

**CITY OF DEER PARK
JANUARY 25, 2021 - 5:30 PM
DEER PARK COMMUNITY
DEVELOPMENT CORPORATION
MEETING - FINAL**

Georgette Ford, President
Laura Hicks, Vice President
Faylene DeFrancis
Eric Ripley



**COUNCIL CHAMBERS
710 E. SAN AUGUSTINE
DEER PARK, TEXAS 77536**

Les Ellard
Jeff Lawther
Doug Burgess

In order to help prevent the spread of the virus that causes COVID-19, the City of Deer Park is asking members of 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.*

The City of Deer Park will be limiting attendance in the Council Chambers to seventy five percent (75%) of the total listed occupancy of room capacity during this meeting.

CALL TO ORDER

COMMENTS FROM AUDIENCE

1. Approval of minutes of regular meeting on October 26, 2020.

[MIN 21-017](#)

Recommended Action: Approval

Attachments: [CDC MR 102620](#)

2. Approval of minutes of joint meeting on January 11, 2021.

[MIN 21-018](#)

Recommended Action: Approval

Attachments: [CC Joint 011121.CDC PARC](#)

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.

3. Consideration of and possible action on the quarterly report for the period of October 1, 2020 - December 31, 2020. [RPT 21-006](#)

Recommended Action: Approve the quarterly report for the period of October 1, 2020 - December 31, 2020 and authorize submission to the City Council.

Department: City Manager's Office

Attachments: [Qtr Report - FY21 Q1 12.31.20](#)

4. Discussion of issues relating to the status of DPCDC projects for the period of October 2020 - December 2020. [RPT 21-007](#)

Recommended Action: Receive and discuss the report.

Attachments: [Deer Park CDC Project Update Oct-Dec 2020](#)

5. Discussion of issues relating to the Economic Development Corporation Report to the State Comptroller for Fiscal Year 2020. [RPT 21-005](#)

Recommended Action: Discussion only.

Department: City Manager's Office, Finance and Parks & Recreation

ADJOURN

Shannon Bennett, TRMC
City Secretary

Posted on Bulletin Board
January 22, 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 #: MIN 21-017 **Version:** 1 **Name:**

Type: Minutes **Status:** Agenda Ready

File created: 1/21/2021 **In control:** Deer Park Community Development Corporation

On agenda: 1/25/2021 **Final action:**

Title: Approval of minutes of regular meeting on October 26, 2020.

Sponsors:

Indexes:

Code sections:

Attachments: [CDC_MR_102620](#)

Date	Ver.	Action By	Action	Result
1/25/2021	1	Deer Park Community Development Corporation		

Approval of minutes of regular meeting on October 26, 2020.

Summary:

Fiscal/Budgetary Impact:

Approval

CITY OF DEER PARK

CDC 1-238

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

THE REGULAR MEETING OF THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS HELD AT THE DEER PARK COUNCIL CHAMBERS, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS, OCTOBER 26, 2020 AT 5:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

GEORGETTE FORD	PRESIDENT
LAURA HICKS	VICE PRESIDENT
ERIC RIPLEY	MEMBER
FAYLENE DEFRANCIS	MEMBER
DOUG BURGESS	MEMBER
JEFF LAWTHER	MEMBER

OTHER OFFICIALS PRESENT:

JAY STOKES	CITY MANAGER
GARY JACKSON	ASSISTANT CITY MANAGER
SHANNON BENNETT	BOARD SECRETARY
DONNA TODD	TREASURER

1. MEETING CALLED TO ORDER – President Georgette Ford called the meeting to order at 5:30 p.m.
2. COMMENTS FROM THE AUDIENCE – No comments received.
3. APPROVAL OF MINUTES OF REGULAR MEETING ON JULY 27, 2020 – Motion was made by Doug Burgess and seconded by Faylene DeFrancis to approve the minutes of the regular meeting held on July 27, 2020. Motion carried unanimously.
4. APPROVAL OF MINUTES OF JOINT MEETING ON JULY 27, 2020 - Motion was made by Laura Hicks and seconded by Faylene DeFrancis to approve the minutes of joint meeting held on July 27, 2020. Motion carried unanimously.
5. ELECTION OF OFFICERS – Motion was made by Doug Burgess and seconded by Faylene DeFrancis to approve the slate of Officers to remain the same. Motion carried unanimously.

6. CONSIDERATION OF AND ACTION ON THE ANNUAL REVIEW AND AN ORDER TO ADOPT THE INVESTMENT POLICY FOR THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION – Treasurer, Donna Todd discussed the annual review of the investment policy. The Corporation has elected to comply with the Act and has established a policy comparable to the investment policy of the City. The City has recently updated and adopted its investment policy in accordance with the Act including a name change in the list of authorized broker/dealers. These changes have been incorporated in the Corporation's investment policy and are summarized on the attached Deer Park Community Development Corporation Investment Policy Review. (Exhibit A1)

Motion was made by Jeff Lawther and seconded by Laura Hicks to adopt the Investment Policy for the Deer Park Community Development Corporation. Motion carried unanimously.

7. DISCUSSION OF ISSUES RELATING TO THE STATUS OF DPCDC PROJECTS FOR THE PERIOD OF JULY 1, 2020 – SEPTEMBER 30, 2020 – Parks and Recreation Director Charlie Sandberg gave an update on the Deer Park Community Development Corporation projects to include Dow Park Pavilion, Maxwell Adult Center, Girls Softball and Soccer Complex, Community Center, Hike and Bike Trails and the Spencerview Athletic Complex. Mr. Sandberg advised the Board of the current evaluation for parking options of the complexes, an ordinance cancelling the Special Election on November 3, 2020, the discussion with Center Point for an easement to allow the Hike and Bike Trail to crossover the corridor and the discussion with Cobb Findley about access and the design of the Spencerview Bridge. (Exhibit B1-B4)
8. CONSIDERATION OF AND POSSIBLE ACTION ON THE QUARTERLY REPORT FOR THE PERIOD OF JULY 1, 2020 - SEPTEMBER 30, 2020 – Motion was made by Laura Hicks and seconded by Eric Ripley to approve the quarterly report for the period of July 1, 2020 – September 30, 2020 and authorize submission to City Council. Motion carried unanimously.
9. ANNOUNCEMENT OF DATE AND TIME FOR THE NEXT REGULAR DPCDC BOARD MEETING – President Ford acknowledged the date and time for the next regular Deer Park Community Development Corporation meeting as January 25, 2021.
10. ADJOURN – President Georgette Ford adjourned the meeting at 5:41 p.m.

ATTEST:

APPROVED:

Shannon Bennett
Board Secretary

Georgette Ford, President
Deer Park Community Development Corporation



Legislation Details (With Text)

File #: MIN 21-018 **Version:** 1 **Name:**

Type: Minutes **Status:** Agenda Ready

File created: 1/21/2021 **In control:** Deer Park Community Development Corporation

On agenda: 1/25/2021 **Final action:**

Title: Approval of minutes of joint meeting on January 11, 2021.

Sponsors:

Indexes:

Code sections:

Attachments: [CC_Joint_011121.CDC_PARC](#)

Date	Ver.	Action By	Action	Result
1/25/2021	1	Deer Park Community Development Corporation		

Approval of minutes of joint meeting on January 11, 2021.

Summary:

Fiscal/Budgetary Impact:

Approval

CITY OF DEER PARK
710 EAST SAN AUGUSTINE STREET
DEER PARK, TEXAS 77536

CC 82-01
CDC 1-240

Minutes

of

A JOINT MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND PARKS AND RECREATION COMMISSION HELD AT CITY HALL 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON JANUARY 11, 2021 BEGINNING AT 5:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON	MAYOR
SHERRY GARRISON	COUNCILWOMAN
TJ HAIGHT	COUNCILMAN
TOMMY GINN	COUNCILMAN
BILL PATTERSON	COUNCILMAN
RON MARTIN	COUNCILMAN
RAE A. SINOR	COUNCILWOMAN

MEMBERS OF DEER PARK COMMUNITY DEVELOPMENT CORPORATION PRESENT:

GEORGETTE FORD	PRESIDENT
LAURA HICKS	VICE PRESIDENT
JEFF LAWTHOR	MEMBER
DOUG BURGESS	MEMBER
FAYLENE DEFRANCIS	MEMBER

MEMBERS OF THE PARKS AND RECREATION COMMISSION PRESENT:

GEORGETTE FORD	CHAIRMAN
JO KIEFER	VICE CHAIRMAN
SHERRY REDWINE	MEMBER
JAMIE COX	MEMBER

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES	CITY MANAGER
GARY JACKSON	ASSISTANT CITY MANAGER
SHANNON BENNETT	CITY SECRETARY
CHARLIE SANDBERG	PARKS & RECREATION DIRECTOR

1. MEETING CALLED TO ORDER – Mayor Mouton opened the meeting on behalf of the City Council, President Georgette Ford opened on behalf of the Deer Park Community Development Corporation and Vice Chairman Jo Kiefer opened on behalf of the Parks and Recreation Commission at 5:30 p.m.
2. COMMENTS FROM AUDIENCE – No comments received.
3. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL DISCUSS ISSUES RELATING TO THE PROPOSED COMMUNITY/RECREATION CENTER AND A POSSIBLE TYPE B CONTINUATION ELECTION ON MAY 1, 2021 – Parks and Recreation Director Charlie Sandberg recognized the Staff and thanked them for all the hard work, input and the support through this process. Mr. Sandberg gave an overview of the history of the assessment of the Community Center that included the discovery of numerous deficiencies and resulted in a larger scope of work that needed to be done. Staff visited other facilities to get ideas on a potential facility design. The authorized amount of 6 million dollars was part of the 2015 Type B Proposition that would allow the renovation and expansion of the Community Center and Gym. After the discovery of additional renovations, a detailed evaluation of the facility took place. (Exhibit A1-A10)

Steven Springs of Brinkley Sargent Wiginton Architects advised Council of the recommended site option on the North side that included an assessment of the pool, tours of local area facilities with pools, understanding the type of indoor pool and the solution of breaking the North option project up in phases. The plan was to build a community center first to allow a fair amount of programming into that building before the old Community Center was torn down. Phase II, is the bulk of the project, which would include replacing the Community Center with a double gym and a bath house. The updated cost for the project is \$42,557,677 which includes the addition of one year of inflation to the original estimate.

Councilman Patterson asked, “Is 5.8% the inflation rate?”

Mr. Springs responded, “When we look at inflation, we are not looking at a consumer price index. We are looking at construction indexes. There are a number of construction indexes that we use nationally. We try to normalize those as best as we can for local construction cost, which tend to be more volatile than a consumer price index. Between 5%-6% is what we came up with a year ago and what we were typically carrying and reading from most of the cost indexes we referenced. We thought 5.8% was in between those percentages, but still conservative.”

Councilman Patterson asked, “Is most of that due to material costs or increased labor?”

Mr. Springs responded, “There is certain volatility in materials because of COVID and that

will take care of itself. What was really impacting the inflation rate pre-COVID was labor. Everybody was hiring for everything and it was hard to find people. A lot of subcontractors weren't bidding or if they were bidding, they were making it worth their while because they didn't even know if they could even staff the project."

Mr. Springs continued the overview with advising Council that choosing to build on the North side holds the highest dollar value portion for the future. Mr. Springs detailed the final cost for the project and emphasized that adjustments can be made to stay within the budget.

Assistant City Manager Gary Jackson gave an overview of the bonding capacity analysis that was for a 25 year bond based on the revenue stream of the Type B funds that would provide \$250,000 per year in operating costs and pay for the debt service. Mr. Jackson concluded that the sales tax would be affected but would still be sufficient enough to pay for the O&M that was calculated originally.

Mr. Springs continued the overview of the concept plan and presented Council with renderings, images of interior amenities and gave details of the projected schedule that included design, bidding and construction timetables.

Parks and Recreation Assistant Director Jacob Zuniga gave an overview of the cost recovery approach, which was a simple formula of dividing all the revenue by all the expenditures to get to the percentage of the total cost recovery. There was a benchmark done on membership fee comparisons of various programs that includes various groups and ages for different cities.

Mr. Sandberg advised Council of the potential change in membership fees that would enable the City to recuperate at least 58% of the budget instead of the current 19%. Mr. Sandberg recommended considering the utilization of the new fees to aid the City in cost recovery.

Councilman Martin asked, "Is there a set number of years to recover the 58%?"

Mr. Sandberg responded, "No, that was an annual percentage."

Mayor Mouton commented, "It is just operating expenses we are talking about not capital expenses."

Councilman Patterson asked, "What is the goal we want to recover?"

Mr. Sandberg responded, "That is to be determined. That is something I believe we need to delve into. If you are looking at it from our behalf, we would like to recover as much as possible."

Councilman Patterson questioned the proposed fees in the document presented.

Mr. Springs commented, "In the study, we said what we were assuming fees just to get to a number. Which isn't to say those are definitive fees, but we just needed a basis to create a pro forma."

Councilman Patterson asked, "Is this document out in the public?"

City Manager James Stokes responded, "Yes, it was on the display we put up last year."

Mr. Springs commented, "I don't think any resolution you all are making in the near future is about setting fees. The fees that are published in the study are just part of the study."

Mr. Springs advised Council that the projections of the fees are a structured comparison to neighboring cities. With a much larger facility, the net subsidy is projected to dramatically go down, estimating about \$900,000 a year less of a hit to the general fund.

Councilman Patterson commented, "The net subsidy goes down because of the fees we are charging."

Councilwoman Sinor asked, "Are we going to be sending out the same handouts as we did before?"

Mr. Stokes responded, "Yes."

Councilman Patterson commented, "I just have to say, I didn't realize those numbers were put out to the public already."

Mr. Stokes commented, "Those numbers are all reasonable and market based. I don't want people thinking that the building is free."

Jeff Lawther asked, "If the proposition doesn't pass, do we still have to build a pool?"

Mayor Mouton responded, "We have that 6 million dollars projected scenario. We will do something with that. If not, we can maybe include a bathhouse. The whole concept was to attach it to a new facility. It has now been determined that the current building is not worth investing a penny on. The money will be spent on something, it just won't be on the building. I can assure you that."

Mr. Springs continued the presentation with the projected recreation center staffing levels, the cost for full time and part time staff and the membership including the daily admissions for programs and classes.

Mr. Jackson gave an overview of the Fund Balance with details of revenues and the challenges pertaining to the Fund Balance. Due to the way the proposition was drafted in 2015, only the amount per project that was published and approved by Council can be used. The amount on each project and the aggregate amount of all the projects totals to 20 million dollars. There were other projects that were not completed due to the limitations of the proposition written in 2015, but with the new proposition language, the Fund Balance may be used for such projects if needed. The cost escalation from last year to this year has increased the cost, but the Fund Balance has increased as well, which will assist in paying for any additional cost.

Councilman Ginn asked, “What is our Fund Balance?”

Mr. Jackson responded, “At the end of the last fiscal year, which is still unaudited, it was about 7.9 million dollars.”

City Council, Deer Park Community Development Corporation and the Parks and Recreation Commission were all in agreement to move forward with the proposed Community/Recreation Center and Type B continued Election on May 1, 2021.

4. ADJOURN – Mayor Mouton adjourned the workshop meeting on behalf of City Council, President Georgette Ford adjourned on behalf of the Deer Park Community Development Corporation and Vice Chairman Jo Kiefer adjourned on behalf of the Parks and Recreation Commission at 6:13 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Jerry Mouton, Mayor
City of Deer Park

Georgette Ford, President
Deer Park Community Development
Corporation

Jo Kiefer, Vice Chairman
Parks and Recreation Commission



Legislation Details (With Text)

File #: RPT 21-006 **Version:** 1 **Name:**

Type: Report **Status:** Agenda Ready

File created: 1/22/2021 **In control:** Deer Park Community Development Corporation

On agenda: 1/25/2021 **Final action:**

Title: Consideration of and possible action on the quarterly report for the period of October 1, 2020 - December 31, 2020.

Sponsors: City Manager's Office

Indexes:

Code sections:

Attachments: [Qtr Report - FY21 Q1 12.31.20](#)

Date	Ver.	Action By	Action	Result
1/25/2021	1	Deer Park Community Development Corporation		

Consideration of and possible action on the quarterly report for the period of October 1, 2020 - December 31, 2020.

Summary:

Section 6.1 of the Corporation's bylaws states that the Board shall prepare a quarterly activity report, detailing the projects and work accomplished during the previous quarter. This report shall be reviewed by the Board by the end of the month following the end of each quarter and then submitted to City Council immediately thereafter.

The attached report for the period of October 1, 2020 - December 31, 2020 has been prepared for the Board's consideration and possible action.

Fiscal/Budgetary Impact:

N/A

Approve the quarterly report for the period of October 1, 2020 - December 31, 2020 and authorize submission to the City Council.

Deer Park Community Development Corporation

Quarterly Report: October 1, 2020 – December 31, 2020

Meetings Conducted and Activities

October 26 – Quarterly meeting of the Deer Park Community Development Corporation – City staff/CDC

November 11 – Internal meeting related to the Community Center project – City staff

December 8 – Internal meeting related to the Spencerview Bridge project – City staff

December 14-18, 2020 – HCFCDC reviewed Spencer View Bridge Documents.

January 2021 – Engineering Department City of Deer Park to review required updates

January 11, 2021 – Joint Meeting City Council, DPCDC and PARC, Staff and BRW to meet and give update on Community Center Project.

Financial

Debt Issued To-Date

- \$9,450,000 Certificates of Obligation, Series 2016 issued February 16, 2016 through a private placement to Wells Fargo Bank via a competitive bidding process
- \$2,700,000 Certificates of Obligation, Series 2017 issued February 14, 2017 through a private placement to First National Bank Texas via a competitive bidding process
- Note: the \$5,850,000 authorized for the Community Center Expansion/Renovation has not yet been issued pending a decision on how to proceed with the project
- In an agreement between the City of Deer Park and the DPCDC, the City agreed to issue and sell certificates and the DPCDC agreed to make payments to the City in amounts sufficient to pay the principal of and interest on the certificates

Deer Park Community Development Corporation (Fund 850)

This fund records the sales tax revenues, operating expenditures, including bond issuance costs, and debt service payments.

Revenues:

- Sales & Use Tax Revenues:

1Q (12/31/20) = \$273,179.62

Total Fiscal YTD = \$273,179.62

- Investment Revenue:

1Q (12/31/20) = \$816.73

Total Fiscal YTD = \$816.73

- ***Total Fiscal YTD Revenues as of 12/31/20: \$273,996.35 (preliminary and unaudited)***

Expenditures:

- ***Total Fiscal YTD Expenditures as of 12/31/20: \$0.00 (preliminary and unaudited)***

Bond Fund – Certificates of Obligation (Fund 307)

This fund records the bond proceeds of the \$9,450,000 Certificates of Obligation, Series 2016 and the \$2,700,000 Certificates of Obligation, Series 2017 and all related capital project expenditures, including pay-as-you-go funding.

Revenues:

- Investment Revenue:

1Q (12/31/20) = \$80.37

Total Fiscal YTD = \$80.37

- ***Total Fiscal YTD Revenues as of 12/31/20: \$80.37 (preliminary and unaudited)***

Expenditures:

- Consulting Architect Fee

1Q (12/31/20) = \$6,131.25

- Hike & Bike = \$1,181.25 *
- DP Baseball = \$4,950.00

Total Fiscal YTD = \$6,131.25

- ***Total Fiscal YTD Expenditures as of 12/31/20: \$6,131.25 (preliminary and unaudited)***

* Pay-As-You Go Funded Projects; funding will be transferred from the DPCDC (Fund 850)

Additional Funding

Certain project costs have or are expected to exceed the total amount appropriated by the authorized Type B funding. In response, the City Council has approved several budget amendments to provide the additional resources to fund these projects. The following reports the total amounts approved for the respective projects:

- Dow Park = \$231,119.00
- Maxwell Center = \$33,800.00
- Girls Softball = \$538,319.00
- Soccer Fields = \$396,247.00

Total Budget Amendments = \$1,199,485.00



Legislation Details (With Text)

File #: RPT 21-007 **Version:** 1 **Name:**
Type: Report **Status:** Agenda Ready
File created: 1/22/2021 **In control:** Deer Park Community Development Corporation
On agenda: 1/25/2021 **Final action:**

Title: Discussion of issues relating to the status of DPCDC projects for the period of October 2020 - December 2020.

Sponsors:

Indexes:

Code sections:

Attachments: [Deer Park CDC Project Update Oct-Dec 2020](#)

Date	Ver.	Action By	Action	Result
1/25/2021	1	Deer Park Community Development Corporation		

Discussion of issues relating to the status of DPCDC projects for the period of October 2020 - December 2020.

Summary:

A brief report will be given at the meeting summarizing the status of the DPCDC projects.

Fiscal/Budgetary Impact:

Receive and discuss the report.

Deer Park CDC Project Update

October 2020 – December 2020

Dow Park Pavilion Project - This project was identified as one of seven approved projects in the 2015 Type B dedicated sales tax election that was voted for by Deer Park residents. The City entered into a contract with Halff Associates as the architect and South Pool and Spa as the general contractor. The project is funded with \$1.5 million from Type B sales tax. The new restroom buildings were installed and progress continues on the pavilion structures. The City terminated the contract with the previous general contractor and awarded a contract for the completion of the project to Mills Construction. The project was completed in September of 2018.

- Acceptance of completion of and retainage release for DPCDC Dow Park Pavilion project.
- Ribbon cutting and dedication for the Dow Park Pavilion held on September 27th.
- Ongoing discussions related to litigation with former project contractor.
- Brief discussions related to ongoing litigation with City attorney.
- Meeting with construction expert on information regarding the Dow Park Pavilions.
- Pending court date postponed until August/September 2021.

Maxwell Adult Center - This project was one of seven approved projects in the 2015 Type B dedicated sales tax election that was voted for by Deer Park residents. The project is funded with \$2 million from Type B sales tax. The City of Deer Park selected Halff Associates as the architect and Frost Construction as the general contractor for the project. Construction began in November of 2017. Demo of the interior and site preparation for the new addition has been completed. The project is complete and building is currently in use with minimal punch list items remaining.

- Project is complete with only minor punch list items.
- Parks and Recreation Department hosted pre-opening tours on November 20th and 21st.
- December 19, 2018 marked the first day of Maxwell regular operations post renovations.
- January 15, 2019 ribbon cutting
- Ongoing work to complete Maxwell close out documents.
- Discussions with Frost Construction concerning canopy extension.
- Project dedication plaque installed and in the building.
- Maxwell Adult Center Canopy installation was completed.
- Staff receiving recommendations for Construction Company for other projects.

Girls Softball Complex - This project was identified as one of seven approved projects in the 2015 Type B dedicated sales tax election that was voted for by Deer Park residents. This project is funded by \$3 million from Type B sales tax. The City selected Tandem Services as the general contractor and Halff Associates as the architect for this project. Construction began in January 2018. The project is on schedule to be completed by the end of 2018.

- Project is roughly 98% complete.
- Meeting on Bi-weekly basis with Tandem Services, City staff, and Halff.

- Several contingency modifications have been executed for the project.
- Concession and restroom building is completed.
- Turf has been installed and is being cared for.
 - Several areas were removed and replaced due to the wrong type of turf being installed.
- Batting cages have been installed and completed.
- Hydramulching around complex has been completed.
- Work completed to fine grade the skinned areas of the fields.
- Irrigation has been installed and inspected.
- Field lights, parking lot lights, and security lights have been commissioned.
- Scheduling of walk through for substantial completion.
- Scheduled completion of the facility is May 2019 with usage to begin once grass playing surfaced is determined to be safe for play.
- Conducted initial and final walkthroughs of the project.
- Completed punch listed items.
- Received substantial completion letters with restrictions on fields.
- Conducted a ribbon cutting of the facility on June 18, 2019.
- Outstanding ADA issues concerning bleachers and parking lot stripping have been resolved.
- Addressed minor warranty items.
- Currently evaluating options for the addition of future parking.
- It is anticipated that in February 2021 the City Council will schedule a May 1, 2021 Type B continuation election.

Deer Park Soccer Complex - This project is another one of the seven approved projects in the 2015 Type B dedicated sales tax election. The project is being funded with \$4 million from Type B sales tax. The City of Deer Park selected Halff Associates as the architect and Tandem Services as the general contractor. Construction began in January 2018. The project is on schedule and is expected to be completed in early 2019.

- Project is roughly 95% complete.
- Meeting on Bi-weekly basis with Tandem Services, City staff, and Halff.
- Concession and restroom building is completed.
- Center Point has installed the electrical meter for the facility.
- Irrigation has been installed and is approved.
- Parking lot and driveway for facility has been completed.
- City Council approved change order for additional dirt and sod for 2 playing fields.
- Field sprigging will begin once weather allows for sprigging.
- Fields are expected to take several months for turf to establish.
- Sod expected to be established and ready for fall play.
- Flatwork has been completed around the site.
- Conducted substantial completion and punch list item walkthroughs of the project.
- Completed punch listed items.
- Received substantial completion letter with restrictions on fields.
- Contractor was required to reapply hydromulch on practice field areas.
- Conducted a Ribbon cutting of the facility on August 20th, 2019.

- Purchased additional tables, trash cans, and 2 sets of goals for the complex.
- Addressing several warranty items.
- Hyrdomulch fields and sprigged fields released to the City.
- Received final documents to complete project close out.
- Currently evaluating options for the addition of future parking at the complex.
- It is anticipated that in February 2021 the City Council will schedule a May 1, 2021 Type B continuation election.

Community Center – This project is another one of the seven approved projects in the 2015 Type B dedicated sales tax election. The project is being funded with \$6 million from Type B sales tax. This project is currently under staff review and discussion.

- City of Deer Park has hired Brinkley, Sargent, Wigington has architectural firm for consulting and design of the potential renovations and expansion of the Deer Park Community Center.
- City staff visited 5 Houston area recreation centers to begin researching facility design and trends.
 - December 13 – Eagle Pointe, Imperial Recreation Center, Pearland Recreation Center
 - December 20 – C.K. Ray Recreation Center and West University Place Recreation Center
- January 14 - City staff visited 4 DFW area recreation centers to continue researching facility design and trends.
 - Richardson Heights Center, Farmers Branch Aquatics and Recreation Centers, Keller Pointe Recreation Center, The Link (Richland Hills) Recreation Center
- January 28 – Joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center Renovations.
- February 25 – Joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center Renovations
- March 25 – Joint meeting postponed due to incident related to International Terminals Company Incident.
- April 22 – Joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center Renovations
- September 23 - Joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center Renovations
- November 11 - Joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center Renovations
- Continued discussions with BSW regarding design and cost for future Community and Recreation Center Complex.
- Staff discussed issues related to a possible Type B election for May 2, 2020 at the February 4, 2020 City Council workshop.
- City Council took action and approved an ordinance calling for a special election on May 2, 2020 for a Type B economic development sales and use tax during the City Council regular meeting.

- July 27 - Joint workshop for the City Council, Deer Park Community Development Corp., Parks and Recreation Commission to discuss items related to Community Center project and Type B election. – CC/DPCDC/PARC/City Staff/BSW
- August 4 - Consideration of and action on an ordinance cancelling the special election on November 3, 2020 for a Type B economic development sales and use tax. – City Council/City Staff
- City staff worked with BSW to update information and construction cost factors related to the Community Center renovations project.
- A joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center renovations and possible future Type B continuation election was conducted on January 11, 2021.
- It is anticipated that in February 2021 the City Council will schedule a May 1, 2021 Type B continuation election.

Hike and Bike Trails - This project is another one of the seven approved projects in the 2015 Type B dedicated sales tax election. The project is being funded with \$500,000 from Type B sales tax.

- Limited discussions with staff have taken place.
- City staff met with Burditt Consultants for potential design of the Hike and Bike Trails comprehensive plan.
- Enter into agreement with Burditt Consultants, LLC. for professional services for the development of the Type B Hike and Bike trails.
- April 3 – Kick off committee meeting to discuss the Hike and Bike trails project design.
- May 16 - Meeting with Harris County Flood Control District to discuss potential Hike and Bike trail access.
- July 10 – Committee meeting to discuss the Hike and Bike trails project and several phase options during the design.
- September 11 – Committee meeting to discuss the finalization of the final design for the conceptual Hike and Bike Trail plan.
- Construction plans are currently at 30% completed.
- Staff has submitted an application to Center Point Energy for access through an energy easement.
- Staff is anticipating completing the design in the fall of 2020.
- September 25 – Received the Midtown Engineering traffic study for the potential crossing of the hike and bike trails project. – City staff
- On going discussions with Center Point energy for an easement to allow the trail to cross over corridor.
 - Center Point has provided a document that City administration, legal, human resources and staff.
- December 1 – City staff presented to City Council issues relating to the Type B Hike and Bike trail crossing a Center Point easement located near San Augustine and Luella Ave
- December 15 – City Council approved entering into an agreement with CenterPoint Energy for a Master License Agreement allowing for an easement for the Hike and Bike

Trails.

- Staff/Burditt Consultants working on finalizing the Bid Package to seek bids for the project.
- City Staff received the CenterPoint Agreement on Wednesday, January 20, 2021.
- City Staff to request Authorization to seek construction bids at the February 2, 2021 City Council Regular Meeting.

Spencerview Athletic Complex - This project is another one of the seven approved projects in the 2015 Type B dedicated sales tax election. The project is being funded with \$3 million from Type B sales tax.

- This project was completed in August of 2017 and is currently in use.
- Ongoing discussions with Harris County Flood Control on Spencerview Bridge project
- City staff currently working with HCFCD on the Spencerview Bridge access and design.
- City staff has contracted with CobbFendley to assist with easement issues related to the access and design of the Spencerview Bridge.
- Harris County Flood Control reviewed the required Documents for the Bridge Project in December 2020.
- HCFCD requested some changes and updates with the Documentation that is being reviewed by Engineering Department in January 2021.
- City Staff reviewing options for the Glendale Park addition that the Spencer View Bridge will lead into with primarily more parking in the future.



Legislation Details (With Text)

File #: RPT 21-005 **Version:** 1 **Name:**
Type: Report **Status:** Agenda Ready
File created: 1/22/2021 **In control:** Deer Park Community Development Corporation
On agenda: 1/25/2021 **Final action:**
Title: Discussion of issues relating to the Economic Development Corporation Report to the State Comptroller for Fiscal Year 2020.
Sponsors: City Manager's Office, Finance, Parks & Recreation
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
1/25/2021	1	Deer Park Community Development Corporation		

Discussion of issues relating to the Economic Development Corporation Report to the State Comptroller for Fiscal Year 2020.

Summary:

Section 502.151 of the Texas Local Government Code requires Texas economic development corporations (EDCs) to file annual reports with the Comptroller's office. This has been a requirement since 1997. Each even-numbered year, the information is compiled and reported to legislators and taxpayers to inform them how Type A and Type B EDCs are using tax dollars to support economic development in Texas cities.

The Fiscal Year 2020 (Oct. 1, 2019-September 30, 2020) report is due by April 1, 2021. The report must be submitted online. The report will be submitted by City staff prior to the deadline and a copy will be provided to the DPCDCD Board of Directors as part of the April 26, 2021 Board meeting packet.

Fiscal/Budgetary Impact:

N/A

Discussion only.