



**Parks and Recreation Department Board
Minutes
August 8, 2000
Regular Meeting**

A regularly scheduled meeting of the Parks and Recreation Department Board was held on Tuesday, August 8, 2000 in the Board Room of the Parks and Recreation Department Main Office located at 200 South Lamar Blvd., Austin, Texas.

Board Members Present: Rosemary Castleberry, Chair, Ricardo "Rocky" Medrano, Vice-Chair, Clint Small, Mary Ruth Holder, Jeff Francell, and Rhonda Taylor.

Staff Members Present: Jesus M. Olivares, Director, Kim Jamail Mitchell, Stuart Strong, Randy Scott, Jay Stone, Gene Faulk and Dina Haines.

A. MEETING CALLED TO ORDER

The meeting was called to order by Rosemary Castleberry, Chair, at approximately 6:37 p.m.

B. APPROVAL OF MINUTES, from the June 27, 2000 meeting

Board Member Jeff Francell made motion that the minutes be approved as written. Board Member Clint Small seconded the motion.

C. CITIZENS COMMUNICATION

None

D. PUBLIC HEARING

Robert Mendoza, Advisory Board Chair for the new community center at the corner of Bergman Avenue and Robert Martinez Jr. St., spoke on his support for naming new facility as 'Lorraine "Grandma" Camacho.

Ray Ramirez spoke on his support for naming new facility as "Lorraine "Grandma" Camacho. He stated there is great community support.

E. ITEMS FOR ACTION

1. Make Recommendation to the City Council Regarding the Naming of the Lorraine "Grandma" Camacho.

Board Member Mary Ruth Holder commented that Land & Facility considered this Item two meetings back and recommended that the facility be named as stated. Board Member Holder made the recommendation to the Park Board to approve the motion. Board Member Medrano seconded the motion. The motion passed in favor. (6-0-0).

2. Make a recommendation regarding the Construction of Park Place Home Boat dock at 5307 Tortuga Trail. File No. SP-00-2243DS
Item was pulled from Agenda

3. Make a recommendation to the Director regarding the Colorado River Park Action Plan

Stuart Strong, Division Manager, Planning Construction and Design gave a presentation concerning all surveys, community input that went into the Colorado River Master plan. Parks and Recreation Department has 10 million from 1998 bond to build this park. There will be bond sales for the next three more years. Parks Board Member Holder then informed the other Board Members that Land and Facilities committee reviewed the plan. The committee had concerns in regards to the 'beach area'. The committee believes there needs to be additional studies of the beach area because of safety concerns with the releases of water from the dam, the flow of water, water quality problem in the portion of the river, flow control feature. There will have to be an environmental assessment made at the park. Issues of impervious cover such as parking lots things that could be designed. Also discussed at the Land and Facility committee meeting, Stuart Strong to get in touch with George Oswald, Watershed Protection to design some flow control features to ease up the erosion. Parks Board Member Mary Ruth Holder made the motion to recommend to the Director the adoption of the Colorado River Park. Ricardo Rocky Medrano seconded the motion. The motion was voted in Favor. (6-0-0)

Tim Fulton, Executive Director, Austin Parks Foundation spoke in regards to the considerable financial contributions in hiring Hargrave and Associates to design the Colorado River Park.

4. Make recommendation to the City Council regarding the Development of a Hotel and a thirty-six Hole Golf Course at the Walter E. Long Lake Facility.

Board Member Chair, Rosemary Castleberry pulled forward an Action Item number 4. Presentation was then presented to the Parks Board Members.

John Stephens, Director of Financial Services spoke in regards to the item which was passed last week by City Council that involves a proposal by Gahne Development Company, Larry Beard of Austin, and Mark Levy of San Francisco, CA. The Development Company proposes to build a 250-room hotel, conference center, and two 18-hole golf courses and other recreational amenities on City parkland on the northeast side at Lake Walter E. Long. The proposal was first brought to Council March 9, 2000. At that time, Council addressed the City Manager to review the feasibility of that proposal to provide an analysis of the project. Financial Services presented the results analysis to Council August 3, 2000. (Mr. Stephens provided copies of analysis to Board Members at the meeting) The Development Company has requested the following incentives from the city:

- 1) Relocate Austin Energy power lines that are crossing the proposed site for the golf courses. Austin Energy estimates that this would cost approximately 2.7 million dollars.
- 2) The developers are also asking the city to subsidize building a road to the hotel development for FM 973. Estimated to cost 1.2 million dollars.
- 3) Allow the golf course to be irrigated with water pumped from Lake Long (or provide a water reuse line).
- 4) Provide expedited development review.
- 5) Provide other incentives typically available under the City's Smart Growth initiatives; e.g. waive permit and inspection fee. Estimated at \$171,000 dollars.

Total estimated cost the developer is asking from the city is 4 Million dollars. The developer is also asking the city in exchange for a 99-year ground lease for the proposed site for which the developer would pay 1 million annually. Once the project is completed, the development would provide the city 400,000 to 500,000 in annual property taxes, sales taxes and other revenue to the city's general fund and an estimated 900,000 annually to the hotel, motel fund, and also approximately 400,000 annual base revenue to Austin Energy. The 2 golf courses would be similar in quality to the golf course at Barton Creek Country Club, but would be available for public play. There are also 2 new developments currently being planned with DRID and City Development Review and Inspection Department. One of these developments is off to the north of Wild Horse Ranch and the other is Harris Crossing to the east. Both developers of Wild Horse Ranch and Harris Crossing are in full support of Prairie Grass Hotel Proposal. Both developers are also committed to working with the City of Austin. Because the proposed site is on parkland, the ground lease for the site would require voter approval. There will be an item on the August 17 council agenda to approve ballot language to be put on November 7th ballot. If the voter approve the use of the land for this purpose, then the city can begin to negotiation of the ground lease with the developer.

One major concern of the Park Board Members was that there was not enough information provided to the voters. In addition, Board Members concerns regarding the Prairie Grass Proposal:

- The affordability of fees to general public
- What is the access and uses to surrounding neighborhoods
- Will the Public be able to access trails (network trails)
- Recreation Amenities available to the public
- The Prairie Grass Proposal should be a separate ballot item
- What jobs would go to northeast residents?
- Environmental assessment
- Will the proposed road to hotel provide access to other areas of the park
- Indian Grass Prairie
- Will the Beach areas have public access
- No free Public use of hotel
- Will the Public be informed of the development

Jay Hailey, Attorney representing Gagne Development Company spoke in support of development and answered questions raised by the board members. Mr. Hailey also passed out copies of a letter that was delivered to Mayor and Council Members in support to Prairie Grass Proposal by Janet Klotz. Mr. Hailey also spoke in re

Roy Bechtol with Planned Environments spoke in support of proposal.

Pete Dwyer, Housing Developer of Wild Horse Ranch spoke in support of Prairie Grass Proposal.

Betty Dunkerley, Acting Assistant City Manager spoke on the city's lease process, negotiation process and the fact that the city has consultants and staff that would do the negotiations for Prairie Grass Proposal.

Board Member Mary Ruth Holder made a motion to Council that this Item not be put on the November Ballot at this time due to the lack of information and the many questions that the Parks Board Member had. The vote was opposed. (4-2-0) Holder and Castleberry

A Second Motion was made by Parks Board Member Clint Small to not made a recommendation to Council, But if Council decides to put the Item on the November Ballot, that the Parks Board recommends the Council incorporate the matters that are brought up in the 'Resolution.' Parks Board Member Ricardo Rocky Medrano seconded the motion. The vote was favor. (4-2-0) Holder and Castleberry opposed.

Upon this time the Parks Board Members negotiated the words to Resolution to include various amendments. (Resolution Attached)

Parks Board Member Clint Small made a motion to add to the amendments to the motion he had placed earlier. Send this Resolution to Council and City Manager and carbon copy everyone with the following changes that Mary Ruth is going to read off the changes:

- A) The negotiation with the Developer would be an open bid process. That if the voters vote for this agreement, if an agreement is not reached with the City and this Developer. The city can negotiate with another party or the land reverts back to being dedicated parkland. Six months to negotiate a deal then open bid process.
- B) Someone from the Parks and Recreation Department Staff would sit in all the negotiations process. (PARC Staff)
- C) Actively solicit East Austin Community residents for employment including for professional positions in compliance with all applicable local, state and federal laws. EOE standard

Parks Board Member Clint Small asked for a vote. Vote was in favor. (4-2-0) Holder and Castleberry.

F. SPECIAL PRESENTATION

BCP Budget

Juan Valera-Lema, Ph.D., Division Manager, Natural Resources Division gave a presentation regarding the Balcones Canyonlands Preserves acreage, budget history, land management and staffing needs. BCP is in need of staff in (1) Cave Specialist, (2) Biologist and (4) Public Service Helpers and (1) Education Coordinator. BCP staff recommendation would be to ask City Council to increase the drainage fee allocation to 3% and to restrict all funds from City's portion of certificates of participation to BCP operation and management expenditures of the preserves. Currently the BCP receives 2% in Drainage utility fees that fund the operation and management of the BCP.

Don Koehler, Manager of Preserves invited the Park Board members to a tour of Preserves. Mr. Koehler spoke of staff duties that pertain to BCP and land management and requesting 10 FTE over the next ten year. BCP is in need of maintenance employees to secure fencing need of the preserves. See enclosed presentation for more detail. Mr. Valera and Mr. Koehler then thanked the Park Board for all their support.

PARC Jr. Mountain Bike Team

Don Goerner, Financial Analyst for the Parks and Recreation Department, gave a re-cap of the Jr. Mountain Bike team. The Mountain team has grown dramatically. The team was entered in the state championship series as soon as the team was able to complete. During the race season, PBS Channel 9 came out and filmed the bike team for a portion of a National Children show called the "Eddy Files". Two stories have also been written about the team in Southwest Cycling News and Wheatsville Breeze. KXAN, channel 36 coverage went out Nation Wide on the NBC network. Fox Channel 7 also prepared a story on the program. Mr. Goerner also mentioned Andrea Lewis, an expert level rider, who volunteers to the bike program and is currently working on forming a Girls Team. Presently they hope to be ready for the fall racing circuit. Mr. Goerner then presented a videotape showing the Parks Board members how Lance Armstrong inspires the Jr. Mountain bike team to excel and complete in all aspects of their life.

G. DIRECTOR'S REPORT

NONE

H. COMMITTEE REPORTS

NONE

I. ITEMS FROM BOARD MEMBERS

NONE

J. ADJOURN

The meeting adjourned at approximately 9:57 p.m.