. Funds in the amount of \$8,975.00 are available in Fund 40099000, Project 26-00701, WBS Element 26-00701-01-03 and GL Account 5201040.

SECTION 5. Payment not to exceed \$2,970,929.10 is authorized to be encumbered with a purchase order and made payable to Mission Title. Payment is in support of the Trevino property acquisition. Funding is provided by the Municipal Facilities Corporation and is included in the FY 2025 - FY 2030 CIP Budget.

SECTION 6. The acquisition of surplus property must be coordinated through the City's Finance Department to assure the addition of these assets into the City's financial records and to record the proper accounting transactions.

SECTION 7. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 8. This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

JG
06/12/2025
Item No. XX

PASSED AND APPROVED this 12th day of June 2025.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT