



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3604

**Type:** Real Property Acquisition

**In control:** City Council A Session

**On agenda:** 8/6/2015

**Title:** An Ordinance authorizing payment in the amount of \$1,424,713.00 to Mission Title Company as escrow agent for real property interests, due diligence and closing costs for an Edwards Aquifer Protection Program conservation easement on an approximately 977-acre tract of land known as the Barnes Bluff Ranch located in Medina County, Texas. [Xavier Urrutia, Interim Assistant City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]

**Sponsors:** Conservation Advisory Board

**Indexes:** EastPoint Edwards Aquifer

**Code sections:**

**Attachments:** 1. Barnes Bluff Map area map, 2. Barnes Bluff Map\_updated, 3. Barnes Bluff Ranch Conservation Easement (Jagge-Foley) - FINAL - 7.15.pdf, 4. Barnes Bluff Ranch Legal Description (Exhibits A & A-1), 5. Draft Ordinance, 6. Ordinance 2015-08-06-0638

Date	Ver.	Action By	Action	Result
8/6/2015	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Office of EastPoint & Real Estate

**DEPARTMENT HEAD:** Mike Etienne

**COUNCIL DISTRICTS IMPACTED:** City Wide

**SUBJECT:** Edwards Aquifer Protection Program - Conservation Easement Acquisition

### SUMMARY:

Consideration of an ordinance authorizing payment for real property interests, due diligence and closing costs on an approximately 977-acre tract of land known as the Barnes Bluff Ranch located in Medina County, Texas, in the amount of \$1,424,713.00 from the Proposition One Edwards Aquifer Protection Venue Project to Mission Title Company, as escrow agent, for title on a conservation easement and authorizing the execution of documents to accomplish said acquisition.

### BACKGROUND INFORMATION:

In May of 2000, voters approved the first program, 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. That program, referred to as "Proposition Three," ran from 2000 through 2005, was limited to Bexar County and acquired more than 6,500

acres as Natural Areas for the City of San Antonio.

The current program is an extension of that initial endeavor, although the scope was narrowed to watershed protection and, due to a change in state legislation, funds could be expended outside of Bexar County. The purpose of the Edwards Aquifer Protection Program 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, referred to as “Proposition One,” also is funded with the 1/8-cent sales tax up to the amount of \$90 million.

The purchase of a conservation easement on the Barnes Bluff Ranch is presented for consideration to the City Council under the Proposition One Edwards Aquifer Protection Venue Project, which was approved by the voters in November 2010. The City Council-approved Conservation Advisory Board has reviewed and recommended this acquisition. This property is located entirely over the Recharge Zone in Medina County. Much of the land is located outside of the flood plain and suitable for residential development.

This property first was targeted through use of the Scientific Evaluation Team’s GIS-Spatial Model (SET Model). Subsequent site visits identified previously undocumented faults and other recharge features on the property. All of the Barnes Bluff Ranch is located within the Hondo Creek drainage basin, which is an important recharge contributor in the area. In fact, approximately 1.8 miles of the Hondo Creek flow through the eastern portion of the property. The property significantly contributes to surface water runoff quality, due to the current undeveloped state of the property, and the Edwards Aquifer Authority issued a geological assessment of the site confirming that preservation of the Barnes Bluff Ranch would provide both high water quality and quantity benefits for the City of San Antonio. This ranch is adjacent to several other properties also protected by conservation easements held by the City and would result in the protection of over 10,000 acres of contiguous land within the Hondo and Verde Creek watersheds under conservation easements with the City of San Antonio.

The proposed Barnes Bluff Ranch would constitute the 62<sup>nd</sup> conservation easement acquisition under the current program. Inclusion of these proposed 977 acres would bring the total of protected lands under the City’s aquifer protection program to 134,938 acres.

## **ISSUE:**

An ordinance authorizing payment for real estate interests, due diligence and closing costs on a 977-acre tract of land known as the Barnes Bluff Ranch located in Medina County, Texas, in the amount of \$1,424,713.00, to Mission Title Company, as escrow agent for title on a conservation easement.

All of the Barnes Bluff Ranch is located within the Hondo Creek drainage basin, which is an important recharge contributor in the area. Approximately 1.8 miles of the Hondo Creek run through the property. The property significantly contributes to surface water runoff quality, due to the current undeveloped state of the property, and the Edwards Aquifer Authority issued a geological assessment of the site confirming that preservation of the Barnes Bluff Ranch would provide both high water quality and quantity benefits for the City of San Antonio.

The acquisition of this property is necessary to accomplish the Proposition One Edwards Aquifer Protection Venue Project.

## **ALTERNATIVES:**

An alternative would be to defer acquisition until a later date. By not acquiring this conservation easement at this time, it may not be available at a later date or for the same purchase price.

Another option would be not to acquire the conservation easement; however, this would be counter to the goals

of the Proposition One Edwards Aquifer Protection Venue Project.

**FISCAL IMPACT:**

This is a one-time expenditure in the amount of \$1,424,713.00 for this acquisition. It will be funded by the 1/8-cent sales and use tax in the Edwards Aquifer Protection (Proposition One) Sales Tax funds included in the Fiscal Year 2015-2020 Capital Budget.

**RECOMMENDATION:**

Staff recommends approval authorizing placement of a conservation easement on the 977-acre Barnes Bluff Ranch for a total of \$1,424,713.00, in connection with the Proposition One Edwards Aquifer Protection Venue Project, in order to protect the quality and quantity of water entering the Edwards Aquifer.