

**Notice of Meeting for the
Parks and Recreation Advisory Board
of the City of Georgetown
July 11, 2019 at 6:00 PM
at 1101 N. College Street, Georgetown, TX 78626**

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Regular Session

(This Regular Session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

- A Call to Order - Jim Hougnon, Parks and Recreation Advisory Board Chair
- B Roll Call - Jim Hougnon, Parks and Recreation Advisory Board Chair
- C Parks and Recreation staff member introduction and presentation - Kimberly Garrett, Parks and Recreation Director
- D Update from the Friends of Georgetown Parks and Recreation - Danelle Houck, Parks and Recreation Advisory Boardmember
- E Project Updates and Staff Report - Kimberly Garrett, Parks and Recreation Director
- F Update on the July 9th council workshop CIP sizing exercise. - Kimberly Garrett, Parks and Recreation Director

Legislative Regular Agenda

- G Consideration and possible action to recommend approval for replacement of indoor pool plaster and renovation of indoor pool deck to Progressive Commercial Aquatics of Manor, TX using Buyboard contract #533-17 in the amount of \$114,897. - Kimberly Garrett, Parks and Recreation Director
- H Consideration and possible action to approve minutes from the June 13, 2019 meeting - Jill Kellum, Administrative Supervisor

Adjournment

Adjourn - Jim Hougnon, Parks and Recreation Advisory Board Chair

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2019, at

_____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Parks and Rec Advisory Board
July 11, 2019

SUBJECT:

Project Updates and Staff Report - Kimberly Garrett, Parks and Recreation Director

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Eric Nuner, Assistant Director of Parks and Recreation

ATTACHMENTS:

	Description	Type
□	July 2019 Project Update	Backup Material

Parks and Recreation

Capital Improvement Projects – July 2019

San Gabriel Park Phase II– All road construction, paving and parking has been completed. Demolition is at 100%. Trails are being constructed and all but one pavilion have been completed. Restroom is at 98% complete. Two spring renovations are near complete. Site cleanup and grading is ongoing. Revegetation has begun. All play units have been installed and the site has been made ready for the 4th of July Event.



Large Play Structure



Small Play Structure



6 Bay Swing Unit

Katy Crossing Trail – Project has been released by TPWD. Grant approval will go to City Council on July 9th. Notice to proceed will be issued the following day. The project is part of the San Gabriel Phase II project.

Trail Reconstruction – 2018 phase II reconstruction of the San Gabriel River Trail is scheduled to be completed in summer of 2019. Purchasing is reviewing the bid documents for final preparation for bid in July. No change.

2019 CIP Projects

VFW Park Parking Lot –Complete

Berry Creek Neighborhood Park –Parks will act as the general contractor for the project with several parts being installed by staff. Playground units have been ordered. Engineering services have been secured. Project is on schedule and moving forward.

Kelly Park – Renovations through the Capital Repair and Replacement Fund. Project is on hold.

City of Georgetown, Texas
Parks and Rec Advisory Board
July 11, 2019

SUBJECT:

Update on the July 9th council workshop CIP sizing exercise. - Kimberly Garrett, Parks and Recreation Director

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Kimberly Garrett, Parks and Recreation Director

City of Georgetown, Texas
Parks and Rec Advisory Board
July 11, 2019

SUBJECT:

Consideration and possible action to recommend approval for replacement of indoor pool plaster and renovation of indoor pool deck to Progressive Commercial Aquatics of Manor, TX using Buyboard contract #533-17 in the amount of \$114,897. - Kimberly Garrett, Parks and Recreation Director

ITEM SUMMARY:

The plaster at the Recreation Center Indoor Pool is over 11 years old and is the original plaster that was installed in 2008. It needs to be replaced to ensure no unscheduled pool closure occurs due to failure. The typical lifespan of plaster is 8-12 years. Additionally, the existing pool deck coating has begun to chip and flake and needs to be replaced. The deck coating has proven not to be a viable long term option due to the nature of the indoor pool environment. Progressive has provided a proposal to remove the existing deck coating and stamp the concrete to provide a slip-resistant and aesthetically pleasing alternative to the existing coating. This process adds texture and slip resistance to the existing pool deck and does not rely on coatings or additives. As a result, there is no impact from the indoor environment.

Progressive Commercial Aquatics has successfully completed many pool projects for the City including the Williams Drive Pool renovations, River Ridge Pool renovations, San Jose Splash Pad and multiple pool plaster projects. Staff recommends the approval of this cooperative BuyBoard contract for the plaster replacement and deck renovation at the Recreation Center Indoor Pool in the amount of \$114,897 to Progressive Commercial Aquatics.

FINANCIAL IMPACT:

Funds are budgeted in 228-5-0211-51-550 for parks equipment repair and replacement.

SUBMITTED BY:

Eric Nuner, Assistant Director of Parks and Recreation

ATTACHMENTS:

	Description	Type
□	Progressive Commercial Aquatics Proposal	Backup Material



Project Name: Rec Indoor Replaster, deck grind, deck etch
Attn: Robert Gaylor
Date: 6/26/19
Buyboard Contract: 533-17

Quote for Pool Replaster:

- Saw cut around all existing tile, returns, maindrains, lights, vacuum lines.
- Apply bond coat.
- Power wash entire pool before plaster is laid.
- Apply plaster. (color will be chosen by owner)
- Acid wash new plaster and scrub excess residue before the pool is filled.
- Remove all debris from the site.
- Replace inwall steps with new.
- Replace toe tile on all steps.
- Owner is responsible for refilling the pool and balancing.

Quartz Aggregate tier 1 replaster with all of the above total to city: \$61,147

****BREAKDOWNS 7500sqft @\$10.90/sqft prep and bond kote with quartz tier 1 plaster= \$81,750**

+\$1,000 for racing lane cutting, +\$1,000 slurry box +\$1,500 travel, +\$1,500 toe tile, +\$800 remove and replace plastic steps

Grand Total before Buyboard Discount: \$87,550 – 5% discount= \$83,362.50 is buyboard actual cost.

Deck Grinding Portion:

- Diamond grind the entire surface where current deck coating exists inside pool deck.
- Take down to the bare concrete to open the pours and create a texture on

the deck, smooth to the touch but when wet, it provides a grip type surface.

- With Replacement of expansion joint at 365 linear ft.
- Travel

Total to city: \$26,259

****BREAKDOWNS 4200sqft @\$5.75/sqft Diamond grind surface= \$24,150
+\$2,500 for travel, +\$3,000 remove and replace expansion joint
Grand Total before Buyboard Discount: \$29,650 – 6% discount= \$27,871 is
buyboard actual cost.**

Deck ETCHING/Coat Portion:

- Etch/coat entire deck once ground down with Diamond Safety Designs and design of choosing the entire deck.
- Travel

Total to city: \$27,491

****BREAKDOWNS 4200sqft @\$6.75/sqft etch/coat = \$28,350
+\$3,000 for travel
Grand Total before Buyboard Discount: \$31,350 – 6% discount= \$29,469 is
buyboard actual cost.**

GRAND TOTAL FOR PLASTER, DECK GRINDING AND COATING/ETCHING: \$114,897

Thank you,

Myles Phelps

Progressive Commercial Aquatics, Inc.

15616 Schmidt Loop Manor, Texas 78653 (512) 278-0801 Fax (512) 350-2154

Website www.proaquatic.com E-Mail: mylesproaquatic@gmail.com

City of Georgetown, Texas
Parks and Rec Advisory Board
July 11, 2019

SUBJECT:

Consideration and possible action to approve minutes from the June 13, 2019 meeting - Jill Kellum, Administrative Supervisor

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Jill Kellum, Administrative Supervisor

ATTACHMENTS:

	Description	Type
□	June 13, 2019	Backup Material

**Minutes of the Meeting of the
Parks and Recreation Advisory Board
City of Georgetown, Texas
June 13, 2019**

Regular Session

(This Regular Session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

A Call to Order - Jim Hougnon, Parks and Recreation Advisory Board Chair

The meeting was called to order at 6:00 pm by Jim Hougnon.

B Roll Call - Jim Hougnon, Parks and Recreation Advisory Board Chair

Board members present: Jim Hougnon, Katherine Kainer, Michael Simpson, Larry Gambone, Danielle Houck, Wayne Beyer

Board members absent: Scott Macmurdo

Staff present: Kimberly Garrett, Dave Melaas, Halle Hamilton, Jill Kellum

C Parks and Recreation staff member introduction and presentation - Kimberly Garrett, Parks and Recreation Director

Kimberly Garrett introduced Hallelu Hamilton, Recreation Specialist, at the Recreation Center. Hallelu Hamilton stated she attended Texas State University. She started with the city a year ago as a recreation specialist. She stated she is involved in a lot of areas at the Recreation Center. She works with the Senior Adults, Camps, Administrative Staff and is being trained with setups and closing the facility. She is the manager on duty when there is not another manager on duty. Kimberly Garrett stated she is responsible for a lot of the customer service interactions and working the front desk; she registers people for memberships and programs. Jim Hougnon asked what Hallelu Hamilton thought about the new software system. She stated there are a lot of different ways it can be used and compared to another city she has talked to about it; we use it more heavily. She stated she likes the organization of it and the updates bring along glitches and it is hard to predict. She stated she doesn't have anything to compare it to and it has its pros and cons. Jim Hougnon asked if it is difficult to use. She stated the changing with the updates is difficult. Mike Simpson asked where is an area at the Recreation Center that could use additional attention and help. She stated Georgetown is growing very fast and we are on the beginning of the growing pangs. As a facility, the last big project was 10 – 11 years ago when the rest of the building was added. She stated it is doing a good job of hosting the programs we have. She stated with the fitness center, the etiquette is hard to manage because there is waiting time and there is a lot of traffic at certain peak times.

D Update from the Friends of Georgetown Parks and Recreation - Danelle Houck, Parks and Recreation Advisory Boardmember

Danelle Houck stated the Friends received a \$1000 from the San Gabriel Women's Club and an additional \$200 donation. The general meeting of the Friends will be Monday, September 16th in the Community Room. Jim Hougnon asked how the membership stands. Danelle Houck

stated they have moved away from a membership based organization. They have worked on volunteering and what they can do and the donations.

E Project Updates and Staff Report - Kimberly Garrett, Parks and Recreation Director

David Melaas stated in San Gabriel Phase II all the construction, paving, parking, and demolition is complete. They have reconstructed and constructed new trails and they are about 95% at this point. All the small pavilions have been corrected and painted. The large pavilion is about 95% complete. The 2 springs are about 95% and landscaping will come in after the 4th of July. Also linked to this project is the additional trail section to Katy Crossing and we are waiting for Texas Parks and Wildlife to release that to us. We will go to bid the 1st part of July with the CIP trail construction to get ADA compliant. The VFW parking lot is complete. For the Berry Creek Neighborhood Park; there was a public meeting where 16 families participated. There was input from them and this is being designed in house. It will go to the engineers and they will formalize all the drawings and take to bid. The work will be done mostly in house. The Kelly Park project is on hold. For Madison Oaks we are looking at putting in a trail, picnic shelters and fitness equipment. It was asked were the closest residence was located. Kimberly Garrett stated there are some townhomes located next to it and it is a gated community. There is a sidewalk that would connect and there is another access point off of 1460. Larry Gambone asked about usage of the park. Kimberly Garrett stated that was the agreement that was signed with 84 Lumber when we gave them the railroad spur, they gave us the \$50,000 to put toward improvements to the park. For the people that work at 84 Lumber it could be a place where they could walk over for lunch or take a break. That is the idea behind the picnic pavilions and trail versus a playground. Wayne Beyer asked if out of the \$50,000 if that was for the design as well. Dave Melaas stated it will be designed in house.

Legislative Regular Agenda

F Consideration and possible action to recommend approval of a Buy Board purchase of playground equipment from GameTime of Fort Payne, Alabama, in the amount of \$89,972.18 for the development of Golden Bear Park. - Kimberly Garrett, Parks and Recreation Director

Dave Melaas stated Golden Bear Park is 2.72 acres and was accepted by the board in 2013 for development. It was funded this year for \$250,000 through the CIP budget. There was a public input meeting and their number one request was a playground equipment, then a trail and fitness. They did not want picnic shelters. Dave Melaas is working with the right-of-way staff now as there is an easement on the property and they can connect the trail and utilize the sidewalks on the street as well the loop through the park. We have partnered with PlayCore Incorporated which is a subsidiary of GameTime and also Texas Recreation and Parks Society with a program called Nature Grounds where we incorporate a lot more landscaping and nature into the design. This playground is one of the type of units they allow to be purchased and installed for that program. This unit is priced at approximately \$150,000 and we will obtain it for \$89,972. 18. Kimberly Garrett stated this is one piece that will go into that park. Dave Melaas stated there will also be a trail and a fitness piece. Kimberly Garrett stated all within the \$250,000 budget. The installation of this playground will be done in house.

Motion made by Larry Gambone second by Danelle Houck to recommend approval of a Buy Board purchase of playground equipment from GameTime of Fort Payne, Alabama, in the amount of \$89,972.18 for the development of Golden Bear Park.

Approved: 6-0-1(absent)

G Consideration and possible action to recommend approval of the Parks 5 Year Capital Improvement Plan. - Kimberly Garrett, Parks and Recreation Director

Kimberly Garrett stated that staff prepares annually a capital improvement plan that is presented to City Council. She stated there is still a lot property under protest with the Appraisal District, so there is a little uncertainty of how much revenue the city actually has. The plan presented shows everything staff would like to do next year and has the capacity to do and what staff feels is right sized based on what the council will accept in terms of debt. She stated staff knows the requests cannot be 20 million or even 10 million dollars this next year. Last year council gave direction that in 5 years they were trying to balance out 75 million dollars over all the capital projects in the city and that put about 15 million per year over 5 years. They are trying to balance that debt and not have a spike in it. Council will determine which projects are priority over all debt projects that are presented. Some of these projects are carry over from last year and are asking for them again in the capital improvement plan. Kimberly Garrett will go to Council on the 25th to present them this plan along with the Utilities Plan. Council will give feedback on July 9th and shape what projects will be included and they will determine how much debt they want to issue. Jim Hougnon asked that essentially the bottom line has been massaged by city staff. Kimberly Garrett stated yes and for some of the items there is not a funding source and we know there is 12 million dollars left in the 2008 bond. The first 3 years the projects can be funded with debt that we currently and after this we will have to go for a bond. This will all change and becoming clearer if we can get funding for the masterplan. Right now, staff is taking a shot at trying to fill in the gaps from the last masterplan. All the projects in the current masterplan have been completed. Kimberly Garrett stated we know we need a Recreation Center on the westside. We don't know where that falls in and how much it costs. The items presented are placeholders until we get input from the citizens. That is why they are pushed out farther than 5 years. Council only adopts year one; not the out years. Kimberly Garret stated that we aren't eligible for grants through Texas Parks and Wildlife because the masterplan is not updated. It needs to be updated every 5 – 10 years. The population has double since the last masterplan and there is a lot we don't know from the community and are just making assumptions. The key factor of getting the masterplan adopted sets us up for the next bond election. This is how the 2008 bond election was requested; there was a masterplan that showed all the projects and the cost and passed a 35 million bond. That is the next step and the city manager has said we will not go for a bond without a spending plan and masterplan. Kimberly Garrett stated that is where we are with a timeline and the masterplan is really important. The first proposed project in 2020 is to continue the **ADA Transition Plan**. We will get down the Randy Morrow trail almost all the way to the lake and then we will have to work on the S. San Gabriel Trail. There are areas where it is heaving and there are issues there. It is a never ending plan. We think that within 3 years all the ADA issues will be addressed that are in the transition plan. **Blue Hole Park Improvement** is a placeholder there for improvements at the river. It was held off due to the Austin Avenue bridges and when those would get redeveloped. That would all transition in and that is still the plan but we

don't have a timeline when it will be funded. This is out 5 years. The **Historic San Gabriel River Park**; there is a small amount of money there. That is for the home behind HEB on the S. San Gabriel River. That will be money to go through some design. There are probably opportunities for grants when you have historic structures. We are waiting on HEB to turn over the house to us. We can't accept the house without having access to the property and knowing what their plans are. **Neighborhood Park Development** has been in the CIP the last couple of years and how we obtained Golden Bear Park funding. This is money where we had parkland dedication and don't have a funding source. But, as of Tuesday night everything passed on the parkland dedication; the fees and the code and everything will be effective July 1st. Any new plan that comes in after July 1st will be under the new code requirements. We do have these vacant parcels until we build up enough funding possibly from the new code and fees to build a park. Focus on this next year would be to redevelop the Heritage Community Gardens. This is in the southeast quadrant of town. We took this over a little over a year ago from the County. It is 17 acres and we have let the county use it. Since we have taken over, we have dedicated staff, the Urban Forester, who has knowledge in community gardening. We do need parking and an organized way to access it and a structure for the gardens. Kimberly Garrett stated since it is in the southeast quadrant it could be redeveloped and make it a park with playgrounds and some picnic pavilions and other features. It is a good sized property and close to a high need residential area. It could serve 2 purposes, not just a community garden and can be developed into a community park. It is prone to flooding and over half of it is in the floodplain. That is where staff would like to focus Neighborhood Park funding this next year. The **Parks Master Plan**; Staff also is looking at doing a cost recovery project along with the master plan. With the new passing of senate bill 2 with the 3 ½% restriction on the amount of taxes we can raise is going to force us to look at charging for our programs and services and decide what should be free, low cost and what people should be paying for and not subsidizing. It is a subsidy study. Staff would like to tie that into the master plan. It requires some public input and we want the public to buy in. **Regional Trail Development**; is one that was asked for last year. This is the vital piece that connects at Highway 29 and Scenic. This is behind that Wolf Crossing Subdivision and comes out at IH 35 where the Wolf Ranch Development is building their trail from behind Wolf Ranch Town Center through the Hillwood property. They have bid that project and are going to start within the next 30 – 45 days. That is through the MUD. They should be done by December. This is an important section as it will fill the gap between 2 sections. In the Wolf Crossing subdivision, staff has worked with them on some tree mitigation for them to do a trail head. In lieu of planting trees, where there was not room, they are providing a trail head within that development that will connect onto the trail. In our years there is money for more trail development when opportunities arise. In **San Gabriel Park** the initial \$600,000 is for design of Phase III. We know we cannot design and construct in the same year. This one is married up where we design in one year and we also need the funding to construct in the out year. Those 2 are crucial. Jim Hougnon asked if the rest of the arena will stay as is until construction. Kimberly Garrett and Dave Melaas explained that the rodeo association left more than was anticipated and staff is working with Prime Construction and TDS to have it removed. Kimberly Garrett also explained that on the Showbarn, the County has said they are going to sever the lease. City Council has approved that and it is now with the County Commissioners. Staff is anticipating that within the next 6 months that piece of the park will look different with those pieces removed. There is a place holder for the **Southeast Community Park**. The city realizes that land is not getting cheaper and it is being purchased

quickly in the southeast quadrant. In order to get 75 – 100 acres, staff would like to use some of the bond money from 2008, since we have the caveat of land preservation to use that. We need it for the construction of San Gabriel Park Phase III in 2021 and staff cannot add another 4 million to 2021; in order to keep it balanced. Staff wants City Council to know it is very important and that the Heritage Garden could be a stop gap. The demolition of the **Tennis Center Pool** is the next item. There was an aquatics master plan study in 2013. The Tennis Center was purchased in 1999 from Berry Creek Racquet Club and the pool has been patched and repaired for about 5 years. The estimate to repair the pool is \$450,000. Staff doesn't want to close it and it sit as a vacant pool, they would like to demolition the pool. The long term plan, when we get the parks master plan, would be to relocate those tennis courts with the **Westside Park and Recreation Center** and share parking, restroom, front desk staff; it is not intended to be standalone facility with its own dedicated staff. It's hard to take a pool out but it is almost beyond repair. Williams Drive and Village Pools are in close proximity. The last 2 items; the Westside Recreation Center is for design and then the last is for construction. This was not put in because we do not have a masterplan or a funding source. The last is the Westside Park development. We have the land and we have adjacent development that is coming in where the trail extension is. We are waiting development on that and we don't have a road yet or utilities.

This is what will be presented to City Council. Mike Simpson asked if there was any potential or discussion of expanding the current Recreation Center. Kimberly Garrett stated not right now and that it wasn't built to expand but it's not that it's not possible. But, with the growth on the westside of town, it makes sense to distribute that to another area. A lot of developments coming in are providing their own recreation centers or amenity centers. Kimberly Garrett stated there would have to be a lot of reconfiguring of the current recreation center site to make an expansion work. She also stated that some people are driving a good distance to attend the current center. Kimberly Garrett stated we are drawing people from 25 miles and beyond because of the different programs we offer. This will be taken to City Council on June 25th. Kimberly Garrett stated staff can bring back an update on the status of the CIP at the July meeting.

Motion made by Michael Simpson second by Wayne Beyer to recommend approval of the Parks 5 Year Capital Improvement Plan.

Approved: 6-0-1(absent)

**H Consideration and possible action to approve minutes from the April 11, 2019 meeting
- Jill Kellum, Administrative Supervisor**

Motion made by Danelle Houck second by Katherine Kainer to approve minutes from the April 11, 2019 meeting.

Approved: 6-0-1(absent)

Adjournment

Motion made by Jim Hougnon second by Katherine Kainer to adjourn the meeting.

Approved: 6-0-1(absent)

Meeting adjourned at 7:11 pm.

James Hougnon, Board Chair

Katherine Kainer, Secretary

Jill Kellum, Board Liaison