

MEMORANDUM

To: City of Seguin Mayor and Council
Steve Parker, City Manager

From: Jack Jones, Director of Parks & Recreation

Through: Rick Cortes, Deputy City Manager

Subject: Presentation and possible direction regarding City owned and deed restricted park property located at 206 South Travis Street.

Date: December 21, 2021

The City of Seguin owns deed restricted park property located at 206 South Travis Street. This 0.231-acre lot has an old house that was built in the early 1900's and a detached garage. The lot is contiguous to Walnut Springs Park on the western side (backyard) of the property as depicted on the attached maps. The property was purchased by the City on August 17, 2005. As part of the purchase, the City agreed that this property could only be used for park purposes as noted on the attached General Warranty Deed. The house had been utilized as rental property for City employees up until recently and now it sits vacant.

On December 9, 2021, it was reported that private property was being stolen from a nearby home. It was discovered by the Seguin Police Department that a vagrant was living at the City owned house and was stealing private property nearby. The private property was being relocated to the City owned house.

The theft and vagrancy in the area brought to light the need to seek direction from City Council regarding the future of what is considered park property by deed. Some options are as follows for possible direction:

- If the City desires to sell the property outright, that will require an election to sell park property and if approved by the voters. Proceeds from the sale of the house and property could help fund needed repairs to the breached dam in Walnut Springs Park and address erosion/bank stabilization in the area caused by the recent flooding.
- The City can keep the house and use it for City related business/purposes such as staff offices or continue to lease to City employees as has been done in the past.
- The house can be removed from the lot, and the land can be used for public park purposes. No public use has been identified at this point given that there is private property on both sides of the house and the backyard only has unimproved access to the creek and Walnut Springs Park.