

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

CC 80-09
CDC 1-222

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 JANUARY 13, 2020 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
LES ELLARD	MEMBER

MEMBERS OF THE PARKS AND RECREATION COMMISSION PRESENT:

GEORGETTE FORD	CHAIRMAN
JO KIEFER	VICE CHAIRMAN
ERIC RIPLEY	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 POTENTIAL CONCEPTUAL OPTIONS FOR A POSSIBLE NEW COMMUNITY CENTER GYMNASIUM AND INDOOR POOL, INCLUDING POSSIBLE CONSTRUCTION AND OPERATING COSTS, AND COST RECOVERY OPTIONS – Steven Springs of Brinkley, Sargent, Wiginton Architects gave a brief history recap of the discussions at the previous meetings pertaining to the Community Center and included a review of the updated budget costs and projected schedule, which will begin after the May Elections and also highlighted details of the design and construction. The Community Center will be built first before the Recreation Center. Mr. Springs detailed the conceptual layout and design challenges in creating the right fit for the building.

Mike Svetz of Pros Consulting gave an overview of the operational projections that included total costs of ownership, operations and maintenance costs as well as an approach for successful cost recovery. Mr. Svetz highlighted amenity comparisons, current recreation budget summary, projected staffing levels full-time and part-time, emphasizing on the cleanliness and friendliness of the facility, projected Community Center Pro Forma, operating hours and membership/daily admissions. Mr. Svetz also advised Council that combining the Community Center and Recreation Center would require in the first full year of operations, a general fund subsidy of as \$174,407 to operate the facility, which would bring in around 89%-90% cost recovery. Exhibit (A1-A7)

Mr. Springs commented, “If you move forward after today, you are not setting anything in stone. This is just a tool for you all to continue evolving.”

4. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL DISCUSS A CONCEPT AND ASSOCIATED COST FOR A SWIMMING POOL BATHHOUSE – Assistant City Manager Gary Jackson advised Council that the ballot language would include an indoor pool at the community recreation center.
5. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL DISCUSS TYPE B FUNDING CAPACITY AND POTENTIAL FUTURE TYPE B PROJECT AUTHORIZATION – Assistant City Manager Gary Jackson advised Council of

the different options for the lengths of certificate of obligation between 15 to 25 years that could be issued and secured by the Type B debt. Mr. Jackson highlighted the option most favored, the 25 year certificate of obligation, that includes \$36,165,000 of proceeds and \$250,000, the O&M that wouldn't necessarily be restricted just for the Community Center, it could also help pay for some of the other Type B projects as well. The proposed ballot language may include to expand the Type B funding to cover the construction of the new Community Center, gymnasium and indoor facility and operating and public park services and maintenance cost. (Exhibit B1-B7)

City Manager James Stokes commented, "Once Council calls for the vote, we will start the education campaign to have some opportunities for the public to come out and see the pictures and be able to answer their questions."

6. 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 Jay Stokes advised Council that the next step would be to call a Special Election.
7. 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 6:23 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