

WORKSHOP, THURSDAY, JANUARY 7, 2016, 6:00 P.M.

The Mayor and City Council met for a workshop on Thursday, January 7, 2016 at 6:00 p.m. with the following members present: Mayor Diaz, Council Members Robinson, Lee, Garcia and Gonzales; City Manager Squyres, City Attorney DeFoyd and City Secretary Raines.

Mayor Diaz stated that we were here today for a workshop to discuss Smith Park facilities and turned the meeting over to City Manager Squyres.

City Manager Squyres stated that as of the last meeting that we had we were ask to go back to the drawing board and look at an all inclusive building , there was a debate as to whether it should be on the North Side or the South Side, that initially, prior to the last meeting the Council had given us the impression that we were going to have the restroom near the existing restroom and then a separate concession stand/announcer's booth basically where it was now. Instead now it looks like the Council wants us to go back to the drawing board and come up with a plan, He stated that Councilman Rivas gave us a napkin drawing so what they see on their first exhibit is that plan based on his napkin drawing.

Mayor Diaz ask where was he at today and Mr. Squyres stated that he didn't know that maybe he was caught in traffic.

Mr. Squyres stated that it was basically the same bathroom facility that they saw last time with the concession stand and announcer's booth attached to it. He advised that they took a google earth snapshot and basically laid it over it and the second drawing was that and it looked possible, that the problem was that if you went to the second drawing you would see that the drive that is there now that they use for the police to circle around and hopefully can be used to get to additional in the back at some point, that building would sit right on that drive, that Kyle and he was out there today and because it was so wet, they got a good idea as to what it would look like and it would literally sit on top of that drive and you can't move that drive to the West because of that low area there in red and they also located the fence line on it so if we put that there the way it was suggested, they were probably going to forgo the use of that drive that the police use to go navigate the park. He advised that on the next drawing they basically gave it a 90 degree turn clockwise and redid a few things in the concession stand and now the bathroom doors would face basketball court and playground equipment and you would have to rearrange a little bit but it could easily be done., that what was now a window was the announcer's booth and the others would be service window for your concessions. He stated that was what he was ask to come up with and from what the vendors were telling him we were looking very very tight trying to get that in, that we might be able to do it with a metal building instead of a concrete building but it would be tight to do it. He advised that this was not a two story, it was a one story . He advised that the last two things they had were the originals things that we brought to them last time. He stated that we just needed guidance from Council as to what to do.

Mr.. Squyres ask what day was opening day this year and that he was advised, by council , that even if we did something that took longer for a combination facility we were instructed to put a building of some kind there temporally to be used as a concession stand by opening day so we would make sure we had that, it would be a basic building that we could use for something else at another time but we were confident that we could do that.

Council Member Gonzales stated that he had a question on the drawing where it was highlighted in red, natural drain and was he saying that we couldn't build in that area.

Mr. Squyres advised that Kyle tells him that is a drainage area and if we build that up, it will act as a dam and then we were going to be pushing water into the back of those homes on the next street over, that Kyle strongly advised against it, that it would be a major infrastructure putting in culverts, to do it.

Council Member Lee ask what area was he speaking of.

Mr. Squyres stated that if he drove into the park, it would be to the right along the fence line.

Mr. Lee stated that turning it the way he did took care of that and Mr. Squyres advised that it would. He advised that the nice thing about how Mr. Rivas and he thought Council Member Garcia had it originally , it made good use of the sidewalks that were already there and they were nice, high almost new sidewalks and they had designed the concession to fit that but when you turn it you are covering up a lot of that concrete.

Council Member Roberson stated that he guessed the question he had was that the restrooms were not just for the ballfield but they were also for the parks and if that was the case, we put a restroom over here we didn't mover it over here by the ballfield, we left it out here in the park, he talked about the problem with having the announcers booth in the concession stand where all the people were talking you would have to sound proof it because the people announcing would not be able to hear and that was just his opinion.

Council Member Lee ask if he would rather have the restrooms where they were at now and concession stand there but in a smaller building and would it fit the sidewalks if it was smaller.

Council Member Robinson stated that yes he would.

City Manager Squyres stated that originally what they came into the last meeting with was just that, to use the building that Walcon has, that we could buy it on the buy board without going out for bids , that it came in at \$97,000 and had basically the same features as last time and then what we were talking about was to purchase a structure , a nice building but not

Expensive and use the existing foundation for the concession stand and incorporate an announcer's booth and that way you didn't have to lay a new foundation for it and you could put it on that foundation, come in a little bit on three sides of it and what you see as foundation is going to serve as sidewalks because it was 20 x 13 now so you could build it like 16.x 10 and have a sidewalk all the way around it. So that way no matter which side you are on you can go to the concession stand without getting your feet wet or muddy.

Council Member Lee stated but we still had to go to the restroom.

Mr. Squyres said yes sir that was saying this bathroom next to the existing bathroom.

Council Member Robinson stated that the announcers booth did not have to be included, it would just be a concession stand.

City Manager Squyres stated that the other concern that Mr. Reed had was bringing power to it which we could do where it is now easier than somewhere else and primarily he was concerned with sewer and the water, that sewer was a concern because the sewer going to where the concession stand is now was basically blocked off by the last pipe bursting project so even for the new concession stand we would have to run a new sewer line but it would not have to be a very big line for that but if we run it for a full bathroom/concession stand there it was going to be a huge line going over there.

There was discussion on leaving the restrooms where they are now.

Mayor Diaz stated that we needed to hear some comments from the public, that was why we were here to let them know what was going on and they could give us their input about what they think.

Isaac Menendez, League President, stated that first of all he wanted to thank them for improving the parks already Wilki and Smith Parks, that there was only two major parks and any improvement was very welcomed. He stated that for his most concern it would be great to have a concession stand and it was great to have new restrooms, the major issue he sees with the restrooms where they are now is the kids crossing the parking area and in between games at about 7:00 p.m. there was a lot of traffic and for the park usage, he saw that as a major usage for that park, a lot of people. He stated that a lot of people said they only used that park for about three months and that was not technically true, they were actually there from February, because they started practice in February and all the way through June to July so they had kids out there practicing all the time so they were out there about five or six months of the year. He stated that for him, he liked where the restrooms were at because he thinks the park gets to use it but the kids running back and forth was an issue.

Council Member Lee stated baseball kids running back and forth.

Isaac stated that yes, baseball kids playing or practicing or what not. He stated that what he would ask them to think about was long term, that we could say we wanted a concession and put that there or whatever but long term he thought they needed to think that whole side parking that extends into the basketball area just because it kinda extends into it and he thinks for the police it was kind of an issue also as far as visibility , he stated that what he would like to see if we did do the restrooms he had a drawing here , and they had probably seen it, that he had it up here several times.

He passed out the copies and explained the plan, stating that he wasn't saying we had to do it this year but long term and he was just asking them to think about what we could do long term.

He discussed the parking problems, stating that pretty much anywhere you go, the parking is in the front and they make you walk everywhere he thinks that if you put the restrooms toward the center of the park that works well and then long term work on the parking issue. He stated that his major issue was just kids going back and forth. He stated that he loved the idea of a concession stand but for T-ball purposes they were only using one field a season so if he was using both fields, that would be great, he could definitely use a concession stand but for one field they only made about \$50 a night, which paid the officials, they broke even and they were happy so they could do with a temporary facility, that he didn't want the city to take on that burden of cost if it wasn't necessary . He stated that the thing of putting the restrooms and concession stand there was that it was so large and it was a big building right in front of the park and he could just imagine this massive structure and it was not going to be very pretty and those were his thoughts so go with what they thought, he could always get someone to redraw the sketch he gave them for long term consideration for the park, that the park definitely need more walking area, more trails but for now , if we were talking about the restrooms, he thought that where it was at or maybe a little further into the park or further out so they could extend the park and in a few years talk about a parking area but for his issues, it was really the kids safety.

Council Member Robinson stated that part of what he and Lon talked about possibly a walkway between the park and the restrooms on game nights and do something to show people that it was a crossing for the children and ways to deal with this.

~~There was general discussion on ways that the crossing could be controlled for the children.~~

Mr. Menendez stated that he thought the plumbing was there , it was centrally located and to not get him wrong, he wanted a concession stand but he wanted a smart concession stand.

Mayor Diaz advised the pavilion was rented out continuously on weekends

Council Member Lees ask Isaac if long term was he not planning to do anything with that other field.

Isaac stated that long term he would like to, that this year he tried to get softball parents on board because they wanted to offer a softball site there which would be a fast pitch , they invited the parents to come over and no softball parents came over so they didn't offer it this year. He stated that long term what he would like to have was baseball and softball and that way each one could have their own concession, they could use both fields at the same time, they could generate revenue and it would be a lot better program for them or they could take both fields, the problem was that we were landlocked and our participation was going to stay at this level unless we start building apartments town homes or something but for the mean time they were going to average about 300 kids , that last year they saw about a 20% increase in kids but he didn't expect to see that this year. He stated that this year they were offering a 3 and 4 year olds so he was expecting about a 20% increase but they were going to use those kids to help their revenue at Wilki Park.

Council Member Lee ask Isaac if they were not considering this a T-ball field anymore and Isaac stated that actually he wanted that little back field to be a multi-.purpose field.

Mayor Diaz reminded them that there were no lights on the second field.

Mr. Menendez stated there were no lights and drainage was pretty bad and even on the front field back where the sign was it puddles up bad and they try not to go back there a lot and this what something that we could do for the park long term.

He stated that his major issue was the kids crossing and if we could fix a speed bump or something that would be a great improvement. Mr. Menendez commented on Galena Park's structure, that it was just a metal building with beams and walls and he thought it was just on asphalt with maybe some fencing around it. He discussed the size and type of concession stand that would work for them at Smith Park.

Council Member Garcia stated that she liked his idea of long term planning, that she knew we were not using the second field but we needed to start thinking about it, she knew it was not big enough to use this year but we needed to plan for the future. The stated that the concession stand that was already there was in perfect condition .

Mr. Menendez stated that if she would look at the drawings, that was exactly the same building, he just expanded it a little bit and that was just using that existing building, it was a good building. It hadn't been used in years and he explained how it could be utilized in the future, but he thought for the restrooms to be over here and the parks have to go over there it was just going to be an added cost for plumbing and so much more.

Council Member Garcia stated maybe that was something we could look at, that she knew it wasn't going to happen this year but lets just say some time during the ball season just look into the cost of what it was going to be if we could get the field ready for next season, how much would lighting be and that way when budget comes we would know if we had it or not and what part of it we could start on. Isaac stated that they had a lot of LED lighting that would be low cost long term.

There was discussion on the parking problems at Smith Park.

Council Member Gonzales stated that this drawing actually took away parking here and they discussed how this could help the parking issue.

Council Member Gonzales stated that for this year they needed the concession stand for their fund raising and Isaac stated that a temporary concession stand would be great.

Council Member Garcia ask what they used that second field for now and Isaac advised that they used it for a practice field, that they did use it, they just didn't play games on it but they actually scheduled practice times on that field.

City Manager Squyres stated that he would just like to follow up on a couple of things , he thanked Isaac for being there that they met several time and the initial plan pretty much took this into consideration, not doing this exactly but we didn't know, we might do something very similar to this in time. Mr. Squyres stated the main thing was to conserve that road that was going through there now, that if we do anything to impede passage there it will put that building there and it pretty much does away with this plan and as is, what we initially put out preserves everything we can do here and he was right, they had to find some way to protect the kids crossing and discussed a number of ways we could possibly do this and he thought that Kyle, Ivan and he had a couple of plans on that which they would like but if we go temporary on the concession stand which also incorporates an announcer's box and later on if we made additional changes, that building could be moved further back to incorporate those changes, that you should get 10 years out of a temporary building so we were not locking in anything, the concrete was already there so really the only thing we needed to do was decide how large of a bathroom and exactly where that bathroom was going to be that if we order now, we were probably looking at 90 to 100 days so we would probably see it mid - April or so but the concession stand we could have by opening day pretty easily.

Council Member Gonzales stated that another note on that, even the drawing he presented , the restrooms were located in that parking area which was pretty close to where they are now so that wouldn't really change a lot.

Mr. Squyres stated that you could actually park where the restrooms were now, that could end up being a parking area.

Council Member Garcia stated that back then they weren't thinking long term but now we have a change to think long term.

Mr. Menendez stated that he thought the city was going in a really good direction.

Council Member Robinson stated they thought long term, we were there when they built the place and they donated their time and he guessed that his question was were we talking about leaving the restrooms by the others, beside them, in front of them or did he understand somebody say that we were going to move it across the street by the existing restrooms.

Mayor Diaz stated that we were trying to do it where the existing bathrooms are at due to the safety of the kids crossing, especially at night time when there is not that much lighting out there and parents have to go with the kids.

Mr. Menendez stated that it was mandatory, a parent had to go with the kid because of the traffic and he stated that the cars parked right up next to the baseball field and kids have to go between the cars to cross the street.

There was discussion about placing signs for handicapped parking.

Council Member Robinson ask Isaac if it would matter to him if the concession stand and announcers booth were together or would he rather leave the announcer's booth where it was at now.

Isaac's comments were not picked up by the sound system.

There was discussion about what was stored in the storage building there now.

Mr. Bernard Valdez, 1730 Cheston, stated that he just wanted to offer their services if there was anything they wanted to build in the parks or whatever, any suggestions, they were more than ready to help. He stated the idea here were good and any money they could save they could put some shell on the area in the back, that they would be more than glad to help.

Dale Pollock, Oswego St., He stated on the floor plan indicating where the restrooms were, did they plan to keep them in the same place or extend them a little further.

Mayor Diaz advised that they were going to keep them in the same place.

A comment was made that the slab was already there but Mr. Squyers advised that we would pour another slab just like at the other restroom at Wilki and it would be adjacent to the other restrooms.

Robert Hernandez stated he saw two plans, one was to place them at the ball field and the other one was to leave them where they are at, and both sides talk about a problem with the vehicles so he was looking at this outside the box, that maybe if they had a different entrance into the park and the parking space became a green space and the green space became a parking lot, he knew that it was expensive under taken and his personal choice was to do an all in one bathrooms, concession stand and announcers booth.

Mayor ask if any of the council had any final input.

Council Member Robinson stated that he did not.

City Manager Squyres stated that he would like some pretty clear consensus was as to marching orders, that we couldn't vote on it as a project and was he understanding that it seemed wise to the proposed project, bathrooms adjacent to the current one and then get a stand alone small scale concession stand and was he understanding that correctly.

Mayor poled the council and received a yes from Council Member Robinson, Council Member Lee, Council Member Garcia and Council Member Gonzales stated yes, that was what Mr. Menendez recommended and that gave us room if we wanted to expand in the future.

Mayor Diaz adjourned the meeting at 6:40 p.m..

Respectfully submitted,

A handwritten signature in cursive script that reads "Joyce Raines".

Joyce Raines
City Secretary