

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

A BUDGET WORKSHOP OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON JUNE 26, 2017 BEGINNING AT 1:15 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.
SHERRY GARRISON
THANE HARRISON
TOMMY GINN
BILL PATTERSON
RON MARTIN
RAE A. SINOR

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAY 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 1:15 p.m. and called upon City Manager Jay Stokes for comments.

City Manager Jay Stokes commented, “Thank you Mayor and City Council. I will highlight the budget and focus on the ways that the budget will effect city employees and then the Department Directors will highlight their budgets. We also will take any questions from Council along the way or if we get to the end and there is any topic that is of interest to you in the budget that was not covered, please let us know. We want to thank all of our Directors and staff members who have had a role in putting together the different departmental budgets. On employee issues, the things that are proposed to stay the same are continuing the Longevity Program and the ability to sell back 5% of your sick balance up to 720 hours. There is a 2% cost of living adjustment. We haven’t done a cost of living adjustment in the past couple years. We did a one-time compensation adjustment last year. This would be a traditional cost of living adjustment in the amount of 2% and that’s what the April of 2016 to April of 2017 Houston CPI was. That is the good part for the employees; the bad part for the employees is health insurance. Two years ago, we set out to have two options for employees,

a High Deductible Plan was new and the Core Plan which remained the same. The Core Plan does not have a deductible and the employee pays 30% of the cost of a physician's visit. To stay on that plan is a 15% increase. That is very significant and there may be a day when we cannot stay on the Core Plan. With that kind of cost increase, the budget envisions moving away from that. We have been told to accept probably a plan with a \$400 in-network deductible and a 10% increase in the premium. That impacts the budget with an 8% increase. It is proposed that the City continues paying 92% of employee only coverage and 70% of dependent coverage. The Health Clinic is going to stay around for one more year. At a minimum, the clinic will be open three days a week for eight hours a day. There is a chance that we may partner with the city of La Porte and move to a five or six day a week clinic. The more people they see will allow them to justify more hours and lower rates. The cost of living adjustment for most employees will outweigh the deductible costs. There are some reclassifications that are in the budget. There are two part time positions that are being proposed in the Parks & Recreation Department and Humane Department. The General Fund has one fewer full time employee than the current year. The reason is, two staff in the Police Department will be moving to the Crime Control District and one new Paramedic position would be created by the Fire Control District. That would allow our Paramedic Supervisor to do actual supervisor duties and allow the Police Department to get education incentives to increase their salaries. The Water Sewer Fund was cut \$830,000. For the Water Sewer Fund, we are looking at borrowing \$6.7 million for year seven of our 10 year plan to pay for needed improvements. We are looking to do a 5% rate increase, that will continue. New sales tax coming in is down. Storm water fees are going up fifteen cents a month. The Chapter 380 Fund is new and is used to pay Sencore for infrastructure cost. The Capital Improvement fund is \$6.42 million this year. Nearly \$4 million of that is the new City Hall, \$500,000 in furnishings for City Hall, \$1.6 million in streets, \$200,000 in sidewalks, and \$200,000 for a new roof on the Community Center."

Councilman Patterson, asked, "Does the Cost of Living Allowance (COLA) go towards the base salary?"

Mr. Stokes, commented, "Yes Sir."

Mayor Mouton, asked, "Was the Storm Sewer increase set up as a state or federal mandate through the TCEQ?"

Mr. Stokes, commented, "We are mandated to have a permit to handle storm water issues. You don't have to pay for it with a separate fund, but in 2011 we did. In the past few years, we have paid for Martin Balch's salary, some equipment, some projects, and some storm water detention improvements."

Councilwoman Garrison, asked, "About the water and sewer rates, you said that you expect them to increase 5%. So the \$162,000 from prior revenue, is that 5% going to take care of next year or is there no way of knowing?"

Mr. Stokes, commented, "The 5% gets us to a level where we are \$162,000 short."

Councilwoman Garrison, asked, "When is the last time we had an increase?"

Mr. Stokes, commented, "Two years ago. We hired a consultant and he passed away, but in the new budget, we want to hire a new consultant. We went from 1991-2011 without an increase in the base rate."

Councilman Patterson, asked, "Does the City of La Porte have cheaper rates than we do?"

Mr. Stokes, commented, "Yes."

Councilman Patterson, asked, "How do they do that? Aren't they facing the same issues we are?"

Mr. Stokes, commented, "I am not sure. They do face the same permit requirements but may not need to make as many updates. I will ask Corby Alexander, City Manager for La Porte."

2. DISCUSSION OF ISSUES RELATING TO MISCELLANEOUS BUDGET ISSUES FOR FY 2017-2018 -

Cisco VOIP - Refresh – James Lewis, I.T. Services Director, commented, "Today IT Staff is asking for your consideration for a phone system refresh. In 2010, Council approved the Cisco Voice Over IP phone system through a five year lease purchase agreement for a total cost of \$540,000. Staff is requesting this refresh in the 2017-18 budget to extend vendor support, expand capacity, add functionality and lower maintenance cost. The refresh is also a part of a bigger refresh with the move to the new City Hall building. Staff will need to purchase new hardware, software and pay for programming to design a new template for that phone system. The total cost is \$50,000 through DIR Contract SDDTSO2542."

Degree/Certification Pay for Officers – Chief Greg Griggs, commented, "Something is going on in policing that has been going on for about four years. Part of the backlash is that not as many people want to do police work now. As a result, we have seen bidding wars going on across the country. This year, I have given one conditional job offer for a police officer. We have had numerous applications, but due to lying and drugs, we can't get qualified people. I talked to Jay Stokes, City Manager and he had Bill Philibert, Human Resources Director conduct a salary survey. In 2009, we were the second highest paid department; now we are the 11th highest paid. Baytown, which never was able to compete with us, is closer to League City than they are to us now. Pasadena and La Porte have recently given raises. We have proposed that we add to the education pay. We require a four year degree and a lot of people come here because they value the ability to get paid for their education. If we added \$250 per month to their education, it is \$3,000 a year raise. We don't have to reconstruct our

entire pay scale. In order to fund this, we will move two officers to proactive investigation position

into our Crime Control Prevention District. This will apply to everyone in the Police Department with a four year degree. If they have a Master's degree, they will get an extra \$250 a month. We will be doing another salary survey in 2018.

Councilman Patterson, asked, "Do other cities give education funds?"

Chief Griggs, commented, "Some do and some don't."

Councilman Patterson, asked, "If you had the education funds on top of what some of the other cities are offering, will we be right back in the position that we were before?"

Chief Griggs, commented, "We could be, but a lot of those cities don't require a four year degree and some don't pay for Master's degrees."

Councilman Patterson, asked, "Where is this bidding war going to end?"

Chief Griggs, commented, "I don't know?"

Replacement Roof – Fire Station #1 – Deputy Chief Clyde Coxey, commented, "Over the last three years, since I have been the Deputy Chief of Station 1, we have had several roof issues. It is an older roof and it has channels built into it. It runs the water from the east to the west and down the back side. There are four or five different levels that were put on the building, they are starting to rot through. The asphalt has plugged up all the drains. We had to clean them out and rebuild them. Anywhere that there is an AC unit nearby, we laid carpet. We started a small project last year to revitalize Station 1. It is the oldest station in Deer Park and it receives the least amount of money for maintenance. When we rebuilt our meeting room, a week after, the roof leaked and there is a stain in the middle of the Station. It is a continuous problem and needs to be fixed. The plan is to completely take the roof off, put a new roof down to where it is a single layer and will function a lot better."

Councilman Patterson, asked, "Is the restoration the roof work, or is it going to be some additional work being done to the building?"

Deputy Chief Coxey, commented, "No Sir. It is all going to be roof work. We did the interior of the Station in two phases."

Councilman Patterson, asked, "Is the stained carpet being replaced?"

Deputy Chief Coxey, commented, “We got a call really quick when it happened and got on it with the wet vac. There is a stain, but it is not molded. It is more of an eyesore than anything.”

Medical Director – Gary Jackson, Assistant City Manager, commented, “We have received RFP’s for a Medical Director.”

Replace 25 C.Y. Garbage Truck – Kathy Holcomb, Public Works Operation Coordinator commented, “We are requesting is a 25 Cubic Yard Garbage Truck replacement. The one we have now is 8 years old and in the last year and a half, it has been in the shop twenty two times and some of those are costly repairs. This is currently used as a backup truck, so if one of ours is in the shop, we rely on the back up truck. Now we are having to get the backup truck repaired in order to use it. We are requesting the purchase of a new truck, which would be used on a daily basis and we would take an older truck and use it as the backup. The request for that is \$190,000.”

Gary Jackson, Assistant City Manager, commented, “It will be less than \$190,000 because we are suggesting a lease purchase. On some of the heavier equipment that last a number of years, we do a five year lease purchase.”

Councilman Harrison, asked, “Are we staying with the same body manufacturer?”

Ms. Holcomb, answered, “Yes.”

Councilwoman Garrison, asked, “Has the increase of the commercial garbage collection gone up to \$991,000 in one year?”

Mr. Jackson, answered, “They have gone up \$31,000.”

Contract Mowing Services – Ms. Holcomb, commented, “Right now, we have ten full time employees for street and labor. Half of them were taking care of streets and sidewalks and the other half were taking care of mowing. They mow the street right of way and ditch right of way. They are falling behind because they get shorthanded if someone goes on vacation. We are asking to contract out some of the mowing, like Parks and Recreation does. It would mainly be on some of our ditch right ways that are out of sight. Our guys would still take care of the areas that our citizens would see. The request is for \$75,000, but will probably be lower because we have not calculated the square footage.”

Councilwoman Garrison, asked, “What kinds of places are we talking?”

Ms. Holcomb, answered, "Like some of the ditch right of ways behind neighborhoods that you can't see when you are driving by."

Councilwoman Garrison, asked, "Could the neighbors see what's growing out there?"

Ms. Holcomb, answered, "Yes, if they looked over their fence."

Councilman Patterson, asked, "Does this equate to an additional man? Is that what you are looking for?"

Ms. Holcomb, answered, "No. It would be contract labor that we would bid out."

Councilman Patterson, asked, "If you added people, how many more would you have to add to cover this without going to contract labor?"

Brent Costlow, Assistant Director of Public Works commented, "Probably a new crew. A mower and two labor workers."

Councilwoman Sinor, asked, "Have we thought about contracting out all the mowing?"

Ms. Holcomb, answered, "We have thought about having a dedicated mowing crew, but I don't know if anyone has discussed numbers."

Mr. Costlow, answered, "We often find ourselves having to mow the county's property around the ditches, because they may only do it once a year and we get complaints from residents when the grass is too tall."

Traffic Study – Ms. Holcomb, commented, "This concerns the traffic synchronization on East Boulevard where there are seven traffic signals. One is newer and would not need updating, but the other six would. They would need updated controllers and GPS equipment. It would synchronize the traffic so it would move more smoothly on East Boulevard."

Jay Stokes, City Manager, commented, "We have talked about this before and we hoped that we would find another way to fund it. There has been a couple of different industries that have come and talked to Gary and I about a Supplemental Environmental Program (SEP) and doing something to improve air quality. We tried to get someone else to pay for it, but we could not find anyone. This would be us paying for it."

Councilman Patterson, asked, "Is \$113,000 to hire a consultant?"

Mr. Stokes, commented, "Yes, but remember Center Street was \$90,000."

Councilman Patterson, asked, "Why \$113,000?"

Ms. Holcomb, answered, "It is based on a cost estimate that they provided to us. It is \$36,000 for six GPS units and controller units, and \$77,000 for the implementation."

Councilman Patterson, commented, "Thank you."

Councilman Harrison asked, "Why can't we just synchronize the lights?"

Mr. Stokes, commented, "That is what this would do."

Councilman Patterson, asked, "Why can't we just synchronize them ourselves?"

Mr. Costlow, answered, "The way the control systems are ran, they have to communicate with each other. We don't have the expertise to set that up."

Councilman Patterson, asked, "So the consultant is going to do the synchronization?"

Mr. Costlow, answered, "Correct."

Councilman Patterson, asked, "Are they going to stay?"

Mr. Costlow, answered, "They will do the implementation of the equipment, test it and come back a month later, see what the counts are and make changes if they need to."

Mr. Stokes, commented, "They will do studies to recommend how long you give a light."

Councilwoman Garrison, asked, "How many GPS's?"

Ms. Holcomb, answered, "Six."

Mayor Mouton, asked, "Is this syncing it during peak hours verses normal hours, and is it adjusting itself to flow?"

Ms. Holcomb, answered, "Yes, similar to Center Street."

Councilman Patterson, asked, "Do they take in consideration the speed?"

Mr. Costlow, answered, "Yes. They will do a traffic count. Then a month or two, later they will come back to see how much has changed and if they need to make changes."

Mayor Mouton, asked, "Does the charge include it all?"

Mr. Costlow, answered, "Correct."

Street Expenditure Street Replacement - Ms. Holcomb, commented, "This is our street improvement project to reconstruct Arbor Street and the streets off of Arbor."

Mr. Costlow, commented, "West Ninth, Twelfth and all the streets that are currently under design now. We have had some issues getting some drainage easements for Arbor and we are trying to find a better way to get it drained."

Ms. Holcomb, commented, "We had roughly \$1.7 million in this fiscal year to cover this contract, but it will not be finished this year. We expect our contract with Brinkley and Barfield to be paid for this year, and the majority of the money is coming from Bond Fund 26. We are asking that the remaining funds left over from the \$1.7 million and additional funds, go to pay for the total cost."

Councilwoman Garrison, asked, "What do you do with the drainage problems if the area is flat? How can you fix a preexisting street?"

Mr. Costlow, answered, "We are going to raise the back of the street. Arbor flows really well. It is the streets off of Arbor. We will get some inlets to catch the water. The issue is getting the water back to Arbor underground and then getting it back to that ditch. Originally, we were going to take out an easement between two houses, but the home owner backed out of the deal. Now the water has to go another direction to the ditch. There will be a lot more pipe involved and some right of way easement issues that we have to deal with."

Sidewalks - Ms. Holcomb, commented, "This year we budgeted \$500,000 for sidewalks and it is coming in under budget. We are requesting that the additional funds go into next fiscal year so we can work on newer sidewalks."

Mr. Costlow, commented, "We did a big sidewalk package last year from Councils request. There were several areas we had to pull from the project because they were a little more difficult to engineer. They require some retaining walls because of the slope of the residents yard. We pulled those projects because it will take a little longer to engineer and we need right of way agreements to get on some resident properties. The funds will cover those projects that we were unable to do."

Councilwoman Garrison, asked, "Why wouldn't a home owner want to give you an easement?"

Mr. Costlow, commented, "They don't want anyone in their yard."

Councilwoman Sinor, commented, "Will we get a map like we have in the past on what those areas are going to be?"

Mr. Costlow, commented, "Yes."

Street Maintenance

Contract Street Maintenance – Ms. Holcomb, commented, "We are requesting \$250,000. \$50,000 of that goes to the Crack Seal Program. The other \$200,000 is on street maintenance, which is pothole repair and minor repairs that we do citywide. We also have \$400,000 for contracted street replacement work. This is for some of the larger concrete projects that our crew doesn't have the man power or equipment to take care of. One of the areas we are looking at is the intersection of Dutch and Elm.

Gary Jackson, Assistant City Manager, commented, "This is a new process that we haven't done in the past."

Councilwoman Garrison, asked, "What do you mean, this is a new process?"

Mr. Jackson, commented, "We have not contracted this out and we have not spent the \$400,000 before."

Mayor Mouton, "Normally, we do these deals in house."

Mr. Costlow, commented, "We will still do the engineering in house. This will be for hiring a contractor. These are large areas of concrete or complete intersections. We don't have the equipment or personnel to handle that large of a concrete pour."

Consulting Fees – WTP Residual Mitigation – Ms. Holcomb, commented, "We are requesting \$75,000 to hire a consulting engineer for residual mitigation for the water plant. We had originally considered requesting \$500,000 to do the work, but we decided to pay for the consulting engineer this year and do the work later."

Mr. Costlow, commented, "We have had problems with our lagoons at our water plant. The process we use causes us to have sludge that is our end product. Technology to reduce that is very expensive. There are four ways to fix it. There is the bolt press method, where they pull the water out and make it a solid form and then dispose of it at a landfill. There are some filtration methods, where the water runs through a sock, the sock fills up with all the solid waste and when it dries, it is disposed of. The system we are using at the ponds has helped the problem. It is a filtration system. The water comes in big tanks, drains through a film and once it fills up with the solids, it is hauled away. We will ask a consultant to look at the methods and find out what is best for our system."

Contingency Fund for Emergency W&S Repairs – Ms. Holcomb, commented, “We are requesting \$250,000 for emergencies. This year we used it for Railroad and Center Street.”

Mr. Costlow, commented, “We had a forest main blow out under the roadway. With old infrastructure, you will always have some problems.”

Councilwoman Garrison, asked, “What did you have last year?”

Ms. Holcomb, commented, “\$250,000.”

Councilwoman Garrison, asked, “Did that work?”

Ms. Holcomb, commented, “Yes.”

3. RECESSED/RECONVENED – Mayor Mouton recessed the budget workshop at 2:22 p.m. and reconvened at 2:30 p.m.

Play Structure at Parkside Place – Charlie Sandberg, Parks and Recreation Director, commented, “Parkside Place Park is located at 3400 Surrey Lane. The playground no longer meets national safety compliance standards. Replacement parts are difficult to locate or are often no longer made. The playground has several components that have exceeded their life expectancy of ten to fifteen years. The playground is no longer inviting to citizens. We are requesting \$65,000 to replace the playground structure.”

Play Structure at Park Green – Mr. Sandberg, commented, “Park Green Park is located at 1000 Wynfield Drive. The playground no longer meets national safety compliance standards. Replacement parts are difficult to locate or are often no longer made. The playground has several components that have exceeded their life expectancy of ten to fifteen years. We have received several requests via phone calls from citizens in the neighborhood to renovate the park and playground. We are requesting \$75,000 to replace the playground and add a walking trail.”

Jacob Zuniga, Park Operations Supervisor, commented, “The Consumer Product Safety Commission updates the standards for safety on playgrounds. A chipped step on a playground is a hazard and can cause harm to children and other people using the playground.”

Councilman Patterson, asked, “How is it a hazard?”

Mr. Zuniga, commented, “The protective coating has been removed and over time it will continue to rust. The manufacturers have changed how things are manufactured, so we can no longer replace it and it is too expensive to manufacture.”

Play Structure at Brownwind - Mr. Sandberg, commented, "Brownwind Park is located at 3901 Brownwind Trail. The playground no longer meets national safety compliance standards. Replacement parts are difficult to locate or are often no longer made. The playground has several components that have exceeded their life expectancy of ten to fifteen years. It has experienced several years of vandalism and graffiti. There is a newer structure within close proximity of it. We are requesting \$50,000 to replace the playground structure."

Play Structure at Brookhollow - Mr. Sandberg, commented, "Brookhollow Park is located at 3117 Brookhollow Drive. The playground consists of one stand-alone structure and swing set. Replacement parts are difficult to locate or are often no longer made. The playground has several components that have exceeded their life expectancy of ten to fifteen years. The playground does not appeal to children or the neighborhood. We are requesting \$55,000 to replace the playground structure and add shade over the picnic table, depending on the cost."

Play Structure at Adult Sports Complex - Mr. Sandberg, commented, "The play structure at Adult Sports Complex is located at 2600 Pasadena Boulevard. We plan to create an area for park users to sit and picnic during league games or tournaments. It provides a place for children to play during games and it creates another park amenity for the City of Deer Park. It will allow parents to watch their children while also watching the games. We are requesting \$75,000."

After a lengthy discussion of the location and type of structure, it was decided to keep the structure at the Adult Sports Complex in the budget and a discussion of the type of structure will be determined at a later date.

Repaving of Pony Field Parking Lot – P-Street - Mr. Sandberg, commented, "The parking lot is located at 801 East P Street. We are requesting a roll-over of funds. This project is being designed in house, but has been delayed by a Harris County project at the water tank. The repaving will include the smaller east side parking lot and will fix holes created by garbage trucks on the west side. We are requesting \$100,000 to repave the smaller east side parking lot and fix the larger west side parking lot."

Mr. Zuniga, commented, "One of the concerns is, we don't want the damage that is on the west side to happen on the east side. We are engineering the parking lot to handle the traffic and the weight loads that will be coming across it. The funding will also be used to fix the holes that are on the west side due to the trash trucks."

Mayor Mouton, asked, "Are you still proposing black top?"

Mr. Zuniga, commented, "We are not sure. We are working with Public Works to come up with a solution. The blacktop is a possibility, but we would need a different type of subbase."

Councilwoman Garrison, asked, "Can we move the dumpster?"

Mr. Zuniga, commented, "Yes. We just need to find a suitable place for the dumpster."

Mayor Mouton, asked, "Will what you have budgeted fix both sides?"

Mr. Zuniga, commented, "Yes."

Councilwoman Garrison, asked, "Are you asking for \$100,000?"

Mr. Sandberg, commented, "Yes."

New Slide Structure at Pool – Mr. Sandberg, commented, "The pool slide located at 610 East San Augustine has several areas that are rusted and will likely become structurally unsound in less than 5 years. Key components are breaking and bending due to rusting. We have found that plastic slides have a history of causing cuts and scrapes to patrons. Our staff has to consistently maintain the slides to prevent injuries. We are requesting \$125,000 to replace the pool slide structure."

Roof at Community Center - Mr. Sandberg, commented, "The Community Center located at 610 E. San Augustine needs the roof replaced or repaired according to Tremco's recommendation. Several areas show significant wear and small leaks are beginning to appear. The roof will continue to get worse over time or if a significant weather event occurs. We are requesting \$200,000 to replace and repair the roof."

Councilwoman Garrison, asked, "Will this interfere with the type B funds?"

Mr. Sandberg, commented, "No."

Repair floors at Theatre Courts Building - Mr. Sandberg, commented, "The Theater Courts building located at 1302 Center Street needs the floors replaced due to significant wear. If it is not repaired, it could lead to holes or structural failure. The areas to be replaced would include sections of the stage, bathrooms, hallways, and dressing rooms. We are requesting \$50,000."

Councilwoman Garrison, asked, "The floor is black in some places and I am wondering is there mold or mildew underneath the flooring?"

Mr. Sandberg, commented, "That would have to be investigated."

Councilwoman Sinor, asked, "Will the replaced floor match what is there now?"

Mr. Sandberg, commented, "I am not sure. I would have to report back to you."

Councilwoman Garrison, asked, “The Theater Courts Building is the dirtiest building in our city. I am not sure what the problem is. Do we need to add another janitor to that building?”

Mr. Sandberg, commented, “It needs to be addressed with staff. I am going to meet with the custodial staff and talk about some different processes and improving the standards.”

Councilwoman Garrison, asked, “Are we planting more trees?”

Mr. Zuniga, commented, “Yes, that is an ongoing process. We have a line item in our general budget for planting trees that we have been using.”

Councilwoman Garrison, asked, “Are we putting lights behind the Theater Courts Building?”

Mr. Sandberg, commented, “We will take a look at that.”

Mayor Mouton, asked, “What was the comment made about granite for the walking trails at Park Green?”

Mr. Zuniga, commented, “In the Park Master Plan, it was listed as granite for Brookhollow Park, but it was added as Park Green Walking Trail. The Park Green Walking Trail is part of the Texas Parks and Wildlife Department (TPWD) grant that we are waiting on funding for from the legislature. It was pulled because it was listed incorrectly.”

Mayor Mouton, asked, “What are we waiting for?”

Mr. Zuniga, commented, “The money from TPWD is federal dollars. That means that it is passed through Texas Department of Transportation (TXDOT) and then administered by Texas Parks and Wildlife. We have been in contact with them for months now and we do not have an answer.”

Mr. Stokes, commented, “I will get in contact with our State Representative.”

Wayfinding Program – Phase III - Mr. Sandberg, commented, “The Wayfinding Program has various locations that we plan to install street and monument park signs. We are requesting \$179,150. We have had a problem with vandals taking the letters off. We are looking at using a new material that is a more durable product to minimize graffiti damage.”

Mayor Mouton, asked, “Is the College Park sign one of the signs you are replacing?”

Mr. Sandberg, commented, “Yes.”

Mayor Mouton, asked, "Do we need to redesign the signs?"

Gary Jackson, Assistant City Manager, commented, "We are talking to the manufacturer about redesigning the monument signs due to vandalism."

Mr. Sandberg, commented, "Phase I projects were predominantly completed. We have had some issues with some signs on Highway 225. We are meeting this week to discuss the Phase II signs and that should be completed at the end of the fiscal year. We budgeted Phase III for next year and we have Phase IV and Phase V in this program."

Replacement of Electronic Marquees - Gary Jackson, Assistant City Manager, commented, "We have several marquee signs with older technology. It is very hard to find replacement parts and they are very expensive to fix. There are a lot of issues with the signs, sometimes the bulbs don't work, the paint on the sign is fading, the signs are not uniform, animals have inhabited the signs, the electronic system has been damaged and some of the signs have been vandalized."

Councilwoman Sinor, asked, "How fast does the technology change?"

James Lewis, IT Director, commented, "The technology should mainly stay the same, they may improve the technology, but it won't change."

Councilwoman Garrison, commented, "I hope we keep the same colors."

Mr. Jackson, commented, "There are three options and we can keep the same colors. We can try to refurbish the current signs. We could replace the signs with a sign that looks similar to the signs we have. We can get a new sign. We can use the signs to put constant messages."

Mayor Mouton, asked, "Do we have any cost comparisons?"

Mr. Jackson, commented, "Yes. Doing the replacements of the existing signs, refurbishing the sign with a limited warranty cost of \$235,000. Replacing the signs with the newer upgraded look would be \$280,000 which is the same cost for replacing it with the Wayfinding signs, except for the Golf Course sign. We talked about adding new signs for Fire and EMS because there is nothing on East Boulevard. These signs would be interconnected and we could put out emergency messages on the signs. The cost of the new signs in the Wayfinding style is \$56,000 a piece and \$48,000 for existing signs. We may be able to get a donation for the Animal Control sign. The cost of replacing all the existing signs plus the new signs will be \$385,000, and that would be consistent with the Wayfinding look."

Councilman Harrison, asked, "What is your direction to us?"

Mr. Jackson, commented, "We are proposing to replace all signs except for the Golf Course sign."

Councilwoman Garrison, commented, "We should hold off on the Jimmy Burke sign."

Mayor Mouton, commented, "We can still budget it."

Councilwoman Garrison, commented, "Okay."

New Activity Center Programming Study - Gary Jackson, Assistant City Manager, commented, "We had talked about the Civic Visitor's Center building with Randall Porter Architects there was a lot of discussion about if we were to build a new building what would happen to the existing Jimmy Burke Center. They came up with three options. One was to add a building on to the Jimmy Burke Center for the Visitors Center. Another option is to remodel the Jimmy Burke Center, but that was not viable because of the code and construction issues. The third option is to build a stand-alone building and make a pavilion out of the rear part of the building. We have some concerns about the cost estimate not being realistic. It is in the \$3.5 million range. There are also concerns about parking being adequate at the facility. We feel that regardless of what we call it, a new look at the programing phase should be rethought and a new cost estimate done."

Councilwoman Sinor, asked, "How much did that cost us to get?"

Mr. Jackson, commented, "\$15,000, was the first phase of what the design would have been. That would have been part of the construction cost and the eventual design cost. We chose not to move forward with the design, so that is money we will not get back."

Councilman Harrison, asked, "What is it that you want to do?"

Mr. Jackson, commented, "We are asking if you would like to do anything to follow up on the study?"

Councilman Harrison, asked, "Replacing Jimmy Burke?"

Mayor Mouton, commented, "Yes."

Mr. Jackson, commented, "It could be a replacement or it could be an initiative."

Councilman Harrison, asked, "Do you want to spend another \$10,000 to have another consultant come out."

Mayor Mouton, commented, "It is actually \$30,000 between the two."

Mr. Jackson, commented, "That is an estimate, but it probably won't be that much."

Mayor Mouton, commented, "So it would be some concept designs and some potential program designs on how we would use the facility. This would incorporate a visitor's center and a new activities center."

Councilman Harrison, commented, "You said we did that once before and staff was not happy with what came out of that."

Mr. Jackson, commented, "We probably couldn't have built it for the dollar amount that it was estimated to be at. Whether it would have been a fully utilized building that the whole community would potentially be using, is yet to be seen. When you start these kind of projects there is a lot of community input. So, you hate to spend \$3.5 million and leave out something or finding out you didn't need to spend \$3.5 million when you could spend \$3 million."

Councilman Harrison, asked, "Is this a different approach from what we did originally?"

Mr. Jackson, commented, "Yes. We must consider, is the community need more recreation based, community group and civic based, visitor based; or is it all the above, and we will try to accommodate everything."

Councilwoman Sinor, asked, "Since the last survey, is there something the community is asking for that we cannot provide?"

Charlie Sandberg, Director of Parks and Recreation, commented, "We looked at the Jimmy Burke Center being an informal area to have events. The issue that is coming up is, we really need to consider that we have a lot of programs coming out of the Jimmy Burke Center. We also have the Golf Course that rents out for events and has a formal setting. I think we should take a look at that. There is a lot going on in that building, so we cannot have that building down for any period of time and because we rent it out a year in advance."

Councilman Harrison, asked, "How does the Golf Course work into this?"

Mr. Sandberg, commented, "They are trying to push rentals. We are close in location and we are going to be competing against each other. Jimmy Burke is a city facility and we are competing with the Golf Course and they are trying to push rentals. We have had a huge conversation about this a couple of weeks ago because we are pretty close in fees."

Mayor Mouton, asked, "Do we have the programming study budgeted?"

Mr. Jackson, commented, "One concept that you could have is a bigger, better, more efficient, technologically advanced Jimmy Burke Center. One that would stand up through a

hurricane. So that, when it is built and constructed, the Jimmy Burke Center won't be there anymore. You could use the programing for a visitors' center, but it would be an expanded facility."

Mayor Mouton, commented, "I would like to see us enhance what we currently operate in a new facility. Also, figure out what we are using it for and what it could be used for. It

should have a number of amenities, nicer amenities, and more technological advancement in regards to different options. Is that what you are eluding to? Would all that be done in this study?"

Mr. Jackson, commented, "The issue was, we really didn't know exactly what all the different uses and functions could be. The concept was, we would maintain the Jimmy Burke Center forever."

Mayor Mouton, commented, "It's not buyable based on the last study to put money into a building that is so out of date and not up to code."

Councilwoman Sinor, commented, "I have always said that it would be a nightmare if we build a huge facility and expect parking to get better. It won't, it will get worse."

Mayor Mouton, asked, "Are we using the same company we had do the addition?"

Mr. Jackson, commented, "It would be a different company."

Councilman Harrison, asked, "What do we do with all the programs that are going on now when that building is under construction?"

Mr. Jackson, commented, "You will build a new one and leave Jimmy Burke there until the new Jimmy Burke is in operation. Then tear the old one down."

Councilman Patterson, commented, "We might need to build a parking garage."

Mr. Jackson, commented, "The first time that we did RFQs, they came down to create City Hall. It was tied with Randal Porter and was basically a tie breaker process determined."

Councilwoman Garrison, commented, "What will you ask for in the RFQ?"

Mr. Jackson, commented, "Our legal requirement is to find the most qualified Architect."

4. ADJOURN – Mayor Mouton adjourned the workshop at 3:42 p.m.

ATTEST:

APPROVE:

Shannon Bennett, TRMC
City Secretary

Jerry Mouton, Jr.
Mayor