

# ***CITY OF SAN ANTONIO CONSERVATION ADVISORY BOARD***

## **MINUTES**

January 26, 2022

### **BOARD MEMBERS PRESENT**

<b>Member Name</b>	<b>Agency Represented</b>
Dr. Francine Romero	<i>San Antonio Parks &amp; Recreation Board</i>
Ms. Jessica Alderson	<i>Texas Parks &amp; Wildlife Dept.</i>
Mr. Homer Garcia	<i>COSA Parks &amp; Recreation Dept.</i>
Mr. Brock Curry	<i>Edwards Aquifer Authority (EAA)</i>
Mr. Steve Graham	<i>San Antonio River Authority (SARA)</i>
Mr. Robert Puente	<i>San Antonio Water System (SAWS)</i>

### **STAFF PRESENT**

Melinda Cerda, Assistant Director, Parks and Recreation  
Grant Ellis, Natural Resources Manager, Parks & Recreation  
Phillip Covington, Special Projects Manager, Edwards Aquifer Protection Program (EAPP)  
Susan Courage, Senior Management Analyst, EAPP  
David Bernal, Management Analyst, EAPP  
Victoria Shum, Assistant City Attorney, City Attorney's Office  
Kelsey Scherschel, Special Projects Manager, Natural Areas

### **GUESTS PRESENT**

<b>Name</b>	<b>Organization</b>
David Bezanson	The Nature Conservancy
Jeff Francell	The Nature Conservancy
Doug Dillow	Green Spaces Alliance
Clay Thompson	Green Spaces Alliance
Susan Beavin	San Antonio Conservation Society
Patricia Seidenberger	San Antonio Conservation Society
Leticia Pena Martinez	North San Antonio Chamber of Commerce
Drew Pressentin	First American Commercial Property Group

### **REGULAR BUSINESS**

Meeting was called to order at 1:01 pm by Chairwoman Francine Romero. Roll call was taken by Dr. Romero.

## **APPROVAL OF MINUTES**

Dr. Romero asked for approval of the minutes for the December 1, 2021 meeting. Mr. Steve Graham motioned for approval of the minutes. Ms. Jessica Alderson seconded. Minutes approved. Motion carried.

## **ITEMS OF COMMUNITY INTEREST**

- Mr. Phillip Covington stated that the Middle Verde Ranch and High Places Ranch conservation closed last year and there are now 172,553 acres protected under the EAPP.
- Mr. Covington stated that the Galewsky and Pearce conservation easements would go before the City Council in early March 2022.
- Mr. Covington stated that the financial disclosure reports would be due at the end of March.
- Mr. Covington stated that the Land Acquisition Assistance Request for Qualifications had been released and available on the City of San Antonio Bidding Opportunities weblink. He also stated that the request opened on January 21, 2022 and would close on March 7, 2022. Mr. Covington stated that the City of San Antonio's Purchasing department sent out notices to all entities that may have an interest in providing these services. He also stated that the Nature Conservancy and Green Spaces Alliance were contacted and notified of the bidding opportunity. Mr. Covington stated the selected proposals would then be taken to City Council and approved by mid-year.
- Mr. Covington updated the CAB on the Guajolote Ranch. He stated that the SAWS Board ordered SAWS staff to proceed with the utility service agreement with Lennar Homes to include restrictions if the on-site wastewater treatment option were to proceed. Mr. Covington stated that any updated information would be provided to the CAB in future briefings.

## **CITIZENS TO BE HEARD**

No citizens to be heard.

## **INDIVIDUAL ITEMS**

1. Discussion & update regarding the Moos Ranch & Mikeska Ranch: The Nature Conservancy
  - a. Mr. Phillip Covington stated that the Mikeska Ranch would be tabled for this next meeting.
  - b. Mr. David Bezanson presented the Moos Ranch for stage 2 approval.
2. Discussion & update regarding SH 211/Hampton Property, Maverick Springs/Schneider Ranch, and Stoner Ranch: City Staff

- a. Mr. Phillip Covington presented the SH 211/Hampton Ranch for stage 1 approval.
  - b. Mr. Covington presented the Maverick Springs/Schneider Ranch for stage 1B approval.
  - c. Mr. Covington presented an update on the Stoner Ranch stage 1 approval.
3. Briefing and possible action on Scenic Canyon Natural Area Fencing Project: City Staff
- a. Mr. Phillip Covington presented the proposed fencing replacement project at Scenic Canyon Natural Area, a 453-acre preserve located in Bexar County near the City of Grey Forest which is maintained by the City of San Antonio Parks and Recreation Department's Natural Areas division. Mr. Covington stated that the property was acquired by EAPP in 2007 under the 2005 Proposition 1 program and that The Nature Conservancy holds a conservation easement on the property. He also stated that the Natural Areas budget could provide some of the cost for replacing approximately 7,900 linear feet of perimeter fencing needed to prevent trespassing and to protect the sensitive karst features located on the conservation easement. Mr. Covington asked that the CAB consider providing the remaining balance of funding needed from the 2015 Proposition 1 program to complete the project through the City of San Antonio's annual fencing contract. Questions were raised regarding future maintenance responsibility for properties acquired by EAPP. This project will be revisited by the CAB at a later date.

**Closed Regular Session & Opened Executive Session at 1:53 pm.**

Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 552.071 (consultation with an attorney).

**Closed Executive Session & Opened Regular Session at 2:17 pm.**

4. Action on proposed items and acquisitions from Agenda items 1, & 3.
- Chairwoman Romero opened the floor for motions and a roll call was taken to ensure a quorum and a vote on the motion:
    - Mr. Brock Curry motioned for stage 1 approval on the Hampton property. Ms. Jessica Alderson seconded. No further discussion. Motion passed.
    - Mr. Brock Curry motioned for stage 1B approval on the Maverick Springs Ranch. Ms. Alderson seconded. No further discussion. Motion passed.
5. Program Fiscal Report: Mr. Phillip Covington presented an updated expenditure report reflecting the closing of the Middle Verde Ranch and High Places conservation easements. He stated that there were also additional expenses with the water quality projects. Mr. Covington also stated that there was a payment issued to the Edwards Aquifer Authority under the new Interlocal Agreement for the annual monitoring assistance. Mr. Covington presented an updated acquisition table that

reflected the Middle Verde Ranch and High Places Ranch conservation easements as closed, Galewsky and Pearce properties as City Council pending, and due diligence expenses for the remaining projects.

6. Monitoring Status Report: Ms. Susan Courage stated that there were no updates to report on the conservation easement monitoring.
7. Report, Discussion, and Action regarding Agenda and for the next CAB meeting – February 23, 2021, at 1:00 pm, at the San Antonio River Authority.
8. Adjournment at 2:26 pm.