

**AN ORDINANCE**

**AUTHORIZING THE PAYMENT OF \$1,797,690.00, FROM THE PROPOSITION 1 EDWARDS AQUIFER PROTECTION SALES TAX FUND, FOR THE ACQUISITION OF A APPROXIMATELY 229-ACRE TRACT KNOWN AS THE GOODHORSE RANCH LOCATED IN BEXAR COUNTY, TO BECOME PART OF GOVERNMENT CANYON STATE NATURAL AREA, MANAGED BY THE TEXAS PARKS AND WILDLIFE DEPARTMENT; AND IN EXCHANGE THE CITY WILL HOLD AN AQUIFER PROTECTION CONSERVATION EASEMENT ON SAID PROPERTY.**

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**WHEREAS**, in November 2010, San Antonio voters approved the continuation of a 1/8-cent sales tax venue up to \$90 million known as the Proposition 1 Edwards Aquifer Protection Program (EAPP); and

**WHEREAS**, the purpose of the EAPP is to obtain property rights by fee-simple purchase, conservation easements or donations of land over the sensitive zones of the Edwards Aquifer; and

**WHEREAS**, the Goodhorse Ranch meets the requirements for the EAPP; and

**WHEREAS**, it is located entirely over the Recharge Zone in Bexar County and the majority of the land is outside of the flood plain and suitable for potential residential development; and

**WHEREAS**, the property appraised at a value of 16,000 per acre in August of 2015; and

**WHEREAS**, however, the current owners of the land have agreed to sell the property at a discounted price of \$7,500.00 per acre; and

**WHEREAS**, this discounted purchase price is approximately 46% of the appraised market value, and therefore is in line with what the City typically pays for a conservation easement on land over the aquifer; and

**WHEREAS**, the City would contribute EAPP funds with title to be held by the Texas Parks and Wildlife Department (TPWD); and

**WHEREAS**, the property is adjacent to Government Canyon and is very close to several properties also protected by conservation easements under the City's aquifer protection program, and would result in over 12,500 acres of contiguously protected land in northwest Bexar County; and

**WHEREAS**, the City, in return, would hold a conservation easement on the property for aquifer protection purposes; and

**WHEREAS**, the Conservation Advisory Board has reviewed and recommended this acquisition and conservation easement; **NOW THEREFORE**:

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

**SECTION 1.** The City Manager or her designee, or the Director of the Parks and Recreation Department or his designee, is authorized to complete the transaction for a conservation easement on the approximately 229-acre tract known as the Goodhorse Ranch located in Bexar County, to become part of Government Canyon State Natural Area, managed by the Texas Parks and Wildlife Department. A copy of the conservation easement, in substantially final form, is attached hereto and incorporated herein for all purposes as **Attachment I**.

**SECTION 2.** The City Manager or her designee, or the Director of the Parks and Recreation Department or his designee, is further authorized to execute any necessary documents to effectuate said acquisition.

**SECTION 3.** Payment in the amount of the \$1,797,690.00 in SAP Fund 40005000, Park Improvements, SAP Project Definition 40-00271, Edward's Aquifer Land Acquisitions, is authorized to be encumbered and made payable to Gracy Title Co., for title on a conservation easement on approximately 229-acre tract of land known as the Goodhorse Ranch located in Bexar County, Texas.

**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 5.** This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_.

**M A Y O R**  
**Ivy R. Taylor**

**ATTEST:**

**APPROVED AS TO FORM:**

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Leticia M. Vacek, City Clerk

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Martha G. Sepeda, Acting City Attorney