

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: Resolution authorizing the City Manager to execute a Deed Without Warranty to purchase the Saegert Middle School Tennis Courts and Maintenance Buildings from the Seguin Independent School District for a purchase price of \$200,000; and declaring an effective date.

Date: November 2, 2021

On August 21, 2021, the Seguin ISD Board of Trustees approved the sale of the old Saegert Middle School tennis courts and maintenance buildings to the City of Seguin for a purchase price of \$200,000. The property is located at 418 W. Mountain St. The sale includes the entire block bordered by West Mountain Street, North Guadalupe Street, West Walnut Street, and North Goodrich Street. The four existing tennis courts, three maintenance buildings, and an office building are in a state of disrepair and are not currently needed by SISD for instructional purposes. Proposed funding for the purchase could come from the American Rescue Plan Act (ARPA) of 2021.

The reason for the purchase of the property is to repurpose the four tennis courts and possibly create 9 to 12 pickleball courts. The old tennis courts are in decent enough shape to be repurposed for pickleball. Pickleball is a growing sport and has its roots with senior citizens and is now transitioning to younger people.

Approximately two years ago, the City overlaid two of the six tennis courts at Max Starcke Park West with pickleball lines to accommodate that sport as part of the recommendations of the 2019 Parks, Recreation, Open Space, and Trails Master Plan. This has been such a success that pickleball players need more courts for recreational play, including possible leagues and tournaments. Staff has learned that some people are coming from San Antonio, New Braunfels, and San Marcos to play pickleball with local players so there is a tourism aspect to the purchase. With this location being so close to the downtown area, it's natural that pickleball players will gravitate to the downtown area for shopping, food, and entertainment. Future funding (possibly ARPA) will be needed to overlay the existing asphalt tennis courts with new surfacing, poles/nets, striping, benches, windscreens, parking lot repairs/striping, water fountain, etc. In addition, LED lighting for evening play (the sun sets around 6 p.m. during the fall/winter months) should be considered along with needed restroom facilities.

Another reason for the purchase is to clean up the site to the west of the future pickleball courts given its close proximity to the downtown area as all four buildings are in a state

of disrepair and unsightly. This could include landscaping and beautification of the property to the west of the future pickleball courts and possibly creating a large, covered pavilion for gatherings. Future funding (possibly ARPA) will be needed for any work.

City staff recommends approval of a Resolution authorizing the City Manager to execute a Deed Without Warranty to purchase the Saegert Middle School Tennis Courts and Maintenance Buildings from the Seguin Independent School District for a purchase price of \$200,000; and declaring an effective date.