



PARKS AND RECREATION ADVISORY BOARD  
MINUTES

**DRAFT**

REGULAR MEETING ~ 7:00 PM

Tuesday, November 8, 2005

The EXIT Teen Center

1520 Rock Prairie Road ♦ College Station, Texas

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**Staff Present:** Steve Beachy, Director; Eric Ploeger, Assistant Director; Peter Lamont, Recreation Superintendent; Marci Rodgers, Senior Services Coordinator; Pamela Springfield, Staff Assistant

**Members Present:** Jodi Warner, Chair; Gary Erwin; Harry Green; Glenn Schroeder; Jeannie McCandless; John Crompton; Carol Blaschke; Gary Thomas; Kathleen Ireland

**Members Absent:** All members were present.

**Visitors:** Joe LeCour, Joanna Yeager, Robert Meyer, Raymond Reed – Senior Advisory Committee

1. **Call to order.** Jodi called the regular meeting to order at 7:00 p.m.
2. **Pardon and possible action concerning requests for absences of members.** No requests for absence had been submitted. Hearing none, this item was closed.
3. **Hear visitors.** Hearing none this item was closed.
4. **Discussion, consideration, and possible approval of minutes from the Goals Workshop and Regular Meeting of October 11, 2005.** John C. moved approval of the minutes as presented. Glenn S. seconded and the vote was called. All were in favor and the motion passed unanimously.
5. **Discussion, consideration, and possible action regarding potential Park Land Dedication requests:**
  - **Lakeview Acres (South of Harvey Mitchell/FM2818 and east of Texas Avenue ~ Park Zone 3:** A vicinity map had been included in the members' packets. The proposed dedication was located on Morgan Lane and the development would create one single-family residence. Staff was recommending acceptance of the \$1,112 dedication fees in lieu of land. John C. moved acceptance of the staff recommendation to accept the fees in lieu land. Gary E second and the vote was called. All were in favor and the motion carried unanimously.

6. **Discussion, consideration, and possible action regarding Senior Citizen Facility Report ~ Marci Rodgers.** Marci introduced the members of the senior committee who were present to make recommendations for a senior citizen facility. She briefly described the background for the report, which had been included in the member's packets), the public input process, and the findings as stated in the report (see attached Senior Advisory Committee Senior Facility Report). Marci stated that she and the group had made numerous presentations to retirement groups, civic groups, etc. The report showed the numbers and participation at the meetings and made some recommendations. Marci turned the meeting over to Bob Meyer.

Bob Meyer briefly went through some of the items listed in the report. The seniors would like a building manager, a program manager, and maintenance support for the building. He was there to get support from the board in order to bring the report to the City Council. the process for the design competition that they would like to hold in order to find a professional architect to design the building was briefly described.

John C. thought this was great but suggested that, since the existing community center was insufficient to meet the city's current needs, the city needed to do something towards a new, 25,000-30,000 SF building that would expand to accommodate future needs. He thought that it would be appropriate to ask the city if they would regard the Senior Advisory Committees recommendations as a starting point to build something that would accommodate not just the seniors' needs but the needs of the entire community.

From the research done it was made clear that the seniors wanted a separate amenity because they do not want to compete with younger groups and they would be in competition with the teens in a single facility.

Discussion followed about the history and the status of the current conference center; parking issues and the inability of the center to meet the needs of the seniors; selling the current center to offset the cost of building a new center; doing a feasibility study to investigate that possibility; and having a facility set aside for the seniors with a design that would allow for expansion of a separate building located adjacent to it for younger groups.

John C. made a motion to recommend that the Council commission a feasibility study to identify the costs, revenues, and facilities associated with a community center which will accommodate senior citizens and other community programs; and, they would consider the status of the existing community center as a part of the study.

The schematic that Robert Meyer had worked up was for a 20,000 SF building that should be able to handle a lot of other functions, but the idea was to satisfy the needs of the seniors through 2025 with a senior center. The Senior Advisory committee had told Council that they would come forth with a recommendation by December. When presenting this to Council Mr. Meyer felt that the issue of mixed uses would come up and when the details were worked out as far as budget and architectural/engineering services it would be surprising if it did not include the expanded needs of the entire community.

John C. stated that the Parks and Recreation Advisory Board had a broader responsibility to look at the big picture, and he would like to adopt a broader motion to integrate both facilities. While most all agreed that there was the need for a community center, a few members felt that it would be best to make the recommendation to Council for a senior center. Jodi suggested a separate motion.

Gary E. seconded the motion, with a friendly amendment to change the wording from "community center" to "senior center". Hearing no further discussion regarding the motion on the table, the vote was called. The motion passed six to two.

Gary made a second motion to approve and authorize the Senior Advisory Committee to go forth to the City Council with their proposal. The motion was seconded by Kathy I. Jodi called for the vote and the motion carried unanimously. The report was scheduled for the December 15<sup>th</sup> Council Workshop. Jodi thanked the members of the Senior Advisory Committee for their report.

7. **Review, discussion, and possible action concerning Board and Departmental Goals and Objectives, and City Council Strategic Plan.** This item was on the agenda to review the draft of the 2006 Board Goals which had been developed at the October meeting.

- Comment on #11 that dealt with the health issue. Did not mean that there would be specific items. Thinking was that we be a catalyst to bring everyone to the table city of b, hospitals and it be a county-wide group that be brought together. [Add as a](#) bullet might also coordinate a community ideas exchange – but not open to public just groups that would be health related. Identify potential partners,
- **Item # 7 CIP Projects Oversight** – Planning has been doing an analysis on a park by park basis looking at it as a comprehensive listing for all parks and the Pebble Creek drainage problem could be part of that. Planning has gone through most of zones and it should be 3-6 months before the list could be brought back to the Board. The list will be made a part of the Recreation, Park, and Open Space Master Plan update process.
- **Item #6 Urban Forest Management Plan** – One of the members was unclear as to what had come before in the plan process. Steve explained that the Urban Forest Master Plan had been presented to the City Council a few years back, but had not been approved. The idea was to get that plan out and bring it back to board, show them what it is, and then go back to Council and see if there is a way to implement the plan. It would be good to have Ross Albrecht, the Forestry and Urban Landscape Manager come back to explain some of the items in the report.
- **Item #5 Park Land Dedication Ordinance Update** – Steve stated that there may be some new laws that affect the Park Land Dedication Ordinance revisions and he would have to speak to one of the city attorneys. The board expressed frustration at the length of time it has taken to get the revisions approved.
- **Item #8 Program and Facility Needs Assessment** ~ Staff was waiting to receive the final report, which would not be going before City Council in December.

Steve commented that the goals would be added to and updated throughout the year. Hearing no further changes or additions, John C. moved approval of adopting the said goals with the amendments discussed. Glenn S. seconded the motion and the vote was called. All were in favor and the motion approving the Board goals passed unanimously.

8. **Report, discussion, and possible action concerning the Capital Improvement Program.** Both lists had been included in the members' packets. There was activity on virtually all of the projects listed.

- **Park Land Dedication and Capital Improvement Project Lists:** Glenn S. thought that the lights at Lemontree Park would be removed permanently once the

girls' leagues were moved to Central Park. Steve B. said that the thought was that Lemontree would be used as a lit practice site only.

Jodi asked if staff had seen anything on the Gameday Condominium project going in at Northgate. Steve said nothing had been seen yet. Jodi said that it would be nice to see how many units would be developed and if the project would be subject to the Park Land Dedication Ordinance. She said she would like to see something in that area, since that has been an issue for a long time.

The new Parks Department Forestry shop would be located in Park Zone 9 by the landfill.

- **Veterans Park & Athletic Complex:** The engineers were making revisions and cost estimates. The department may wait until after the first of the year before bidding this project out.

Steve complimented Ric and the Park Planning Project Managers on the large number of projects they had completed last year. He added that they do more projects than anyone else and they are done on time, under budget, and with very few change orders. Hearing no further discussion this item was closed.

**9. Discussion of calendar, future meeting dates, and possible agenda items:**

- **Christmas in the Park Lighting Ceremony and Open House** ~ The Open House would be held the first three weekends in December. The lighting ceremony was on Friday, December 2<sup>nd</sup>.
- **December Regular meeting** ~ December 13, 2005
- The Veterans Day Ceremony would be held on Friday, November 11<sup>th</sup> at 6:00 p.m. Invitation cards had been distributed to everyone.
- **Agenda item requests** – The City Secretary would be doing a presentation on open meetings laws in the near future.

Gary stated that he still wanted to be on the Recreation, Park, and Open Space Master Plan subcommittee.

- 10. Adjourn.** Jeannie M. moved to adjourn and Kathleen I. seconded. The vote was called. All were in favor and the meeting adjourned at 8:53 p.m.