

**SPECIAL MEETING
LOCKHART CITY COUNCIL**

OCTOBER 23, 2023

6:30 P.M.

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Mayor Pro-Tem Angie Gonzales-Sanchez

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember Jeffry Michelson

Council absent:

Councilmember Kara McGregor

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
Travis Hughes, Parks Director
Julie Bowermon, Civil Service/HR Director

Citizens/Visitors Addressing the Council: Robby Hazelbecker of Water Technology, Inc; Kari Biddix of Halff Associates; and Scott Caron of Ballard King.

ITEM 1. CALL TO ORDER

Mayor Lew White called the meeting to order at 6:30 p.m.

Mayor White announced that some members of the Parks Advisory Board and Aquatics Committee were present.

ITEM 2-A. DISCUSSION AND CONSIDERATION OF A PRESENTATION FROM HALFF ASSOCIATES, INC. AND WATER TECHNOLOGY, INC. (WTI) REGARDING FUTURE AQUATIC FACILITIES CONCEPT PLANS AND RELATED CONCEPTUAL COST ESTIMATES.

Mr. Hughes stated that representatives of Halff Associates, Water Technology, Inc. and Ballard King would give the presentation of the Phase II results for the Aquatic Facilities study.

Robby Hazelbecker of Water Technology, Inc; Kari Biddix of Halff Associates; and Scott Caron of Ballard King provided information and there was discussion regarding the following:

Recent Aquatic Committee/Park's Commission

Phase II Workshop, Held Sept. 28, 2023

- Reviewed City-Wide Survey performed by Halff and associates;
- Summarized the Ballard*King Market Research;
- Confirmed Aquatic goals, objectives, activities and uses;
- Developed Aquatic program after virtual tour of similar facilities;
- Prioritized Features & Amenities;
- Conducted consensus exercises using a priorities handout and image boards for attendees voting;
- Reached consensus on number of pools and their planned use.

SUMMARY OF RECENT SURVEY RESULTS

A Public Survey was conducted for the Parks, Recreation and Open Space Master Plan Update which included multiple questions on Aquatics

- 128 respondents
- Opened on July 11
- Closed on August 22

Park Activities You Would Like to Participate In

ADULTS

1. Exercising on Trails
2. Swimming
3. Special events
4. Viewing nature
5. Canoeing or kayaking

CHILDREN

1. Playgrounds
2. Splash pad
3. Swimming
4. Arts/crafts classes
5. Soccer

Most Important Facilities or Amenities

1. New/upgraded restrooms
2. Trees and Landscaping
3. Benches
4. Walking/hiking trails
5. Swimming Pool

Top Priorities

1. Construct a new aquatics facility (indoor/outdoor) – 34% voted as top priority
2. Improvements/maintenance of existing parks and recreation facilities – 23% voted as top priority
3. Development of new indoor facilities – 13% voted as top priority

96% of survey respondents indicated that swimming pools are important facilities.

45 mentions in the survey open ended comments about swimming, splash pads, and pools.

POINTS MADE IN THE MARKET STUDY

- Primary service area: Lockhart City limits
 - Population: 14,725 : Typically, can support one outdoor pool
- Secondary service area: Within a 20-Minute drive; Population: 69,743
 - Distance from which individuals may travel to participate but on a limited basis.
- Due to the presence of alternative facilities, creeks and reservoirs in this area, people have options for participation.
- At least 34.0% of households include at least one child.
- 10% of people participating in swimming are looking for an organized activity, while 90% are in search of unorganized use. This further emphasizes the need for the leisure components.
- The Market Potential Index (MPI) for adults that participate in swimming is near the national number. This level of participation demonstrates the importance of having a pool in Lockhart.
- The identified service areas have a lower median household income than the National Average. Two Challenges with this fact:
 - Pre-conceived notion about admission fees and charges
 - Appropriate budget for maintenance and staffing
- Cost of Living: Less than the National number

- 22.7% of the population is under age 18, which is greater the national average.
- The population under 45 will grow demonstrating the need to cater to this market.
- In the case of swimming, Hispanic participation is greater than the national average.
- The most prominent Tapestry groups are conservative, family-oriented, and have a high participation rate in parks and recreation programs and facilities.

SELECTED PROGRAMS

Leisure Pool

- Beach Entry with Geysers
- Mini-Dumping Buckets
- Under Water Benches
- Water Basketball/Volleyball
- Large Areas for Learn to Swim Program and Water Exercise
- Option to Heat
 - Spring/Late Fall
- Rentable Shade Structures
- Birthday Pavilion
- Single Tube Slide with Run-out on Deck

Six-Lane, 25-Yard Training Pool with Diving

- Deep Water Pool (4' - 0" to 12' - 6") for:
 - Swim Team Program Development
 - Lifeguard Training
 - Advanced Swim Lessons
 - Scuba, Kayak, Class Potential
- Two 1-Meter Diving Boards
- Large Exercise Area
- Water Rentals and Special events
- Future Drop slide

LOCKHART AQUATIC CENTER OPERATIONS

Assumptions

- Final design could impact part-time staffing levels and influence revenue
- First year of operation will be 2025
- Primary Season of Memorial Day through Labor Day (approx. 13 weeks)
- Use by the High School during the school year

Ballard*King takes a conservative approach

- Built on industry standards and best practices

Recommendations

- Add year-round full-time coordinator for pool operations
- Annual allocation for capital/equipment replacement
- Purchase recreation management software
- Develop aquatic operations manual

Proposed Admission fees

Proposed revenue and expenditures to operate the aquatic facility

Concept development proposals

COST OPINION

Leisure/Teaching Pool

Concept A: 4,260 SF.

Pool Costs \$1,680,000

Play Structure \$162,000

Shade Structures (4) \$60,000

VOL 34 PG 106

Concept B: 4,500 SF.

Pool Costs \$1,785,000

Spray Features \$62,000

Shade Structures (4) \$60,000

(Tube Slide/Tower \$376,850 – not included in cost)

Total Aquatic and Mechanical Costs: \$1.91M

Six Lane Competition Pool

Both Concepts 3,400 SF.

Deep Water Pool \$1,575,000

2-one Meter Boards included

(Future Drop Slide \$75K-130,000 – not included in cost)

Exclusions

Bath House/Mechanical Building/Party Pavilion

Haul Off of Soils

Survey

Soil Conditioning

Shade Structures

Housekeeping Pads

Electrical Bonding

Water, Sewer, and Electrical Hookups

Decks and Sealants

Pool Heater for Competition Pool

Starting Blocks & Lifeguard chairs

Expansion Joints

Permits

Parking/Landscape

Sales Tax

Estimate of Cost \$3.5 - \$4M (To be confirmed by an architect)

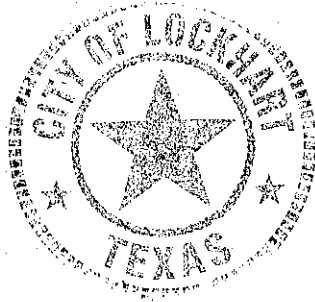
There was discussion regarding trends and programs offered of an Aquatics facility.

CONSENSUS: The consensus of the Council was that staff continue exploring how to finance the facility as well as possible locations for it.

ITEM 3. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 7:45 p.m.

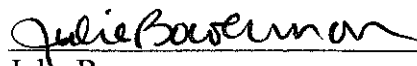
PASSED and APPROVED this the 6th day of August, 2024.



CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Julie Bowermon
City Secretary