



## **County of El Paso Agenda Item Details**

<b>Item Title:</b>	Planning & Development _ Texas General Land Office - Land Use Lease for HAC7
<b>Submitted By:</b>	Michael McElroy, Director
<b>Department:</b>	Planning and Development
<b>Department Phone Number:</b>	915-273-3330
<b>Subject:</b>	<p>Approve and authorize the County Judge to sign the State of Texas, Texas General Land Office Application for a State Land Use Lease (Surface Lease SL). The lease will facilitate the construction of a sedimentation basin designed to capture sediment, minimize deposition in downstream channels, and retain or detain flood flows along the arroyo. This project is funded by the Texas Water Development Board through the Flood Infrastructure Fund. The lease agreement is for \$1,000 annually over a 30-year term. Funds are available in GF-RBFLOODCNT-STRMWTR IMPROV. (Contract No. 2024-0981)</p>
<b>Background:</b>	<p>The County has secured \$3,210,000 in funding from the Texas Water Development Board, consisting of a \$1,605,000 grant and a \$1,605,000 zero-interest loan over 30 years. This funding will support the construction of two basins designed to manage watershed flows, reduce downstream flooding, and minimize sediment deposition:</p> <p>Upper Basin (Basin B): Regulates flows from the upper watershed. Encompasses approximately 15 acres with a depth of 20 feet and 3:1 side slope. Features controlled inlet structures to prevent erosion and an outlet for flows exceeding the 1% annual chance event.</p> <p>Lower Basin (Basin A): Controls flows released from Basin B and additional watershed runoff. Includes a 6-foot-tall embankment with approximately 3 acre-feet of excavation for flood and sediment storage. Utilizes two 4-foot by 4-foot concrete box culverts (CBCs) for controlled discharge.</p> <p>Project Objectives: Capture sediment to reduce deposition in downstream channels and floodplains. Detain flood flows and release them at a controlled rate to alleviate downstream flooding.</p>

Basin A will be constructed with a clay core, polyurethane membrane, chimney drain, and riprap-reinforced embankment. A detention basin design was selected over a retention basin due to its cost efficiency (39% lower) and its ability to effectively address sediment control, particularly for agricultural lands impacted by sediment deposition rather than shallow flooding.

The designated land will be used for the construction of Basin A, and ongoing maintenance will be managed by El Paso County Public Works, Infrastructure Services Department as part of their operational responsibilities.

TWDB informed the county that they will not pay for a land lease, and it should be County's responsibility.

Contract Number: 2024-0981

Contract Term Start: 1/12/2025

Contract Term End: 1/30/2055

County Attorney Opinion Number:

**Fiscal Impact:**

Fiscal Impact Historical

\$30,000. Paid \$1,000 annually over 30-year term

Fiscal Impact Projected

\$30,000. Paid \$1,000 annually over 30-year term

Long Account Number: Amount:

Long Account Number: GF-RBFLOODCNT-STRMWTR IMPROV-COGF-1000-0000000-431-80-80101-0470-00000-703013-  
Amount: \$30,000.00

**Budget or Unbudgeted Match:**

**Recommendation:**

Approve and authorize the County Judge to execute the State of Texas, Texas General Land Office Application for a State Land Use Lease (Surface Lease SL). The lease will facilitate the construction of a sedimentation basin designed to capture sediment, minimize deposition in downstream channels, and retain or detain flood flows along the arroyo. This project is funded by the Texas Water Development Board through the Flood Infrastructure Fund. The lease agreement is for \$1,000 annually over a 30-year term. Funds available in GF-RBFLOODCNT-STRMWTR IMPROV. (Contract 2024-0981)

**Prior Action:**

March 15, 2021. Item 13. Discuss and take appropriate action regarding the adoption of a resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation related to the receipt of grant and loan assistance from the Texas Water Development Board for the design and construction of County Stormwater Project HAC7. Further, authorize the County Judge to execute a sufficiency of funds letter to the Texas Water Development Board in connection with Stream 13.5 Basin (HAC7) Project. (Contract

No. 2021-0190).

November 2, 2020. Item 24. Approve and authorize the Planning & Development Department to submit to a grant application, and have the County Judge execute all necessary application documents, to the Texas Water Development Board's Flood Infrastructure Fund Program's 2020 Call for Projects in the amount of \$3.4 million (\$1.7 million in grant and \$1.7 million in zero-interest loan) upon legal review and approval. Further, approve and authorize the pledge of Interest & Sinking ad-valorem tax proceeds beginning no earlier than FY2022 for the repayment of the loan (Contract No. 2020-0971).

**Strategic Plan:**

Goal:

4. Upgrade Infrastructure

Objective:

4.1 Build infrastructure, including parks, to meet the needs of the community

**Strategic Plan Information:**

**Estimated Time Needed  
For This Item:**