



Sherry Garrison, Council Position 1
TJ Haight, Council Position 2
Tommy Ginn, Council Position 3

Bill Patterson, Council Position 4
Ron Martin, Council Position 5
Rae A. Sinor, Council Position 6

James Stokes, City Manager
Gary Jackson, Assistant City Manager

Jerry Mouton Jr., Mayor

Shannon Bennett, City Secretary
Jim Fox, City Attorney

On Tuesday, May 18, 2021 Governor Greg Abbott issued Executive Order GA-36 prohibiting government entities from mandating masks or face coverings. Please be advised that effective immediately, the use of masks or face coverings within City of Deer Park facilities is no longer required on the part of visitors.

In order to help prevent the spread of the virus that causes COVID-19, the City of Deer Park continues to encourage the public attending the meeting to:

- 1. Maintain at least 6 feet separation from other individuals.*
- 2. Self-screen before going into the meeting for any of the following new or worsening signs or symptoms of possible COVID-19: (Cough, Shortness of breath or difficulty breathing, Chills, Repeated shaking with chills, Muscle pain, Headache, Sore throat, Loss of taste or smell, Diarrhea, Feeling feverish or a measured temperature greater than or equal to 100.0 degrees Fahrenheit, Known close contact with a person who is lab confirmed to have COVID-19, Wash or disinfect hands upon entering the building and after any interaction with others in the building.*
- 3. Consider wearing cloth face coverings (over the nose and mouth) when entering the building, or when within 6 feet of another person who is not a member of the individual's household.*

This Executive Order does not prevent visitors from voluntarily continuing to wear face coverings/masks.

Ordinance #4248

Resolution #2021-04

CALL TO ORDER

The 1782nd meeting of the Deer Park City Council.

INVOCATION

PLEDGE OF ALLEGIANCE

COMMENTS FROM AUDIENCE

The Mayor shall call upon those who have registered to address Council in the order registered. There is a five minute time limit . A registration form is available in the Council Chambers and citizens must register by 7:25 p.m.

PRESENTATIONS

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.

1. Presentation of donation to The Rose from the Parks and Recreation Departments Art Park Players.

[PRE 21-007](#)

Recommended Action: Applause.

AWARDING/REJECTING BIDS

2. Awarding bid for a one year supply of Refuse Bags.

[BID 21-016](#)

Recommended Action: Award bid to Houston Poly Bag for 20,000 rolls of refuse bags at a unit price of \$8.29/roll for a total cost of \$165,800.

Department: Finance

Attachments: [Bid Tab - Refuse Bags](#)

3. Awarding bid for a one-year supply of gasoline and diesel fuel.

[BID 21-017](#)

Recommended Action: Award the contract for a one-year supply of gasoline and diesel fuel to the low bidder Fikes Wholesale, Inc.

Department: Finance

Attachments: [Gasoline and Diesel Summary 2021](#)

CONSENT CALENDAR

4. Approval of minutes of workshop meeting on May 18, 2021.

[MIN 21-061](#)

Recommended Action: Approval

Attachments: [CC_MW_051821](#)

5. Approval of minutes of regular meeting on May 18, 2021.

[MIN 21-060](#)

Recommended Action: Approval

Attachments: [CC_MR_051821](#)

6. Authorization to seek competitive sealed proposals for vendors to provide dinner meals for the Parks and Recreation Department Theatre Division dinner shows.

[AUT 21-023](#)

Recommended Action: Authorize the Parks and Recreation Department to seek competitive sealed proposals for vendors to provide dinner meals for the Parks and Recreation Department Theatre Division dinner shows.

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.

7. Authorization to purchase of a mobile command post and communications trailer. (CCPD Funded) [PUR 21-014](#)

Recommended Action: Approval of the purchase of mobile command post and communications trailer.

Department: Chief of Police Grigg and Police

Attachments: [Command Post Drawing](#)
[Command Post Quote](#)

NEW BUSINESS

8. Consideration of and action on approving a Notice of Intention to issue Certificates of Obligation for the construction of Deer Park Community Development Corporation (DPCDC) Type B funded improvements (Community/Recreation Center) as recommended by the (DPCDC). [RES 21-152](#)

Recommended Action: Approve a Notice of Intention to issue Certificates of Obligation for the construction of DPCDC Type B funded improvements (Community/Recreation Center) as recommended by the DPCDC.

Department: City Manager's Office

Attachments: [DM-#8059126-v3-City of Deer Park NOI Resolution \(2021 COs\) DRAFT](#)

9. Consideration of and action to authorize City staff to negotiate a professional services contract with Brinkley Sargent Wiginton Architects for the design of the new Community/Recreation Center as recommended by the Deer Park Community Development Corporation (DPCDC). [AUT 21-025](#)

Recommended Action: Authorize City staff to negotiate a professional services contract with Brinkley Sargent Wiginton Architects for the design of the new Community/Recreation Center as recommended by the DPCDC

Attachments: [BSW Recreation Experience Information-optimized](#)

10. Consideration of and action on a contract with the Economic Alliance Houston Port Region for Economic Development Services. [CON 21-007](#)

Recommended Action: Approval is recommended.

Department: City Manager's Office

Attachments: [DeerPark Economic Alliance Contract 2021 2024](#)

11. Consideration of and action on purchasing the services of Atlas Universal Roofing, Inc. for roof a replacement at the Surface Water Treatment Plant. [PUR 21-012](#)

Recommended Action: Staff recommends approving this purchase

Department: Public Works

Attachments: [Water Plant Roof Quote](#)

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.

12. Consideration of and action on purchase of a replacement vehicle for the Parks and Recreation Department Senior Services Division via the Goodbuy Cooperative Purchasing Contract 21 8F000.

[PUR 21-011](#)

Recommended Action:

Approve the authorization to purchase a replacement vehicle for the Parks and Recreation Department Senior Services Division via the Goodbuy Cooperative Purchasing Contract contract 21 8F000.

Attachments:

[DEER PARK K7B GB 042621](#)

13. Consideration of and action on a resolution expressing intent to issue obligations to reimburse for expenditures paid prior to issuance of obligations.

[RES 21-155](#)

Recommended Action:

Approve the resolution.

Attachments:

[DM-#8057693-v2-Reimbursement Resolution -- City of Deer Park \(GO Pro](#)

ADJOURN

/s/Shannon Bennett, TRMC
City Secretary

Posted on Bulletin Board
May 28, 2021

City Hall is wheelchair accessible and accessible parking spaces are available. Hearing assistance devices are available. Requests for accommodation services must be made 72 hours prior to any meeting. Please contact the City Secretary's office at 281-478-7248 for further information.

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.



Legislation Details (With Text)

File #: PRE 21-007 **Version:** 1 **Name:**

Type: Presentation **Status:** Agenda Ready

File created: 1/22/2021 **In control:** City Council

On agenda: 6/1/2021 **Final action:**

Title: Presentation of donation to The Rose from the Parks and Recreation Departments Art Park Players.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Presentation of donation to The Rose from the Parks and Recreation Departments Art Park Players.

Summary:

During this portion of the agenda Susan Mele, Theatre Supervisor, will give a special presentation to a representative from The Rose. Susan will be recognizing the Art Park Player volunteers that have worked diligently through the years for the Louise McBee Circle of Life Circle of Wreaths annual fundraiser. As of the date on June 1, 2021 this fundraiser will have raised a total of \$60,000 to benefit the Rose and their efforts. At this time, proceeds from the 2020 fundraiser will be presented Shannon McNair who is one of the Event/Fundraising Coordinators for The Rose.

None

Applause.



Legislation Details (With Text)

File #: BID 21-016 **Version:** 1 **Name:**
Type: Bids **Status:** Agenda Ready
File created: 5/18/2021 **In control:** City Council
On agenda: 6/1/2021 **Final action:**
Title: Awarding bid for a one year supply of Refuse Bags.
Sponsors: Finance
Indexes:
Code sections:
Attachments: [Bid Tab - Refuse Bags](#)

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Awarding bid for a one year supply of Refuse Bags.

Summary:

The City advertised and received seven (7) bids for refuse bags to be purchased for FY 2021-2022. Currently, the City has 10,017 active residential water accounts. The City would need 20,034 rolls available in October for each resident to receive two (2) rolls of refuse bags. Residents also have the option to purchase additional rolls of bags throughout the year.

The City currently has approximately 7,000 refuse bags in storage and recommends the purchase of a quantity of 20,000 rolls for the 2021-2022 fiscal year. The low bid for 20,000 rolls is Houston Poly Bag at a unit price of \$8.29/roll for a total cost of \$165,800. Samples of the company's refuse bags were submitted in accordance with the bid specifications and are in compliance.

Current Vendor - Houston Poly Bag

\$7.91/roll for 20,000 rolls total cost \$158,200

Fiscal/Budgetary Impact:

Refuse bags are budgeted in the Sanitation Department, Account No. 010-402-43090, Garbage Bags.

Award bid to Houston Poly Bag for 20,000 rolls of refuse bags at a unit price of \$8.29/roll for a total cost of \$165,800.

BID – REFUSE BAGS BID
Bid Date MAY 17, 2021, 2021

Name Contractor/Bidder	Bid Bonds	Addendum Yes/No	Total Bid
Berry Plastics Corp 4611 Central Ave, Monroe, LA 71203-6032	BB__ Ck__		18,000 rolls @ \$13.76=\$247,748 20,000 rolls @ \$13.76=\$275,200
Houston Poly Bag 11726 Holderrieth Rd., Tomball, TX 77375	BB __ Ck__		18,000 rolls @ \$8.36=\$150,480 20,000 rolls @ \$8.29=\$165,800
Hayden Twist Drill & Tool Co. 22822 Globe Ave, Warren, MI 48089	BB__ Ck__		
Interboro Packaging Corp. 114 Bracken Rd, Montgomery, NY 12549	BB__ Ck__		18,000 rolls @ \$11.98=\$215,640 20,000 rolls @ \$11.84=\$236,800
Central Poly-Bag Corp. 2400 Bedle Place, Lindon, NJ 07036	BB__ Ck__		18,000 rolls @ \$9.38=\$168,840 20,000 rolls @ \$9.38=\$187,600
Unipak 2766 E. 63 rd St., Brooklyn, NY 11234	BB__ Ck__		18,000 rolls @ \$12.67=\$228,060 20,000 rolls @ \$12.67=\$253,400
X-L Plastics 220 Clifton Blvd, Clifton, NJ 07011	BB__ Ck__		18,000 rolls @ \$10.93=\$196,740 20,000 rolls @ \$10.92=\$218,400
Competitive Choice 9303 Kirby Dr., Houston, TX 77054	BB__ Ck__		
Dyna Pak 112 Helton Dr, Lawrenceburg, TN 38464	BB__ Ck__		18,000 rolls @ \$18.15=\$326,700 20,000 rolls @ \$18.15=\$363,000



Legislation Details (With Text)

File #: BID 21-017 **Version:** 1 **Name:**
Type: Bids **Status:** Agenda Ready
File created: 5/18/2021 **In control:** City Council
On agenda: 6/1/2021 **Final action:**
Title: Awarding bid for a one-year supply of gasoline and diesel fuel.
Sponsors: Finance
Indexes:
Code sections:
Attachments: [Gasoline and Diesel Summary 2021](#)

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Awarding bid for a one-year supply of gasoline and diesel fuel.

Summary:

On Monday May 17, 2021, the City received seven (7) bids for a one-year supply of gasoline and diesel fuel. The bids were based on plus or minus the oil price index sheets (OPIS) supplied by the fuel distributors. Given current market trends and the fluctuating price of gasoline and diesel fuel, the City considers this the fairest way to evaluate and analyze comparable price data for a one-year period. Bid tabulations were based on the total annual estimated fuel requirements of the City. The attached summary provides a breakdown of these bids with one rate shown for each bidder representing the total plus or minus OPIS rate. The lowest bidder is Fikes Wholesale, Inc.

Current Vendor:

Sun Coast Resources

The current contract expires on June 30, 2021.

Fiscal/Budgetary Impact:

Gasoline and diesel fuel are budgeted within each respective department, as needed.

Award the contract for a one-year supply of gasoline and diesel fuel to the low bidder Fikes Wholesale, Inc.

Gasoline and Diesel Summary 2021

Daily OPIS reading
Wednesday, May 12, 2021

Unleaded – 2.0971

Diesel – 2.1402

“Unleaded”

Daily index reading + OPIS + state tax + federal tax + super fund tax (federal law)

Apache Oil Company

$$< 5,000 = 2.0971 + .10 + .20 + .184 + .00193 = 2.58$$

$$> 5,000 = 2.0971 + .02 + .20 + .184 + .00193 = 2.50$$

Sun Coast Resources, Inc.

$$< 5,000 = 2.0971 + .0198 + .20 + .0031 + .00 = 2.32$$

$$> 5,000 = 2.0971 + .0388 + .20 + .0031 + .00 = 2.34$$

Gold Star Petroleum, Inc.

$$< 5,000 = 2.0971 + .0575 + .20 + .00 + .0010 = 2.36$$

$$> 5,000 = 2.0971 + .0275 + .20 + .00 + .0010 = 2.33$$

Fikes Wholesale Inc.

$$< 5,000 = 2.0971 - .0311 + .20 + .001929 + .001 = 2.27$$

$$> 5,000 = 2.0971 - .0311 + .20 + .001929 + .001 = 2.27$$

O'Rourke Petroleum

$$< 5,000 = 2.0971 + .025 + .20 + .1804 + .00 = 2.50$$

$$> 5,000 = 2.0971 + .0310 + .20 + .1804 + .00 = 2.51$$

Pinnacle Petroleum

$$< 5,000 = 2.0971 + .0148 + .20 + .001 + .00 = 2.31$$

$$> 5,000 = 2.0971 + .0148 + .20 + .001 + .00 = 2.31$$

Bay Oil Company

$$< 5,000 = 2.0971 + .14 + .20 + .000 + .00 = 2.44$$

$$> 5,000 = 2.0971 + .04 + .20 + .000 + .00 = 2.34$$

“Diesel”

Daily index reading + OPIS + state tax + federal tax + super fund tax (federal law)

Apache Oil Company

$$< 5,000 = 2.1402 + .125 + .20 + .244 + .002143 = 2.71$$

$$> 5,000 = 2.1402 + .045 + .20 + .244 + .002143 = 2.63$$

Sun Coast Resources, Inc.

$$< 5,000 = 2.1402 + .0198 + .20 + .0031 + .00 = 2.36$$

$$> 5,000 = 2.1402 + .0388 + .20 + .0031 + .00 = 2.38$$

Gold Star Petroleum, Inc.

$$< 5,000 = 2.1402 + .0575 + .20 + .00 + .0010 = 2.40$$

$$> 5,000 = 2.1402 + .0275 + .20 + .00 + .0010 = 2.37$$

Fikes Wholesale Inc.

$$< 5,000 = 2.1402 - .0052 + .20 + .00233 + .001 = 2.34$$

$$> 5,000 = 2.1402 - .0052 + .20 + .00233 + .001 = 2.34$$

O’Rourke Petroleum

$$< 5,000 = 2.1402 + .25 + .20 + .2444 + .00 = 2.83$$

$$> 5,000 = 2.1402 + .0310 + .20 + .2444 + .00 = 2.62$$

Pinnacle Petroleum

$$< 5,000 = 2.1402 + 0.0019 + .20 + .001 + .00 = 2.34$$

$$> 5,000 = 2.1402 + 0.0019 + .20 + .001 + .00 = 2.34$$

Bay Oil Company

$$< 5,000 = 2.1402 + 0.14 + .20 + .000 + .00 = 2.35$$

$$> 5,000 = 2.1402 + 0.04 + .20 + .000 + .00 = 2.38$$



Legislation Details (With Text)

File #: MIN 21-061 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 5/26/2021 **In control:** City Council
On agenda: 6/1/2021 **Final action:**
Title: Approval of minutes of workshop meeting on May 18, 2021.
Sponsors:
Indexes:
Code sections:
Attachments: [CC_MW_051821](#)

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Approval of minutes of workshop meeting on May 18, 2021.

Summary:

Fiscal/Budgetary Impact:

Approval

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

A WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS
HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON
MAY 18, 2021 BEGINNING AT 6:45 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.
SHERRY GARRISON
TJ HAIGHT
TOMMY GINN
BILL PATTERSON
RON MARTIN
RAE SINOR

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES
GARY JACKSON
SHANNON BENNETT
JIM FOX

CITY MANAGER
ASSISTANT CITY MANAGER
CITY SECRETARY
CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 6:45 p.m.
2. COMMENTS FROM AUDIENCE – No comments received.
3. PRESENTATION OF MY DEER PARK TEXAS APP – Information Technology Projects and Applications Supervisor Nathan Bell gave an overview on working with Tyler Technologies in creating an all-inclusive application that incorporates two-way communication between the City Staff and the citizens. Mr. Bell provided a demonstration of the how the application works and its' capabilities.

Councilman Martin asked, "Is there dedicated Staff that will answer the reported concerns?"

Mr. Bell responded, "Yes."

Public Works Director Bill Pedersen advised Council that once a concern is reported, it goes straight to the Supervisor out in the field for assessment.

4. DISCUSSION OF ISSUES RELATING TO CITY OF DEER PARK CAPITAL PROJECTS 2021-2025 – Assistant City Manager Gary Jackson gave an overview of the capital projects for the period between 2021-2025. There are a number of capital projects that were approved in the FY 2020-2021 Budget that are already in the process of construction, design, consulting procurement, grant administration, or interlocal partnership agreement discussions. Mr. Jackson highlighted the projects funding source, estimated costs, A&E Committee, Consultants for the projects, probable construction procurement, bond sale schedule and the breakdown of the bond projects, along with the overview of the continuation for economic development with the Type B sales and use tax. (Exhibit A1)

Councilman Patterson asked, “The Legislature in Austin is trying to redefine debt and limit cities on how to raise the debt. Will that impact any of this?”

Mr. Jackson responded, “That is a very good question. There is a bill that is going through the latter stages of the process now, which would require that any debt issued, be voted on by the citizens. Not any debt, but most any debt. If it’s revenue bond supported, water and sewer supported, those wouldn’t necessarily require it. There has been various amendments that have been placed in the House of Representatives that would make exceptions for self-supporting debt and for various types of projects. If those amendments were not to pass and the bill passed and was signed, then it could be possible that on the second Certificate of Obligations, would be something that unless it got a specific exception, would have to start going to the voters that have not gone to the voters in the past. Even though the Type B, the citizens voted on the extension of the sales tax for the Community Recreation Center project. They did not specifically authorize debt issuance. Certificates of Obligation would be issued, unless they place a restriction that a vote has to be required. It is possible that if all of that were to happen, this 15 million dollars that would come in the year 2023, because that law would be in effect September 1st if it was to pass and this would have to be done in Revenue Bonds. Revenue Bonds have a higher interest rate. It would cost the taxpayers more money, but the project could still be done. It just wouldn’t be the most efficient way of doing it.”

5. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:06 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Jerry Mouton, Jr.
Mayor



City of Deer Park

710 E SAN AUGUSTINE
DEER PARK, TX 77536

Legislation Details (With Text)

File #: MIN 21-060 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 5/26/2021 **In control:** City Council
On agenda: 6/1/2021 **Final action:**
Title: Approval of minutes of regular meeting on May 18, 2021.
Sponsors:
Indexes:
Code sections:
Attachments: [CC_MR_051821](#)

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Approval of minutes of regular meeting on May 18, 2021.

Summary:

Fiscal/Budgetary Impact:

Approval

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes of

THE 1781ST REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD IN CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON MAY 18, 2021 AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.
SHERRY GARRISON
TJ HAIGHT
TOMMY GINN
BILL PATTERSON
RON MARTIN
RAE SINOR

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES
GARY JACKSON
SHANNON BENNETT
JIM FOX

CITY MANAGER
ASSISTANT CITY MANAGER
CITY SECRETARY
CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the meeting to order at 7:30 p.m.
2. INVOCATION – The invocation was given by Councilwoman Sinor.
3. PLEDGE OF ALLEGIANCE – Councilman Martin led the Pledge of Allegiance to the United States Flag and led the Texas Flag Pledge.
4. COMMENTS FROM THE AUDIENCE –
 - a. Mary Perry, 7438 Faith Street, Deer Park spoke against the Specific Use Permit for crematory and mortuary services.
 - b. Danny Duncan, 336 E. San Augustine, Deer Park advised Council of the withdrawal of his request for a Specific Use Permit for crematory and mortuary services.
5. CONSIDERATION OF AND ACTION ON A RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND A PROPOSED ORDINANCE FROM THE REQUEST OF LISA RITTER AND DMR CREMATION AND MORTUARY SERVICES FOR A SPECIFIC USE PERMIT TO CONDUCT CREMATORY AND MORTUARY SERVICES AT 4610 CENTER STREET – Motion was made by Councilman Patterson and seconded by Councilman Martin to table the item due to the withdrawal of

by Danny Duncan the request for the Specific Use. Motion carried 7 to 0.

6. CHECK PRESENTATION TO DEER PARK YOUTH SPORTS LEAGUES – Chad Hyland presented a check to the Deer Park Youth Sports Leagues from a golf tournament organized to help raise money for the leadership of the Leagues.
7. PROCLAMATION RECOGNIZING NATIONAL PUBLIC WORKS WEEK – Mayor Mouton presented Public Works Director Bill Pedersen with a proclamation proclaiming May 16-22, 2021 as National Public Works Week.
8. PROCLAMATION RECOGNIZING EMERGENCY MEDICAL SERVICES AND DECLARING THE WEEK OF MAY 16-22, 2021 AS EMS WEEK – Mayor Mouton presented Andrew Smith with a proclamation proclaiming May 16-22, 2021 as EMS Week.
9. AWARDING BID TO CHERRY HOUSE SALES FOR THE SALE OF THE RESIDENTIAL STRUCTURE AT 518 E. PASADENA BOULEVARD TO BE MOVED BY BUYER AT THE BUYER'S EXPENSE – Motion was made by Councilwoman Garrison and seconded by Councilman Patterson to approve awarding the bid to Cherry House Sales for the sale of the residential structure at 518 E. Pasadena Boulevard to be moved by buyer at the buyer's expense. Motion carried 7 to 0.
10. CONSENT CALENDAR – Motion was made by Councilman Ginn and seconded by Councilman Haight to approve the consent calendar as follows:
 - a. Approval of minutes of workshop meeting on May 4, 2021.
 - b. Approval of minutes of regular meeting on May 4, 2021.
 - c. Approval of tax refund to Speedy Auto Sales in the amount of \$742.21 due to an overpayment.
 - d. Approval of tax refund to Falls of Deer Park in the amount of \$6,520.24 due to a value decrease granted by Harris County Appraisal District.
 - e. Approval of tax refund to Conroe Hospitality LLC in the amount of \$2,003.89 due to a value decrease granted by Harris County Appraisal District.
 - f. Approval of tax refund to Rafael Burciaga in the amount of \$677.36 due to a homestead exemption granted by Harris County Appraisal District.
 - g. Approval of tax refund to Janet Mysinger in the amount of \$911.93 due to a homestead exemption, an over-65 exemption and a freeze change granted by Harris County Appraisal District.
 - h. Approval of tax refund to Moonscape Real Estate LLC in the amount of \$776.40 due to a value decrease granted by Harris County Appraisal District.

- i. Approval of tax refund to Loves Travel Stops & Country Stores Inc. in the amount of \$7,966.00 due to a value decrease granted by Harris County Appraisal District.
- j. Authorization of the issuance of a Request for Qualifications (RFQ) for architectural services for the planning and design of fire department bond-funded facilities and negotiating contract terms with selected firm(s).
- k. Acceptance of completion of Maxwell Subdivision and X Street Sanitary Sewer Rehabilitation Project.

Motion carried 7 to 0.

- 11. CONSIDERATION OF AND ACTION ON THE DESIGNATION OF MAYOR PRO-TEM – Motion was made by Councilman Ginn and seconded by Councilwoman Sinor to accept the designation of Mayor Pro-Tem. Motion carried 7 to 0.
- 12. CONSIDERATION OF AND ACTION ON A CONTRACT WITH CROWDER GULF, LLC FOR DISASTER DEBRIS REMOVAL SERVICES – Motion was made by Councilwoman Garrison and seconded by Councilman Haight to approve the contract with Crowder Gulf, LLC for disaster debris removal services. Motion carried 7 to 0.
- 13. CONSIDERATION OF AND ACTION ON ACCEPTING THE COMMUNITY CENTER PRE-SCHOOL, LLC. LETTER OF NONRENEWAL FOR THE 2021-2022 ACADEMIC SCHOOL YEAR – Motion was made by Councilman Ginn and seconded by Councilman Patterson to accept the Community Center Pre-school, LLC. letter of nonrenewal for the 2021-2022 academic school year. Motion carried 7 to 0.
- 14. CONSIDERATION OF AND ACTION ON THE APPLICATION SUBMISSION AND APPROVING THE ACCEPTANCE OF A GRANT THROUGH THE BULLETPROOF VEST PARTNERSHIP GRANT ACT – Motion was made by Councilman Haight and seconded by Councilwoman Sinor to approve the application submission and acceptance of a grant through the Bulletproof Vest Partnership Grant Act. Motion carried 7 to 0.
- 15. CONSIDERATION OF AND ACTION ON A RESOLUTION ADOPTING RULES GOVERNING THE RECEIPT OF ELECTRONIC BIDS AND PROPOSALS THROUGH CIVCAST FOR CONSTRUCTION PROJECTS IN ACCORDANCE WITH SECTION 252.0415 OF THE TEXAS LOCAL GOVERNMENT CODE – After a proposed resolution was read by caption, motion was made by Councilman Martin and seconded by Councilman Patterson to adopt Resolution No. 2021-03, captioned as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK
ADOPTING RULES GOVERNING THE RECEIPT OF ELECTRONIC
BIDS AND PROPOSALS IN ACCORANCE WITH SECTION 252.0415 OF THE
TEXAS LOCAL GOVERNMENT CODE.

Motion carried 7 to 0.

16. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPOINTING TWO ALTERNATE MEMBERS TO THE BOARD OF ADJUSTMENT – After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilwoman Sinor to adopt on first reading Ordinance No. 4244, captioned as follows:

AN ORDINANCE APPOINTING TWO (2) ALTERNATE MEMBERS OF THE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT OF THE CITY OF DEER PARK, TEXAS; SPECIFYING THE TERMS.
(Denise Bryant and Troy Cothran)

Motion carried 7 to 0.

17. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPOINTING TWO MEMBERS TO THE PLANNING AND ZONING COMMISSION/BOARD OF ADJUSTMENT – After a proposed ordinance was read by caption, motion was made by Councilman Haight and seconded by Councilwoman Garrison to adopt on first reading Ordinance No. 4245, captioned as follows:

AN ORDINANCE APPOINTING TWO (2) MEMBERS OF THE PLANNING AND ZONING COMMISSION AND THE BOARD OF ADJUSTMENT OF THE CITY OF DEER PARK, TEXAS; SPECIFYING THEIR TERMS.
(Doug Cox and Ray Balusek)

Motion carried 7 to 0.

18. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPOINTING MEMBERS TO THE PARKS AND RECREATION COMMISSION – After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilman Haight to adopt on first reading Ordinance No. 4246, captioned as follows:

AN ORDINANCE APPOINTING THREE MEMBERS OF THE PARKS & RECREATION COMMISSION OF THE CITY OF DEER PARK, TEXAS.
(Sherry Redwine, Jamie Cox and Jo Kiefer)

Motion carried 7 to 0.

19. CONSIDERATION OF AND ACTION ON A REFERRAL FROM THE PLANNING AND ZONING COMMISSION AND AN ORDINANCE CALLING A JOINT PUBLIC HEARING FROM THE REQUEST OF ZHIYONG LIU AND LIN LIN TO REZONE 1812 CENTER STREET TR 143 A DEER PARK OUTLOTS FROM GENERAL COMMERCIAL (GC) ZONING DISTRICT TO OFFICE AND PROFESSIONAL (OF) ZONING DISTRICT TO BUILD A MULTI-TENANT BUILDING FOR GENERAL PROFESSIONAL OFFICES – Motion was made by Councilman Haight and seconded by Councilman Patterson to adopt on first reading Ordinance No. 4247, captioned as follows:

AN ORDINANCE CALLING A JOINT PUBLIC HEARING ON JUNE 15, 2021 BY THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, ON A PROPOSED AMENDMENT TO ORDINANCE NO. 3886, THE ZONING ORDINANCE, PLACING IN THE OFFICE AND PROFESSIONAL (OF) ZONING DISTRICT, A 0.7922 ACRE TRACT OF LAND OUT OF OUTLOT 143, DEER PARK OUTLOTS ALSO KNOWN AS 1812 CENTER STREET, DEER PARK, HARRIS COUNTY, TEXAS, AND TAKING THE SAME OUT OF THE GENERAL COMMERCIAL (GC) ZONING DISTRICT.

Motion carried 7 to 0.

20. ADJOURN – Mayor Mouton adjourned the meeting at 7:53 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Jerry Mouton, Jr.
Mayor



Legislation Details (With Text)

File #: AUT 21-023 **Version:** 1 **Name:**

Type: Authorization **Status:** Agenda Ready

File created: 5/19/2021 **In control:** City Council

On agenda: 6/1/2021 **Final action:**

Title: Authorization to seek competitive sealed proposals for vendors to provide dinner meals for the Parks and Recreation Department Theatre Division dinner shows.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Authorization to seek competitive sealed proposals for vendors to provide dinner meals for the Parks and Recreation Department Theatre Division dinner shows.

Summary:

The Parks and Recreation Department is seeking to receive competitive sealed proposals from professional catering vendors to enter into an annual contract to provide catered dinner meals for nights when the Theatre Division hosts dinner shows.

Fiscal/Budgetary Impact:

Funds are allocated for the meals each fiscal year in Fund 010-438-4303

Authorize the Parks and Recreation Department to seek competitive sealed proposals for vendors to provide dinner meals for the Parks and Recreation Department Theatre Division dinner shows.



Legislation Details (With Text)

File #: PUR 21-014 **Version:** 1 **Name:**
Type: Purchase **Status:** Agenda Ready
File created: 5/28/2021 **In control:** City Council
On agenda: 6/1/2021 **Final action:**
Title: Authorization to purchase of a mobile command post and communications trailer. (CCPD Funded)
Sponsors: Greg Grigg, Police
Indexes:
Code sections:
Attachments: [Command Post Drawing](#)
[Command Post Quote](#)

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Authorization to purchase of a mobile command post and communications trailer. (CCPD Funded)

Summary:

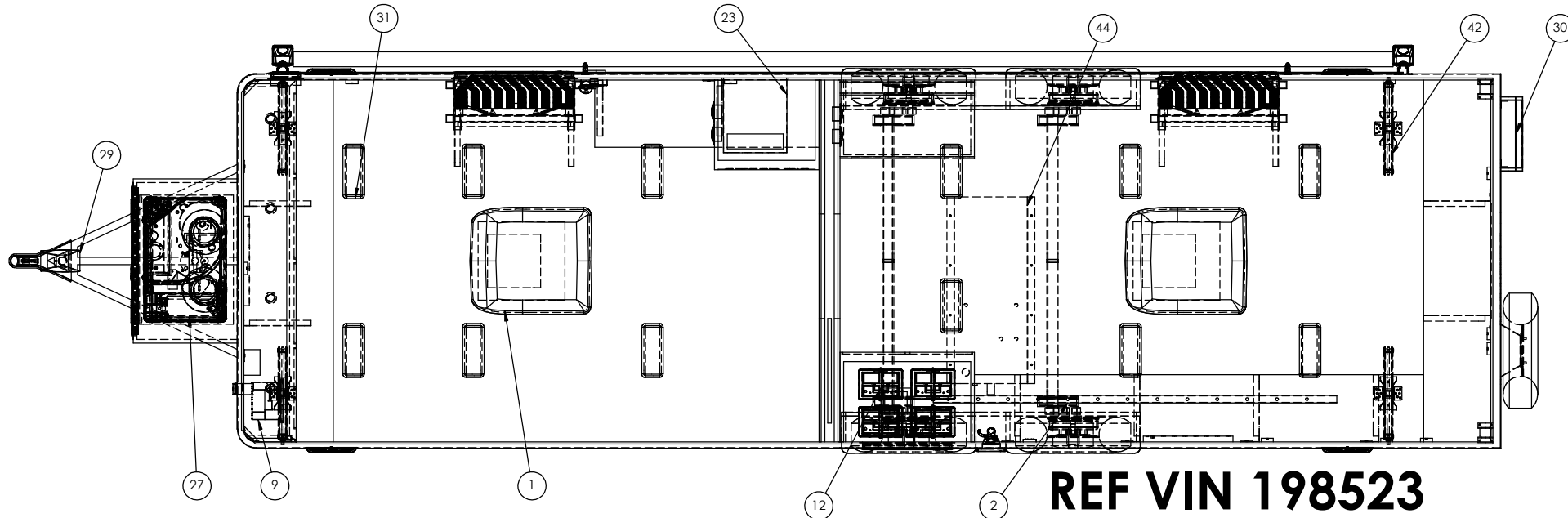
This request is for approval to purchase a new mobile command post and communications trailer. This trailer provides mobile command support during critical incidents.

Vendor. Missouri Great Dane Trailers

Fiscal/Budgetary Impact:

The CCPD Budget has \$84,860 budgeted for the purchase of this mobile command post, No. 82-300-49060 (Vehicles). The bid is for the amount of \$84,860, included in the Crime Control and Prevention District (CCPD) FY 20-21. The purchase is through the General Service Administration Contract Number GS30F014DA.

Approval of the purchase of mobile command post and communications trailer.



ATTENTION:
ATC IS NOT RESPONSIBLE FOR CLEARANCE OF VEHICLE
UNTIL CUSTOMER/DEALER COMPLETES VEHICLE CLEARANCE
FORM AND IS VERIFIED BY ATC ENGINEERING DEPARTMENT.

**DIMENSIONS ARE NOMINAL. STRUCTURAL MEMBERS OFTEN DICTATE
WHERE INTERIOR FEATURES CAN BE PLACED. CONSEQUENTLY, SOME
DIMENSIONED ITEMS RETAIN A +/- 2" TOLERANCE. CRITICAL (BUBBLED)
DIMENSIONS WILL RETAIN A TOLERANCE OF +/- 1/4".**

BOM TABLE				
ITEM NO	PART NO	FILE NAME	DESCRIPTION	QTY
1		AIRCONDITIONER	15,000 BTU - GE (3)	2
2		ANTENNA RAIL-223472	84"	1
3		AWNING-223472	25ft LCI Power	1
4		AXLE - TORSION-SIMPLIFIED	6000#, HF-93 OB-78, 22.5° Up	2
5		BATTERY	AGM, 775 CCA	4
7		BOGEY WHEEL	BOGEY WHEEL	2
8		BRACE, FASTCAP	15x18 FastCap Brace	10
9	48260	BREAKER BOX	50 AMP WITH CONVERTER	1
12		CABLE ENTRY, ROOF BOX-223472		1
17	65525	COUPLER - A-FRAME	21K - 2 5/16" BALL	1
21		FIRE EXTINGUISHER		1
22		FUEL FILL		1
23		FURNACE	35K BTU (SF-35)	1
26		GEN START, FUEL GAUGE		1
27		GENERATOR	7.0 KW ONAN GAS	1
28		GRAB HANDLE	GRAB HANDLE - LIGHTED	2
29		JACK - TONGUE	3.5K - POWER	1
30		LADDER, STRAIGHT		1
31		LIGHT, CEILING - SURFACE MOUNT		12
32	131501	LIGHT, LED SCENE	10V-14V - 2300 Lumen	4
33		LIGHT, PUCK	LED	4
34		LP DETECTOR		1
35		LP TANKS	(2) 20# TANKS	1
36		MOTORBASE	50 AMP	1
37		OUTLET STRIP		2
38		OUTLET, ELECTRICAL	120V 15A EXTERIOR	1
39	11978	OUTLET, ELECTRICAL	120V 15A INTERIOR	9
40	11978	OUTLET, ELECTRICAL	120V 15A INT-DEDICATED	2
41		OUTLET, ELECTRICAL	CAT6 - 1 PLUG	9
42		SCISSOR JACK	24"- 5000#	4
43		STEP ASSY, AL - SLIDE IN-OUT		1
44		TANK, FUEL	28 GAL END FILL(ST24-1)G	1
45		THERMOSTAT	AC, GE	2
46		TIRES	235/80/16	4
47		TRANSFER SWITCH	50 AMP	1
48		VENT, ROUND		4
49		WHEEL WELL - AL	8.5 x 12.0 x 80.0	2

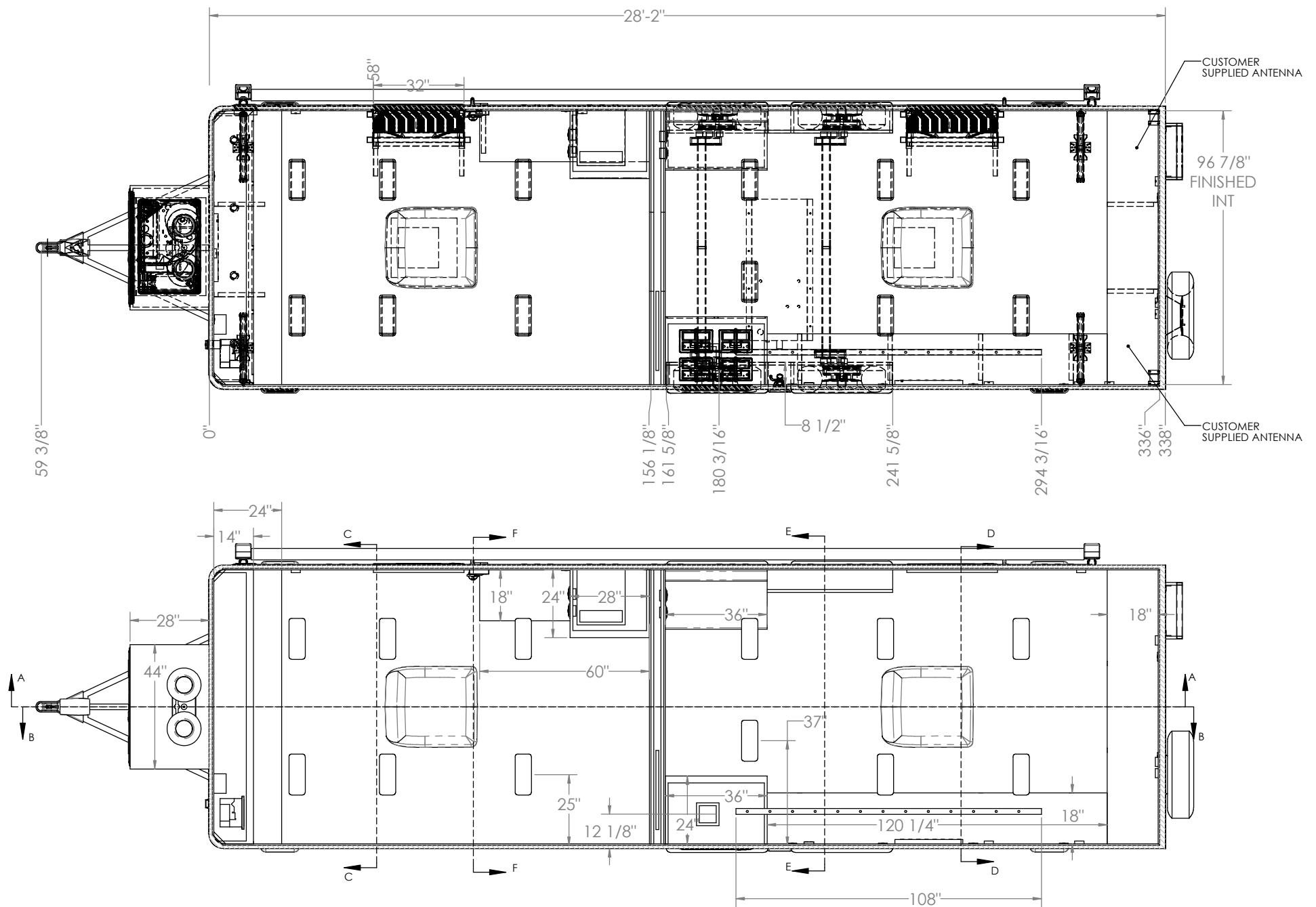
REVISION TABLE			
REV.	DESCRIPTION	DATE	DONE BY
A	ADJUSTED CEILING LIGHTS; REMOVED WINDOWS; ADDED ACCESS DOOR; REMOVED TUBE FRAMED CABINET; ADDED TV LOCATIONS; MOVED FURNACE; ADDED NOTES AND DIMENSIONS	3/26/2021	HTY
B	ADJUSTED CABLE NOTES	5/3/2021	HTY

**ALL LOCATIONS ARE NOMINAL UNLESS CRITICAL
DIMENSIONS ARE SPECIFICALLY NOTED**

PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE
PROPERTY OF THE ALUMINUM TRAILER COMPANY. ANY
REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN
PERMISSION OF THE ALUMINUM TRAILER COMPANY IS PROHIBITED.



TITLE: 8.5' x 28' QUEST ALUMINUM BP			
DRAWN BY: HTY	DATE: 03/02/21	VIN/PART # 223472	REV. B
FILE NAME: DW-BP 8528-MGD-DEER PARK-223472			
SCALE: 1:21	DATE PRINTED: 5/3/2021	SHEET 1 OF 6	

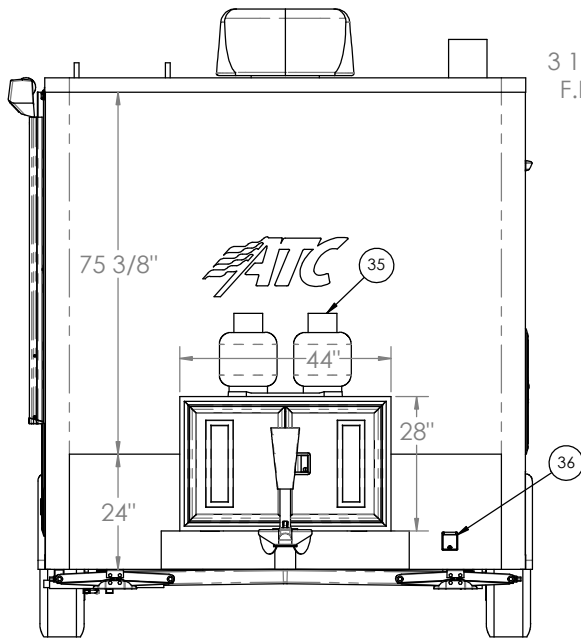


**ALL LOCATIONS ARE NOMINAL UNLESS CRITICAL
DIMENSIONS ARE SPECIFICALLY NOTED**

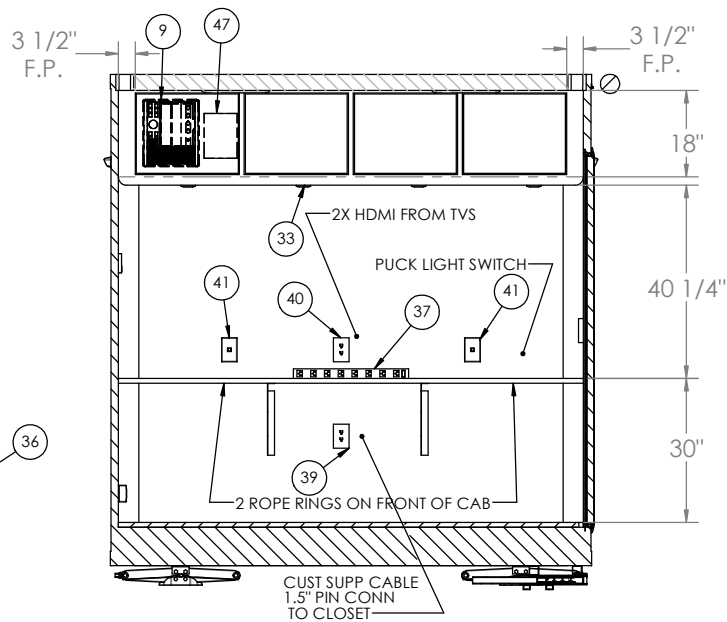
PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE
PROPERTY OF THE ALUMINUM TRAILER COMPANY. ANY
REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN
PERMISSION OF THE ALUMINUM TRAILER COMPANY IS PROHIBITED.



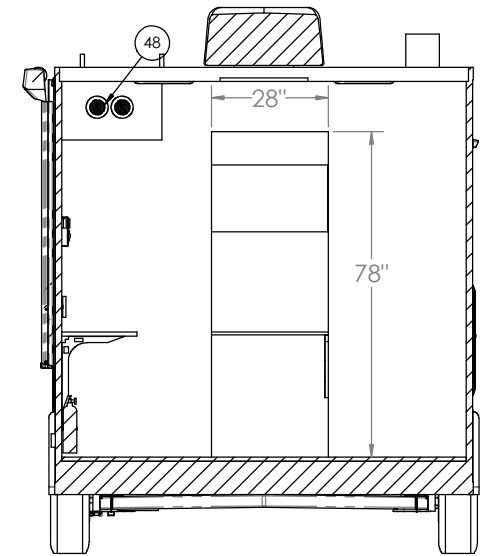
TITLE: 8.5' x 28' QUEST ALUMINUM BP			
DRAWN BY: HTY	DATE: 03/02/21	VIN/PART #	REV. B
FILE NAME: DW-BP 8528-MGD-DEER PARK-223472		223472	
SCALE: 1:23	DATE PRINTED: 5/3/2021	SHEET 2 OF 6	



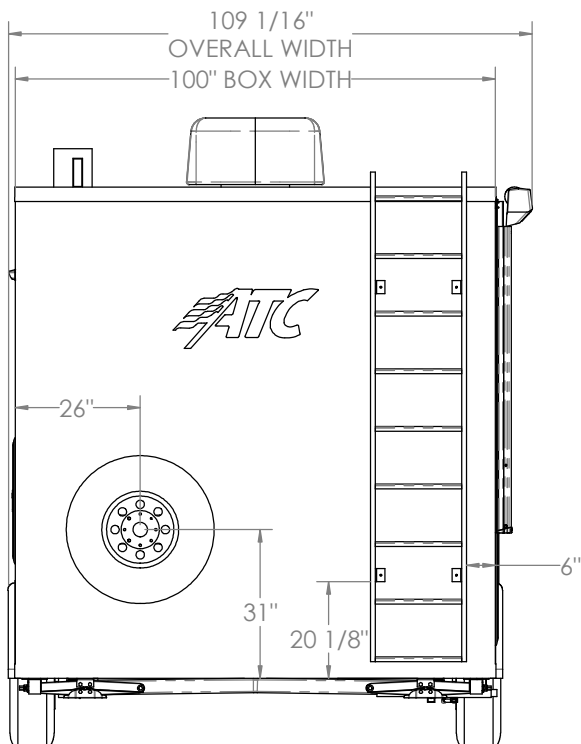
EXTERIOR FRONT



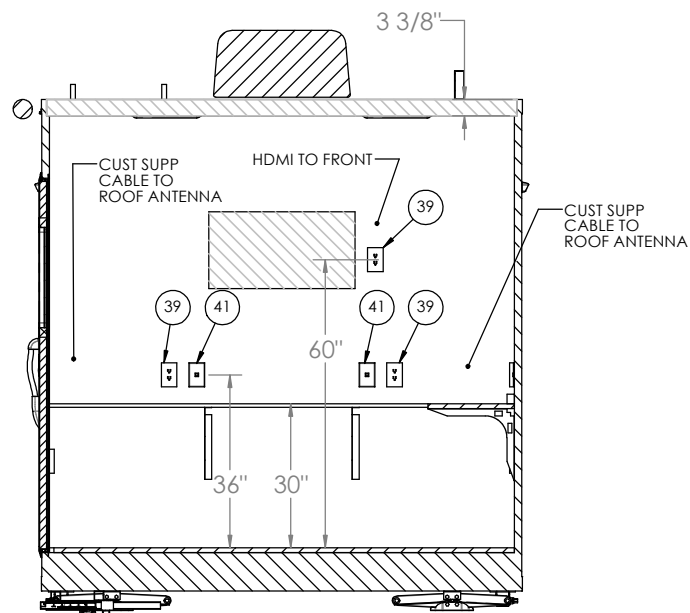
INTERIOR FRONT



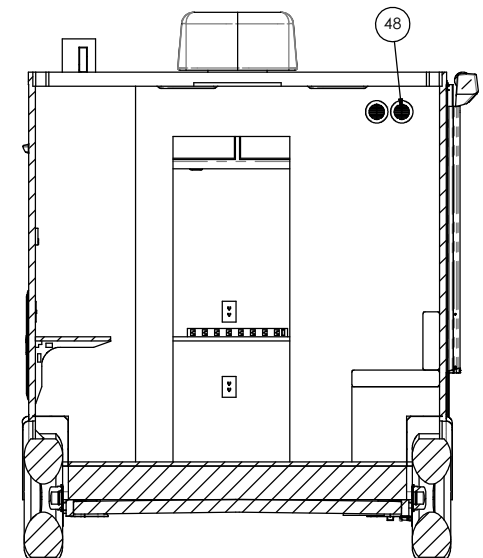
SECTION F-F



EXTERIOR REAR



INTERIOR REAR



SECTION E-E

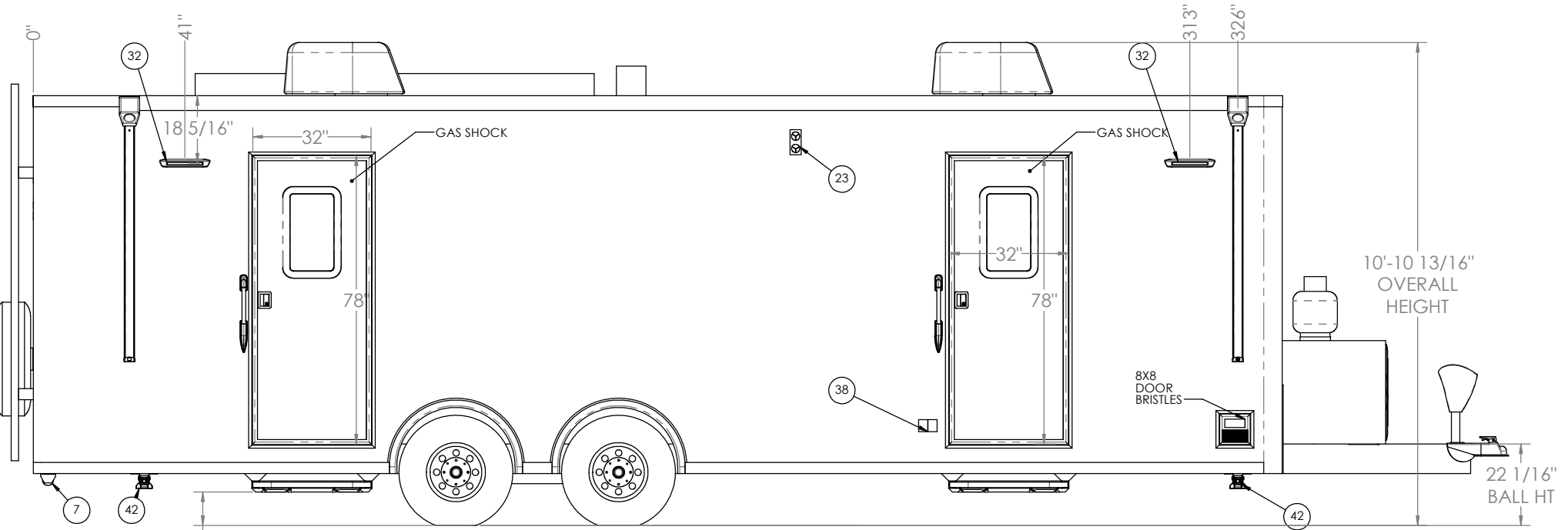
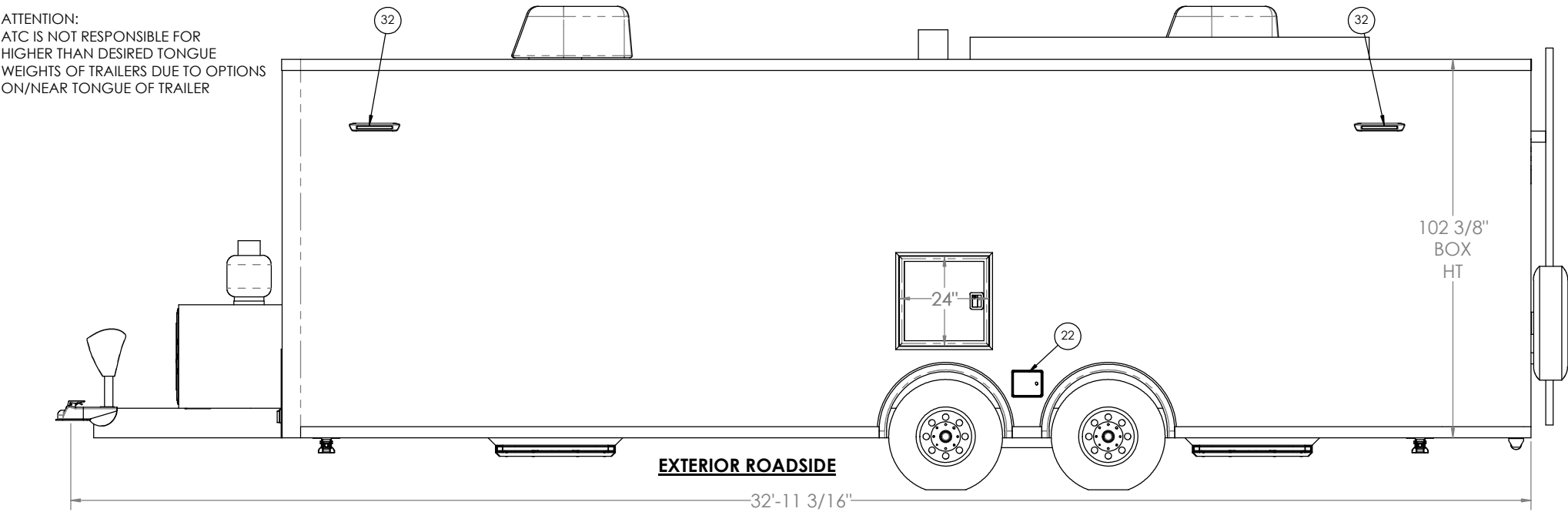
ALL LOCATIONS ARE NOMINAL UNLESS CRITICAL DIMENSIONS ARE SPECIFICALLY NOTED

PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE
PROPERTY OF THE ALUMINUM TRAILER COMPANY. ANY
REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN
PERMISSION OF THE ALUMINUM TRAILER COMPANY IS PROHIBITED.



TITLE: 8.5' x 28' QUEST ALUMINUM BP
DRAWN BY: HTY DATE: 03/02/21 VIN/PART # 223472 REV. B
FILE NAME: DW-BP 8528-MGD-DEER PARK-223472
SCALE: 1:20 DATE PRINTED: 5/3/2021 SHEET 4 OF 6

ATTENTION:
ATC IS NOT RESPONSIBLE FOR
HIGHER THAN DESIRED TONGUE
WEIGHTS OF TRAILERS DUE TO OPTIONS
ON/NEAR TONGUE OF TRAILER



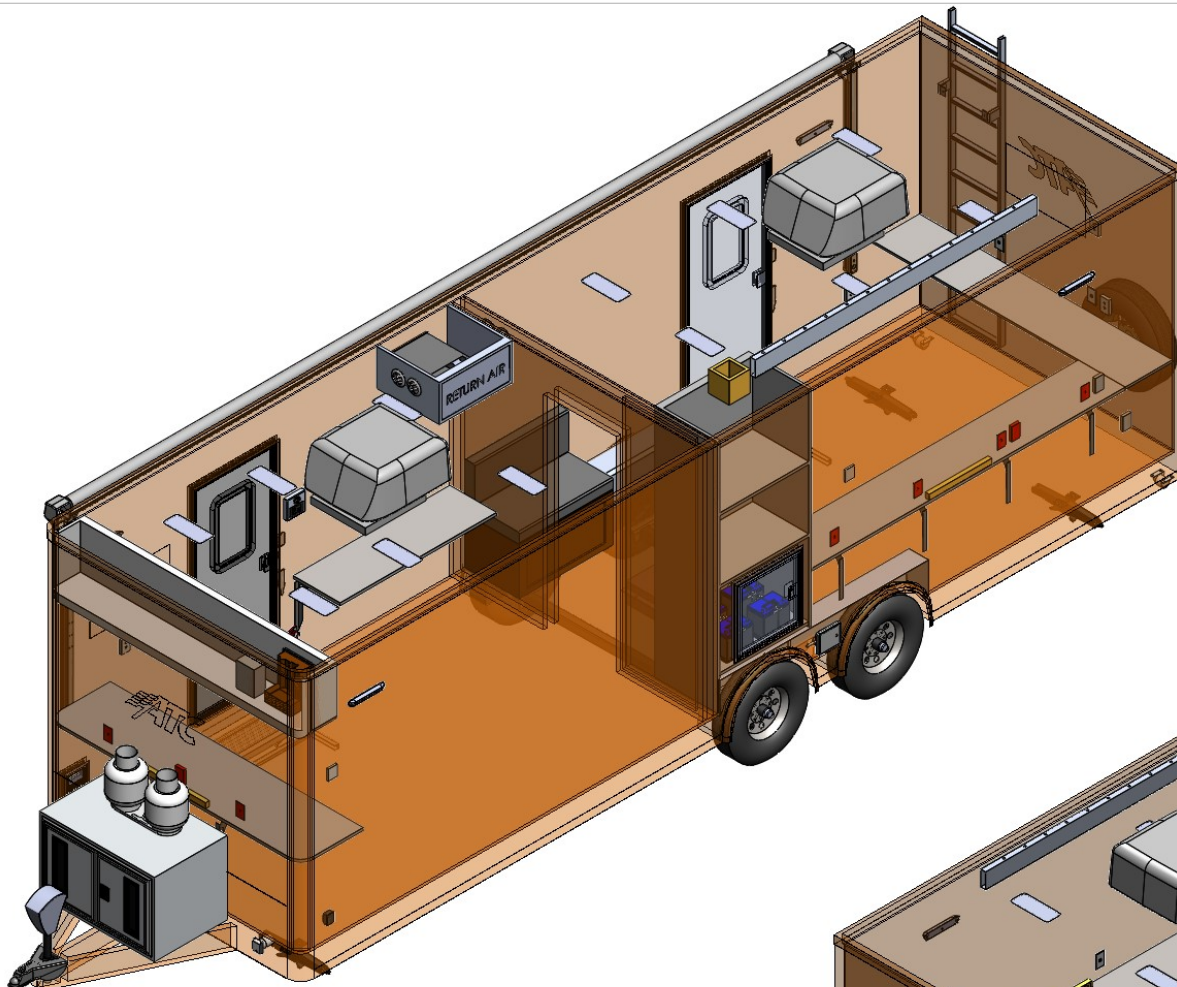
ALL LOCATIONS ARE NOMINAL UNLESS CRITICAL
DIMENSIONS ARE SPECIFICALLY NOTED

PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE
PROPERTY OF THE ALUMINUM TRAILER COMPANY. ANY
REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN
PERMISSION OF THE ALUMINUM TRAILER COMPANY IS PROHIBITED.

EXTERIOR CURB SIDE



TITLE: 8.5' x 28' QUEST ALUMINUM BP			
DRAWN BY: HTY	DATE: 03/02/21	VIN/PART # 223472	REV. B
FILE NAME: DW-BP 8528-MGD-DEER PARK-223472			
SCALE: 1:20	DATE PRINTED: 5/3/2021	SHEET 5 OF 6	



ROAD SIDE VIEW



CURB SIDE VIEW

**ALL LOCATIONS ARE NOMINAL UNLESS CRITICAL
DIMENSIONS ARE SPECIFICALLY NOTED**

PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE
PROPERTY OF THE ALUMINUM TRAILER COMPANY. ANY
REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN
PERMISSION OF THE ALUMINUM TRAILER COMPANY IS PROHIBITED.



TITLE:
8.5' x 28' QUEST ALUMINUM BP

DRAWN BY: HTY	DATE: 03/02/21	VIN/PART # 223472	REV. B
------------------	-------------------	-----------------------------	------------------

FILE NAME: DW-BP 8528-MGD-DEER PARK-223472

SCALE: 1:26	DATE PRINTED: 5/3/2021	SHEET 6 OF 6
-------------	------------------------	--------------



Missouri Great Dane

Missouri Great Dane
a Subsidiary of Midway Trailers, Inc.
2650 County Hwy 401 Benton, MO 63736
Phone: (573) 545-3065

INVOICE

DEAL #: DE-04723

DATE: 05/03/2021

SALESMAN: Jason Jones

Contact: Jason Jones - Phone: 573-545-3065 - Email: jason@mogreatdane.com

Bill To: 11937

DEER PARK POLICE DEPARTMENT
2911 CENTER STREET
DEER PARK TX 77536

Phone: (713)851-7781

Ship To:

Stock#: **ON ORDER** VIN:5JX1C2821MD223472 2022 ATC

Price: \$84,860.00

Per Unit: \$84,860.00

Net Total \$84,860.00

8.5 FT X 28 FT COMMUNICATIONS TRAILER
CABINETS AND COUNTERS
PARTITION DIVIDER WALL
AC AND HEAT
50 AMP ELECTRICAL PACKAGE
AWNING AND SCENE LIGHTS

FULL DETAILS PER SPEC'S AND CAD DRAWINGS

ALL USED TRAILERS ARE SOLD IN "AS IS" CONDITION, AND NO WARRANTY, EXPRESSED OR IMPLIED IS MADE.

THE EXPRESS WARRANTY OF GREAT DANE TRAILERS, INC., IN RESPECT TO THE GOODS DESCRIBED HEREIN IS IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED. NO IMPLIED WARRANTY OF MERCHANTABILITY IS MADE AND THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

DEER PARK POLICE DEPARTMENT

Page 1 of 2

SIGNATURE

REV 12/15



Legislation Details (With Text)

File #: RES 21-152 **Version:** 1 **Name:**

Type: Resolution **Status:** Agenda Ready

File created: 5/25/2021 **In control:** City Council

On agenda: 6/1/2021 **Final action:**

Title: Consideration of and action on approving a Notice of Intention to issue Certificates of Obligation for the construction of Deer Park Community Development Corporation (DPCDC) Type B funded improvements (Community/Recreation Center) as recommended by the (DPCDC).

Sponsors: City Manager's Office

Indexes:

Code sections:

Attachments: [DM-#8059126-v3-City of Deer Park NOI Resolution \(2021 COs\) DRAFT](#)

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Consideration of and action on approving a Notice of Intention to issue Certificates of Obligation for the construction of Deer Park Community Development Corporation (DPCDC) Type B funded improvements (Community/Recreation Center) as recommended by the (DPCDC).

Summary:

At the May 1, 2021 election, the voters in the City of Deer Park approved a proposition continuing the levy and collection of the Type B sales and use tax within the City at the rate of one half of one percent for economic development purposes. One of the key projects proposed to be funded from Type B sales and use tax proceeds is the new Community/Recreation Center. This project will be financed by the sale of certificates of obligation in the amount of \$25,225,000.

As part of the process to issue debt, the Deer Park City Council must approve a resolution authorizing publication of the Notice of Intention to Issue Certificates of Obligation, approving the preparation of the Preliminary Official Statement for these Certificates of Obligation, and approving other matters incidental thereto. Because the debt being issued for this project is to be funded by the DPCDC, at its May 25, 2021 meeting, the DPCDC Board made a recommendation to the City Council indicating its approval of this debt issuance.

Fiscal/Budgetary Impact: Payment of the debt service and issuance costs related to these certificates will be funded by sales tax revenues of the DPCDC.

Approve a Notice of Intention to issue Certificates of Obligation for the construction of DPCDC Type B funded improvements (Community/Recreation Center) as recommended by the DPCDC.

RESOLUTION NO. 2021-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF ONE OR MORE PRELIMINARY OFFICIAL STATEMENTS; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF

WHEREAS, the City Council of the City of Deer Park, Texas (the “City”), deems it advisable to issue certificates of obligation (the “Certificates”) of the City in accordance with the notice hereinafter set forth;

WHEREAS, concurrently with the issuance of the Certificates the City intends to issue a series of general obligation bonds (the “GO Bonds”) utilizing voted authority from the May 1, 2021 election; and

WHEREAS, the City desires to approve the preparation of one or more preliminary official statements (each a “Preliminary Official Statement”) in anticipation of its issuance of the Certificates; NOW, THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS:

Section 1. The findings, definitions and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by City Council of the City (the “City Council”) and made a part hereof for all purposes.

Section 2. The City Secretary is hereby authorized and directed to cause to be published and posted in the manner required by law and in substantially the form attached hereto as Exhibit A, notice of the City’s intention to issue the Certificates (the “Notice”).

Section 3. The Notice shall be published once a week for two (2) consecutive weeks in a newspaper that is of general circulation in the City, the date of the first publication to be at least forty-six (46) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. In addition, the Notice shall be posted continuously on the City’s website for at least forty-five (45) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates.

Section 4. For the purposes of the Notice, the City hereby designates as self-supporting those public securities listed in the attached Exhibit B, the debt service on which the City currently pays from sources other than ad valorem tax collections. The City plans to continue to pay these public securities based on this practice; however, there is no guarantee this practice will continue in future years.

Section 5. For purposes of section 1.150-2(d) of the Treasury Regulations, this Resolution and the Notice serve as the City’s official declaration of intent to reimburse itself from proceeds of the Certificates in the maximum principal amount and for expenditures paid in connection with the projects, each as set forth in Exhibit A hereof. Any such reimbursement will only be made (i) for an original expenditure paid no earlier than 60 days prior to the date hereof

and (ii) not later than 18 months after the later of (A) the date the original expenditure is paid or (B) the date of which the project to which such expenditure relates is placed in service or abandoned, but in no event more than three years after the original expenditure is paid.

Section 6. The Mayor, City Manager, Assistant City Manager, Finance Director and other appropriate officials of the City, the City's financial advisor, BOK Financial Securities, Inc., and bond counsel, Bracewell LLP, are authorized and directed to proceed with the preparation of one or more Preliminary Official Statements and to make other necessary arrangements for the sale of the Certificates and GO Bonds at a future meeting of the City Council.

Section 7. The City hereby authorizes the preparation and distribution of one or more Preliminary Official Statements relating to the Certificates and the GO Bonds and authorizes the Finance Director, Assistant City Manager or City Manager to approve the final form of and deem final each such Preliminary Official Statement within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 of the United States Securities and Exchange Commission.

Section 8. The Mayor, City Manager, Assistant City Manager, Finance Director, City Secretary and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

Section 9. This resolution shall take effect immediately from and after its passage by the City Council.

(Signature page follows)

INTRODUCED, READ AND PASSED by the affirmative vote of the City Council of the City of Deer Park, Texas this 1st day of June, 2021.

City Secretary
City of Deer Park, Texas

Mayor
City of Deer Park, Texas

[SEAL]

DRAFT

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Deer Park, Texas (the “City”), will meet at City Hall, 710 East San Augustine Street, Deer Park, Texas, 77536 at 7:30 p.m. on the 17th of August, 2021, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City’s certificates of obligation (the “Certificates”), in the maximum aggregate principal amount not to exceed \$25,225,000, payable from ad valorem taxes and from a limited pledge of a subordinate lien on the net revenues of the City’s waterworks and sanitary sewer system, bearing interest at any rate or rates not to exceed the maximum interest rate authorized by law, as shall be determined within the discretion of the City Council of the City at the time of issuance of the Certificates, and maturing over a period not to exceed forty (40) years from the date of issuance, for the purposes of evidencing the indebtedness of the City for all or any part of the costs associated with the (i) the design, construction, improvement and equipment of parks and recreational facilities, including: (a) a community and recreation center and (b) youth recreational sports complex improvements, including parking and lighting for such facilities, and (ii) the costs of professional services related thereto. The estimated combined principal and interest required to pay the Certificates on time and in full is \$35,538,122. Such estimate is provided for illustrative purposes only, and is based on an assumed interest rate of 2.90%. Market conditions affecting interest rates vary based on a number of factors beyond the control of the City, and the City cannot and does not guarantee a particular interest rate associated with the Certificates. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the City (excluding public securities secured by an ad valorem tax but designated by the City as self-supporting in **Resolution No. 2021- [●]**, dated June 1, 2021, which resolution is available from the City upon request) is \$26,269,680, and based on the City’s expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the City (excluding public securities secured by an ad valorem tax but designated by the City as self-supporting) on time and in full is \$31,814,999.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 1st day of June, 2021.

Shannon Bennett
City Secretary
City of Deer Park, Texas

EXHIBIT B

SELF-SUPPORTING DEBT

Principal Amount Designated as Self Supporting	Series Designation
\$ 420,000	General Obligation Refunding Bonds, Series 2011
4,552,500	Certificates of Obligation, Series 2013
3,780,000	Certificates of Obligation, Series 2014
746,570	General Obligation and Refunding Bonds, Series 2014
4,376,250	Certificates of Obligation, Series 2015-A
3,615,000	Certificates of Obligation, Series 2016
4,488,750	Certificates of Obligation, Series 2016-A
1,360,000	Certificates of Obligation, Series 2017
3,375,000	Certificates of Obligation, Series 2017-A
4,331,250	Certificates of Obligation, Series 2018
2,936,250	Certificates of Obligation, Series 2019
3,963,750	Limited Tax Refunding Bonds, Series 2020
3,630,000	Certificates of Obligation, Series 2020
\$ 41,575,320	Total Principal Amount Designated as Self-Supporting

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
COUNTY OF HARRIS §

I, the undersigned officer of the City Council of the City of Deer Park, Texas, hereby certify as follows:

1. The City Council of the City of Deer Park, Texas, convened in a regular meeting on the 1st day of June, 2021, at the regular meeting place thereof, within said City, and the roll was called of the duly constituted officers and members of said City Council, to wit:

Jerry Mouton, Jr.	Mayor
Sherry Garrison	Council Member, Position 1
TJ Haight	Council Member, Position 2
Tommy Ginn	Council Member, Position 3
Bill Patterson	Council Member, Position 4
Ron Martin	Council Member, Position 5
Rae A. Sinor	Council Member, Position 6

and all of said persons were present, except the following absentee(s): _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

RESOLUTION NO. 2021-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK,
TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO
ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE
PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT; AND
PROVIDING FOR THE EFFECTIVE DATE THEREOF

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of said resolution, prevailed and carried by the following vote:

_____ Member(s) of City Council shown present voted "Aye."

_____ Member(s) of City Council shown present voted "No."

_____ Member(s) of City Council abstained from voting.

2. A true, full and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said

resolution has been duly recorded in said City Council's minutes of said meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said meeting pertaining to the adoption of said resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and purpose of the aforesaid meeting, and that said resolution would be introduced and considered for adoption at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of said meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED this 1st day of June, 2021.

City Secretary
City of Deer Park, Texas

[SEAL]



Legislation Details (With Text)

File #: AUT 21-025 **Version:** 1 **Name:**
Type: Authorization **Status:** Agenda Ready
File created: 5/25/2021 **In control:** City Council
On agenda: 6/1/2021 **Final action:**
Title: Consideration of and action to authorize City staff to negotiate a professional services contract with Brinkley Sargent Wiginton Architects for the design of the new Community/Recreation Center as recommended by the Deer Park Community Development Corporation (DPCDC).

Sponsors:

Indexes:

Code sections:

Attachments: [BSW Recreation Experience Information-optimized](#)

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Consideration of and action to authorize City staff to negotiate a professional services contract with Brinkley Sargent Wiginton Architects for the design of the new Community/Recreation Center as recommended by the Deer Park Community Development Corporation (DPCDC).

Summary: The City has worked with Brinkley Sargent Wiginton Architects (BSW) over the past several years on the on the Maxwell Adult Center Expansion and the review of the existing Community Center and concept for the new Community/Recreation Center. BSW has an extensive background in programming and architectural services of recreational and other city facilities. Once it was determined that the renovation and expansion of the existing Community Center was not feasible as originally planned, the City contracted with BSW to conduct a needs assessment study for a new Community Center. Mr. Stephen Springs, Senior Principal of BSW, worked with City staff and made presentations at several joint meetings of the City Council, Community Development Corporation and Parks and Recreation on the new Community Center needs assessment and concept/budget for the new Community/Recreation Center.

The firm is very qualified in designing recreational facilities, has planned, and designed over 1,000,000 SF of recreation centers over the past five years. Attached is an overview of BSW's qualifications specifically related to recreation and aquatic experience.

The DPCDC Board met on May 21, 2021 and recommended that City Council authorize City staff to negotiate a professional services contract with Brinkley Sargent Wiginton Architects for the design of the new Community/Recreation Center.

Fiscal/Budgetary Impact:

Funding will be provided by Type B revenues.

Authorize City staff to negotiate a professional services contract with Brinkley Sargent Wiginton Architects for the design of the new Community/Recreation Center as recommended by the DPCDC

RECREATION EXPERTISE

BRINKLEY SARGENT WIGINTON

RECREATION & AQUATIC EXPERIENCE

RELATED EXPERIENCE





Brinkley Sargent Wiginton Architects

TABLE OF
CONTENTS

Experience.....3

Key personnel..... 17

Interesting Information 25

EXPERIENCE



FIRM HISTORY

BSW is an architectural leader working with public entities to provide quality services and buildings to citizens and stakeholders. We take pride in the services we provide to public clients. We are recognized as industry leaders allowing us to be speakers at conferences, honored with design awards, and seminar organizers and instructors on needs assessments and design information to clients.

We have completed over 450 public projects for clients including municipal, state, county, federal, school districts, and universities. BSW uses a process that has resulted in the design of award-winning facilities in the DFW area and across the nation. Our ongoing work with municipalities offers you extensive expertise and a deep understanding of what is required to design public recreation facilities.



LEADERSHIP

BSW is built on the philosophy of principal-level leadership through every phase of every project. The principals interact personally with clients to ensure a quality product is delivered throughout each project phase – from planning and design to post-construction. Our project architects and designers have broad experience covering all types of public projects. With this experience of working in public architecture, our staff is armed with the experience and knowledge to lead you comprehensively through the study process.



RECREATION EXPERTS

BSW is a recognized leader for creative solutions for recreation-related projects. We have planned and designed over 1,000,000 SF of recreation centers over the past five years. We understand the unique challenges of these building types. We have been innovators in designing the next generation of recreation centers for well over 20 years.



AQUATIC DESIGN SPECIALISTS

BSW has completed over 500,000 SF of aquatic-related facilities in the last 5 years and provides a wealth of experience for the requirements of this project. We believe that all pools benefit from an architecturally-led design process whether indoors or out, and we bring the same level of design enthusiasm and commitment to each. We thoroughly understand the project type and, therefore, have the ability to focus efforts on tailoring each project to its specific site and clientele.



QUALITY OF WORK

One of the demonstrations of our strong job performance is our number of REPEAT PROJECTS FOR CLIENTS. Quality of work can also be judged by the numerous awards we have received from the design and construction communities and, most importantly, from the Parks and Recreation community. We do not design to get awards, but this recognition from diverse groups speaks to our attention to detail in both feasibility and design. Our client-focused approach, from planning through construction, is the key to our delivery of quality projects.



ABILITY TO PROVIDE SERVICES

While Brinkley Sargent Wiginton approaches every project with a clean slate, the owner is offered our 20+ years of experience in recreation projects. It is important that we understand each community's needs and work within those parameters to create a facility that appeals to a broad base of users, and is operationally efficient to build and maintain. This approach is evident on numerous projects.

Information about some of our exciting projects begin on page 6.

RECREATION FACTS



AWARD WINNING AQUATIC AND RECREATION PROJECTS

MCKINNEY APEX CENTRE

Dream Design Award, 2018
Aquatics International

Facility of the Year Award, 2017
Texas Recreation and Park Society

Award of Merit, 2017
ENR Texas and Louisiana

CITY OF RICHARDSON HEIGHTS RECREATION CENTER

Top Ten Project, 2014
Topping Out Award

HEIGHTS RECREATION, FAMILY AQUATICS, GYMNASTICS

Recreation Facility Design Excellence Award, 2014
Texas Recreation and Park Society

NORTH RICHLAND HILLS CENTRE

Innovative Architecture and Design Award, 2013
Recreation Management

MARINE PARK POOL

Aquatics Showcase - 2014
Athletic Business

THE SUMMIT IN GRAND PRAIRIE

Innovative Architecture and Design Award, 2011
Recreation Management

Design for Aging Facility of Merit Award, 2010
AIA

Industry Innovator Award, 2010
International Council on Active Aging

WEST IRVING AQUATIC CENTER

Dream Design Award - 2011
Aquatics International

TEXAS TECH UNIVERSITY STUDENT LEISURE POOL

Dream Design Award, 2010
Aquatics International

KELLER POINTE CENTER

Best Public Sector Waterpark, 2009
Aquatics International

Innovative Architecture and Design Award, 2005
Recreation Management

KELLER POINTE CENTER

Recreation Design Excellence Award, 2005
Texas Recreation and Park Society

Award of Excellence, 2004
Texas Construction

TOM MUEHLENBECK CENTER

Dream Design Award, 2008
Aquatics International

Innovative Architecture and Design Award, 2008
Recreation Management

Best of Design for Public Projects, 2008
Texas Construction

Innovative Architecture and Design Award, 2008
Recreation Management

BAD KÖNIGSHOFEN FAMILY AQUATIC CENTER

Innovative Architecture and Design Award, 2007
Recreation Management

Dream Design Award, 2007
Aquatics International

NRH2O WATERPARK

Best Public Sector Waterpark, 2005
Aquatics International

Best Public Sector Waterpark, 2004
Aquatics International

KELLER ISD NATATORIUM

Innovative Architecture and Design Award, 2004
Recreation Management

COLLIN COUNTY ADVENTURE CAMP

Award of Excellence, 2004
Texas ASLA

THE WET ZONE IN ROWLETT

Award Winner for Outstanding Architectural Design, 2003
Golden Trowel

IRVING MUSTANG PARK RECREATION CENTER

Innovations in Parks Award 2002
Texas Recreation and Park Society Region 3



BSW principals regularly contribute to major recreation publications. Please see several examples beginning on page 33..

DAS REC

New Braunfels, Texas

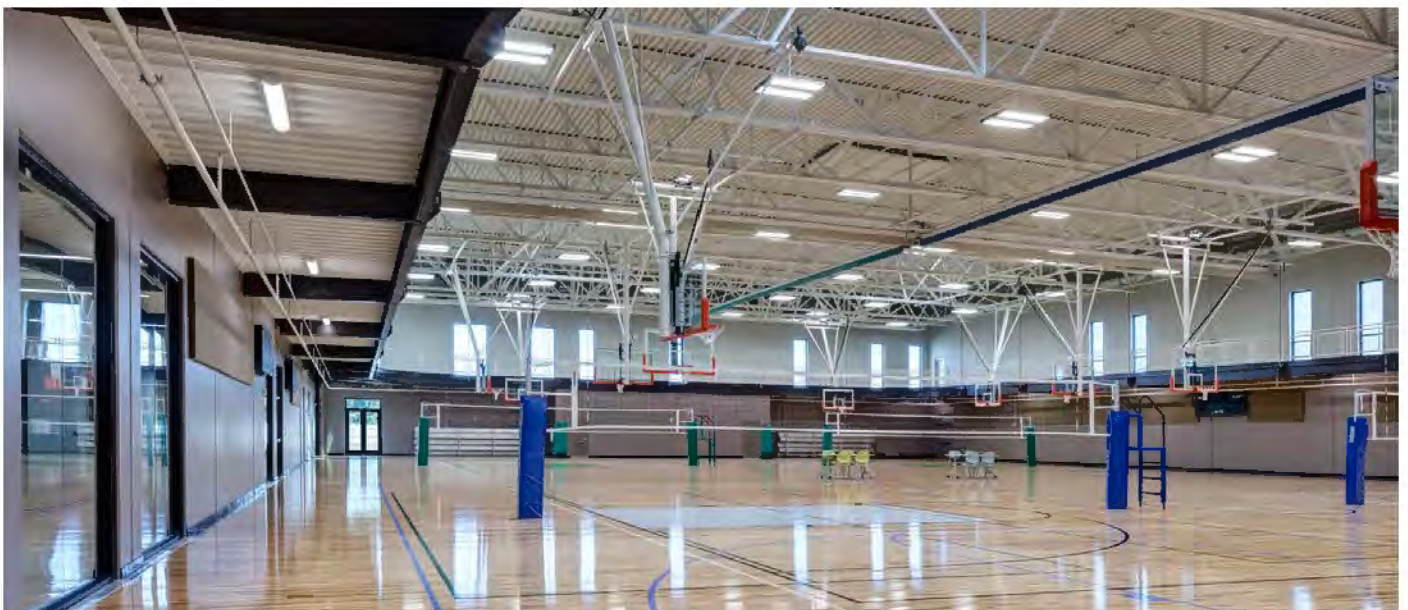


The City of New Braunfels found themselves in a position where their aging facilities needed to be replaced. Our team created a needs assessment and business plan for the new facility.

We hosted public meetings, stakeholder interviews and charette sessions to pin down the features to include. As that process progressed, the School District became a partner in the project. We also developed operational expense and revenue projections for various design solutions to help the stakeholders select their desired option.

Features include:

- Multi-purpose classroom
- Cardio area
- Two double gymnasiums
- Leisure pool
- Birthday party rooms
- Competition short course pool
- Aerobics room
- Child watch
- Various support areas
- Projected recapture rate of ~85%





PROJECT INFORMATION

Year Completed:

2018

Square Footage:

74,000

Construction Type:

New

SERVICES PROVIDED

Study

Business plan

Public outreach/meetings

Schematic design

Design development

Interior design

Construction documents

Construction administration

Post construction



APEX CENTRE

McKinney, Texas



McKinney's Parks and Recreation Department hired our team to provide a feasibility study and business plan to guide the development of a new recreation and aquatic center. The planning initiative was a multi-step process with stakeholders from both the City and school district. We gained community input, and a common vocabulary and vision, by evaluating existing area providers, demographics and potential user groups. The study established options for partnerships, multiple sites, building program and amenities, square footages, and budgets for all the desired components along with opinions of operating expense.

After several years of "what if" exercises, the City partnered with the McKinney Economic Development Corporation and selected our team to design the project as the new signature anchor to Gabe Nesbit Park.

Moody Nolan teamed with us for the design phase of this project.
Brinkley Sargent Wiginton: Architect of Record, Design Architect for Aquatics, Site, and Interiors
Moody Nolan: Design Architect for Recreation

Features include:

- Outdoor leisure pool
- Indoor leisure pool
- Indoor competition pool
- Two group exercise areas
- Double gymnasium
- Walking track
- Meeting rooms
- Support spaces

Awards



Dream Design <u>Aquatics International</u>	2018
Award of Excellence <u>Texas Recreation & Park Society</u>	2017
Award of Merit <u>ENR Texas & Louisiana</u>	2017
Honorable Mention <u>Golden Trowel Award</u>	2017



PROJECT INFORMATION

Year Completed:	2017
Square Footage:	81,400
Construction Type:	New

SERVICES PROVIDED

- Feasibility study
- Business plan
- Public outreach/meetings
- Schematic design
- Design development
- Interior design
- Construction documents
- Construction administration
- Post construction



MCKINNEY APEX CENTRE EXPANSION STUDY

McKinney, Texas



Just 2 years after opening the largest single project in the city's history, McKinney is already looking at how to keep up with incredible demand. Having planned and designed the original project, BSW was engaged to plan its growth, including consideration of outdoor aquatic expansion and the feasibility of a destination waterpark on the site. A destination waterpark has proven a challenge for this site, so it will be contemplated elsewhere in the city. Aquatic improvements are being considered, including an wave pool, in addition to significant building expansion.

Project Similarities:

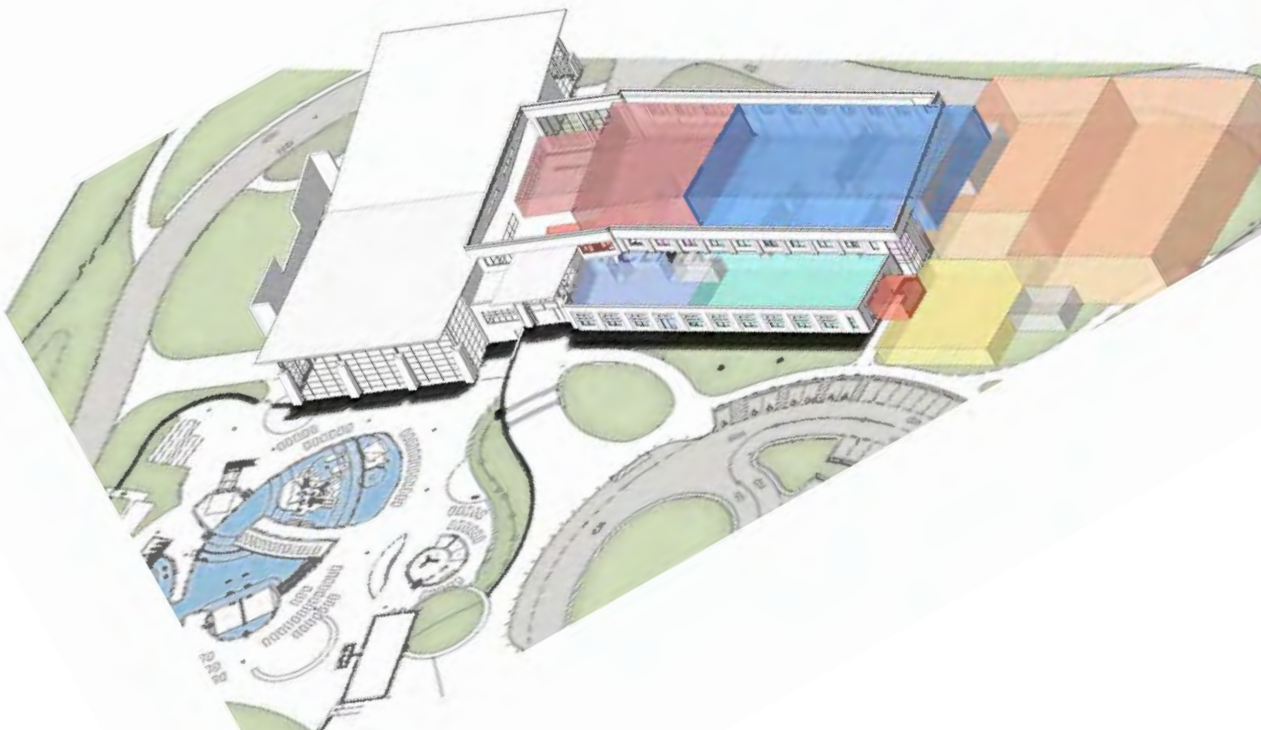
- Waterpark feasibility study
- Aquatic expansion study
- Recreation expansion study
- Develop options
- Master Planning

PROJECT INFORMATION

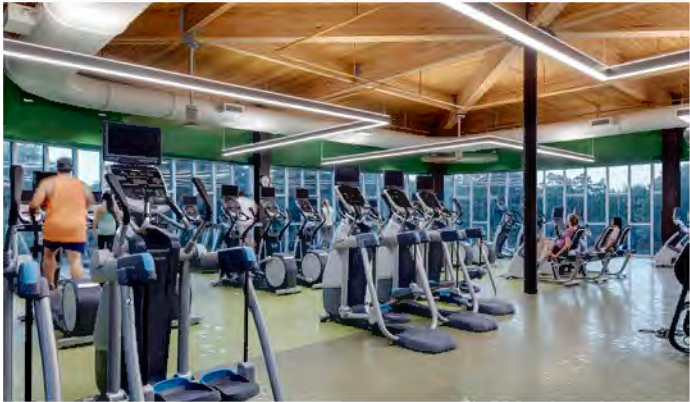
Year Completed: Pending
Square Footage: Pending
Construction Type: Expansion

SERVICES PROVIDED

Evaluating options
Needs assessment
Site planning
Complete design services
Construction administration



OAK POINT RECREATION CENTER EXPANSION
Plano, Texas



After more than a dozen years of operation, Oak Point Center was starting to show some wear and tear. But more importantly, recreation demands had grown and changed since the 80,000+ SF center first opened. The City of Plano engaged BSW to guide the process of expanding and revitalizing the center, with the goals of maximizing the budget and minimizing downtime.

A physical and functional inventory of the facility was conducted. This survey was paired with recreation program needs and goals to create budgets and rank priorities. A scope of work evolved from that process which identified the key issues to be addressed in the project. The expansion added new locker rooms, storage and cardio/fitness spaces. Renovations included creating a group exercise space, rentable party room, improved administrative areas and control, HVAC upgrades, and other miscellaneous remodeling for a fresh new look.

PROJECT INFORMATION

Year Completed:	2017
Square Footage:	54,385
Expansion:	12,130 SF
Heavy Renovation:	10,091 SF
Light Remodel:	32,164 SF

Construction Type: Expansion

SERVICES PROVIDED

- Evaluating options
- Needs assessment
- Programming
- Complete design services
- Construction administration



THE CORE

Coppell, Texas



Our team was asked to review the decade-old Coppell Aquatic and Recreation Facility for expansion and renovation possibilities to address growing needs of the staff and user groups. The growth and demand for programs by the Parks and Recreation Department prompted the City to return to BSW to conduct a conceptual design study on how best to expand the facility to meet the increased use of the building. BSW reviewed the original master plan we developed for the existing facility and met with staff to prioritize the desired improvements.

A phased approach was developed to allow the facility to remain operational during this extensive renovation and expansion process. The expansion includes 12,000 SF of new cardio/weight area and an aerobics room. Renovations also focused on increased utilization of the indoor pool by adding a “run out” for the slide in lieu of going into the pool. Outside upgrades include a new water slide, new water play structure and new deck coatings.



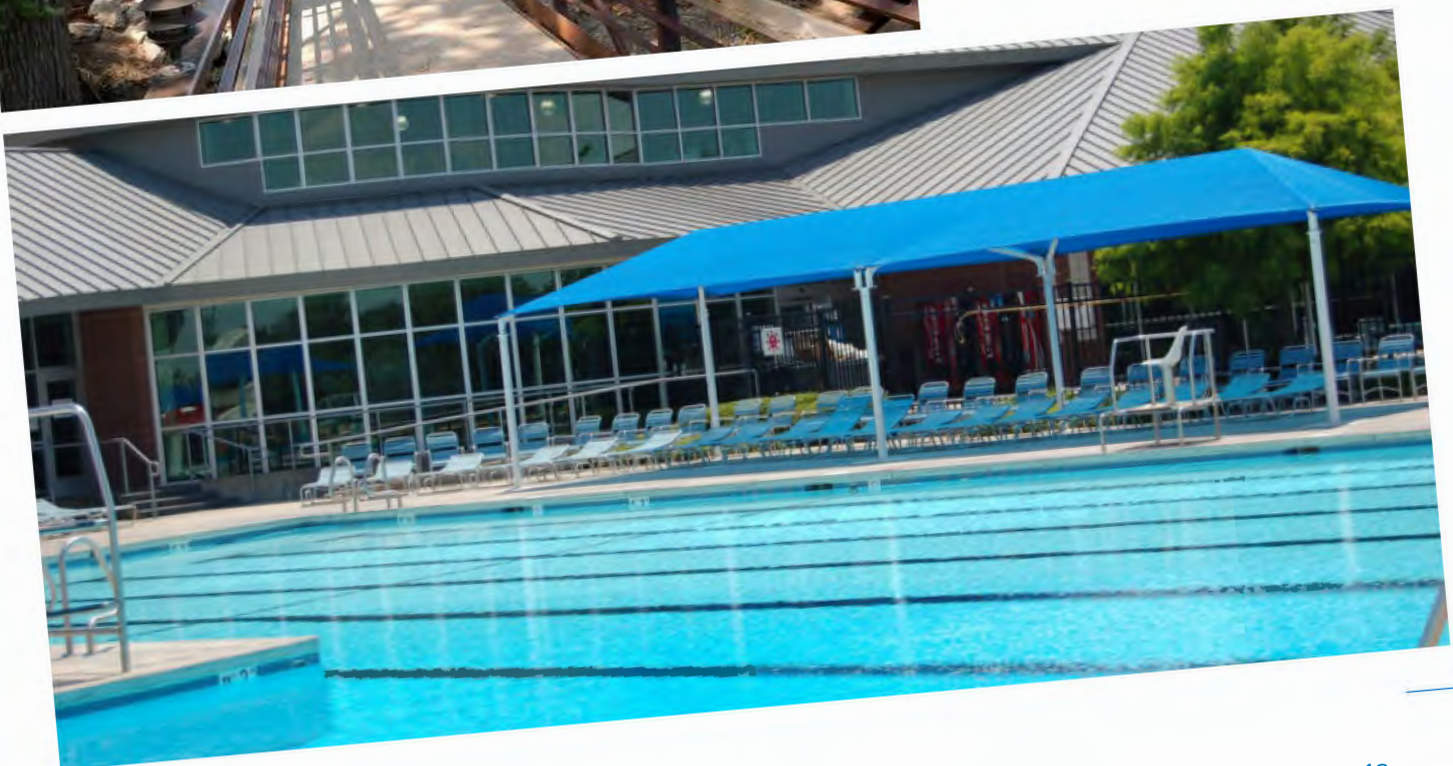


PROJECT INFORMATION

Year Completed: 2000
Expansion: 2012
Square Footage: 49,312

SERVICES PROVIDED

- Feasibility study
- Public outreach/meetings
- Schematic design
- Design development
- Interior design
- Construction documents
- Construction administration
- Post construction



KELLER POINTE AQUATIC & RECREATION CENTER NEW & EXPANSION

Keller, Texas



We're proud to have led the creation for the *state's first public recreation center that operates as "cost-neutral."*

To achieve the flagship recreation center we orchestrated an engaging and enlightening planning process which included Town Hall meetings, public and stakeholder surveys, market studies, and cost modeling exercises. We used that information to synthesized design options. Through planning and review of choices, the community selected a plan to serve their needs. It is the envy of the city's neighbors.

The overarching design requirement was to feel open. Large windows and an open floor plan allow views from the front to the

back of the facility. The jogging track is a ribbon that ties all facility services together both visually and experientially. The group exercise room combines the prerequisite privacy and views overlooking the indoor pool. The design reflects an active and dynamic center and maximizes staff visibility and control. Located in an upscale community, the attention to material selection and precise detailing are evident.

The community instantly embraced this facility. The goal was to sell 1,200 annual passes in the first quarter of operation; that goal was achieved before opening day. First quarter revenues exceeded projections by 10%.

Features include:

- Indoor & outdoor leisure pools
- Double gymnasium
- Cardio areas
- Weight rooms
- Group exercise programs
- Babysitting area
- Elevated jogging track
- Divisible meeting room
- Food service facilities
- Game room
- Rentable party space





PROJECT INFORMATION

Expansion Complete:	2017
Year Completed:	2004
Square Footage New:	53,500
Square Footage Expansion:	3,500
Construction Type:	Expansion/New

SERVICES PROVIDED

- Feasibility study
- Business plan
- Public outreach/meetings
- Schematic design
- Design development
- Interior design
- Construction documents
- Construction administration
- Post construction

Awards



Best Public Sector Waterpark	
<u>Aquatics International</u>	2009
Innovative Architecture & Design Winner	
<u>Recreation Management</u>	2008
Recreation Design Award for Excellence	
<u>Texas Recreation and Park Society</u>	2005
Award of Excellence	
<u>Texas Construction Magazine</u>	2004



MITCH PARK YMCA AQUATIC & RECREATION CENTER

Edmond, Oklahoma



The City of Edmond partnered with the YMCA and the Edmond Public School system to develop a broad variety of aquatics programming, including fitness, wellness, rehabilitation, recreation, and high-end competition. Our feasibility study showed that one facility could provide all of these services, so we set out to design a ground-breaking facility for this area.

The new center design had to complement the senior center next door with material and details, yet look different.

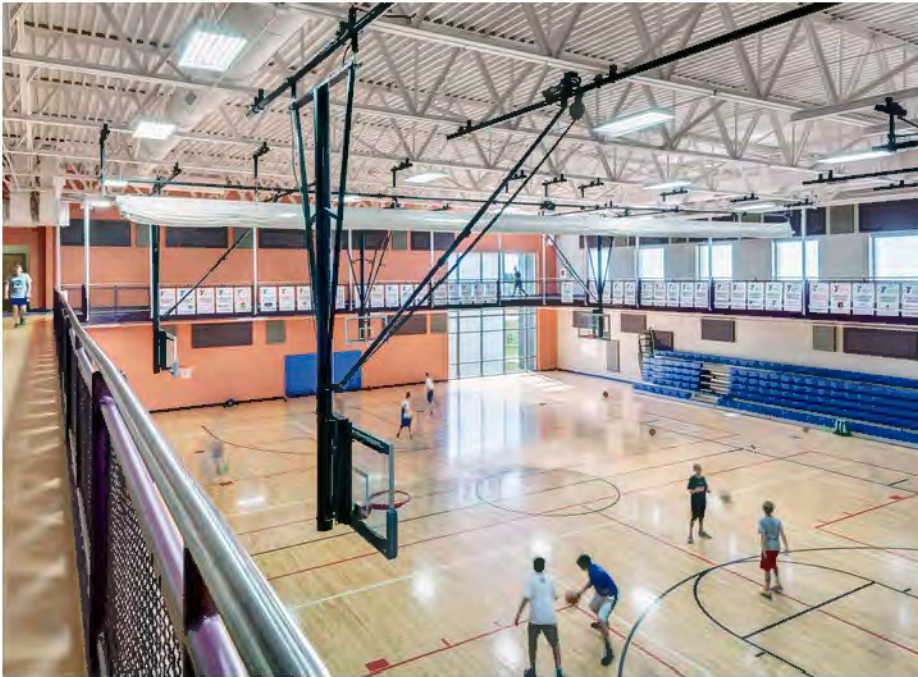
Maintaining building costs was paramount for this project. We preserved the tight budget with multiple pricing exercises throughout the design and construction process for the project. We also selected extremely durable construction and finish products to extend the facility's useful life and to manage maintenance costs.

BSW served as the design architect and architect of record for interiors. Crafton Tull of OKC served as architect of record.

Features include:

- Indoor competition pool
- Indoor leisure pool
- Double gymnasium
- Cardio areas
- Weight rooms
- Group exercise programs
- Children's fitness
- Elevated jogging track





PROJECT INFORMATION

Year Completed: 2014
 Square Footage: 105,000
 Construction Type: New

SERVICES PROVIDED

Public outreach/meetings
 Schematic design
 Design development
 Interior design



NRH CENTRE

North Richland Hills, Texas

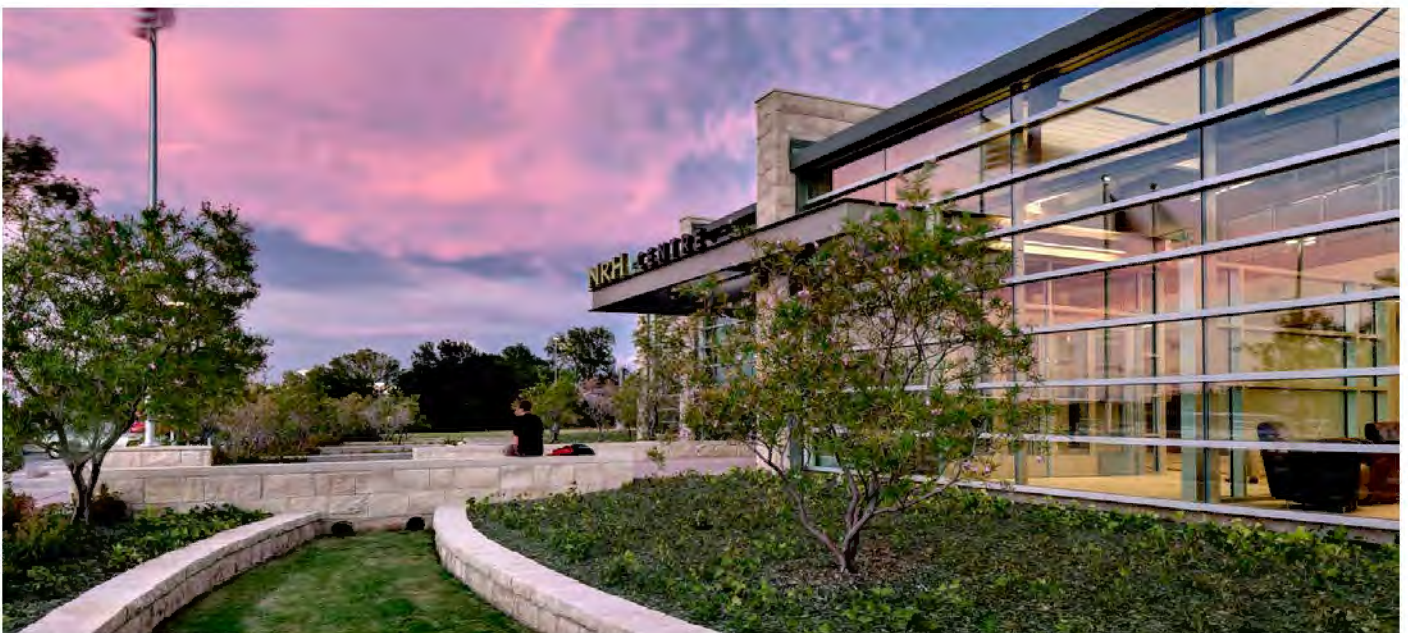


The NRH Centre markets itself as “the Centre of your world,” which is pretty spot-on in this community. NRH Centre is a multi-functional and multi-generational facility. It combines facilities that were either missing or scattered about town into one public place. This innovative strategy combines the practical benefits of providing economy of scale and operational efficiencies with the intangible of building community.

The City directed us to “make something for everyone.” The project’s mission was to provide myriad activities and places for users to embrace as their own and commune with others. We had to give each user group its territory and personality, but make the building logically whole while being “open and inviting.” Our workshops with stakeholders allowed us to use contradictory premises to achieve creative solutions.

Features include:

- Indoor leisure pool
- Fitness aquatics
- Senior center
- Banquet hall
- Kitchen
- Roof top terrace
- Recreation center
- Elevated track
- Outdoor event space
- 92% recapture rate





PROJECT INFORMATION

Year Completed:

2012

Square Footage:

85,000

Construction Type:

New

SERVICES PROVIDED

- Feasibility study
- Business plan
- Public outreach/meetings
- Schematic design
- Design development
- Interior design
- Construction documents
- Construction administration
- Post construction

Awards



Innovative Architecture & Design Award
Recreation Management 2013



THE SUMMIT

Grand Prairie, Texas



The Summit is a nationally recognized senior center that set the bar for usability, convenience, and member satisfaction. This is relevant to San Bruno because of the planning efforts and superior design that dominated this project.

The needs of three distinct user groups with vastly different requirements were met with this facility. We accomplished 33 of 34 amenities listed priorities.

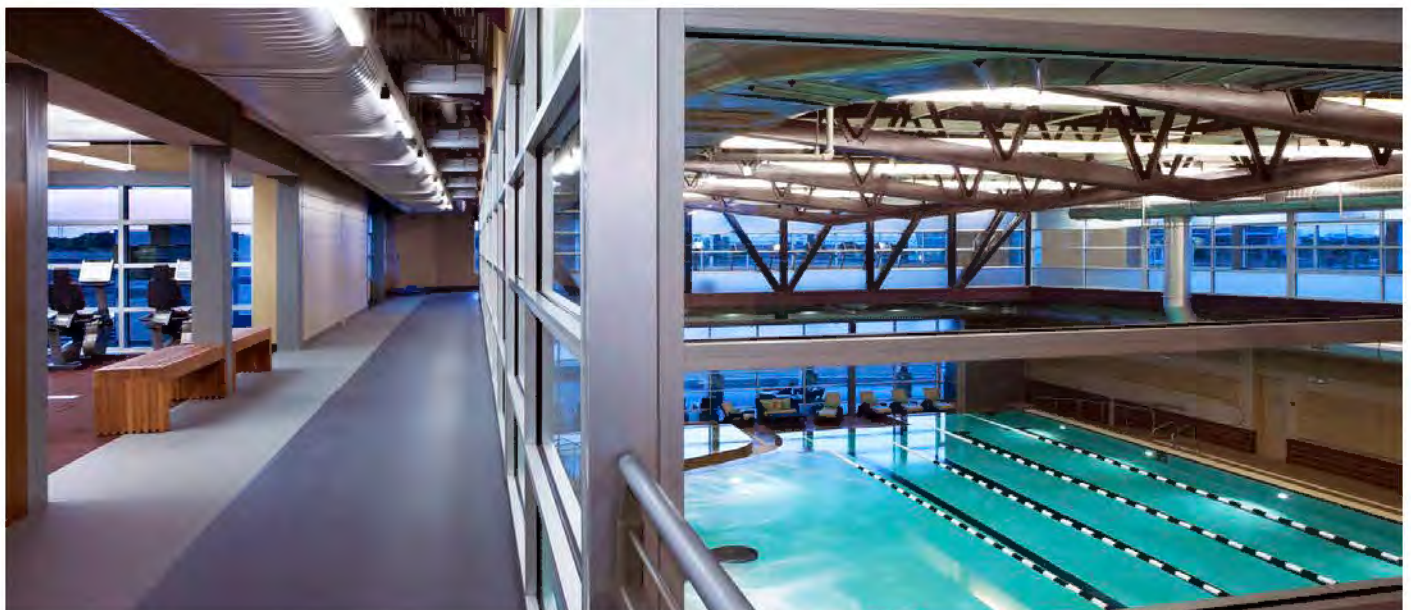
This facility was one part of a \$90M parks development led by BSW.

Planning and design included:

- 16 outreach meetings with three groups
- Multiple conceptual design workshops
- Several steps to refine the project design
- Final design

Features:

- Natatorium
- Therapy pool
- Gymnasium
- Aerobic & cardio area
- Elevated walking track
- Craft rooms
- Computer room
- Dining room
- Kitchen
- Ballroom
- Movie theater





PROJECT INFORMATION

Year Completed: 2010
Square Footage: 57,000
Construction Type: New

SERVICES PROVIDED

Public outreach/meetings
 Schematic design
 Design development
 Interior design
 Construction documents
 Construction administration
 Post construction

Awards



Industry Innovator Award
 Int'l Council on Active Aging 2010
 Recreation Facility Design Excellence
 Texas Recreation and Park Society 2011
 Placemaking Facilities Feature
 Texas Architect Magazine 2011
 Dream Design Award
 Aquatics International 2011
 Architectural Showcase
 Athletic Business 2011
 Best of Category
 IIDA Interior Design Award 2012
 Merit Award
 AIA Design for Aging Review 2013



NORMAN AQUATIC STUDY

Norman, Oklahoma



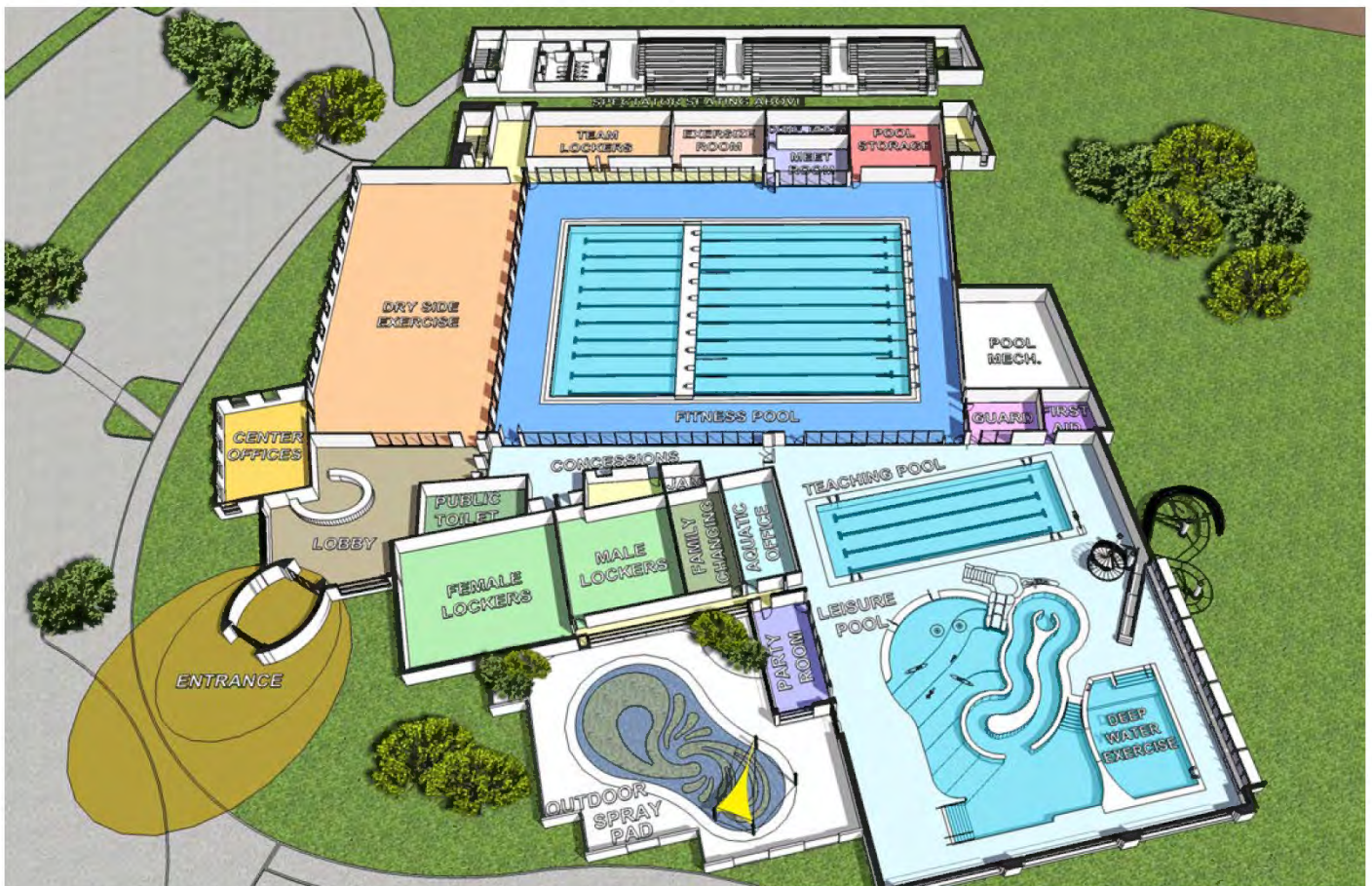
PROJECT INFORMATION

Year Completed:	2018
Square Footage:	73,000
Construction Type:	New

TYPE OF WORK PERFORMED

- Needs assessment
- Programming
- Public outreach/meetings
- Schematic design

The City of Norman and a special committee of community leaders developed a vision for sports opportunities for the City. Our team was selected to develop a visionary aquatic facility that would be a centerpiece for this Sports Venue. This facility is centered around aquatics including a competitive component, indoor leisure/fitness features, and outdoor splash zone. Other elements include a large exercise area, concessions and support areas. BSW teamed with Integrated Architecture in the development of this great aquatic amenity for Norman citizens. The building's exterior used components developed by the visionary architect, Bruce Goff, a professor at University of Oklahoma.



RECREATION PRINCIPAL

EVERYTHING YOU NEED

BSW is built on the philosophy of principal involvement and leadership throughout the project. The level of experience and abilities of our team has been honed and shaped for the last 20+ years on over 45 recreation and aquatic projects. Our leaders are adept at recognizing needs, analyzing data, and developing solutions to help you get the facility your community needs and deserves.

We introduce our key recreation professionals beginning on page 18.



“This nationally recognized designer in recreation facilities, brought a wealth of experience and knowledge to help guide us in thinking outside of “what we knew” to “what could be” thus achieving a highly functional facility. They were supported by an excellent consultant team. Their skill in leading us through the public interaction and feasibility phase allowed us to create a platform for success.”

Robin Reeves
Director, Parks & Recreation
City of Plano | NRPA Gold Medal City
Above - Plano's Muehlenbeck Center



STEPHEN SPRINGS, AIA, LEED® AP
 PRINCIPAL-IN-CHARGE / CHIEF ARCHITECT
 CALIFORNIA LICENSED ARCHITECT NO. C35986

HISTORY

Mr. Springs has over 20 years of state-of-the-art recreation design experience. His comprehensive budgeting expertise provides real project solutions while meeting your project needs.

PURPOSE

His mission is to craft projects that are unique to each client community. Each project must be responsive to specific community needs, values and aspirations.

ROLE

Stephen is BSW's recreation and aquatic design leader. As such, he is intimately involved in all recreation related projects, typically throughout planning and design. As with most of the list to the right, he will manage your project and design team, ultimately serving as the architect of record. He would be Yucca Valley's key point of contact throughout the project and beyond.

RELEVANCE

- San Bruno Recreation Study | San Bruno, California
- Das Rec | New Braunfels, Texas
- Apex Centre | McKinney, Texas
- NRH Centre | North Richland Hills, Texas
- The Summit | Grand Prairie, Texas
- Bedford Boys Ranch Multi-Generational Center Study | Bedford, Texas
- Mitch Park YMCA | Edmond, Oklahoma
- Oak Point Center Expansion | Plano, Texas
- Heights Family Recreation and Aquatic Centers | Richardson, Texas
- Keller Pointe | Keller, Texas
- Keller Senior Center Study | Keller, Texas
- Southern Methodist University Natatorium | Dallas, Texas

EXPERTISE

- Project planning and programming
- Project management
- Recreation and aquatic project design
- Comprehensive budgeting



Bad Königshofen Family Aquatic Center | Arlington, Texas



NRH Centre | North Richland Hills, Texas

REGISTRATIONS

- Registered Architect in California, Texas and 9 other states
- American Institute of Architects (AIA)
- National Council of Architectural Registration Boards Certification (NCARB)
- LEED Accredited Professional, USGBC

ACCOMPLISHMENTS

- Frequent speaker at recreation and aquatic conferences
- Frequent author of aquatic and recreation-related articles for national publications
- Multiple design awards for aquatic and recreation design
- Judge for Athletic Business Facilities of Merit Awards, 2014 & 2018

ORGANIZATIONS

- US Centers for Disease Control Model Aquatic Health Code (MAHC)
- 2018 Ad Hoc Natatorium Air Quality Task Group
- 2013 Facilities Construction Committee
- Facility Design & Construction Technical Committee, 2012-2013
- City of Richardson Plan Commission
- City of Richardson Parks Commission, 2006 – 2010
- Texas Recreation and Park Society Member
- Parks & Recreation Magazine, Advisory Board

ACADEMIC INFORMATION

- Bachelor of Architecture
University of Texas at Austin
- Guest lecturer at Texas State University
(Recreational Administration Program)



The Summit | Grand Prairie, Texas



Keller Pointe Expansion | Keller, Texas



INTERESTING STUFF

A LITTLE BIT MORE ABOUT US

To help you understand how we plan, visualize, program, and design recreation projects, we have included a few published articles and blogs. Our level of experience and knowledge shapes our designs, and each design shapes our experience and knowledge. Which puts us in an improvement and growth loop. You benefit from that loop and the following write-ups should illustrate how.

Examples begin on the next page.



“BSW provided a high level of professional services to complete this project. This included working with three different boards/committees and the City Council. I truly believe that without your support and professional guidance this project may still be in committee discussion.”

Dona Roth Kinney, CPRP
Previous Director of Parks and Recreation
City of Keller, Texas
Above - Keller Pointe Expansion

An aerial photograph of a lush green park area. A winding river or canal flows through the left side of the image. The park is filled with dense, vibrant green trees. A paved path curves along the riverbank. In the lower right, there is a small, white, octagonal gazebo with a grey roof. The overall scene is peaceful and scenic.

Social Equity

Plays Key Role in New Braunfels' New Recreation Center

By Stacey Laird Dicke
and Stephen Springs

New Braunfels, established by a German prince and military officer in the 1840s, might not receive the same amount of attention as larger cities in Texas, but there's a reason it's among the top 10 fastest-growing communities in the United States.

This San Antonio suburb of 75,000 residents is home to museums, wineries and other attractions that bring many visitors to the area. But, its decades-long emphasis on quality-of-life issues has also earned New Braunfels status as a leader in local parks and recreation opportunities. In just a few decades, the city has evolved from a small town with both well-known and hidden-gem regional attractions, to a booming and diverse community with residents, ranging from young families to retirees, who have rapidly changing needs. And, the city is focused on meeting the demands of that growing and diverse population. The challenge, as always, is doing so without losing the historic charm and identity that gives New Braunfels its irresistible character.

The city's park and recreation department welcomes people of all ages, skill levels and abilities through a variety of

services and programs. As many park and recreation professionals know, an emphasis on such positive activities can result

in better academic performance, lower teen-pregnancy rates, reduced juvenile crime and improved mental health.

An example of New Braunfels' efforts to serve a broad user base is the 9,000-square-foot Westside Community Center, which the city acquired and, in 2011, opened in a previously underserved and economically disadvantaged neighborhood. A former church, the facility features a gymnasium, classrooms, a kitchen and a branch of the public library, and it hosts several year-round park and recreation and library programs. Fundraising also is under way for development of an accessible playground in the city, with assistance from the St. Charles, Mis-



New sidewalks connect Landa Park, the 51-acre crown jewel in the New Braunfels city park system, to the new recreation center.

Airborne Aerial Photography



souri-based Unlimited Play, a nonprofit leader in all-inclusive play facilities. Over the years, parks officials have also renovated several older parks, while finding ways to preserve their history and spotlight the city's heritage. One example of this is the annual living history event, Soul Searching, Night Ramblings in the Comal Cemetery. Established in 1868, the Comal Cemetery is the burial ground for some of New Braunfels' founders and notable citizens. The annual sell-out tour is



Architectural renderings (above and center) offer interior and exterior views of the new Westside Community Center. The floor plan, at right, shows its layout.



Built in the 1900s, the Landa Park Aquatic Center features this natural pool, fed by Comal Springs, which is one of the oldest, most historic pools in Texas.

a unique, educational event that, through volunteer actor portrayals of these early residents, passes down the city's history.

This focus on New Braunfels' changing population base helped spearhead the successful passage of an \$86 million bond package in 2013 that included \$20 million for parks projects. Administrators viewed passage of the referendum as a vote of confidence in the New Braunfels Parks and Recreation Department. The agency's decades-long efforts to build a level of trust with the community will now result in the largest construction project the city has ever undertaken: a new community recreation center that will shine a spotlight on one of NRPA's three pillars — Social Equity.

Social equity plays a significant and effective role in the way association members can positively impact the communities they serve. And this New Braunfels facility, slated to open in summer 2018, will stand as a shining example of social equity at work. NRPA believes that "universal access to public parks and recreation [is] a right, not just a privilege."

Serving an Entire City

The \$23.5 million center seeks to impact all constituents in the city — even those previously not fully served by the park and recreation department. To ensure its benefits

reach the entire community, city leaders held public meetings and interviewed representatives from numerous stakeholder groups (including the local YMCA, school district, senior center and other entities) to help determine what should be included in the new facility.

The goal is to make the 74,000-square-foot facility a model — in terms of amenities, scale and scope — for other South Texas cities to follow.

The center, designed by Dallas-based Brinkley Sargent Wiginton (BSW) Architects, will provide health and wellness programming, as well as year-round swimming and learn-to-swim opportunities. With two major rivers and a reputation for some of the best tubing in the country, swimming is a vital life skill for residents of this community. In addition, two full-size gymnasiums will provide more youth sports options, another key amenity as more select and elite teams develop in the area.

Unfortunately, not all youths in New Braunfels are skilled enough or can afford to participate on those select and elite teams, which already has created divisions in neighborhoods and schools. For example, more than 150 girls recently tried out for 50 spots on volleyball teams at one local middle school. Almost every player chosen for those

teams also played club volleyball or was a member of other select teams, which gave them huge advantages over girls who don't participate on such teams.

With the new facility, young athletes who don't make school teams can join the city's recreation leagues and enjoy new opportunities to play. Plans also are in the works to offer scholarships to kids whose families are unable to afford facility membership or program fees. The facility will also boast an 8,000-square-foot fitness area that will serve all ages and allow the city, for the first time, to provide senior-focused fitness programming.

Make It Bigger!

Following the presentation to the public of the new recreation facility's initial design, city officials found themselves in the unlikely, but enviable, position of figuring out how to make the facility even larger, rather than determining how to scale it back (as so often happens in a hot construction market). Plans originally called for a 50,000- to 60,000-square-foot facility with one indoor recreation pool. But, forward-thinking city council members proposed the addition of a second eight-lane, 25-yard competition pool.

New Braunfels Independent School District officials understood the valuable proposition of adding the second pool, which would provide more space for the high school swim team to practice and compete. As a result, the school district contributed \$2.2 million in return for use of the competition pool for the New Braunfels High School Unicorn swim team for the next 20 years. The high school team will be able to host dual and triple meets on location, as well, with bleacher seating for up to 240 spectators.

The New Braunfels Industrial Development Corporation, an economic development taxing entity that is a huge supporter of local quality-of-life initiatives, also contributed \$5.8 million to the project — helping fund not only the competition pool but also a second

gymnasium, and reinforcing the city's longstanding commitment to community sports, recreation and wellness. The facility broke ground in October 2016 and, along with two gyms and a two-pool natatorium, will boast an elevated walking track, multiple workout spaces and classrooms, two birthday party rooms (one of them another late addition) and several other amenities.

For recreation professionals seeking to provide social equity, one of the biggest challenges in their work is establishing financial self-sufficiency. To that end, the city and BSW engaged St. Louis-based Counsilman-Hunsaker early in the planning and design process to develop a dynamic business model that would provide membership fee/cost recovery options.

The team analyzed community needs, capital costs and operational expenses through a public process involving many stakeholders. Design options, along with their consequential operational models, were subsequently developed and reviewed until a project scope with a clear cost-recovery goal was agreed upon. After significant discussion, the New Braunfels City Council approved a fee schedule that projected a cost recovery of 85 percent. Then, about midway through the design phase, city officials revisited the topic to incorporate the new additions cited above. As the project ultimately grew in scope and funding, the operational model was updated and now boasts a projected cost recovery of 90 percent — higher than most other public recreation facilities of comparable size and programming.

Social Equity at Work

The new facility will be located on Landa Street, a major thoroughfare in the community, not far from a new city hall building. It will act as a redevelopment catalyst for city-owned land, left mostly vacant for years after a Handy Andy Supermarket and strip mall burned down. The addition of the recreation center is expected to increase traffic in the area, making nearby


commercial property more valuable and attractive to developers.

With assistance from the Alamo Area Metropolitan Planning Organization, new sidewalks have been constructed along Landa Street that connect the Walnut Avenue pedestrian trail to the site of the new recreation facility and to Landa Park and beyond. Landa Park, at 51 acres, is the crown jewel in the city's park system and incorporates the William and Dolores Schumann Arboretum and Panther Canyon Nature Trail.

By converting this section of New Braunfels into a recreation gateway, officials are sending a message to all city residents that everybody not only deserves such opportunities but also needs them to achieve a more balanced lifestyle.

It's tough to argue that New Braunfels didn't need a recreation reboot. Although the city operates a thriving outdoor aquatic complex with an Olympic-size

competition pool, spring-fed recreation pool and zero-depth-entry children's pool, the existing recreation center needs some updating to better serve residents. It is housed inside a former warehouse that was built in the late 19th century, and its shortcomings include the lack of a regulation-size gymnasium and no access to the upstairs for people with disabilities — thus limiting not only programming options but also who can participate in those programs.

With this new facility, all of that is about to change and it is expected to spur redevelopment in the area, helping New Braunfels to maintain its position as a fast-evolving, action-oriented and socially responsible community. 

Stacey Laird Dicke is the Parks and Recreation Director for the City of New Braunfels (sdicke@nbtexas.org). **Stephen Springs, AIA**, is a Senior Principal at Brinkley Sargent Wiginton Architects (ssprings@bsw-architects.com).



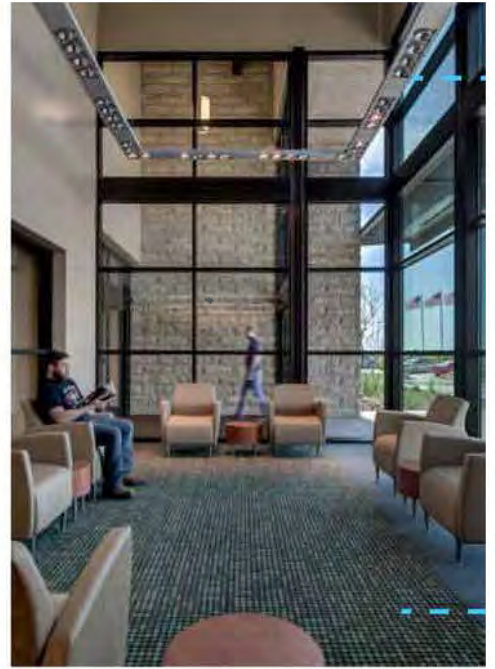
Creating Fun Ways to Spray & Play!

ColorCast™, Water Odyssey's newest design line, incorporates an architecturally-inspired canvas of colors, shapes, textures, and spray effects to create compelling aquatic play experiences for all ages.

Contact us for your next aquatic play experience.
512.392.1155 | www.waterodyssey.com



WATER ODYSSEY™
BY FOUNTAIN PEOPLE
A PLAYCORE Company



Photos ©Charles David Smith, courtesy of Brinkley Sargent Wiginton Architects

The Remaking of Rec Centers

Seven key elements that hardly existed 15 years ago are having a profound impact on the planning and design of recreation facilities

By Stephen Springs and Dwayne Brinkley

It was a long, slow march between the field house template and the rise of the community recreation center. Whatever is coming next is coming awfully fast.

We're at a moment when the built environment in recreation seems to be changing — not only quickly, but in many different ways. Recreation centers in some communities are following the collegiate trend toward wellness; in other communities, the recreation center and senior center are moving closer together philosophically and even sharing a site. In others still, such as in Mustang, Oklahoma, and Laredo, Texas, the recreation center and library coexist under one roof. Everywhere, the increased use and sophistication of master planning and city planning, and the greater emphasis on financial accountability, is bringing recreation departments into a more holistic relationship with other city departments.

As planners as well as designers of recreation facilities, we're confronted with the accelerating pace of change every day. We've seen any number of factors that influence the eventual form and function of rec centers — but seven in particular currently have, and should continue to have, enormous influence on the next generation of facilities.

Holistic Planning

Ten years ago, parks master plans barely addressed facilities,

and the standards followed in most cases were extremely rudimentary, involving a certain number of square feet of indoor space per 10,000 residents. While city management as a field took hold a generation ago, citywide needs assessments are a much more recent phenomenon. Increasingly sophisticated recreation departments understand that the object is not simply to respond to current needs, but to understand how future

growth could impact the needs of the community at large.

Working with the city manager, the department will typically issue a request for proposals (RFP) to firms that specialize in performing needs assessments, or architecture firms like ours with a planning specialty. The primary purpose is to quantify information about the city in question and to benchmark comparable cities, both in terms of current population and expected population growth, and myriad other factors related to the respective recreation departments (current square footage/acreage devoted to indoor and outdoor activities, the size, structure and offerings of the recreation department, and so on).

With the study completed, a city and its recreation department have more than a theoretical understanding of how it can meet the needs of its constituents, as well as information about comparable cities with which it can draw com-

parisons in terms of current facilities and the likely form that expansion of facilities might take. A planning firm might be able to recommend 75,000 square feet of indoor space within a certain time frame in a particular area of town, or a certain square footage of water surface budgeted at a certain dollar amount. NRPA had its eyes on this trend when it began developing its PRORAGISTM database with the stated purpose of comparative benchmarking. However, given that PRORAGIS is as focused on operations as it is on other aspects of recreation, it remains a work in progress on applicability to facility development.

Together, though, this shift to data-driven decision making marks a huge leap forward in recreation. As the process of how cities look at their needs changes, exactly what cities provide their residents, and how, becomes that much more targeted and effective.

Financial Self-Sufficiency

Previous generations of recreation facility planners at best paid lip service to the idea of net-zero cost of operation, and few facilities actually achieved it. Increasingly, however, state, county and municipal governments (this year, everyone from the South Carolina Department of Parks, Recreation and Tourism to the Woodridge, Illinois, Park District) have declared that self-sufficiency is a requirement of new facility development, and this can only deepen as a trend in this post-recessionary environment.

Unlike libraries, the operations of which might be protected (for the moment) by the “free libraries” tradition embedded in their DNA, recreation centers are being heavily scrutinized. Providing expensive specialized spaces such as pottery kilns or kitchens, or often unused or inflexible spaces (for example, an 800-square-foot racquetball court for two people versus 800

square feet of fitness area), have to be reconsidered in light of their revenue potential. Any priority program areas that survive this financial culling must be designed with sensitivity to energy use to help minimize overhead.

Funding new facilities used to involve defining a need for a recreation center, aquatic center or ice arena, and then deciding to meet that need, with (at best) a percentage of the total cost set aside for its ongoing operation. Now, operational costs are a prevalent discussion from the beginning among city managers and recreation directors, as well as members of the public who weigh in on the city’s plans.

Overlapping Programs

The focus on holistic planning and finances has a natural consequence — a realization about duplication of services and a rethinking of which “quality of life” services belong in which city-run facilities. The recreation center/library is one resulting hybrid, but even in communities where the physical buildings remain separate, there’s a trend toward libraries offering programming that was a natural fit in earlier community centers and second-generation recreation centers. Some of this might be driven by libraries seeking to retain their relevance in the Internet age, but there’s also evidence that “nonrevenue” activities are being shifted out of learner, purer recreation centers. Computer classes are an example of an activity that recreation centers might have offered as part of their outreach to all classes and age groups within a community, but which are also now offered at libraries and senior centers (seniors being the people who most need the instruction). Other examples include nutrition programs and (if they’re equipped for it) cooking classes. Down the road we may see more overlapping job titles in shared facili-

ties — one administrator performing the roles of parks and rec director and library director. This is already happening in some communities, where assistant city managers oversee cultural services, incorporating both parks and libraries. Particularly for communities of fewer than 50,000 residents, a shared facility separated into active and passive zones celebrating a community’s core values of health, wellness, social and educational opportunities, is an arrangement that benefits users and administrators.

In anticipation of a potential shifting of programs in and out of facilities, designers have to find ways of making spaces flexible without sacrificing the aspects that make them suitable for specific activities. Multipurpose rooms that can be subdivided remain a staple of these buildings, but greater care has to be taken in terms of sizing and materials — the subdivided rooms must be as programmatically functional as their parent space. In place of subdividable rooms, dedicated rooms can be made flexible while still steering them toward different activities — for example, a room with hard surfaces to accommodate activities such as crafts (requiring a moppable floor) and another outfitted with softer surfaces to accommodate educational programs, meetings or book clubs (requiring a quieter environment).

Generational Changes

The recreation industry began warning of the changes that would be wrought by the aging of the baby boomers, the first generation to embrace fitness and wellness, at least a quarter-century ago. Many communities, however, are still wrestling with the best way to meet the needs of this generation even as its youngest members enter their 50s. Five years ago, it seemed as if any investment in senior fitness could be justified, given the boomers’ high disposable in-

comes and ample savings, and their clout at the ballot box. The worldwide recession has perhaps altered the scope of some parks master planning where seniors are concerned, but this is still an enormous growth area and a largely untapped source of revenue for most recreation departments. This revenue comes with corresponding capital expenses — for example, the expectation of this user group is that their facilities should include more well-appointed family changing rooms.

At the same time, though, younger people — who in years past didn't need opportunities or encouragement to be active — are the target of recreation departments on the front lines of the nation's obesity epidemic. This is a critical issue in disadvantaged areas, where obesity rates are highest. Recreation directors as well as facility planners must grapple with how best to serve these different age groups, at the same time that they struggle with financial self-sufficiency — one of the biggest balancing acts of this era in recreation.

Ethnicity

Communities with very strong or growing ethnic populations know the effect that this can have on programming decisions, something that impacts facility planning as well. The impact goes beyond program spaces — more space devoted to futsal or table tennis, perhaps, in communities with large Asian or Latino constituencies — to all corners of a facility. Witness changes made to natatorium operations and locker room design in facilities with large Muslim populations, for example, where the importance of modesty requires rethinking the trend toward more open locker room areas and lounges. Recreation directors need to know their clientele and their clientele's recreation preferences, and facility planners need to expand their knowledge base to respond

accordingly. In the case of a community with strong participation in table tennis, for example, facility planners should know and incorporate recommended clear heights for competitive table tennis in their planning.

Healthcare

Another topic in recreation circles that goes back a quarter-century or more, healthcare is a natural fit in recreation centers that hasn't quite become incorporated as people once envisioned, probably because of ongoing uncertainty about the delivery of care. A flurry of construction of lavish hospital- or clinic-based wellness centers also seemed to take away the need for a duplication of services, but it's clear that as more people have health insurance, the larger the pool will be of community residents seeking preventive care. Recreation centers will have to be designed to anticipate this growing need, which represents both a community-service and a revenue-growth opportunity for recreation departments.

Technology

The infrastructure that allows recreation directors to meet their constituents' almost insatiable need for connectivity and entertainment changes exponentially — so quickly that we often design certain technological aspects later in the job, because otherwise the equipment specifications would be out of date by the time they were ready to be installed. Security systems with scores of cameras and card readers involve one set of planning issues, and treadmills that are outfitted with video screens involve another. Recreation centers have become IT hogs — demand for wi-fi and onboard entertainment has grown so acute that, seemingly overnight, recreation centers have gone from being low-bandwidth buildings to high-bandwidth buildings.

This is an element that must be considered from a demand standpoint, but also from a project budgeting standpoint. As planners, we find that an enormous number of recreation professionals know of the need for accommodating technology, but don't have a handle on the financial costs involved. One of our first questions to administrators is whether the city has a separate budget for integration of tech into their buildings, or whether their stated budget would be burdened by the costs involved. For administrators working with budgets that disallow the immediate purchase of multiple pieces of fitness equipment, but who wish to plan for future capacity, a key question is whether there's enough bandwidth available to the site to support their plan. The importance, in this day and age, of a realistic IT budget built into the project budget from day one, and a plan that anticipates the pace of change, can't be overstated.

Planning Ahead

These factors are all informing facility design — and facility designers. Architects accustomed to being judged on their design portfolio have found that many recreation program providers need substantial assistance in financial planning for facility planning. Fortunately, architects with experience in this building type have been changing to meet their clients' needs, too. With regard to the bottom line, you should expect that an architect brought in to help with a study necessarily has the ability to look at the holistic project and not just the construction and design component cost. That is the mark of a good planner. 🏡

Stephen Springs and Dwayne Brinkley are principals with Brinkley Sargent Wightton Architects in Dallas, Texas (ssprings@bws-architects.com, dbrinkley@bws-architects.com).

EVOLVING

TRENDS in Community Leisure Aquatics

by Stephen Springs, AIA, LEED™ AP, CPO
Principal, Brinkley Sargent Architects

It used to be that community swimming pools were little more than boxy holes in the ground — a man-made “swimmin’ hole,” if you will. You know this pool (in fact, you may still be operating it); it has a few lap lanes of shallow water, probably with a diving well on one end. More exciting pools may have had a high-dive. Some have separate “kid-die pools,” otherwise known as oversized,

shallow bathtubs. Somewhere on the pool deck, there is a sign listing all of the things one cannot do: no running, no diving and no holding your breath too long ... oh, but have fun! It is generally left to the imaginations of the patrons to create their own fun within these limiting parameters — no real fun having been built in. We wind up bringing

our own toys and, if allowed, refreshments. So let’s examine the factors influencing contemporary aquatic design and attempt to peer into its future.



THE COMPETITION

The advent of commercial water parks has completely changed consumers' expectations. New community pools simply aren't built anymore without features previously seen only in waterparks. Those that do not have the means to build new have been renovating. Diving boards are being replaced with deck slides, and spraygrounds are being added on. Today, some community pools have progressed so far that their features are indistinguishable from their commercially owned peers.

The relative newcomers on the scene are commercial fitness centers. Some of them are evolving their business models from the stereotypes we are used to - i.e. a place to find a date or only for the serious fitness nut. They are providing a cross-section of services that were previously the realm of the public sector. Family-centric marketing and multi-general programming mean leisure pools are now in their list of amenities. One-stop shopping, so to speak, with a more health-club-like atmosphere at a more reasonable price.

ECONOMIC CHALLENGES

"In large markets, yesterday's pools suffer from paltry attendance because they are no longer destinations."

Yesterday's pools serve neighborhoods instead of the greater public, even in smaller markets where there may be nowhere else to go. This old model has simply worn out. Keeping pace with the increased maintenance and increasingly stringent health code requirements can force communities large or small to struggle to simply keep their pools open. All this is occurring while the current inflationary economy is putting the squeeze on departmental budgets.

Looking beyond the expense side of things, revenue targets for pools are also changing. The days of heavily subsidized municipal pools are waning. More and more, public pools are being tasked with greater financial self-sufficiency; some are even becoming profit centers. A realistic understanding of a community's financial goals is paramount in properly planning projects. The target recapture rate is directly tied to fees, which are directly tied to the market. In order for patrons to spend more money at the gate, they must feel it is worth it.

Pundits may cite all of these challenges as a reason for their city to get out of the pool business. The reality is that cities should be getting out of the outdated pool business. If the pools were fun, they would be full of people. Demand for aquatics is actually growing, as are expectations. As cities compete for quality growth, they must appeal to the demographic of young professionals. This demographic increasingly makes decisions on where to live by the amenities offered in the area, going beyond salary and cost of living. Major corporations are doing the same by locating in high quality-of-life locales to improve recruitment. This group also enters the workforce with different expectations than we grew up with. They grew up enjoying greater amenity in their pools. One only needs to visit one's local university campus for evidence - and witness the new campus pools at UT, A&M and SMU, to name a few. We have had the good fortune to be involved with an innovative student leisure pool at Texas Tech University, incorporating a 650-foot-long lazy river, among other things. It is now under construction.

"The key to a successful leisure pool is broad appeal."

MEETING THESE CHALLENGES

The key to a successful leisure pool is broad appeal. If a city has many pools, it is OK to give each a personality or perhaps pay more attention to a particular demographic from area to area, but the basic "chassis" of a facility must have something for everyone. All age groups should have a place to enjoy. There should be zero-depth water for tots and their caregivers, shallow water and play features for young children and some

more exciting features for older kids. Teens are there to see and be seen as much as anything else, so provide sun and social areas - and a thrill ride if the budget allows.

Sure, they are there to enjoy the water - or, at least, watch their kids enjoy it - but do not underestimate the value of appealing to them directly.

"The most overlooked aspect to broad appeal in aquatic design, however, has little to do with the water. Maybe 50 to 60 percent of those who enter a pool facility will ever get their hair wet, and it is this group of people who are paying the gate fees."

For this group, there is no such thing as too much shade or restrooms that are overly clean. Enjoying their day is as much about enjoying the environment as anything else. More and more money in project budgets is justifiably being focused on improving the quality of the surroundings. Attention to quality landscape, hard-scape and architecture is as important as the water.

Theming is another tool that can help if implemented carefully. Theming does not have to be literal or flamboyant, as it is in many commercial waterparks. It can be a subtle motif that ties all of the elements in a project in a more timeless way - one that does not necessarily "date" a facility. An example of such a project is Bad Königshofen Aquatic Center in Arlington, Texas. In this project, Arlington sought inspiration from its sister city in Germany but did not want a literal approach like Bavarian architecture or steins dumping water. The design solution was to draw upon the German heritage in early Texas. An agrarian theme emerged and drove the design of each element, from the grain bin administration building and "farmhouse" bathhouse/concession to the "pipe farm" play features devoid of the typical bright colors. Careful attention to detail and material selection also respects the design concept throughout, with native plant species, stone and custom-designed shade structures. Themes need to be identifiable to the community to be most successful; avoid the stereotypical waterpark theming.

WHAT'S NEXT?

So what else is on the horizon in aquatic design? For one, the "green" movement completely surrounds us these days, and pool design is responding. Indoors or out, our clients are asking more often about how their projects can be "greener." The behind-the-scenes technologies are getting ever more sophisticated and enabling exciting "green" solutions. For example, salt-based chlorination, popular for some time in the residential market, is now being installed at the commercial level. High-tech sanitation and filtration systems have entered the industry in the last several years and will become standard over time. Outbreaks such as this summer's cryptosporidium problem in the DFW area will only accelerate demand in Texas.

We are also seeing increased public demand for indoor water. Though this comes with a much higher pricetag than outdoor pools, the 12-month swim season is hugely popular where available. January birthdays want swim parties, too! Another component of this increasing demand is the retirement of baby boomers. This group will have a more active retirement lifestyle than past generations. Expect increased demand for year-round therapy water programs to enter the usual mix of leisure and competitive pools.

About the Author

Stephen is a principal at the award-winning, firm of Brinkley Sargent Architects. Brinkley Sargent has been providing solutions to technically challenging projects requiring integrated management and design expertise for more than 30 years. Stephen specializes in recreation and aquatic design, with numerous award-winning projects to his credit.

THREE UNIQUE PUBLIC RECREATION PROJECTS YOU MIGHT NOT HAVE CONSIDERED

By: Stephen Springs
April 2018



As new public recreation facilities in communities from coast to coast continue to open their doors, leaders in some locales might want to consider something a little different for their constituents.

“For example, in Texas - where Dallas-based Brinkley Sargent Wiginton Architects prides itself in taking on out-of-the-ordinary design projects, publicly funded attractions such as an adventure camp, an indoor waterpark and a sister city aquatics center have proven popular among local residents and visitors alike.”

If you're looking to distinguish your community from surrounding municipalities when it comes to creating a recreation wonderland, the following three types of facilities just might give you some ideas:

INDOOR WATERPARKS

In January, Epic Waters opened in Grand Prairie, Texas - sharing a site with BSW's groundbreaking Summit Active Adult Center. The \$88 million, 80,000-square-foot indoor waterpark with a retractable roof is a component of the “Epic” project designed by HKS Architects and offers plenty of superlatives — including the longest lazy river in Texas (more than 650 feet) and three first-of-their-kind waterslides.

Other elements include the Grand Lawn Amphitheater designed to accommodate from a couple hundred people up to 10,000 people; The Epic, a 128,000-square-foot facility with a gymnasium, fitness center, futsal court, adventure track and CrossFit area; and PlayGrand Adventure, which will be Texas' largest all-inclusive playground when it opens later in 2018, with more than 250,000 visitors expected every year.

“When you would go to a rec center, you'd want to play volleyball or basketball or fitness of some sort, but this is much more,” Rick Herold, the city's recreation director, told the Fort Worth Star-Telegram in January. “We'll have a professional recording studio, opportunities for kids who are into dance [and] theater, or if they're into culinary arts, they can learn there. It's an incredible facility.” No wonder Herold labeled the complex as “recreation reimaged.”

Stephen Springs - Recreation Design & Planning blog for

Athletic Business
THE RESOURCE FOR ATHLETIC FITNESS & RECREATION PROFESSIONALS



ADVENTURE CAMPS

Collin County Adventure Camp in Westminister, Texas, was designed to bring outdoor learning experiences to area children, but adults can benefit, too. Residents passed a \$26 million bond, which led to the establishment of this sprawling 400-acre site that includes an extensive trail system anchored to a central education building. When construction was complete in 2006, Collin County partnered with the YMCA of Metropolitan Dallas to manage the camp, which now uses the apt slogan, “Adventure is Our Middle Name.”

Built in the Texas blackland prairie region, which is renowned for its rich black soil, Collin County Adventure Camp accommodates children ages 5 to 14, and more than 16,000 students from 121 public, private and home schools attended camps in 2017. The camp also hosts adult groups, organizations and businesses for customized retreats.

Broad-reaching, public adventure camps are becoming more popular. The City of Berkeley, Calif., owns and operates Echo Lake Camp under a special-use permit with the U.S. Forest Service. The camp serves as the gateway to the immense Desolation Wilderness Area, which offers miles of hiking with a backdrop of alpine lakes, streams, peaks and meadows. A variety of programs cater to younger children, teenagers, families and even the 50-and-older crowd.

SISTER CITY PARKS

According to Sister Cities International - a nonprofit organization founded more than 60 years ago by U.S. President Dwight D. Eisenhower - a sister city relationship is a long-term, cooperative arrangement between two cities in different countries through which cultural, educational, business and technical exchanges take place.

So, when it came time for the City of Arlington, Texas, to build a new aquatic center, officials looked to Bad Königshofen (“King's Bath” in German) for inspiration - a small spa town in Bavaria that has been Arlington's sister city since the early 1950s.

The design response was an agrarian theme, based in early German immigration to Texas. Arlington's Bad Königshofen Family Aquatic Center boasts a shallow-water play pool, a 25-meter four-lane swimming pool, a one-meter diving board, two water slides and a sprayground that doubles as a fountain during the offseason. Park attendance at the facility outpaced that of the city's four other municipal pools combined.

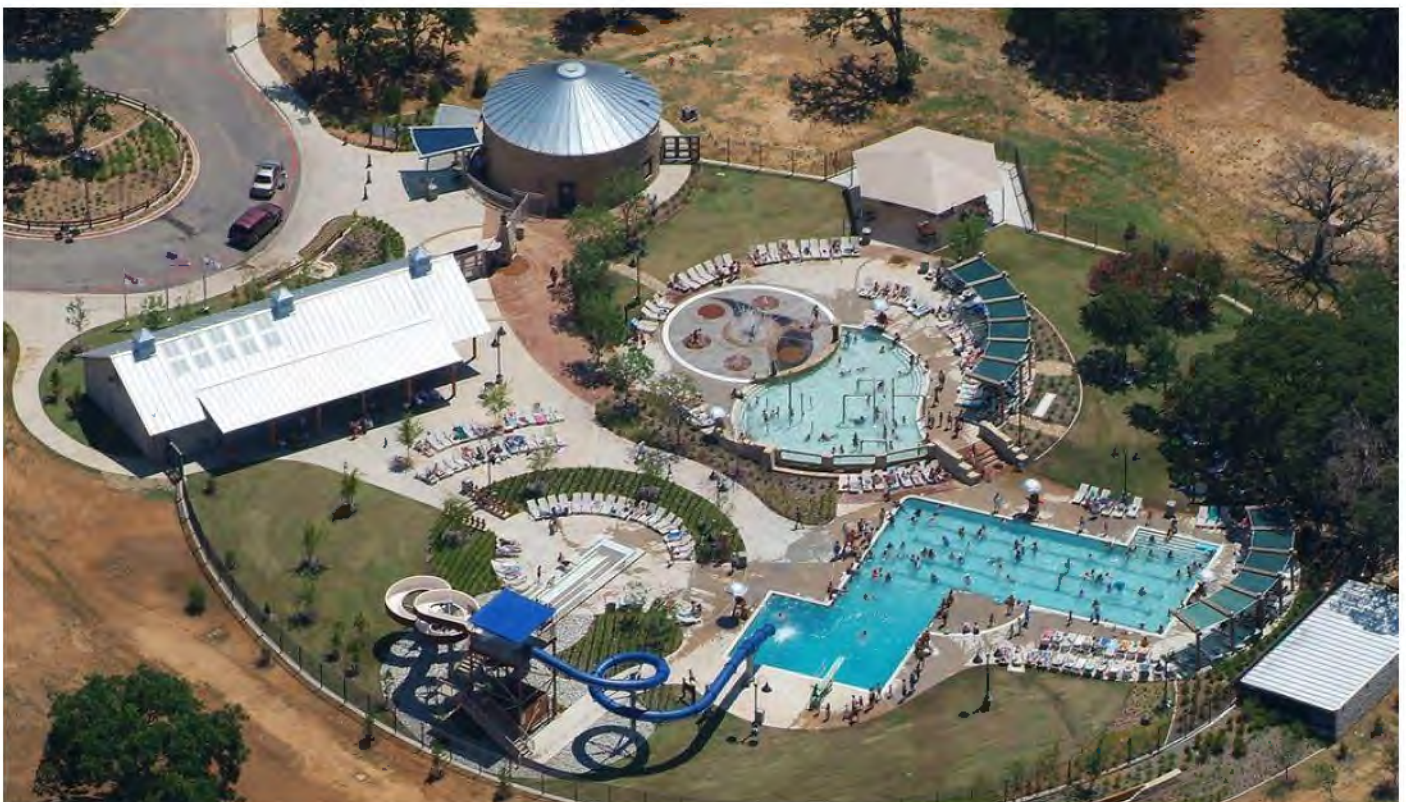
Other communities pay tribute to their sister cities through public recreation facilities, too. Philadelphia's Sister Cities Park is located in the heart of downtown and adds a picturesque swath of green to the arts and cultural district. It celebrates Philly's 11 sister cities in 10 countries (Cameroon, China, France, Germany, Israel, Italy, Japan, Korea, Poland and Russia) by featuring several sustainable design elements and a fountain with geyser-like spouts representing each country. The park is leased from Philadelphia's Department of Parks and Recreation and managed and maintained by the Center City District.

"Not only do each of these facilities reflect the way in which local officials thought well outside of the so-called box, but they also brilliantly fit the needs and character of their specific communities while also generating significant usage by non-residents."

What can you do to make your community stand out?



Bad Königshofen Aquatic Center | Arlington, Texas



Building a Pool Facility? Read This First

By: Stephen Springs & Darren Bevard
December 2017



What are the keys to successfully partnering with multiple design firms on an aquatics project? I like to use the analogy of an orchestra: Just as a conductor makes sure the brass, woodwinds and percussion all do their parts to make beautiful music together, it is the architect's job to coordinate many disciplines together into a well-orchestrated composition.

One of the most important members of any recreation and sports facility design team is an aquatics engineering firm. To provide facility operators with a better sense of how the relationship between architect and aquatics consultant typically works, I sat down with Darren Bevard, P.E., principal and studio director at Counsilman•Hunsaker, a leading aquatic design company. We got together at the National Recreation and Parks Association's Annual Conference in New Orleans in September to answer some essential questions. Jim Browne, director of recreation business development and planning at Brinkley Sargent Wiginton Architects, served as moderator.

Question: What are some of the characteristics of successful partnering between multiple design firms?

Stephen Springs (SS): Specifically to aquatic design; **the most important thing is for the firms to have a level of familiarity with each other. There is a tremendous amount of value in that, and together you can spend more time addressing the client's needs than in teaching each other how to work together.**

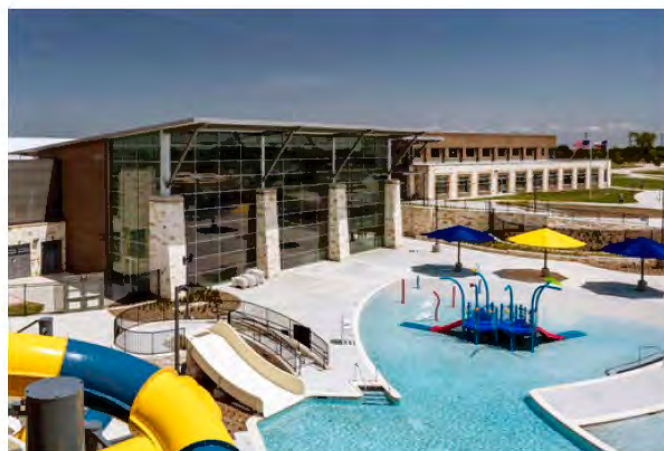
Darren Bevard (DB): Our role as a sub-consultant is to support the design team as a whole, and to assist in coordinating the many critical aspects of a building that will enclose a swimming pool. Such projects are much more streamlined and effective when they involve a team that has a history of working together and knowledge of what it takes to make an aquatic facility successful and sustainable.

WHAT IS THE OWNER'S ROLE IN ALL OF THIS?

SS: It's the owner's money and the owner's project. Regarding the design team, it's vital that the owner be part of the design team — not just hand off a task and say, "We want XYZ pool."

Stephen Springs - Recreation Design & Planning blog for

Athletic Business
THE RESOURCE FOR ATHLETIC FITNESS & RECREATION PROFESSIONALS



We really need the owner to articulate the whys behind the project. Often, there's a discovery process involved that can help us maximize the value for the owner once we understand what the programming needs are and how we can leverage a design to go beyond that. We might be able to accommodate opportunities that the owner didn't even know were possible.

DB: It is crucial, especially in the early stages of the project, that the design team engage stakeholder feedback and provide supporting information to ensure that decisions are being made in the best interest of the owner. **The design team must not come to the table with a preconceived notion of what the project should be or how it should operate**, but rather this direction must be developed based on what the owner intends to achieve and what their definition of success is for the facility.

You guys have worked together on numerous projects: What have you learned over the years regarding best practices in determining who is responsible for what?

DB: When we're enclosing water within a building envelope, the design challenges go beyond operation of the pool itself to encompass how the natatorium environment relates to all of the other associated spaces in the building. In one way or another, all areas of the building are at the mercy of the natatorium, simply because of the humidity levels and corrosive nature of a pool environment. When we think about designing for a sustainable facility, water quality and air quality go hand in hand with regard to how these aspects will influence design decisions.

As we are designing and engineering the aquatic components of the project, a great deal of coordination is involved among each of the various design disciplines. There have to be synergies between what we do and what everybody else does. We coordinate the aquatic scope of work with the mechanical, electrical and plumbing engineers, and provide insight into the many important considerations for topics such as material selections and finishes.

SS: While companies like Darren's provide invaluable advice to architects beyond simply what they are responsible to

design, **we as architects are ultimately accountable to the owner for the project and to make sure the entire team is in sync.** The entire engineering team is under the architect's umbrella. There are multiple moving pieces to this unique building type. When you bring a pool into your building, you layer all of the usual coordination issues with a whole new set of additional ones. What are some of the first steps that need to be taken in a natatorium project?

DB: It's critical that we establish the appropriate program early in the process, working hand in hand with the project owner and stakeholders to understand what they want to accomplish from a facility standpoint and what type of programs will be offered. And then we determine the appropriate building program and water area program to do that. Planning for all of that with sustainability and operational pro forma in all of that with sustainability and operational pro forma in mind — that's the critical first step in determining a facility's feasibility.

SS: Most owners have goals about the operation, and if they don't, we can help them with that process as a team. From a more nuts-and-bolts, bricks-and-mortar point of view, the first questions are always about water depth and water temperature. They're both enabling or limiting factors, depending on your program needs. In an athletic facility, you also need to consider spectators: How many bleachers? What about coordination of timing systems and scoreboards? In leisure water, there's a lot more flexibility. But warmer water makes different demands on your mechanical systems. Those are the type of things you need to discuss before you even draw anything that resembles a pool on paper.

DB: Many of these decisions influence what's required of the other design disciplines. For example, you might have water features that are spraying water into the air, and that puts more demand on the HVAC system. So that has to be considered early on.

THAT LEADS TO THE IMPORTANCE OF AIR QUALITY.

DB: In thinking about a healthy facility, we have to think about both the health of the users — the people who are going to be in the building — and also the health of the building itself, the longevity of the facility. One of the most critical influences of that is going to be air quality. But as I mentioned earlier, air quality starts with water quality. It's impossible to have appropriate air quality if we don't maintain proper water quality first. That means thinking about the applicable turnover rates for the pool, and the correct sanitation systems for the pool. What are we using for not only secondary disinfection but also to control chloramines? That's where the relationship to air quality really comes into play, with those disinfection byproducts that are going to be off-gassing and contributing to the corrosive environment. Maintaining that in the pool, first and foremost, allows the HVAC system to be designed in such a way that it supports good air quality throughout the building, thus promoting the health of the users and longevity of the building systems.

From AB: Factors Affecting Air Quality in Aquatic Centers ([/aquatic/factors-affecting-air-quality-in-aquatic-centers.html](#))

SS: A natatorium is an inherently challenging building to maintain, and maintaining air quality is the best tool for making your building components last as long as possible. Beyond that, we try to minimize the use of steel. All metals can corrode, but steel oxidizes quickly by rusting. You can

avoid steel by using aluminum and brass for hardware, nylon switch covers instead of stainless steel ones, etc. When you can't help but use steel, protect it with galvanization and high-quality epoxy coatings. Stainless steel is not always the best choice and requires regular maintenance that tends to wane or be ignored.

As you've alluded to, there is the potential for plenty of pitfalls in this type of project. What are some lessons you've both learned over time?

SS: When you bring hundreds of thousands of gallons of water into your building, it ceases to be a standard building. Your envelope can be completely different than a typical building. For example, in a temperate climate zone, you might have a 50-50 split on heating and cooling degree days, which means your vapor drive isn't dominant in one direction through your envelope. We may use vapor barriers on both sides of our insulation cavity rather than on the typical "warm side." There are many more examples. We track our lessons learned with an evolving checklist of internal best practices to improve our work continuously.

DB: When you are enclosing a large hole in the ground with a building, and if you think about the uniqueness of that — the construction, staging and planning for how that facility is going to be built and how different elevations relate to one another — there are a lot of aspects that need to be understood and thought about in the design process so that the design solution is appropriate and can be constructed effectively and efficiently.

Let's talk about long-term sustainability: What is important from a design perspective to help ensure sustainability for the owner?

DB: The building has to be planned to be sustainable from an operations standpoint: What programs is it going to support? How are those programs going to be staffed? And what does it mean in terms of operational cost? These operational considerations must be vetted with the owner as the building program is being developed. At the same time, the sustainable design also translates to the technical side of the building — selecting equipment that's going to operate efficiently and work in conjunction with one another so we don't have competing systems in terms of energy consumption.

SS: You can design a set of amenities in a facility to hit whatever target the owner wants. But are those amenity needs going to be the same in 20 years? Probably not, because the owner's definition of "success" changes. We've been around long enough to be involved in renovations of and additions to projects we did two decades ago. And it can be a challenge when that definition of success evolves and you're repurposing pools that might not have been designed for the current definition of success.

About the Author:

Stephen Springs is a senior principal at Brinkley Sargent Wiginton Architects, a Texas-based firm specializing in public architecture with offices in Dallas, Waco and Austin. He is a former parks commissioner and has more than 20 years of experience in public recreation and aquatic design.

RECREATION EXPERTISE

BRINKLEY SARGENT WIGINTON
RECREATION & AQUATIC EXPERIENCE

Stephen Springs, AIA, LEED® AP
Brinkley Sargent Wiginton Architects

5000 Quorum Drive | Suite 600

Dallas, Texas 75254

O: (972) 960-9970

C: (972) 467-7536

ssprings@bsw-architects.com

RELATED EXPERIENCE





Legislation Details (With Text)

File #: CON 21-007 **Version:** 1 **Name:**
Type: Contract **Status:** Agenda Ready
File created: 5/25/2021 **In control:** City Council
On agenda: 6/1/2021 **Final action:**
Title: Consideration of and action on a contract with the Economic Alliance Houston Port Region for Economic Development Services.
Sponsors: City Manager's Office
Indexes:
Code sections:
Attachments: [DeerPark Economic Alliance Contract 2021 2024](#)

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Consideration of and action on a contract with the Economic Alliance Houston Port Region for Economic Development Services.

Summary:

During Tuesday evening's Council Workshop, Mr. Chad Burke, President/CEO of the Economic Alliance Houston Port Region, will give his annual presentation to Council covering the Economic Alliance's activities during the past year. The City's present three (3) year contract with the Alliance expires on June 30, 2021. It is proposed we enter into a new agreement which begins July 1, 2021 and concludes June 30, 2024. A copy of the new agreement may be found attached to this item. Its scope of services and verbiage remains identical to the present contract. The proposed annual rate is \$22,000, which is the same rate the City has paid since 2018. .

Fiscal/Budgetary Impact:

The annual expenditure for economic development services per the proposed new contract is \$22,000.

Approval is recommended.

ECONOMIC DEVELOPMENT SERVICES AGREEMENT

THIS Economic Development Services Agreement ("Agreement") is made and entered into by and between the **ECONOMIC ALLIANCE HOUSTON PORT REGION**, a Texas non-profit corporation; 203 Ivy Avenue, Suite 200, Deer Park, Texas 77536 (hereinafter "THE ECONOMIC ALLIANCE"), and the City of Deer Park, Texas; P.O. Box 700, Deer Park, Texas 77536, (hereinafter "THE CITY").

WHEREAS, THE ECONOMIC ALLIANCE is a non-profit corporation organized to promote economic development with an emphasis on performance in the southeast portion of Harris County, and;

WHEREAS, THE CITY promotes economic development in Deer Park, Harris County, Texas; and;

WHEREAS, THE CITY seeks assistance to fulfill its economic development initiatives in Deer Park, Texas; and

WHEREAS, THE ECONOMIC ALLIANCE is qualified and willing to perform such assistance functions,

NOW THEREFORE, in consideration of the covenants and conditions stated herein, and in consideration of the mutual benefits that will accrue to each of the parties hereof, as well as to the citizens of Deer Park, Texas, the Parties have agreed and do hereby agree as follows:

ARTICLE I Goals

Section 1.01: THE CITY represents its goals in its Economic Development Program to include, but may not be limited to the following:

- a. Creating economic diversification to provide for stable, consistent and balanced growth;
- b. Building Deer Park's business/commercial tax base;
- c. Retaining existing jobs;
- d. Creating an economic climate conducive to the development and growth of business investment and commerce;
- e. Enhancing the quality of life for all citizens residing or working within Deer Park, Texas;
- f. Promoting Deer Park, Texas as the location of choice for new, expanding and relocating businesses;
- g. Attracting new businesses and development to Deer Park, Texas;
- h. Encouraging the expansion and development to Deer Park, Texas;
- i. Retaining businesses currently located in Deer Park, Texas;
- j. Establishing new partnerships for the promotion of economic development.

ARTICLE II

Qualifications of THE ECONOMIC ALLIANCE

Section 2.01: THE ECONOMIC ALLIANCE represents that:

- a. THE ECONOMIC ALLIANCE is a non-profit entity that is authorized to promote economic development in all or a portion of Harris County and is currently in good standing with the State and Federal government;
- b. THE ECONOMIC ALLIANCE is engaged in an on-going effort to attract new businesses, to encourage the expansion of existing businesses, or to retain existing businesses in Harris County, including Deer Park, Texas;
- c. THE ECONOMIC ALLIANCE hereby agrees to participate in joint projects and coordinate its activities with THE CITY and in an effort to reduce duplication of services and to enhance cooperation.

ARTICLE III

Scope of Services

Section 3.01: Services to be Provided: THE ECONOMIC ALLIANCE will provide to THE CITY the services described in the following paragraphs:

- a. Establish an ongoing program to develop quality prospect leads, focusing on the targeted industries of greatest importance to THE CITY;
- b. Undertake or update workforce analyses to provide current data targeted to prospective industries;
- c. Interact with local, state, and federal officials, and local economic development organizations and chambers of commerce on a regular basis;
- d. Compile and disseminate economic and business related data to THE CITY on at least an annual basis;
- e. Interact with the Texas Department of Economic Development on behalf of THE CITY and other economic development groups to acquire economic business related data;
- f. Promote small or disadvantaged business development;
- g. Present THE CITY in THE ECONOMIC ALLIANCE's marketing materials, including its website;
- h. Provide annual or more frequent reports to THE CITY on the performance of the services described and outlined herein;
- i. Prepare press releases and act as media liaison publicizing THE CITY's efforts.
- j. THE CITY will be included as a participant in THE ECONOMIC ALLIANCE's economic development initiative Project Stars, which focuses upon regional marketing and regional aesthetic improvements within the San Jacinto Texas Historic District. This service provides to the City that the Economic Alliance will communicate grant opportunities regarding this project to city, at no obligation to the city.
- k. Invitation to city officials and staff to all events organized and/or hosted by THE ECONOMIC ALLIANCE;
- l. THE ECONOMIC ALLIANCE will provide full membership on its board of directors for a designee of THE CITY.

Section 3.02: Upon request, THE ECONOMIC ALLIANCE will make available to THE CITY the following:

- a. Access to information in its library and databases with the exception of company economic development prospects who are not seeking to locate in THE CITY;
- b. Copies of THE ECONOMIC ALLIANCE studies reports and evaluations relating to economic development issues with the exception of work related to confidential prospects;
- c. Copies of THE ECONOMIC ALLIANCE publications;

ARTICLE IV Term of Contract

Section 4.01: This agreement is for the thirty six (36) month period beginning July 1, 2021 and ending June 30, 2024.

ARTICLE V Terms of Payment

Section 5.01: THE CITY agrees to pay THE ECONOMIC ALLIANCE a total amount of TWENTY TWO THOUSAND AND NO/100ths Dollars (\$22,000.00) per each twelve (12) month period (annually) for the performance of the services provided herein. Performance update reports shall be provided to THE CITY on at least an annual basis.

Section 5.02: THE ECONOMIC ALLIANCE, as part of the payment for services received, shall perform services outlined in this document.

Section 5.03: THE ECONOMIC ALLIANCE shall present annual billing statements to THE CITY describing the services performed. THE CITY shall promptly process such statements, and make payment within thirty (30) days of receipt.

ARTICLE VI Termination

Section 6.01: THE CITY may terminate this Agreement at any time by giving 30 days' written notice to THE ECONOMIC ALLIANCE. THE CITY's right to terminate this Agreement for convenience is cumulative of all rights and remedies, which exist now or in the future.

Section 6.02: On receiving the notice, THE ECONOMIC ALLIANCE shall, unless the notice directs otherwise, immediately discontinue all services under this Agreement and cancel all existing orders and subcontracts that are chargeable to their Agreement. Within 30 days of the termination date THE CITY shall pay to the THE ECONOMIC ALLIANCE, pro-rated on a monthly basis, the fees for services rendered under this Agreement unless the fees exceed the allocated funds remaining under this Agreement.

Section 6.03: TERMINATION OF THIS AGREEMENT AND RECEIPT OF PAYMENT FOR SERVICES RENDERED ARE THE ECONOMIC ALLIANCE'S ONLY REMEDIES FOR THE CORPORATION'S TERMINATION FOR CONVENIENCE, WHICH DOES NOT CONSTITUTE A DEFAULT OR BREACH OF THIS AGREEMENT. THE ALLIANCE WAIVES ANY CLAIM (OTHER THAN ITS CLAIM FOR PAYMENT AS SPECIFIED IN THIS SECTION), IT MAY HAVE NOW OR IN THE FUTURE FOR FINANCIAL LOSSES OR OTHER DAMAGES RESULTING FROM THE CITY'S TERMINATION FOR CONVENIENCE.

Section 6.04: **Termination for Cause by THE ECONOMIC ALLIANCE:** THE ECONOMIC ALLIANCE may terminate its performance under this Agreement only if THE CITY defaults and fails to cure the default after receiving written notice of it. Default by THE CITY occurs if THE CITY fails to perform one or more of its material duties under this Agreement. If a default occurs and THE ECONOMIC ALLIANCE wishes to terminate the Agreement, then THE ALLIANCE must deliver a written notice to the city manager describing the default and the proposed termination date. The date must be at least 30 days after the city manager receives notice. THE ECONOMIC ALLIANCE, at its sole option, may extend the proposed termination date to a later date. If THE CITY cures the default before the proposed termination date, then the proposed termination is ineffective. If THE CITY does not cure the default before the proposed termination date, then THE ECONOMIC ALLIANCE may terminate its performance under this Agreement on the termination date. To effect final termination, THE ECONOMIC ALLIANCE must notify THE CITY'S manager in writing.

Section 6.05: **Termination for Cause by THE CITY:** If THE ECONOMIC ALLIANCE defaults under this Agreement, THE CITY manager may either terminate this Agreement or allow THE ECONOMIC ALLIANCE to cure the default as provided below. THE CITY's right to terminate this Agreement for THE ECONOMIC ALLIANCE's default is cumulative of all rights and remedies, which exist now or in the future. Default by THE ECONOMIC ALLIANCE occurs if:

- a. THE ECONOMIC ALLIANCE fails to perform any of its duties under this Agreement;
- b. THE ECONOMIC ALLIANCE becomes insolvent;
- c. All or a substantial part of THE ECONOMIC ALLIANCE's assets are assigned for the benefit of its creditors; or
- d. A receiver or trustee is appointed for THE ECONOMIC ALLIANCE.

Section 6.06: If a default occurs, THE CITY manager may, but is not obligated to, deliver a written notice to THE ECONOMIC ALLIANCE describing the default and the termination date. THE CITY manager, at his or her sole option may extend the termination date to a later date. If the city manager allows THE ECONOMIC ALLIANCE to cure the default and THE ECONOMIC ALLIANCE does so to THE CITY manager's satisfaction before the termination date, then the termination is ineffective. If THE ECONOMIC ALLIANCE does not cure the default before the termination date, then the city manager may terminate this Agreement on the termination date, at no further obligation of the Corporation.

Section 6.07: To effect final termination, THE CITY manager must notify THE ECONOMIC ALLIANCE in writing. After receiving the notice, THE ECONOMIC ALLIANCE shall,

unless the notice directs otherwise, immediately discontinue all services under this Agreement, and promptly cancel all orders or subcontracts chargeable to the Agreement.

ARTICLE VII

Miscellaneous

7.01 The relationship of THE ECONOMIC ALLIANCE to THE CITY shall be that of an independent contractor. THE City shall have no authority to direct the day-to-day activities of any of THE ECONOMIC ALLIANCE's employees or representatives, shall have no authority over THE ECONOMIC ALLIANCE's decisions, and shall have no rights to ownership of internal working papers or other information or data of THE ECONOMIC ALLIANCE, except as otherwise specifically authorized or required herein.

7.02 This Agreement shall be binding upon and inure to the benefit of THE CITY and THE ECONOMIC ALLIANCE and shall not bestow any rights on any third parties.

7.03. Failure of either party hereto to insist on the strict performance of any of the provisions hereof, or failure of performance, shall not be considered a waiver of the right to insist on or enforce, by an appropriate remedy, strict compliance with any other obligation hereunder, or to exercise any right or remedy occurring as a result of any future failure of performance.

7.04. This Agreement shall be subject to and construed in accordance with the laws of the State of Texas and of the United States of America and is performable in Harris County, Texas.

7.05. All notices required or allowed hereunder shall be given in writing and shall be deemed delivered when actually received or on the third day following its deposit into a United States Postal Service post office or receptacle with prepaid postage affixed thereto, and sent by certified mail, return receipt requested, addressed to the respective party at the address set forth below, or at such other address the receiving party may have theretofore prescribed by written notice to the sending party:

If to THE CITY OF DEER PARK:

City of Deer Park
Attention: Jay Stokes
City Manager
P.O. Box 700
Deer Park, Texas 77536

If to THE ECONOMIC ALLIANCE:

Economic Alliance
Attention: Chad Burke
President/CEO
203 Ivy Avenue, Ste 200
Deer Park, Texas 77536

7.06. This Agreement contains the entire agreement of the parties and any changes and amendments hereto must be in writing and signed by both parties. This Agreement is executed in two originals.

**ECONOMIC ALLIANCE
HOUSTON PORT REGION**

By _____

Name: Chad D. Burke
Title: President/CEO

Date Signed: _____

ATTEST/SEAL

By _____

Name _____

Title _____

CITY OF DEER PARK:

By _____

Name: Jay Stokes
Title: City Manager

Date Signed: _____

ATTEST/SEAL

By _____

Name _____

Title _____



Legislation Details (With Text)

File #: PUR 21-012 **Version:** 1 **Name:**

Type: Purchase **Status:** Agenda Ready

File created: 5/25/2021 **In control:** City Council

On agenda: 6/1/2021 **Final action:**

Title: Consideration of and action on purchasing the services of Atlas Universal Roofing, Inc. for roof a replacement at the Surface Water Treatment Plant.

Sponsors: Public Works

Indexes:

Code sections:

Attachments: [Water Plant Roof Quote](#)

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Consideration of and action on purchasing the services of Atlas Universal Roofing, Inc. for roof a replacement at the Surface Water Treatment Plant.

Summary: This purchase is for the roof replacement of the Chemical Building at the Surface Water Treatment Plant. The chemical building roof is leaking onto pumps, an air compressor, and the bagged chemicals located in the building. Items have been protected from the leaks while waiting on the roof replacement, but it is imperative that we replace the roof as soon as possible. Tremco, Inc. is the parent company of Atlas Universal Roofing, Inc., which is a member of the Choice Facility Partners purchasing co-op. The total quoted price for the roof replacement is \$80,169.

Fiscal/Budgetary Impact: \$70,000 was budgeted for the replacement, however there are funds in the existing Water Plant budget to cover the overage.

Staff recommends approving this purchase

ATLAS UNIVERSAL ROOFING, INC.

735 W. Tidwell, Suite A * HOUSTON, TEXAS 77091
PHONE (713) 695-1626 FAX (713) 695-1654

May 7, 2021

City of Deer Park

RE: Water Plant
2117 E. X Street
Deer Park, TX

We would like to submit the following proposal for your consideration.

SCOPE OF WORK

A. Roofing and Sheet Metal Flashing

Removal of the existing EPDM roof system, metal and non-metal flashing components down to the existing concrete deck. Provide necessary means to maintain a weatherproof environment. Utilize material management devices and equipment to safely remove the existing materials from the roof. Remove the existing materials from the premises and dispose of in a landfill.

Prime the concrete deck and adhere one layer of wood fiber insulation in foam adhesive. Attachment shall conform to the ASCE 7 criteria for wind uplift as dictated by wind zone of your location

Install Base Sheet over the insulation substrate.

Install new finish ply over base sheet.

Install base flashing system.

- a. Install base flashing as specified in the manufacture's general flashing requirements.

Raise the threshold and modify the door to raise the base flashing height.

Install new wood blocking at the parapet walls and Fabricate and install new twenty four 24 gauge prefinished metal at the coping.

Install new drain inserts at all drains.

Fabricate and then install new twenty-four (24) gauge metal components to all projection flashing details, including slip flashing, pitch pans with bonnets, etcetera. Details to follow primary material manufactures standards and details, the Sheet Metal and Air Conditioning National

Association (SMCNA), and the National Roofing Contractors Association (NRCA)
standard details.

Proposal \$80,169

Sincerely Submitted,

A handwritten signature in blue ink, appearing to read "Justin Price", followed by a circled "P" or similar mark.

JUSTIN PRICE
ATLAS UNIVERSAL, INC.
281-235-9148 (cell)
Choice Facility Partners
Member # 18/060JN-01



Legislation Details (With Text)

File #: PUR 21-011 **Version:** 1 **Name:**
Type: Purchase **Status:** Agenda Ready
File created: 5/19/2021 **In control:** City Council
On agenda: 6/1/2021 **Final action:**
Title: Consideration of and action on purchase of a replacement vehicle for the Parks and Recreation Department Senior Services Division via the Goodbuy Cooperative Purchasing Contract 21 8F000.

Sponsors:

Indexes:

Code sections:

Attachments: [DEER PARK K7B GB 042621](#)

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Consideration of and action on purchase of a replacement vehicle for the Parks and Recreation Department Senior Services Division via the Goodbuy Cooperative Purchasing Contract 21 8F000.

Summary:

The Senior Services division of the Parks and Recreation Department is requesting to utilize general fund allocation for the purchase and replacement of unit 927. Unit 927 is a 2010 Ford Sporttrak which is primarily used to assist with daily meal delivery to home bound senior citizens in the Deer Park Community. In addition, the vehicle is utilized by the Senior Services Division to transport employees to various city facilities, move supplies for programs and events, and assist in other division needs. The unit will be replaced by 2021 Ford Explorer and utilized for the previous reasons listed above. The vehicle will be purchased through the Goodbuy purchasing cooperative contact number #21 8f000.

Due to the ongoing Covid-19 pandemic, several of the programs normally conducted by the Senior Services Division had to be modified or cancelled. This has resulted in enough savings in FY 20-21 general fund budget to purchase this replacement vehicle in FY20-21 and not have to request in FY 21-22.

Fiscal/Budgetary Impact:

\$309,680 10-436-43030 Approved FY20-21 General Fund
Operational Supplies

\$30,364.25 10-436-49060 Actual cost of 2020 Ford
Explorer

Approve the authorization to purchase a replacement vehicle for the Parks and Recreation Department Senior Services Division via the Goodbuy Cooperative Purchasing Contract contract 218F000.



PRODUCT PRICING SUMMARY

GOODBUY 21 8F000 Vehicles www.purchasing.esc2.net
VENDOR--Silsbee Ford, 1211 Hwy 96 N., Silsbee TX 77656

End User: CITY OF DEER PARK

Prepared by: RICHARD HYDER

Contact: TRACY PETERSON 281.478.7228

Phone: (409) 300-1385

Email: TPETERSON@DEERPARKTX.ORG

Email: rhyder.cowboyfleet@gmail.com

Product Description: FORD EXPLORER

Date: April 26, 2021

A. Bid Item: 1

A. Base Price: \$ **28,418.00**

B. Factory Options

Code	Options	Bid Price	Code	Options	Bid Price
K7B	2021 FORD EXPLORER BASE 4X2	\$ 1,245.00			
YZ	EXTERIOR WHITE	\$ -		EPA 21 CITY, 28 HIGHWAY	
7N	INTERIOR SANDSTONE	\$ -			
	2.3L I4 ECOBOOST (300 HP, 310 FT-LB TOR	\$ -			
	7-PASSENGER SEATING	\$ -			

Total of B. Published Options: \$ **1,245.00**

Published Option Discount (5%) \$ **-**

C. Additional Options [not to exceed 25%]

\$= 0.8 %

Options	Bid Price	Options	Bid Price
WEATHERTECH FLOOR MATS FRONT AND 2ND ROW	\$ 135.00		
WEATHER TECH CARGO MAT	\$ 100.00		

\$ **235.00**

D. Floor Plan Interest (for in-stock and/or equipped vehicles):

\$ **-**

E. Lot Insurance (for in-stock and/or equipped vehicles):

\$ **-**

F. Contract Price Adjustment:

\$ **-**

G. Additional Delivery Charge: 95 miles

\$ **166.25**

H. Subtotal:

\$ **30,064.25**

I. Quantity Ordered 1 x K =

\$ **30,064.25**

J. Trade in:

\$ **-**

K. GOODBUY Administrative Fee (\$300 per purchase order)

\$ **300.00**

L. TOTAL PURCHASE PRICE INCLUDING GOODBUY FEE

\$ **30,364.25**



Legislation Details (With Text)

File #: RES 21-155 **Version:** 1 **Name:**
Type: Resolution **Status:** Agenda Ready
File created: 5/27/2021 **In control:** City Council
On agenda: 6/1/2021 **Final action:**
Title: Consideration of and action on a resolution expressing intent to issue obligations to reimburse for expenditures paid prior to issuance of obligations.

Sponsors:

Indexes:

Code sections:

Attachments: [DM-#8057693-v2-Reimbursement Resolution -- City of Deer Park \(GO Projects 2021\)](#)

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council		

Consideration of and action on a resolution expressing intent to issue obligations to reimburse for expenditures paid prior to issuance of obligations.

Summary:

On May 1, 2021, the Deer Park voters approved General Obligation Bond propositions A-D as follows:

- A) \$19,500,000 for the purpose of providing funds for the design, construction, acquisition, and equipment of drainage improvements and the acquisition of land, easements, and rights-of-way in connection therewith.
- B) \$16,900,000 for the purpose of providing funds for the design, construction, acquisition, and equipment of Fire Department facilities, including a new Fire Station #1, Fire Station #2, and training room.
- C) \$7,200,000 for the purpose of providing funds for the design, construction, acquisition, and equipment of streets and sidewalks, including related storm drainage and paving improvements, and the acquisition of easements and rights-of-way in connection therewith.
- D) \$22,300,000 for the purpose of providing funds for the design, construction, acquisition, and equipment of a new Jimmy Burke Activity Center, which will include a visitor center and museum.

The City will not issue obligations for all of the above in one year. Instead, it is intended that obligations will be issued in series over multiple years. For the first series of obligations, which are proposed to be issued this year, it is proposed that City Council approve a resolution authorizing the City to be reimbursed for expenditures paid on the projects prior to the issuance of the obligations. The resolution sets forth the parameters of the expenditures that qualify to be reimbursed from bond

funds.

Fiscal/Budgetary Impact:

Based on the parameters of the reimbursement resolution, expenditures that qualify will be reimbursed from bond funds.

Approve the resolution.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK EXPRESSING
INTENT TO ISSUE OBLIGATIONS TO REIMBURSE FOR EXPENDITURES PAID PRIOR
TO ISSUANCE OF OBLIGATIONS

WHEREAS, the City of Deer Park, Texas (the “City”) is a political subdivision of the State of Texas authorized to finance its activities by issuing obligations; and

WHEREAS, the City will make, or has made not more than 60 days prior to the date hereof, payments with respect to the projects listed on **Exhibit A** attached hereto (collectively, the “Financed Projects”); and

WHEREAS, in certain circumstances, federal and/or state law requires that the City express its official intent to issue obligations to reimburse itself for expenditures paid prior to the issuance of such obligations in order for such expenditures to be eligible for reimbursement from proceeds of such obligations; and

WHEREAS, the City reasonably expects to issue obligations to reimburse itself for the costs associated with the Financed Projects; and

WHEREAS, Section 1.150-2(d)(2) of the Treasury Regulations sets forth limitations regarding the timing of reimbursements made from the proceeds of certain tax-exempt obligations; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS THAT:

Section 1. The City reasonably expects to reimburse itself for costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof and that are to be paid in connection with the Financed Projects from the proceeds of obligations to be issued subsequent to the date hereof.

Section 2. The City reasonably expects that the maximum principal amount of obligations issued to reimburse the City for the costs associated with the Financed Projects will not exceed the amounts identified in **Exhibit A**.

Section 3. Unless otherwise advised by bond counsel, any reimbursement allocation will be made not later than 18 months after the later of (1) the date the original expenditure is paid or (2) the date on which the Financed Projects to which the expenditure relates is placed in service or abandoned, but in no event more than three years after the original expenditure is paid.

ADOPTED THIS 1st DAY OF JUNE, 2021.

CITY OF DEER PARK, TEXAS

By: _____
Mayor
City of Deer Park, Texas

ATTEST:

City Secretary
City of Deer Park, Texas

EXHIBIT A

DESCRIPTION OF THE FINANCED PROJECTS

<u>Purpose/Project</u>	<u>Amount</u>
The design, construction, acquisition, and equipment of drainage improvements and the acquisition of land, easements, and rights-of-way in connection therewith, including the costs of professional services related thereto.	\$9,800,00
The design, construction, acquisition, and equipment of fire department facilities, including a new fire station #1, fire station #2, and training room, including the costs of professional services related thereto.	\$10,800,00
The design, construction, acquisition, and equipment of streets and sidewalks, including related storm drainage and paving improvements, and the acquisition of easements and rights-of-way in connection therewith, including the costs of professional services related thereto.	\$4,000,000