



**Parks and Recreation Advisory Board**

**\*\*\*MINUTES\*\*\***

**February 26, 2018**

**12:00 PM**

**City Hall Council Chamber  
300 West Cotton Street**

**Board Members & Staff Present:**

Laci McRee

David Stanton

Seth Pyle

Dale Alderman

Bruce Williams

Ray Bostick

Sherry Krueger

Scott Caron

Emily Zentz

**Absent:** Krys Bronk

**I. Call to Order – Invocation & Introduction**

Laci McRee calls the meeting to order.

Emily Zentz gives the invocation.

**II. Citizen Comments**

No citizen comments.

**III. Approval of Minutes**

**a. January 29, 2018**

Dale Alderman makes a motion to approve the January minutes.

David Stanton seconds the motion.

All are in favor; none opposed. The motion passes to approve the January minutes.

**IV. Consent Agenda**

**a. Recreation Report**

**b. Parks Maintenance Report**

**c. Liaison Report**

**d. Parks and Recreation Director Report**

Scott Caron reviews the handouts and reports. Daddy-Daughter dance was two weeks ago; attendance was the highest in the 3 years that we have done it. Kids Fishing Day at Teague Park; attendance was the same as last year even though last year had almost perfect weather and this year we had rain. Adult Softball late registration ends on March 19th. Lifeguard classes begin in March. Due to rain this past weekend we had to cancel the tournaments but we did get a lot of compliments 2 weeks ago because we were still able to play a few games on Saturday before the rain came and then had the fields dried and ready to play on Sunday. Tournament directors were very happy about that. Staff has put bollards out at some ballfields to keep people from driving in the facility and help restrict vehicle access into ballfield gates. The Green construction is coming to a close and we will be doing a punch list next week. The pavilion is up and they are working on columns to make it a little more aesthetically pleasing. Pretty much everything is done out there, except

for a couple of minor details that we will be working on over the next couple of weeks. City Council has approved a Memorandum of Operating Understanding for The Arboretum. That product has been advertised for bids, bids will go out at the end of March and awarded in April. Construction typically starts 45-60 days after that. So, we are looking at a May or June timeframe for construction to begin on The Arboretum. They say it will be a 9-12 month construction process so we are looking at next April, May, or June for the grand opening.

David Stanton asks if the trees that were planted at The Green are doing ok after the rain this past weekend.

Scott Caron says that everything is draining as it was designed but it does have a couple of spots with some water so we are going to address those as we move forward with everything. We have a 1-year warranty with those so we will have to see what comes in next spring.

Scott Caron continues with the Guthrie Trail Extension. Phase 1 connects Cargill Long Trail all the way down to Akin Trail and has already begun. It should be done late this summer or early fall. Phases 2 & 3 are on the design and again, it will take about a year on the design and about 9 months in construction, which will start late in 2019 or early in 2020.

## **V. Hinsley Park Update**

Scott Caron reviews the Hinsley Park project. Hinsley is still designated as a Park until the City approves and accepts the new park, and City Council votes to undesignate the property as a Park. A public vote was held, and residents voted in favor of Proposition 1, which allows City Council to consider moving forward with the sale. If City Council approves the new park that the developers fund and construct, and takes action to undesignate the Hinsley property as a Park, then City Council can start the process to sell the Hinsley property back to the Cargill Family. The developer, SDI, has received permits for the retail site and the new park with the Army Corps of Engineers, and holds an option to purchase from the Cargill Family. The new park that SDI constructs will have the same amenities that Hinsley Park has so that there is no loss of use by our residents and park users. As online orders increase, the retail market has shifted to integrate E-Commerce and stores are trying to decide how to meet the needs and wants of the consumers, because they want easy access on their phones or tablets to be able to order and have these options available. That is essentially where we are at now; the retailers are determining how they are going to be able to serve the market that is in place. We still own and operate Hinsley Park and maintain the property in similar conditions to all other parks. Softball registration increased from last year and the disc golf association continues to host events out there. This project does not hinder any further development on this park. There has been three park master plans and not one of them in the last 15 years has identified Hinsley Park as needing considerable amount of improvement. We know it does, but citizens did not specifically identify that park. They did identify Spring Hill Park, Lear Park, as well as some of our trail system. As we work on the comprehensive plan and the priorities from it, we took our lead from that plan. We know that Hinsley needs some improvements, but again we have other priorities within our system before we get to address the ones that are currently at Hinsley Park.

Laci McRee reads the Parks Advisory Board bi-laws and asks what role the Parks Advisory Board members have.

Scott Caron says that the role of Parks Advisory Board members is to advise and make recommendations but decisions are ultimately decided by the City Council.

Laci McRee says that the Board has questions but wants to make sure they are relative to their role in this update. If the developers have received the permits, does that mean that a design has been made?

Scott Caron says yes they have. Certainly, the Board Member can provide input, but it ultimately comes down to City Council and what they choose to do. The plans for the new park have included all of the ideas and thoughts from the Parks Advisory Board as well as from the standards provided by the City as far as how we foresee all park development utilizing Lear Park, our newest addition to the park system that the City developed; that park sets the standards. We feel that everything that was recommended to them was included in the park development.

Dale Alderman asks SDI how much of moving forward depends on Kroger.

Ken Delery says that Kroger impetuous to get us to come to Longview and identify Hinsley Park. SDI no longer things that Kroger is the make it or break it for Hinsley Park. There are other retailers that would like to be in Longview. Since Kroger was the one that invited us to come and solve the park development, we felt indebted to them. However, SDI thinks that there are other grocery components that are possibilities for this site and this City. There are other options.

Dale Alderman asks if Ken Delery is confident that if Kroger does not go through with this development, there are larger retailers willing to step in and make this happen.

Ken Delery says that SDI does not know if they are larger or smaller, they just think there are other options for the property besides Kroger. That is SDI's comment at this point.

Dale Alderman says that the Board Members' number one job is to look out for the citizens of Longview with regards to the parks, and he worries about the expectations that the citizens were given two years ago when they approved Proposition 1 and what we will experience moving forward. Dale says he just wants to make sure the City of Longview is getting what it deserves and what it expects. He appreciates SDI and Scott Caron giving the updates and addressing some of the Board's concerns.

Bruce Williams says that he knows that Kroger is going through some restructuring and he is glad that there are other options because this has been in limbo for a while now and it would be nice to move on and move forward with this.

Sherry Krueger says that she agrees.

Ken Delery says that SDI agrees with them.

Dale Alderman asks how concrete the plans are for the new site.

Ken Delery says that they feel in 90-120 days they can come back with something far more concrete than they have today. Some retailers are going through difficulties in this environment. He thinks that this project has a good possibility of having a grocery component in it. Whether it is Kroger or not, we do not know at this point today. We just know that they do not have the ability to pursue it like we were pursuing it because of issues that they are going through today. But SDI does think that there are other folks that do want to be here in Longview that have been identified. He thinks they would be coming back to the Board or the City Council that here in the near future.

Dale Alderman clarifies that he is not worried about Hinsley Crossing as much as he is worried about the expectations, plans, layout, and capacity for the new park site.

Ken Delery says correct; SDI realizes that they have no reason to move forward unless they have options for the development at Hinsley Crossing, and also that until they replicate the park to the City's satisfaction and it has been approved by Scott's team, there is nothing they can move forward on. SDI realizes what they have to live up to before this thing can ever take shape.

Laci McRee says that she thinks a part of moving forward is helping everybody understand the process and SDI has done a good job of updating on what they have done but it would be helpful to have a list of things that need to be done moving forward. She asks if the new park site needs to be re-zoned.

Craig Carney says that the way the new park site is currently zoned as residential will fit the new park.

Dale Alderman asks if SDI is still purchasing some of the undeveloped residential land so they can get the acreage that was needed for the new park site to match what Hinsley Park currently has.

Craig Carney says yes he thinks that what they have is almost 50 acres that will be the boundary for the new park. They are still going to come back to the City with the designs for the new park. They do now have permits to build; it was the permits from the Army Corps of Engineers that had tripped them up.

Laci McRee says she thinks that, to help everyone understand the process, it would be nice to have a descriptive timeline to say “these are the things that SDI will be doing in the future”; a future list of actions. She says that it will help the Board turn that corner to say, “Now we have a more realistic and better understanding of what is going on”. She thinks that it would help the public understand that this does take time.

Ken Delery says that they understand and probably within the next 60 days, they can provide a time frame and information of that sort. SDI is going through the same thing; once they received the permits from the Army Corps of Engineers in September, things started to change a lot in the retail world this past fall. There are things that are ongoing, but he thinks that in the next 60-90 days they can give an update that is more concrete than they can today. SDI still has a lot of enthusiasm to get this done and they want to see it happen.

David Stanton says that he used to work for the company that worked for SDI to promote the park and he learned a lot about the project. It doesn't really worry him too much especially because we still have a good park there and if the project doesn't work out then we will still have Hinsley Park, which is what we've always had. He has worked with developers that say, “We are here building and get out of our way” so the fact that SDI is here telling us what they are doing is pretty good. His personal hope is that if Kroger doesn't work out for the site then Brookshire's will put in a Fresh here.

Ken Delery says there are other options.

Sherry Krueger thanks SDI for coming and explaining everything.

## **VI. Skate Park Update**

Scott Caron introduces Brian Dodson to update the Board on the Skate Park and the work done with Skidmark Parks on the design phase.

David Stanton asks where Skidmark Parks is located.

Brian Dodson says they are out of the Midwest and he keeps up with them on social media. He continues with the update. He is hoping to build the Skate Park at the Ingram Park tennis courts.

David Stanton asks if the wood ramps are all anchored.

Brian Dodson says that they are pretty heavy weighted and very hard to move. They wouldn't be anchored but they would take serious machinery to move them.

Board members and Brian Dodson discuss the ramps in the design, how they are made, and how they are used.

Sherry Krueger asks what the liability is.

Brian Dodson says he cannot say what the City's liability is but he has been to many different Skate Parks and they all have signage saying, “use at your own risk”. It is not much different from the liability of a basketball court where someone is probably going to roll an ankle or brakes their arm.

David Stanton asks if he is concerned about the wood ramps catching fire.

Brian Dodson says that it is wood and if someone intentionally sets it on fire, it will burn. I have never heard of a Skate Park catching on fire. It could happen but more than likely not. Brian continues the update and discusses the materials that will be used in the design and requesting to use Ingram Park as the location.

Dale Alderman asks if the chain link fence at Ingram Tennis Courts is preferred.

Brian Dodson says that he has seen Skate Parks with a chain link fence and Skate Parks with an open concept. The fence provides a safe area for parents and friends to sit and watch each other without the risk of being hit with a skateboard or bike if a rider had an accident. Brian thinks it is a benefit that the fence is already there and there will be a gap between the ramps and the fence.

David Stanton asks if the tennis courts are asphalt.

Scott Caron says they are asphalt.

Brian Dodson continues the update and says that the estimated cost of the Skate Park is \$80,000; less than he expected. Everyday someone is asking him about the Skate Park and so he feels that the skateboard and BMX community is very excited about this project that they feel is long overdue. Many individuals and business owners have said they are ready to donate for the park. Brian has not taken any donations for the park at this point, but he will once he gets approvals and permits to move on with the park. He believes that Longview is a giving community that supports growth in parks as well as our youth sports. We have given \$1,500 to Skidmark Parks for the deposit and design of the park. There is no timeline to raise the \$80,000 because the deposit is good for as long as it takes to raise the money. He is scheduled to meet with the PALS Foundation in March to discuss setting up an account to fundraise through them.

David Stanton asks if Skidmark designs has something like a demo unit that kids could try out to see if they are interested.

Brian Dodson says that they do have a demo unit that they take with them to schools and events. Since they are out of the Midwest, I have thought about bringing in a company from Dallas with their demo unit for a fundraiser or some type of event to get the community involved. It would not be something citizens could try out, it would be the company's own team giving a demo and showing how the ramps are used.

Laci McRee asks what the Board is approving for this project moving forward.

Scott Caron says that the Board would need to approve the location of Ingram Park tennis courts. When we talk about an amenity and somebody fundraising for a facility or a park, it seems to need the endorsement or acknowledgement of a public body, as far as moving forward, saying that if he gets the money raised then we would be willing to allow this to happen there. It is a formal acknowledgement that this is a good project and the Park Board is interested in continuing with this project.

Dale Alderman makes a motion to make a formal recommendation to the City Council to move forward with this project at Ingram Park and allow them to hear Brian Dodson's presentation as well.

Sherry Krueger seconds the motion.

Laci McRee asks if there is an MOU before or after fundraising.

Scott Caron says that it does not require a formal MOU.

Dale Alderman comments that if he raises a lot of money and then City Council does not approve of the Skate Park all of that money goes to the wayside.

Laci McRee makes a motion to table the discussion until next meeting.

Scott Caron clarifies that there cannot be two motions on the table at once and might want to withdraw the first motion.

Laci McRee says that she thinks they are in the discussion of those two motions because anytime there is a motion and a second there should be some discussion related to that.

Scott Caron says that if there is a motion and a second on the table, there has to be a resolution or amendment to it prior to making another motion.

Board members discuss the first motion to make a recommendation to City Council to move forward with this project at Ingram Park.

Laci McRee says that the remaining items will be on the next agenda.

Scott Caron says that we need to take action and vote on the motion.

All board members are in favor; none are opposed.

The motion passes to give a formal recommendation to the City Council to move forward with this project at Ingram Park tennis courts.

**VII. Comprehensive Plan Parks Projects**

Laci McRee makes a motion to table the remaining items on the agenda until next month's meeting.

Sherry Krueger seconds the motion.

All members are in favor; none are opposed. The motion to table the remaining agenda items passes.

**VIII. Park Board Member Comments**

Item tabled until the March meeting.

**IX. Adjourn**

Laci McRee adjourns the meeting.

Persons with disabilities, who plan to attend this meeting and who may need auxiliary aid or services, are requested to contact the City Secretary's Office at 903-237-1080 at least two days before this meeting so that appropriate arrangements can be made.