

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

## **MINUTES**

August 26, 2020

### **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</i>
Mr. Scott Halty	<i>San Antonio Water System</i>
Mr. Stephen Graham	<i>San Antonio River Authority</i>
Mr. Rogelio Garcia	<i>San Antonio Economic Development Foundation</i>
Dr. Russell Persyn	<i>Medina County</i>

### **STAFF PRESENT**

Melinda Cerda, Assistant Director, Parks & 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  
 Steve Whitworth, Assistant City Attorney, City Attorney's Office  
 Victoria Shum, Assistant City Attorney, City Attorney's Office  
 Orlando Rodriguez, Deputy City Attorney, City Attorney's Office  
 Ben Gorzell, Chief Financial Officer, City Manager's Office  
 Ryan Evans, Executive Assistant, Parks & Recreation

### **GUESTS PRESENT**

<b>Name</b>	<b>Organization</b>
David Bezanson	The Nature Conservancy
Jeff Francell	The Nature Conservancy
Doug Dillow	Green Spaces Alliance
Matthew Fischer	Green Spaces Alliance
Karen Bishop	San Antonio River Authority
Nic Maloukis	Texas Parks & Wildlife Department
Clay Binford	Consultant
Annalisa Peace	Greater Edwards Aquifer Alliance
Patricia Seidenberger	San Antonio Conservation Society
Paul Stinson	Bloomberg Industry Group
Scott Huddleston	San Antonio Express News

## **REGULAR BUSINESS**

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

## **APPROVAL OF MINUTES**

Dr. Romero asked for approval of the minutes for the July 8, 2020 meeting. Dr. Russell Persyn motioned for approval of the minutes. Mr. Brock Curry seconded. Dr. Romero completed a roll call vote where approval was unanimous. Dr. Romero asked for approval of the minutes for the August 10, 2020 meeting. Mr. Scott Halty motioned for approval of the minutes. Dr. Russell Persyn seconded. Dr. Romero completed a roll call vote where approval was unanimous.

## **ITEMS OF COMMUNITY INTEREST**

- Mr. Phillip Covington stated that the EAPP has protected 160,330 acres.
- Mr. Covington stated that the Monier Ranch conservation easement received final approval at the July 8 CAB meeting and would be presented for consideration at the September 17th City Council meeting. Mr. Covington also stated that the closing for the Monier Ranch would occur in early fiscal year 2021.
- Mr. Covington stated that he had a preliminary conversation with San Antonio Water System (SAWS) staff regarding the possibility of submitting a joint grant application to Natural Resource Conservation Service's Regional Conservation Partnership Program (RCPP); the deadline for grant submittal is November 4<sup>th</sup>. Mr. Covington stated this grant would allow for the EAPP and SAWS to partner on future conservation easement projects and that he would provide more details at the next CAB meeting.

## **CITIZENS TO BE HEARD**

No citizens to be heard.

## **INDIVIDUAL ITEMS**

1. Briefing and Possible Action on a resolution supporting a funding alternative to continue the City's Edwards Aquifer Protection Program to include the functions of the Conservation Advisory Board
  - a. Mr. Phillip Covington read a public statement written by Ms. Patti Zaiontz, President of the Conservation Society of San Antonio located at 107 King William Street, San Antonio, Texas 78204 and telephone number (210) 224-1613. Ms. Zaiontz stated the San

Antonio Conservation Society supports a funding alternative to continue the City's Edwards Aquifer Protection Program to include the functions of the Conservation Advisory Board. Ms. Zaiontz added that San Antonio's source of drinking water must continue to be protected by the Edwards Aquifer Protection Program.

- b. Mr. Ben Gorzell presented a summary of a funding alternative for the EAPP that would begin in fiscal year 2023. Mr. Gorzell stated that a draft resolution was shared for CAB review on Monday, August 24<sup>th</sup> along with a draft City Council ordinance and Programmatic and Financing agreement with the San Antonio Municipal Facilities Corporation (MFC) to carry out the funding of the EAPP on behalf of the City. Mr. Gorzell also stated that the total commitment from the City would be \$100 million and it would be exclusive of financing costs, interest costs, maintenance costs and other support costs. Mr. Gorzell stated that the contract would expire in 10 years or whenever the \$100 million is reached; however, the term can be extended by the City. Mr. Gorzell also stated that budget adjustments could occur as needed and depending on the needs of the program with options for mid-year funding. Mr. Gorzell stated that the Municipal Facilities Corporation would issue the debt in installments and the City could provide funding without issuing debt to provide additional capacity, or a combination of funding as the program moves forward. CAB members asked specific questions and provided comments regarding the contract, ordinance and financing agreement drafts. Dr. Romero asked for a motion regarding the draft contract. Dr. Russell Persyn motioned for approval of a resolution supporting a funding alternative to continue the City's Edwards Aquifer Protection Program to include the functions of the Conservation Advisory Board with amending whereas statement seven to strike anything after the words, "City's revenue". Mr. Stephen Graham seconded. Dr. Romero completed a roll call vote where approval was unanimous.

2. Discussion & Update regarding the Brown Ranch, Mazurek Ranch and the Bloomfield Hills property: The Nature Conservancy

- a. Mr. David Bezanson presented the Brown Ranch for final approval.
- b. Mr. Bezanson presented the Mazurek Ranch for approval of stage 1-B the appraisal.
- c. Mr. Bezanson presented the Bloomfield Hills property for stage 2 approval.

3. Discussion & Update regarding the Henderson property and the Manteufel property: Green Spaces Alliance

- a. Mr. Matthew Fischer presented the Henderson for stage 1 approval.
  - b. Mr. Fischer presented the Manteufel property for stage 2 approval.
4. Discussion & Update Regarding the Headwaters Ranch and the Storrs Ranch: City Staff
- a. Mr. Covington presented the Headwaters Ranch for approval of stage 1-B the appraisal.
  - b. David Bezanson with The Nature Conservancy presented the Storrs Ranch for approval of stage 1-A geological evaluation.

**Closed Regular Session & Opened Executive Session at 2:17 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 Regular Session & Opened Executive Session at 2:45 pm.**

5. Action on proposed acquisitions in Bexar, Medina, and/or Uvalde Counties:
- 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 final approval on the Brown Ranch. Mr. Scott Halty seconded. No further discussion. Motion passed.
    - Mr. Brock Curry motioned for approval of stage 1-B the appraisal on the Mazurek property. Dr. Russell Persyn seconded. No further discussion. Motion passed.
    - Mr. Scott Halty motioned for stage 2 approval on the Manteufel property. Ms. Jessica Alderson seconded. No further discussion. Motion passed.
    - Ms. Jessica Alderson motioned for approval of stage 1-B the appraisal on the Headwaters Ranch. Mr. Brock Curry seconded. No further discussion. Motion passed.
    - Mr. Brock Curry motioned for stage 1 approval of the Henderson property. Ms. Jessica Alderson seconded. No further discussion. Motion passed.
    - Mr. Brock Curry motioned for approval of stage 1-A the geological evaluation on the Storrs Ranch. Dr. Russell Persyn seconded. No further discussion. Motion passed.
    - Mr. Brock Curry motioned for stage 2 approval of the Bloomfield Hills property with CAB direction to staff to obtain information regarding the Habitat Conservation Plan

before consideration of final approval. Dr. Russell Persyn seconded. No further discussion. Motion passed.

6. Program fiscal report: Mr. Phillip Covington presented a revised budget expenditure report that reflected most current acquisitions to date. Mr. Covington stated the remaining Proposition 1 totals just over \$34 million. Mr. Covington also presented the Acquisition Tracker table which showed properties that were in various stages of due diligence. Mr. Covington stated that there were no major changes only updates with properties that were considered during the July CAB meeting. Mr. Covington also stated that the Monier Ranch would be presented at the City Council meeting on September 17<sup>th</sup> and would provide an update at the next CAB meeting.
7. Monitoring status report: Mr. Phillip Covington stated that there were no major issues on the monitoring inspections as they resumed last month. Mr. Covington also stated that EAA have been conducting aerial imagery in cases where there was no development or past issues.
8. Report, Discussion, and Action regarding Agenda and for the next CAB meeting – September 23, 2020 at 1:00 pm, via a virtual meeting.
9. Adjournment at 3:01 pm.