

Minutes
Parks & Recreation Advisory Board
October 2, 2018

On this 2nd day of October, 2018, at 6:00 p.m., the Parks & Recreation Advisory Board convened in a Regular Meeting, and the same being opened to the public at their regular meeting place; thereof, at City Hall, 303 S. Teel Drive, Devine, Texas. Notice of said meeting having been prescribed in Chapter 551, Government Code, and Vernon's Texas Codes, Annotated, and the following members thereof, being present, namely:

Mary Allison
Debbie Randall
Linda Gunn
Lauren Moore

Absent being Vice Chairman Albert Garza; thus, constituting a quorum.

Personnel present: Dora V. Rodriguez, Interim City Administrator/City Secretary; Denise Duffy, City Accountant; Mayor Herring; Tom Cate, City Attorney; and Ofilia Pedroza, UB Clerk.

Others present: Judy Langford of Langford Community Management Services, San Antonio, Texas; Sean Spencer and Emma Purvis with Heartland Park & Recreation, LLC of Longview, Texas; and River Riost of Devine, Texas.

Chairman Debbie Randall, presiding, called the meeting to order.

The first order of business was to discuss and consider Approval of Minutes for Meeting on August 7, 2018.

The Board reviewed the minutes.

Motion by Board Member Allison, seconded by Board Member Gunn to Approve the Minutes for Meeting on August 7, 2018.

Ayes	--	Four
Nays	--	None
Absent	--	One – Vice Chairman Garza

Motion carried.

The second order of business was a Presentation by Langford Community Management Services.

Ms. Judy Langford addressed the Board. She told the Board that she was here mainly to answer any questions. She explained that Langford's will write and administer the grant but someone else will actually bid on and build the pool, so she brought in Mr. Sean Spencer, of Heartland Park & Recreation, LLC, to give a better presentation and discuss pools with the Board.

Parks & Recreation Advisory Board Meeting
October 2, 2018
Page 2

Before starting the presentation, Board Member Allison asked for an update on where we are with the pool. According to Chairman Randall, we don't have an update from Mr. Fred Morales because the Parks Board has given him a deadline of December 1, 2018 to hand over the pool and property back to the City.

Ms. Judy Langford gave Mr. Spencer a brief background on the pool. She explained that we have an old swimming pool which is not in very good shape. She said it's been back and forth between the City and Mr. Morales, and now there's a decision to be made on the pool which is in fairly poor condition; it has a cost estimate of around \$200,000 just to bring it up to usable condition.

Chairman Randall explained that Mr. Morales is trying to dissolve his swim club association, and needs that time to take that taken care of before he can actually sign it over to the City. And, in the interim, one of the investors passed away, making things more complicated. Ms. Judy Langford added that the discussion is going to be whether to go forward with a new pool or not.

Mayor Herring spoke to the Board on some rumors going around on the passing of Mr. Dorfmeister who was the #1 investor on the pool. He stated that back in October or November of last year, Council voted to take back the pool, but it's been in Mr. Morales' court ever since then and he has yet to come up and meet with our City Attorney, Tom Cate. He stated that the Parks Board gave him a deadline of December 1st, which was also approved by City Council. He said that's where we are right now; everything is in limbo.

Mr. Sean Spencer, with Heartland Park & Recreation, LLC, addressed the Board and passed out some information packets on some aquatic projects that his company has done or is working on, which show just general information about his company and how they work. Mr. Spencer told the Board that his company is based in Northeast Texas and they serve Texas, Oklahoma and Arkansas. He said that originally all they used to do was playgrounds but now all they do is design and build parks; that's the only thing they do and they only work for cities and schools and maybe a little bit for state parks. He gave a brief history of how his company started. Mr. Spencer told the Board that they work through purchasing co-ops (the main one being the Buy Board), and he explained the design-build-concept to the Board.

According to Mr. Spencer, through pre-design and through budgeting, he can work with us; he has design partners, architects and engineers who can do our site plan, figure out what we want to do, and tell us how much it's going to cost.

Mr. Spencer told the Board that basically his current experience with cities on swimming pools has been that they are filling up these swimming pools with dirt and concrete. He said that is what most cities are doing right now because of the large maintenance costs on pools; however, he can build us a swimming pool or whatever we want. Mr. Spencer asked the Board if they've given any thought to splash pads. He said splash pads are the main thing going on in aquatics right now. He proceeded to talk about splash pads and told the Board that the handouts that he passed out are all on splash pad projects that they've completed or are in development right now.

Parks & Recreation Advisory Board Meeting
October 2, 2018
Page 3

Interim City Administrator/City Secretary Dora V. Rodriguez told Mr. Spencer that this Board has already agreed that they are not looking to build a splash pad. Board Member Allison explained that our people are wanting a new pool in case it doesn't work out in upgrading our current pool to code standards at a cost of approximately \$200,000. Chairman Randall added that getting Mr. Spencer's thought processes were really what we needed to hear, and they were glad he came down.

Ms. Judy Langford explained to Mr. Spencer that there has been some discussion on the cost of a brand new swimming pool. Mr. Spencer told the Board that for a brand new standard size swimming pool for a community of our size, it would cost anywhere from \$400,000 to \$450,000 to build a pool of adequate commercial grade.

A lengthy discussion was carried on the size of the pool, Olympic size or Jr. Olympic size; the Board expressed interest in wanting the pool to be long enough to have swim meets. According to Mr. Spencer, splash pad features can also be put into pools, and he can make a nice pool with features that are not just a kidney-shaped pool. He said we would get the pumps and everything that operates a swimming pool. He said that parking, restroom facilities, etc. all go hand in hand with the pool area. According to Chairman Randall, our pool needs parking, restrooms, and fencing, concrete, and ADA compliant sidewalks. Mr. Spencer told the Board that his company would be the general contractor, and explained that if they come in and design the swimming pool and the Parks Board and the City like it, then he's going to get prices to build the swimming pool.

Chairman Randall talked about the 40 acres we have available and discussion was held on a sports area. Council reviewed handout of an aquatic facility where the pool was in the middle of other sports facilities and a splash pad. The Board seemed to like that idea.

Mr. Spencer told the Board that he is learning more about our project and our needs. He told the Board that we are working with Langford's on our grant and on developing our Master Park Plan. He explained that he comes into the picture after we've communicated and worked up the grant and tell Langford's what we would like. Then, Langford's can let him know or he can come back again and draw up a site plan for us, free of charge. He said that Langford's would draw up the written master plan and he would do the draw-up master plan and most importantly, he can tell us how much it's going to cost. He said there are two different methods to do this. In the first method, Mr. Spencer explained that when you work with architects and engineers who know a lot about building but they don't build anything, they give you a budget estimate which could be anywhere in the ball park. He explained that with him, we'll be getting an actual cost – a true budget. So, when we deal with Langford's and his company (Heartland), he'll be cutting out a lot of middlemen which helps control the cost. With the other method, the architect will contact him, so whatever cost he gives them, more cost gets put on top of that, and that is what is given to the buyer.

Mayor Herring inquired if the pool in the handout would be in the same price range that he talked about earlier - \$400,000 to \$450,000. According to Mr. Spencer, yes, it is in the same price range but the cost is only for the pool. He said the pool in the handout is under development for the City of Florence.

Parks & Recreation Advisory Board Meeting
October 2, 2018
Page 4

Board Member Gunn commented that we don't want splash pads but said that it seems to be the trend right now with cities. She inquired if that is a thing right now. Mr. Spencer told the Board that for the last several years, it has been "the thing". He explained that the biggest factors with swimming pools are maintenance costs and staffing. He told the Board that a \$400,000 swimming pool is going to cost around \$20,000 to \$40,000 in maintenance and staffing. Also there is a safety and liability concern with a swimming pool. He said that insurance is required on pools but not on splash pads. But, all factors add up to why pools are being filled up and splash pads are being built on top. Mr. Spencer added that he could build us a nice splash pad for \$200,000.

Board Member Allison added that she's done some research on splash pads, and the only negative thing she's come across is that they've become so popular that people are coming back saying it wasn't big enough and they wanted it bigger and wanted to add more to it. According to Mr. Spencer, that's a beautiful problem. Board Member Allison also noted that one of the criticisms was that the older kids wouldn't enjoy the splash pad, but she stated that she's been in several cities where everybody is enjoying the splash pads – young kids, older people, handicapped people.

Mr. Spencer added that one of the single, largest factors when they're working with cities and schools on park areas is ADA accessibility. He said you can do different things with parks and swimming pools but a splash pad, by design, is 100% ADA compliant. He also explained that the way they design their splash pads is by clustering smaller elements with larger elements throughout the splash pad; they don't segregate areas by age, they mix them up.

Mayor Herring inquired on the additional cost of recycling water for splash pads. According to Sean Spencer, we're looking at an additional cost of \$50,000 to add the recycling feature, and it doesn't matter how big or how small the splash pad is, unless you build a really huge one, like at a water park level.

Judy Langford told the Board that she wanted Sean Spencer to come down and just let the Board know what costs we're looking at, and not to talk us into doing a splash pad. She told the Board that she thought there had been some conversations where they thought it was going to be a lot more than they thought it was going to be. Ms. Langford told the Board that Langford's won't get anything from the City by using Mr. Spencer, and he won't get anything from the City by using Langford's. She just wanted us to know that Langford's has worked with him on a couple of projects, and he has come within the money and people are very happy with him. She said that the City of Florence wanted a swimming pool and Florence is getting a swimming pool. It's what the city needs and wants. She told the Board that if we choose to use Sean Spencer and his group, they are on the Buy Board. The City of Devine participates in the Buy Board so it should be an easy thing to do. She also added that Parks and Wildlife accepts that process as far as procurement is concerned. The Board was happy about this.

Mayor Herring commented that we could even build two splash pads; one at each of our parks for the price of one swimming pool.

Parks & Recreation Advisory Board Meeting
October 2, 2018
Page 5

Chairman Randall added that the people in our community wanted a swimming pool. Some discussion was held on that, and the fact that only the same people showed up at these meetings and public hearings to voice their opinions; no one else would show up.

Ms. Langford told the Board that Sean Spencer brought an aspect to the project.

Chairman Randall said it was an eye-opener because this will help us no matter which way we go. She said that if we go with a new swimming pool (because that's what we're talking about), this has been very helpful because she didn't know that this was available. She said it actually helps with the budget and it helps that we have one person to go to, and be able to ask what we can get for this amount of money that we have. The Board stated that Mr. Spencer was extremely helpful and thanked him for coming down.

Judy Langford told the Board that she wanted to make sure that what we're wanting to do is viable price-wise.

Board Member Allison made a comment on the possibility of not getting the pool from Mr. Morales. Chairman Randall stated that this is why we're looking at this avenue because we don't know what's going to happen.

Mayor Herring asked the Board if they are even considering two splash pads, one at Briscoe Park and one at the John Curcio Park. Chairman Randall said "no." But, Board Member Allison stated that she would love to do that. Chairman Randall added that if we can do that and get a swimming pool, she would be for it.

Board Member Moore inquired if Mr. Spencer had mentioned what the estimate would be for a Jr. Olympic pool. He said that his best guess is that we're looking at around \$600,000. He said that would be okay for swim meets for up to 13 year olds. Mr. Spencer recommended to the Board that we continue working with Langford's as we develop new ideas in this next year, and when we get to the point that Langford's can tell him what budget we have and what we want to see, then he would love to come down and to put a design together for us.

Ms. Judy Langford pointed out some dates for the Board to consider:

- October 1 – This is the due date for the applications for small and large parks.
- August 1– This is the date that Langford's will need to have reviewed our Master Park Plan (the overall City plan) and if it needs to be tweaked in any way, we have to have it submitted to Parks & Wildlife at the very latest by August 1. We need to bring it before Council the meeting before the August 1 date, which will be in July or possibly even in June, which is not that far away. It will be a short year, so Ms. Langford suggested that by the first part of next year, we really need to identify what we want to do so that we can start working on tweaking it to get it to where we want it to be.

Parks & Recreation Advisory Board Meeting
October 2, 2018
Page 6

No action was taken.

The third order of business was to discuss and consider Master Park Plan updates required for grant submission.

Chairman Randall mentioned a wish list that we had talked about at our last meeting. She said that we know that this wish list has to be changed and we were going to add the golf course, sand volleyball court and the pool to the Master Park Plan Priority Facility List. She stated that thankfully we never did anything, and it never went before Council because of everything else going on. She told the Board that now we need to make this list better. If we are going to go the pool route, we have to adjust this. She asked Judy Langford if this is something that she can tell us what has to be at the top versus what has to be at the bottom of this Attachment A – Master Park Plan Priority Facility List. Ms. Langford said that, yes, she can tell us that, but we would need to decide what we want to do first, and then they will tweak our list according to our needs.

Chairman Randall told the Board that she doesn't want to wait until the last week of July to take it to Council. She prefers to go in June with the Master Park Plan so that we're done with it. Judy Langford agreed and said they don't have to wait for August 1 to get it submitted; her preference is definitely for June also but she reminded the Board that we are nearing the holiday season and not much gets done, but come January everybody puts on their thinking and working hats, and by January/February we need to knock out what we want with Council. By May, we need to have a decision made, so that by June we can have it on the Council agenda as far as updating the Master Park Plan.

Discussion was held on having a work session and the time frame on doing a design. Mayor Herring suggested the Board could have a work session and then make a recommendation to City Council. Mr. Sean Spencer informed the Board that the more information he has, the easier it will be for him to develop a site plan and it will take him approximately three weeks. He suggested they knock out everything as soon as possible in their workshops and possibly give him two different options.

The Board held discussion on what they really want. They discussed the pool again vs a splash pad.

Ms. Judy Langford suggested that the Board meet in February and invite her and Sean Spencer to come back for a workshop. She suggested for the Board to talk amongst themselves on what they really want before February, and then in February they need to make a decision on what we're doing. She told the Board that Mr. Spencer will then put together a design and give us a cost, and if it falls within our budget and the grant, then in March we'll talk about the Master Park Plan. We will have Public Hearings, and this will put us in line to move forward in June to get it approved by Council.

Ms. Langford told the Board that as much as she likes working with Sean Spencer and Heartland, we do have other choices.

Parks & Recreation Advisory Board Meeting
October 2, 2018
Page 7

Board Member Moore inquired about the priority list. Judy Langford explained that we don't necessarily have to take out any list items, we just have to re-order them; we need to prioritize the list. Discussion was held on items on the list. Ms. Langford explained that with Parks & Wildlife, we're competing to get grants. She said that basically to be able to get a high enough score on the large parks, we have to have a Master Park Plan. She explained that in the Master Park Plan, we get so many points for doing the top five things on our list. Even though we need to take into consideration what the desires of the City are, the priority list also needs to mirror what we're trying to do with our parks.

Chairman Randall thanked Ms. Langford and Mr. Spencer for coming down.

No action was taken.

The fourth order of business was Informational Items.

- Budget – Chairman Randall informed the Board that the Parks & Recreation received a budget of \$28,500 to this next fiscal year, for our basketball and volleyball courts and the barbeque grills. She told the Board that these projects need to get done by the end of September because that's when the budget ends.
- Picnic tables – Board Member Moore announced that she got a picnic table donated by her brother, and she thought it's ADA compliant. Discussion was held on there being an empty pad at the Briscoe Park. Chairman Randall is going to get with Ismael.
- Council Trailer – Chairman Randall announced that she needs helpers to help her decorate the trailer which City Council will ride on for the parade on Saturday, November 3, 2018, but she will need help on the day before, Friday, November 2nd.
- National Night Out – Mayor Herring announced that this is going on tonight.

There being no further business to come before the Parks & Recreation Advisory Board, motion was made by Board Member Moore, seconded by Board Member Allison to adjourn the meeting.

Ayes	--	Four
Nays	--	None
Absent	--	One – Vice Chairman Garza

Motion carried.

Chairman

Secretary