

CITY OF DEER PARK  
710 EAST SAN AUGUSTINE STREET

CC 78-67  
CDC 1-198

DEER PARK, TEXAS 77536

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 28, 2019 BEGINNING AT 6:15 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON  
SHERRY GARRISON  
THANE HARRISON  
TOMMY GINN  
BILL PATTERSON  
RAE A. SINOR

MAYOR  
COUNCILWOMAN  
COUNCILMAN  
COUNCILMAN  
COUNCILMAN  
COUNCILWOMAN

MEMBERS OF DEER PARK COMMUNITY DEVELOPMENT CORPORATION PRESENT:

T. J. HAIGHT  
GEORGETTE FORD  
SUE MAUK  
DOUG BURGESS  
LES ELLARD  
LAURA HICKS

PRESIDENT  
VICE PRESIDENT  
SECRETARY  
MEMBER  
MEMBER  
MEMBER

MEMBERS OF THE PARKS AND RECREATION COMMISSION PRESENT:

GEORGETTE FORD  
JO KIEFER  
SHERRY REDWINE  
ERIC RIPLEY

CHAIRMAN  
VICE CHAIRMAN  
MEMBER  
MEMBER

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES  
GARY JACKSON  
SHANNON BENNETT  
CHARLIE SANDBERG

CITY MANAGER  
ASSISTANT CITY MANAGER  
CITY SECRETARY  
PARKS & RECREATION  
DIRECTOR

1. MEETING CALLED TO ORDER – Mayor Mouton opened the meeting on behalf of the City Council, President T. J. Haight opened on behalf of the Deer Park Community

Development Corporation and Chairman, Georgette Ford, 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 CONDUCT A BRIEF SUMMARY OF KEY POINTS FROM THE 7-23-18 AND 9-24-18 JOINT COUNCIL, DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND PARKS AND RECREATION COMMITTEE WORKSHOPS RELATING TO THE DEER PARK COMMUNITY CENTER – City Manager, James Stokes gave a brief background of the prior meetings where a need for a new Community Center was discussed. The concept of renovating versus constructing a new building was the reasoning Staff toured five different facilities in the Houston area. and toured four facilities in the Dallas area. Mr. Stokes emphasized the key points to be discussed that include the current Community Center, the facilities that were toured in different areas, the assessment of the pool and cost recovery. Mr. Stokes commented, “Tonight is more of an informational session. We are not going to be able to draw up a lot of conclusions tonight. It is just too much information.”

Steven Springs of Brinkley, Sargent, Wiginton Architects began the meeting with a history of the past presentation of the site assessment that was done. The footprint of the facility is noted as 36,000 square feet. Documentation of the interior of the building was done that showed structural and foundation issues. In contemplation of renovating the facility, the information was brought forth. A suggestion, because of the shape of the facility and the interruption to the services that would occur with a major renovation, would be to consider replacing it in the current location or closely within the park. Test fit exercises were done to give an idea of budget numbers for different location options. These test fits were categorized as two development options as Scenario 1 and Scenario 2. The conceptual construction costs detailed Scenario 1 as renovating at the existing location and Scenario 2 is to build a new facility. (Exhibit A1-A2)

Parks and Recreation Director, Charlie Sandberg gave an overview of the current Community Center layout, program spaces and the leased area of the newer part of the facility which is utilized by the Community Preschool. He also gave details of the Earl Dunn Gymnasium layout that includes common areas, basketball court, fitness area, storage and a mechanical room. Mr. Sandberg continued the discussion giving a review of the findings of amenities and trends during the tours of the different municipalities facilities in Mont Belvieu, Sugar Land, Pearland, Conroe, West University Place and in the Dallas/Forth Worth area, Richardson, Farmers Branch, Keller and Richland Hills.

Assistant City Manager, Gary Jackson commented, “One thing I found interesting about the Mont Belvieu facility is that construction started in 1999 and it opened in 2001. It has been in operation for over 20 years and you would never know it. They have done a real good job in maintaining it.”



City Manager, James Stokes commented, "The City Manager of Mont Belvieu was part of the tour and commented that they needed more space for the weight room. They essentially went vertical with a metal floor and made it two levels. I thought that was a fantastic feature of the building."

Parks and Recreation Commissioner, Redwine commented, "I have been to the Pearland facility many times and that track is used all the time. It is a beautiful facility."

Mr. Stokes commented, "This was a joint venture with the Pearland School District. Of the nine facilities we toured, this was the only one that was jointly done with the school district."

Parks and Recreation Commissioner Ripley asked, "Do we know the sizes of the pools in the Mont Belvieu and Pearland facilities?"

Mr. Springs responded, "Pearland has a fifty meter pool. I would bet to say the others are probably 25 meters."

Mr. Stokes commented, "This facility in Conroe was the only one we saw where they took an outdoor pool and built a canvas cover over it. The canvas cover remains all year long."

Pertaining to the discussion of West University Place, Commissioner Redwine asked, "What is the parent trap area?"

Mr. Sandberg responded, "It is another childrens' area."

Assistant Parks and Recreation Director, Jacob Zuniga commented, "This area is where parents sit and watch their kids so they are not in the hallways or other areas. Additionally, this facility at West University Place is the only facility that did not have a basketball court."

Mr. Springs commented, "Most of the facilities you are seeing are a one full court gym, but is divisible for cross court."

Councilman Patterson asked, "Any of these facilities have after school programs or daycare centers?"

Mr. Sandberg responded, "We did not see any of that. However, we did see the majority of the facilities had an area for members and those areas were child care areas for members to drop off their kids for a two hour period."

Mr. Stokes commented, "The only facility we saw that was labeled a "preschool" was the one in Richardson, Texas. It is not a preschool like we have currently. It is a place that the

City of Richardson runs, not every single day, but it is more of a Mother's Day Out type of program where you could drop the child off on certain days of the week for a couple of hours."

Mayor Mouton asked, "Can you explain what cost recovery means?"

Mr. Jackson responded, "They pay for total cost of operation of the facility through membership fees. Each of the facilities that we toured had membership fees."

Mayor Mouton commented, "None of the recovered cost include debt, as far as the construction. There is always that ying and yang of finding the funds to build the facility, but not knowing the cost burden to the community at large for the next 50 years."

Mr. Sandberg discussed some of the facts learned during the tours of the different facilities to include key features of a centralized control point connection to administrative offices, natural lighting, a main entrance with several exits, a weight and cardio area, temporary child care, but most importantly the plans for more storage.

Mayor Mouton asked, "The central control point is really important, especially with a facility with kids to make sure you minimize access points of who can get in and out."

Mr. Stokes commented, "That is a big cost recovery issue if you have a monitor coming in and out."

Mr. Springs commented, "It is just not capturing people to make sure they are checked in and that people are not cheating by propping the back doors for their buddies to get in free. From a Staffing point of view, they can see the whole facility from the control desk. The underlying reason for that would be to avoid having Staff covering multiple exits. Something as subtle as that, could save a significant amount of money from an operation standpoint."

Mr. Sandberg commented, "I would personally like to thank Jay Stokes, Gary Jackson, Jacob Zuniga and Lacy Stole for traveling with me in touring these facilities."

3. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL DISCUSS PROGRAMMING/BUILDING UTILIZATION IN CURRENT COMMUNITY CENTER & GYMNASIUM – Discussion was covered in the previous item.
4. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL REVIEW AND DISCUSS THE COMMUNITY



RECREATION CENTER VISITS CONDUCTED BY STAFF – Discussion was covered in the previous item.

5. RECESSED/RECONVENE – Mayor Mouton recessed the meeting at 7:03 p.m. and reconvened the meeting at 7:09 p.m.
6. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL DISCUSS THE POOL ASSESSMENT AND AQUATIC OPTIONS (I.E. LOCATION, RENOVATION/NEW) – Steven Springs of Brinkley, Sargent, Wiginton Architects began the discussion by emphasizing the creation of vocabulary to describe what is typically seen at a contemporary community recreation center and to ideally reach the goal of deciding what all is wanted in Dow Park. Mr. Springs spoke of the conclusion given by the Aquatic Engineer that reported the pool at the park is well maintained and healthy. There were no issues with the pool that would indicate any needed repairs or that the pool is at the end of its life cycle. This leads to many different options to look at for the pool.

City Manager, Jay Stokes asked, “Can you tell us what leisure water is?”

Mr. Springs responded, “It is what would drive a cost recovery model. You can fit more people in the pool and therefore serve more people with leisure water. “Leisure water” in terms of what it could look like, could be like a lazy river, current channels or water slides.”

Mr. Springs continued the discussion by asking the question of what the desired purpose will the pool be used for. He indicated that programming will be the determining factor and drive the design of the pool and emphasized the many options to be looked at. The goal is to come back and listen to the multifaceted conversations of how to navigate the process.

7. THE DEER PARK CITY COUNCIL, THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION AND THE DEER PARK PARKS AND RECREATION COMMISSION WILL DISCUSS COST RECOVERY MODELS FROM OTHER COMMUNITY/RECREATION CENTERS – Steven Springs of Brinkley, Sargent, Wiginton Architects gave brief examples of specific measures some municipalities take to ensure cost recovery. Mr. Springs emphasized the philosophy of providing services to the community and fulfilling the community needs and also mentioned the trend of a demand on cities to recover money.

Mayor Mouton asked, “Is there any concept of cost recovery currently going on?”

Parks and Recreation Director, Charlie Sandberg responded, “We do not have a concept of cost recovery right now. Basically, when we start discussing our fees, we generally look at what other cities in this region are doing.”

Mayor Mouton asked, "On a total operations or on a single program?"

Mr. Sandberg responded, "When we are discussing fees for a particular program or the after school program, we take a look at what other cities are charging."

Mr. Sandberg continued the discussion and echoed Mr. Springs opinion of the philosophical aspect and the importance of which way to move forward for the community.

Aquatics Specialist, Lacy Stole commented, "I just wanted to say that we currently operate at zero as far as memberships. All our residents use the facilities for free."

Mayor Mouton commented, "The fees have always been something that I've had a considerable issue with in making sure that it balances out, because the whole point of doing this is to make sure granting access to the community and to make sure we remember who this is all for."

Mr. Springs commented, "I totally agree. There are ways to account for that in various pricing structures depending on what the ultimate goals may be. Whatever you do, there will be an increase, only you all will be able to determine what is tolerable."

8. 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 proposed the question to Council, Park and Recreation Commission and the Community Development Corporation what the next steps in terms on when to meet again.

Community Development Corporation Vice President, Georgette Ford, commented, "I think the next step is to talk to the community to figure out what programs are needed. I think we have to do that before we can decide."

Mayor Mouton commented, "I believe we do have some general starting points."

Councilwoman Garrison commented, "I think the Parks and Recreation Staff should be the ones to come to us to let us know what programs that we have, programs that work and don't work, and programs they would like to see. Maybe afterwards, we could come to a decision."

Councilwoman Sinor asked, "Did you all get feedback from the facilities in regards to what they would have done different or what they would have added?"

Mr. Stokes commented, "More storage and the entry points were the things that came up over and over with the facilities."



Councilwoman Garrison commented, "You know what programs you have and what programs work, but I think this is when it gets important to ask, whoever it is that you are going to ask, what is wanted. Doesn't mean they are going to get it, but if there is one thing that is resounded from all of it, then maybe that could be something we would think about."

Mr. Stokes commented, "What if you all talk to people to see what they would be interested in and then simultaneously let Staff come back in the next meeting and talk about the programming and specifically about the classes that are offered."

Board member, Les Ellard commented, "The gym in La Porte is very big, the pool is used a lot."

Councilwoman Sinor commented, "The pool isn't huge, but it is used a lot for aerobics, mostly used by seniors."

Mayor Mouton commented, "The question to me has always been, do we want to build it in a building, I don't think so. I would much prefer to incorporate something into the current pool area because it already has the infrastructure there."

Councilwoman Garrison commented, "There will need to be other programs for the pool, this is not going to be just for the seniors. It is for the whole community."

Board member, Sue Mauk commented, "With a daycare, it would be a situation where you don't want the parent to leave the building, but yet, they have to go outside to go to the pool."

Mr. Sandberg commented, "We talk a lot with our peers and we have talked to the La Porte Staff about the people that utilize that facility, a lot of them are from Deer Park."

Councilwoman Sinor commented, "I think we did a really good job with the Master Plan including our citizens. The citizens will have to buy in on this."

Councilwoman Garrison commented, "I agree, but we have to be able to give them choices."

Mr. Springs commented, "I see multiple ways of doing this. If you don't want to do an actual survey, you could go with public meetings to facilitate a prioritization exercise to try and get numbers to opinion. If you want to go out to the public, we can do that as well. We could easily create a minimum standard, but what is always hard is defining what goes beyond that standard."

Mayor Mouton commented, "Some of that would need to be laid out by Staff in order to create some general concept and we should try to exercise more than one way to communicate this beyond just a hometown meeting or survey."

Mr. Springs commented, "I would hesitate to start trying to design a concept first because people tend to react to what they see from a designing point of view versus reacting to what we are trying to learn what is really important. We are trying to create a list of what is needed the most. We can help Staff create that list of opinions to show what is wanted on the list or not wanted on the list, then we could strategize a way to get those items in some kind of priority order."

Mayor Mouton asked, "Staff, how much time do you think we will need for this?"

Mr. Stokes asked, "If we were to come back in four weeks from tonight, what would Council expect from us?"

Councilwoman Garrison responded, "Tell us what programs we have now and what programs you would like to keep and tell us what you would like to see."

Councilman Patterson commented, "I would like to see the number of people who participated and the demographics of the people that participated. If fees are being charged, I would like to know how much those fees are."

Mayor Mouton commented, "As much general information in regards to the programming, but who is using it."

Board member, Laura Hicks commented, "Also what La Porte is offering that is popular there that we currently don't have in the gym and recreation center."

Mr. Springs asked, "At this next meeting, are we reporting the outcome of the public outreach?"

Mayor Mouton responded, "I am not conceiving that we are doing a public outreach. We are getting all this information together so we can prepare for the next phase. We can also define how we are going to finalize the public input. It will most probably be a three part component, Community Center, gymnasium and the pool."

Mr. Stokes commented, "As far as a date, February 25, 2019, at 5:45 p.m. we can have a meeting where Staff can lead a discussion of current usage, current programs, demographics and cost. A second part of that, we can discuss what our neighbors in La Porte offer that we currently do not offer."

9. ADJOURN – Mayor Mouton adjourned the workshop meeting on behalf of City Council, President Haight adjourned on behalf of the Deer Park Community Development Corporation and Chairman Georgette Ford adjourned on behalf of the Parks and Recreation Commission at 7:46 p.m.



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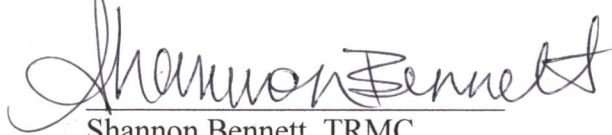
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9. ADJOURN – Mayor Mouton adjourned the workshop meeting on behalf of City Council, President Haight adjourned on behalf of the Deer Park Community Development Corporation and Chairman Georgette Ford adjourned on behalf of the Parks and Recreation Commission at 7:46 p.m.

ATTEST:



Shannon Bennett, TRMC  
City Secretary

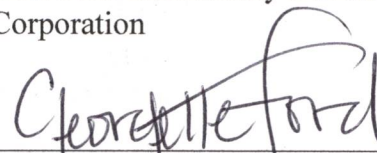
APPROVED:



Jerry Mouton, Mayor  
City-Deer Park City Council



T. J. Haight, President  
Deer Park Community Development  
Corporation



Georgette Ford, Chairman  
Parks and Recreation Commission



## CONCEPTUAL CONSTRUCTION COSTS

SCENARIO 1 – RENOVATE EXISTING		LOW	HIGH
Area (sf)	Scope		
36,300	Renovations	\$8.2M	\$9.7M
2,000	Addition	\$800,000	\$950,000
	Abatement / Site development	\$300,000	\$350,000
<b>38,300</b>	<b>TOTAL</b>	<b>\$9.3M</b>	<b>\$11.0M</b>

\*Does not include cost of disruption of services



# CONCEPTUAL CONSTRUCTION COSTS

(2018) dollars

SCENARIO 2 – NEW AT SOCCER FIELD		LOW	HIGH
Area (sf)	Scope		
24,000	New community center	\$6.5M	\$7.4M
14,000	Renovate / improve athletic facility	\$3.0M	\$3.6M
<b>38,000</b>	<b>TOTAL</b>	<b>\$9.5M</b>	<b>\$11.0M</b>

\*Minimal disruption of services