

**THE CITY OF SAN ANGELO, TEXAS  
MINUTE RECORD OF A REGULAR MEETING OF THE  
PARKS & RECREATION ADVISORY BOARD**

Following notice and publication, the Parks & Recreation Advisory Board convened in a regular meeting at 3:30 p.m. December 11, 2014 in the South Meeting Room, McNease Convention Center, 500 Rio Concho Dr, San Angelo, Texas.

**Board members present** were Mr. Louis Perez, Mr. Donald Barnhart, Ms. Gloria Henderson, Mr. Mike Campbell, Ms. Julia Lane, Ms. Debbie Cross and Ms. Mary Palos.

**Staff members present** were Mr. Carl White, Mr. Roger Havlak. Minutes were recorded by Mrs. Ida Rios.

**Guests Present:** Mr. Patrick Howard, Ms. AJ Fawver and Mr. Dan Saluri

**I. OPEN SESSION (3:30 p.m.)**

**A. Call to Order**

Mr. Perez called the meeting to order at 3:30 p.m.

**B. Public Comment**

None.

**II. CONSENT AGENDA**

**1. Consideration of approving the October 30, 2014 meeting minutes.**

Ms. Cross made a motion to approve the meeting minutes seconded by Ms. Palos. The motion passed unanimously.

**III. REGULAR AGENDA: PUBLIC HEARING AND COMMENT**

**2. Update on the progress of the creation of a public museum partly located on Bart Dewitt Park and consideration of approving matters related thereto.**

Mr. Eggemeyer was given a six month extension on the lease and to report progress on the progress of an open museum. Mr. Eggemeyer was not able to attend the meeting. Mr. White made a recommendation to the Board to extend the final report to the Board to February and make a recommendation at that time on whether or not to renegotiate the lease for renewal. The Board would like to resolve this item in January.

**3. Consideration of approving a proposal from Glen Meadows Baptist Church for the use of some Red Arroyo public space for their upwards Soccer League, March –May 2015.**

Introduction and Background information presented by Mr. Carl White. This is the third year for this event. Mr. Don Maier stated that they would need to adjust the placement of the fields due to the work on the Red Arroyo Trail. They have approximately 200 children in the program with games being held on Saturdays for 8 weeks from March to May. It is a Christian based soccer league, games are non-competitive and children do character building exercises and learn sportsmanship. Although there were a few complaints the first year, there were no complaints last year.

Mr. Perez made a motion to approve the Glen Meadows Baptist Church Upwards Soccer League to be held on the Red Arroyo area as presented. Ms. Palos seconded the motion which passed unanimously.

**4. Presentation, discussion and consideration of:**

- a. proposed resort and entertainment destination development project at Lake Nasworthy consistent with the Lake Nasworthy Master Plan, adopted November 5, 2013 and recommendations of Gateway Planning Group, the City's professional land use planners and consultants, for the development of Lake Nasworthy, which proposed project is to be under a ground lease with the City of San Angelo for all or portion of approximately 19.5 acres at or about 7409 Knickerbocker Rd., generally known as Mary E. Lee Park, to be pursued conditioned on City's compliance with Chapter 26 of the Texas Parks and Wildlife Code; and**

Mr. Campbell made a motion to recommend to City Council that the Board is in support of the concept of a proposed resort and entertainment destination development project at Lake Nasworthy consistent with the Lake Nasworthy Master Plan, adopted November 5, 2013 and recommendations of Gateway Planning Group, the City's professional land use planners and consultants, for the development of Lake Nasworthy, which proposed project is to be under a ground lease with the City of San Angelo for all or portion of approximately 19.5 acres at or about 7409 Knickerbocker Rd. generally known as Mary E. Lee Park, to be pursued conditioned on City's compliance with Chapter 26 of the Texas Parks and Wildlife Code. Mr. Barnhart seconded the motion. The motion passed with one opposed

- b. the Board's determination that findings required by Chapter 26 of the Texas Parks and Wildlife code are met and that Council should determine that:**

- 1. there is no feasible and prudent alternative to the use or taking of such land; and**



2. the program or project includes all reasonable planning to minimize harm to the land, as a park, recreation area, scientific area, wildlife refuge, or historic site, resulting from the use or taking.

Mr. Perez made a motion to approve the findings required by Chapter 26 of the Texas Parks and Wildlife code as presented by the City's planning department that this is the only economically feasible location in the City that would enhance park use and provide the benefits for the general public, citizens of the city and regionally to attract them to the lake and enjoy use of the amenities at the lake. Ms. Cross seconded the motion which passed with one opposed.

c. recommendation for the giving and publishing of notice of a public hearing before City Council for purposes of making the aforesaid determinations as required under the Texas Parks and Wildlife Code, Chapter 26.

Mr. Perez made a motion to recommend to City Council to proceed with the recommendation for the giving and publishing of a public hearing before City Council for purposes of making the aforesaid determinations required under the Texas Parks and Wildlife Code, Chapter 26. Ms. Palos seconded the motion which passed with one opposed.

Ms. Fawver presented an introduction and background information on the development of Mary E. Lee Park before any motion and action taken, as noted above. In 2011, a request for qualifications was sent out for the development of waterfront properties. Gateway Planning was selected and several public meetings were held. Findings were presented to this Board in 2013. The plan was adopted at the end of 2013. Goals adopted for the lake area are regional, leveraging economic development and harmony between neighborhoods, parks, recreation and conservation and tourism. The next step would be to proceed with a request for proposals for the concept of "Harbor Village" that will ultimately be approved by City Council. We will be looking for the overall value of the proposed project. Proposals will be a lease with developers, maintain ownership and control of the area and generating revenue for the City. The idea would be a hotel/restaurant/entertainment venue to enhance and preserve access to the public and nearby neighborhood. This plan links with the Parks and Recreation Master Plan. Legal requirements for this project are that there is no alternative use of this property and all planning will minimize any harm to the park. This area has unique characteristics that no other area in San Angelo shares. Consultants emphasized the importance of the airport and yet the city is not capitalizing on it. It is also an important consideration on the use of the property. The Master plan is community supported and many in the area were involved in the planning of this project. There are substantial improvements needed in this area. A public private relationship allows a cash flow and funds that can be used in this area to enhance the area including amenities and roadways. The Board's recommendation will go to City Council along with three weeks' worth of public hearings and advertising. If Council hears the proposal and decides to move forward, there is a 30 day waiting period for any protest actions taken. Then we can remove forward with the request for proposal.

The Board discussed the effect on the Nature Center and existing businesses and possible relocation of the Nature Center. A survey will be sent to the existing business owners asking for their contributions to the project. The request for proposal will be asked to show how their proposal will work with existing leases or activities already taking place. The Board also asked about environmental surveys or impact on the environment and water demands upstream of the lake. There will be no assurances on the water available so they will be encouraged to take that into account in developing their proposal. The request for proposal is only a conceptual idea of development in the area not necessarily a professional architect, engineer or design professional. The area for proposal is approximately nineteen acres. Proposals will be responsible for showing how they will enhance the area and capture the access to the public and continue that as their operations take off. The idea is to provide the public with additional amenities while they are enjoying this area.

5. Discussion of a multi-generational community and recreation center and consideration of approving matters related thereto.

Introduction and background presented by Mr. White. Mr. White requested a formal recommendation to take to Council. We do not have the staff in house to create the vision. The cost would be approximately \$15-30,000. Staff recommends asking City Council for funding to move forward with this project. We need to get the public, city officials and city management interested in this item. A motion was made at the last meeting to move forward with this item.

6. Update on some improvement projects, including the dog park, the Red Arroyo trail, etc.

Red Arroyo Trail has begun. They started with the water detention areas and will be complete end of spring, early summer. The dog park could still happen towards the end of the Red Arroyo project. They are still doing fund raising

and are at about \$50,000. They are selling pavers as a part of the fund raising. The final location has not yet been determined. Swim and Racket Club is open to sharing their parking lot. Other projects for Parks in house are City Hall landscaping, boat access by the Girl Scout building, the Fireman statute to be installed at Firefighters' Memorial City Park and the renovation of Bradford Park. Council authorized the purchase of the playground equipment for that park. The Board discussed the CIP projects including an item adding a chapel building to Old Town which would involve removing the Carrier Building to add a parking lot.

7. **Discussion of board appointments and vacancies, recruitment and approval of any matters related thereto.**

The Board discussed replacing the member with Susan Gober's resignation and upcoming vacancies. Louis Perez and Mary Palos will be considered for another appointment at the next Council meeting. Board members can continue to serve until the vacancy has been filled.

8. **Consideration of future agenda items.**

Ms. Henderson would like to request a shade covering for Kids' Kingdom.

**IV. ADJOURNMENT**

Ms. Henderson made a motion to adjourn, seconded by Ms. Cross. The meeting was adjourned at 4:40 p.m.

  
Approved