

Council Minutes January 29, 2019

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Work Session at 5:00 p.m. at the former library building, 1805 L. Don Dodson, on the 29th day of January, 2019 with the following members present:

Jim Griffin	Mayor
Dan Cogan	Council Members
Roger Fisher	
Amy Sabol	
Rusty Sartor	
Roy W. Turner	

constituting a quorum.

Councilmember Boyter was absent from the meeting.

Staff present included:

Brian Bosshardt	City Manager
Cliff Blackwell	Assistant City Manager
Michael Wells	City Secretary
Wendy Hartnett	Interim Community Services Manager
Don Henderson	Parks Superintendent
Natalie Foster	Public Information Officer
Cissy Sylo	Capital Project Manager

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the Work Session to order at 6:03 p.m.

WORK SESSION

- **Planning Charette for the Boys Ranch Park – Phase Next Project.**

City Manager Brian Bosshardt stated that the purpose of the meeting was to receive Council's vision and direction for the Boys Ranch Park development.

Jim Tharp with Oxley Williams and Tharp introduced the members of the consulting firms working on the Phase Next Project. He presented an overview of the project, including the overall site plan and the three construction phases. He presented information on the process and timeline, including the gathering of data and user input on recreation, arts and entertainment; vision and branding; the public charette process; meetings with key leadership, focus groups and stakeholders; public meetings, including with Council, the Parks and Recreation Board and the Beautification Commission; a public survey; and key milestones. There was discussion on Council input on concepts and schematics.

Council Minutes January 29, 2019

Michael Svetz with PROS Consulting presented information on the City's demographics. He stated the population growth of Bedford over the next 15 years is not projected to be such that land needs to be set aside for an expansion of the recreation center; however, it will need to be mobile and flexible as the City's demographics change. It is projected that by 2033, residents under the age of 18 will make up less than 16 percent of the population, with those 55 and over making up almost 40 percent, and those 65 and over making up approximately 25 percent. He stated the age group from 55 to 64 years is more active and not typically those that transition to a passive senior center setting. It is projected that by 2033, one in five residents will be Hispanic in origin, and the importance of ethnicity is that it equates to culture, which then equates to recreational preferences. He stated Bedford has higher per capita incomes and median household incomes compared to Texas and the rest of the nation, which is an important consideration when discussing pricing policies, cost recovery and charges for service. He discussed classifying programs, including those which will be offered for free and others that need to compete with the market. There was discussion on demographics with neighboring cities and the regional context as it relates to the development of the recreation center and park.

Mr. Svetz presented data showing the demand for parks and recreation activities in Bedford. Frisbee/disc golf and ping pong have the highest demand for general sports, and there is an overall high demand for fitness activities. In response to questions from Council, he stated that the data does not measure if the City has enough supply to meet demand, only existing participation. There was discussion on the number of fitness centers currently available in Bedford.

Mr. Tharp discussed trends in recreation, aquatic and senior facilities, including multi-generational recreation centers, wellness, flexible exercise rooms, fitness zones, fitness "on demand", cross training, outdoor exercise/training, youth fitness, meeting spaces, and multi-user options.

Robbie Hazelbaker with Water Technology, Incorporated, stated the aquatics will have to perform different functions at different times of day for different markets, and need to be designed so that residents who previously went to other locations for the experience now have them in Bedford. He discussed options with the indoor and outdoor aquatics, including multi-use pools, lap swim, a multifunctional activity pool, hot tubs and spas, indoor water slides, customized décor, outdoor signage, an outdoor lazy river, current channels, water walks, play structures, a multi-use tot area, flume slides with translucent sections, and illusion slides. There was discussion on partnering with the Hurst-Euless-Bedford Independent School District (HEB ISD) on the aquatics for their swim teams. Mr. Svetz stated that aquatics and scheduling space are the biggest challenges for staff, and all the potential uses need to be recognized when designing the aquatic spaces.

Duncan Webb with Webb Management Services, Incorporated, presented information on determining the need for an arts and entertainment facility, including testing the level and nature of demand of both audiences and users, the supply of existing facilities in the market and identifying gaps within that supply, and how an arts and entertainment facility might help get a community where it wants to go. He stated it is important to look at the region for audience demand; as well as demand for commercial uses that can improve sustainability. There was discussion on banquet and meeting space at an arts and entertainment facility, including food and beverage operations; and partnering with HEB ISD on performance space.

Mr. Svetz stated that the total cost of ownership includes the capital costs associated with the development, as well as the necessary ongoing maintenance and operations (M&O) costs of an improved park and recreation center. He stated that for every 50,000 square feet of indoor

Council Minutes January 29, 2019

space constructed, the annual cost of M&O is \$1,500,000. City Manager Brian Bosshardt stated that the current annual expenditure for the Boys Ranch Park, recreation facility, Splash and the Senior

Center is \$1,300,000. Mr. Svetz stated efficiencies will be gained through operating a new facility and operations being under one roof. He advised that to generate enough revenue to offset expenditures, the facility must be kept like new, and the rest of the park needs to be part of the M&O equation as well. There was discussion on quantifying the savings achieved through increased efficiency; current and new M&O standards; designing a facility that the City can afford to maintain; prioritizing the citizen's needs; programming; cost recovery; customer service; how the citizen survey is weighted; and recreation trends.

Regarding Council's vision for the project, there was discussion on the need for a victory; having a place one's family can come and enjoy; awesome indoor aquatics; that the City did it right; having a destination that citizens talk about of which they are proud; having a unique multi-generational facility that is sustainable and functional for years to come; integrating the senior portion of the facility; ensuring that the needs of all seniors are met; and being different than facilities in neighboring communities. There was discussion on cost recovery and what the City is willing to subsidize.

Regarding trends Council wanted to see at the Boys Ranch, there was discussion on building tiny homes for college students or interns to live on the park grounds and having a country club atmosphere. There was discussion on whether Bedford is a generational city that should be celebrated as part of the park; the reason that people stay in the City, including location and HEB ISD; and refreshing the branding of the park while still celebrating its history.

Regarding the multi-generational center, Council discussed it as a gathering place for all ages and colors; mobility; serving as a space that touches all groups; cross over in programming; having a separate entrance for seniors; maximizing the use of the facility; and incorporating birthday rooms and day care.

Each Council Member designated their top six choices for outdoor park amenities, indoor aquatic facilities, outdoor aquatic facilities, indoor recreational facilities, and arts and entertainment.

ADJOURNMENT

The meeting ended at 8:37 p.m.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary