# Big Red Barn Foundation Board Meeting

# Monday, April 4, 2023 at 9 a.m. In-person meeting at the Big Red Barn

## **Attendees:**

Board Leadership: Kerry Koehler – President, Wilfred Bartoskewitz – Vice President, Jenny Siltmann – Secretary, Ronald Heinemeyer – Treasurer

Board Members: Roger Bading, Keith Huebinger, David Reiley, Susan Thibodeaux, Kay Willmann

## **City of Seguin**

Melissa Reynolds, PE – Director of Engineering and Capital Projects

## **Guadalupe County**

Clay Forister, PE – County Engineer

## **Consultant Team**

John Tyler and Jake Powell with Pape-Dawson; Jacqie Wilson with CD&P

## **Meeting Purpose**

The purpose of the meeting was to share project information, gain a better understanding of the property’s current operations and events, existing challenges, and discuss potential impacts.

## **Notes**

After introductions, the team shared project information including project background and need, project development process, proposed improvements and expected outcomes. Then the group had an open discussion.

* Reviewed that an Advanced Funding Agreement (AFA) is in process and could be finalized in about six weeks
* Noted that Cordova Road is used as a thoroughfare between SH 123 and SH 46
* Alignment is not yet finalized
	+ Could widen existing Cordova Road or reroute around GVEC substation
	+ The reroute would still leave room for additional development in the area
	+ Discussed how GVEC wants to expand existing substation
	+ Board noted that the reroute would work better for them considering they have many visitors including children on school field trips (~1,000 children visit in the spring) and could use old Cordova Road as a safer access point – they also feel this would benefit their neighbor who is a farmer
	+ Team noted that while the curvature of the reroute around the substation would meet safety criteria, it is not ideal
	+ Board noted that the proposed acquisition for the widening without the reroute would significantly impact their garden. One of their most popular attractions.
* Discussed improved roadway configuration
	+ The team noted that the new typical section would be approximately 120 feet of right of way
	+ Design speed will be between 35 and 40 mph
	+ Team noted that areas with dual-turn lanes rather than a raised median will be based on traffic counts
* Board noted that flooding is an issue
Flooding occurs:
	+ at the corner of Cordova Road and SH 123
	+ near the church in the back of the property
	+ at the front of the property
	+ at the tractor trail
* Team noted that drainage is challenging in this area due to the flat topography
	+ Plan is to include drainage swales (open ditches) between the roadway and the shared-use path to help with this and slow down the run-off
* Discussed potential property expansion and traffic at the property
	+ Board is planning to add additional parking and an entrance/driveway near SH 123
		- Team noted there are rules for proximity of a driveway near an intersection and spacing between driveways
	+ Events cause traffic to back up especially if the event is at specific time-frame
	+ School busses come from SH 123 and can cause back up trying to access driveway
	+ The consolidated driveway could help with this
* Board noted that school traffic frequently backs up to Cordova Road on SH 123
* The team noted they are coordinating with TxDOT regarding their project on SH 123 from Cordova Road to I-10
* Team noted construction could begin in 2026
* Board offered The Big Red Barn location for public meetings

**Action Items & Follow Up**

* Email Jenny Siltmann and gather email addresses for all Board leadership and members to add to stakeholder database – *completed*

**High-Level Summary**

* The Big Red Barn Foundation Board seemed to be excited to see the roadway improvements even though significant right of way may be needed. Their main concerns are flooding, access, safety of visitors, and right of way acquisition.