

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

CC 79-78  
CDC 1-210

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 SEPTEMBER 23, 2019 BEGINNING AT 5:45 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
ERIC RIPLEY	SECRETARY
JEFF LAWTHOR	MEMBER
DOUG BURGESS	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 5:45 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 OPTIONS FOR A POSSIBLE NEW COMMUNITY CENTER AND GYMNASIUM, INCLUDING POSSIBLE CONSTRUCTION AND OPERATING COSTS, COST RECOVERY OPTIONS, AND TYPE B FUNDING CAPACITY – Stephen Springs of Brinkley, Sargent, Wiginton Architects, gave a brief history recap of the discussions at the previous meetings pertaining to the Community Center that included the existing conditions of the current facility and the initial development for test fitting under Scenario 1 which would be replacing the building with the same footprint in the same area with an option to add parking and Scenario 2, which was to move the facility to another park. Also discussed was the evaluation of the pool, aquatic options of functions and programs, the lessons learned and best practices from the tours of other municipalities. The options and scenarios that were contemplated and chosen included a therapy pool, indoor track with a second gym and keeping the Earl Dunn Gym. The two options presented were the South Option and the North Option. The South Option's breakdown for a new building site plan is based on feedback that entailed program spaces, administrative spaces, athletic spaces and an indoor pool. The total square footage for a two story building is being proposed at 47,789. The North Option considers building a new smaller community center proposed at 12,000 square feet as the first phase and the second phase would be a new building that would absorb Earl Dunn within the new construction of the building with a total of 46,000 square feet. The estimated construction schedule for the North Option will run approximately 29 months to complete and the South Option will run approximately 24 months to complete. The gymnasium and indoor pool assumptions consists of utilization for both programming and open use. (Exhibit A1-A6)

City Manager James Stokes requested Mr. Springs to advise Council on the difference in cost of tearing down the Earl Dunn to rebuild it versus just renovating the gym, which Mr. Spring explained, would be about the same amount.

Mayor Mouton commented, "Tonight, we really need to come up with a definitive answer of choosing the North Option or the South Option. We have projected numbers, but in all reality, we will have to tweak that as we go along the way with any of these concepts in regards to how we are going to move forward and what we are going to get as an end result. We haven't even started a design so it will be much easier to look at in that perspective at a future date. The optimum objective, in which we only have a window of 4 to 5 months, is to prepare to put this on the ballot for next May to ask the voters to extend the Type B."

Assistant City Manager Gary Jackson gave an overview of the Bond Issuance and several different scenarios on the length on the debt that would be sold. The key elements focused on was the principal of the amount, the years of the debt and the annual operating cost. (Exhibit B1-B6)

Mr. Stokes advised Council, subject to the voters electing for any one of these scenarios to happen, that the Type B Funding does currently have money in the bank that could be used to fund parking for the baseball, soccer and softball fields.

After a lengthy discussion held on the different options, different phases that included pros and cons of the comparisons and the potential ballot language to inform the citizens of the option chosen, it was the consensus of the Council to move forward with the North Option.

Mr. Jackson gave a brief presentation on the cost recovery included in the previous Exhibit A1-A6. Mr. Springs added to the discussion the projected operational expenditures and cost recovery contemplating a new facility or major expansion.

Mayor Mouton commented, "State record shows, that roughly 70% of sales tax is generated outside the City of Deer Park. When asking the voters to approve this, we need to inform them that \$.70 out of every dollar is not coming from inside the incorporated city limits, which makes this option even more viable, in my opinion. We need to make sure we carry that fact in regards to when we're selling it to the community that is it advantageous to look at this as a viable option."

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— City Manager James Stokes commented, "I think the next steps should be done before the holidays. We can meet with Mr. Springs and have him come back to show more details about a North Option."

Mr. Springs commented, "Yes, we need to develop a North Option. I would like to be able to do that with a budget target."

After a lengthy discussion, it was the consensus of the Council to have two projected budgetary number options of 31 million and 34 million for the North Option and to invite Mr. Springs to the next meeting for more information on the progression of the proposed north side on Monday, November 11, 2019.

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 6:59 p.m.

ATTEST:

APPROVED:

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Shannon Bennett, TRMC  
City Secretary

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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