

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

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Minutes

of

A JOINT WORKSHOP 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 APRIL 22, 2019 BEGINNING AT 6:15 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

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

MEMBERS OF DEER PARK COMMUNITY DEVELOPMENT CORPORATION PRESENT:

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

MEMBERS OF THE PARKS AND RECREATION COMMISSION PRESENT:

GEORGETTE FORD	CHAIRMAN
JO KIEFER	VICE CHAIRMAN
SHERRY REDWINE	MEMBER
ERIC RIPLEY	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, Vice 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 6:15 p.m.

2. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL DISCUSS POTENTIAL SQUARE FOOTAGE, COSTS AND COST RECOVERY OPTIONS FOR A POSSIBLE NEW COMMUNITY CENTER AND GYMNASIUM INCLUDING POOL OPTIONS – Stephen Springs of Brinkley, Sargent, Wiginton Architects, gave a brief overview of the information discussed at the previous meeting pertaining to the Community Center. He also discussed the Community Center history and the proposed site plan that included discussion on the existing “dry-side” space allocations, possible community recreation options, aquatic options and cost recovery philosophy.

Parks and Recreation Director Charlie Sandberg commented, “What you are going to see from Mr. Springs presentation is a lot of the analogies from the research that we have done visiting other facilities and also the experience the Staff has within the profession.”

Mr. Springs continued the discussion on what was considered as high priorities and gave a presentation of potential options for a new facility. The option to rebuild the existing building and keep a total of 36,300 square feet has a projected cost of \$11.5-13.2 million dollars, an all new facility that includes 40,480 square feet has a projected cost of \$13.4 - 15.3 million dollars and the option for an all new facility with the inclusion of the Earl Dunn Gymnasium and an addition of a full gymnasium plus a track totals to 48,550 square feet with a projected cost of \$15.0-16.7 million dollars.

Mayor Mouton commented, “I believe tonight is a major scenario of funneling this down to where a design can be created on paper. This is a good discussion in regards to the objective.”

Mr. Springs discussed the aquatic possibilities and options that includes remodeling the existing aquatic center, the re-envision of the existing pool and the option to add a therapy pool and a 4-lane lap pool, which would add 8,200 square feet to the facility. Mr. Springs gave a presentation of the projected construction costs combining both the dry side and the wet side for the facility. Scenario 1 included a new building, a gym and track along with a 4-lane pool and a therapy pool with repairs to the existing pool to be an estimated \$20.0-23.4 million dollars. Scenario 2 included a new building, with an indoor track and keeping the Earl Dunn Gym and adding a second gym on the dry-side and possibility to build the re-envisioned concept of the existing pool to also include a 4-lane pool and therapy pool on the wet side with a projected cost of \$27.5-32.5 million dollars.

Mayor Mouton commented, “Much of what has been talked about has been Staff assessing best practices in looking at many scenarios that have now been thrown in a pot. They have

attached numbers to all of this, but there is no conceptual design. We already have \$6 million dollars to start with. We do have some options of how we can pay for this, which I would propose to have it go back to the voters. It makes the most sense on how to pay for this, especially having 70% of the Type B coming outside of the City limits. The main emphasis is to give some direction. To me, it is about giving this community a maximum privilege to have access to as many facets of the quality of life. When you take a lot of these factors, it will definitely impact certain sectors of our community. In some cases, we need to be open-minded to include all we can so that we can impact as many people as possible. This is a huge significant investment, a commitment for the next fifty years.”

Mr. Springs asked, “Mayor, in your opinion, should there be three gyms, counting Earl Dunn as one of them. Is there a consensus on a third gym?”

Athletics/Aquatics Supervisor Lacy Stole commented, “There is never enough gym space. We currently pay over \$9,000 every winter to use the gyms at the school district. We also pay \$3,500 every summer. By having a third gym, you are not going to solve all issues, but you are going to have extra space for practices. People call every week to rent the Earl Dunn Gym and we can’t rent because the usage is so packed all the time. My reasoning to keep the Earl Dunn Gym, is to use it for a rental facility because it would be packed.”

Assistant Parks and Recreation Director Jacob Zuniga commented, “One possible scenario that we could possibly explore is having that third gym only opened for certain hours for rentals.”

After a lengthy discussion, it was the consensus of the Council, Deer Park Community Development Corporation and Parks and Recreation Commission, that a possible third gym be included within the Community Center site plans.

Parks and Recreation Director Charlie Sandberg discussed the task of making a decision in order to be able to use a conceptual analysis. Mr. Sandberg suggested that philosophical direction from Council and the Committees is critical and needed to be able to assist in conception of the facility to define how it is going to be used.

After a lengthy discussion, it was agreed upon to include in the conceptual site plan a new bathhouse, repairs to the existing pool, a therapy pool and a track to be included in the new proposed building with no option to lease the space. A parking lot will also be included in the site plans. Operational options of projected revenues and expenses will be discussed once the conceptual plans are completed.

3. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL DISCUSS THE NEXT STEPS FOR THE COMMUNITY CENTER PROJECT – Item was discussed in agenda item #2.

4. ADJOURN – Mayor Mouton adjourned the workshop meeting on behalf of City Council, Vice 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 7:57 p.m.

ATTEST:

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Shannon Bennett, TRMC  
City Secretary

APPROVED:

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Jerry Mouton, Mayor  
City of Deer Park

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Georgette Ford, Vice President  
Deer Park Community Development  
Corporation

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Jo Kiefer, Vice Chairman  
Parks and Recreation Commission