



# Parks and Recreation 2024-2028 CIP

Staff Presenter: Jen Basham, Director of Parks and Recreation

Park Board: June 15, 2023



# Capital Improvements

- Projects in keeping with recommendations from Parks Master Plan
- CIP combines Parks, Recreation, and Golf capital projects
- CIP focuses on construction of new improvements and enhancement of existing assets

Ensures park enhancements and improvements occur throughout various geographic areas of community



# Review of Funding Sources

- 4B Sales Tax

4B Sales tax revenue used both as cash and source for debt service

- Existing bond revenue

Revenue from previously-sold bonds

- Parks Development & Dedication Fees

Collected from new home construction for development of parks and acquisition of park land

- Existing unallocated capital funds



# Supplementals

Supplementals will be reviewed by Council in July with City Managements recommendations.  
These recommendations are based on priority and available funding.





## 2024 Staff Requested Supplemental Package- Parks & Athletics

- Bartlett Soccer Maintenance Worker
- Park Supervisor
- Park Irrigation Tech
- Parks-PT Plaza Worker
- 4G Cameras-Dog Park
- BRiCk Landscape Renovation
- Park Furnishings
- Bucket for Tractor
- Commercial Brush Hog
- Total: \$509,480



# 2024 Staff Requested Supplemental Package- Recreation

- BRiCk-Full-time CSA Lead
- BRiCk-PT Wage Increases  
This is to keep staff at current staffing levels and wages
- BRiCk-3 Additional cameras
- BRiCk-Replacement of women's lockers in locker rooms
- BRiCk-New gym floor covering
- Russell Farm-Building Improvement
- BRiCk- Shade structure for meeting room patios
- BRiCk-Kid Zone Playground
- Total: \$483,882



# 2024 Staff Requested Supplemental Package- Golf

- Cooktop and storage
- Cart barn ice machine
- Golf Shop Mgr/Pro
- On course amenities
- Cart path repair
- Tree service
- Greens head replacement
- Greens roller
- Lely spreader
- Sod and tree install
- New POS Terminal
- PT Wages
- Total: \$311,657



# 2023-2027 CIP

The next few slides show the existing authorized  
CIP



# 2023 Projects Completed

Projects are completed or currently under construction with anticipated completion prior to FY 2024

- Chisenhall Field Renovation
- Claudia's Playground
- Elk Ridge Park
- Cindy Park
- Oak Valley Park
- Wakefield Park
- Bartlett Field Regrading
- Clark Park Parking Lot
- Bailey Lake and Chisenhall Parking Lot
- Cemetery Expansion
- Community Park Acquisition
- HVAC Control System Upgrade-BRiCK
- Golf Course bunkers, drainage, tree, fairway turfing and cart paths
- Park Annex Facility
- Park Monument Signs- 5 parks
- Outdoor pool sandfilter
- Outdoor pool sundeck expansion and shade installation

# 2023-2027 Approved CIP-Parks

[illegible]



# 2023-2027 Approved CIP-Recreation & Golf

Project	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	Total
<b>BRiCk</b>								
Upgrade A/C Control system and ventilation			\$ 500,000.00					\$ 500,000.00
Replace roof					\$ 1,000,000.00			\$ 1,000,000.00
Retiling of pool part room and family changing areas			\$ 62,000.00					\$ 62,000.00
Addition of Dry Sauna						\$ 380,000.00		\$ 380,000.00
Replacement of entry monument sign							\$ 35,000.00	\$ 35,000.00
Remodel of entryway (Admin, Kiosk, Rock wall and lighting)			\$ 125,000.00					\$ 125,000.00
<b>Golf</b>								
Irrigation Pump Replacement		\$ 114,250.00						\$ 114,250.00
Monument Sign			\$ 28,750.00					\$ 28,750.00
Tee and Wayfinding signage				\$ 25,000.00				\$ 25,000.00
<b>Bunkers</b>								
Bunkers (1,16,17,18)			\$ 89,500.00					\$ 89,500.00
Bunkers (11,5,6,7,9)				\$ 97,750.00				\$ 97,750.00
Bunkers (2,3,4)					\$ 44,000.00			\$ 44,000.00
Bunkers (10,12)						\$ 30,800.00		\$ 30,800.00
Bunkers (13,14)							\$ 34,000.00	\$ 34,000.00
<b>Tree Work</b>								
Tree Removal and Limb up (Creek, 4,14)			\$ 49,000.00					\$ 49,000.00
Tree Removal and Limb up (7,9,10)						\$ 45,000.00		\$ 45,000.00
Tree Removal and Limb up (1,18)					\$ 45,000.00			\$ 45,000.00
<b>Turf Improvements</b>								
Range side (9) (shape, sod, cart path, trees)				\$ 45,000.00				\$ 45,000.00
Greens resurface (all 18) (remove and replace top 6' of material)							\$ 375,000.00	\$ 375,000.00
<b>Ponds and Irrigation</b>								
Pond Renovation bentonite/fountains (4,5,15)						\$ 85,000.00		\$ 85,000.00
Floating Intake Pipe Replacement					\$ 16,750.00			\$ 16,750.00
<b>Park Total</b>	\$ 320,517.00	\$ 9,806,325.29	\$ 15,230,923.00	\$ 5,000,000.00	\$ 835,000.00	\$ 835,000.00	\$ 1,650,000.00	\$ 33,677,765.29
<b>BRiCk Total</b>	\$ -	\$ -	\$ 687,000.00	\$ -	\$ 1,000,000.00	\$ 380,000.00	\$ 35,000.00	\$ 2,102,000.00
<b>Golf Total</b>	\$ -	\$ 114,250.00	\$ 167,250.00	\$ 167,750.00	\$ 105,750.00	\$ 160,800.00	\$ 409,000.00	\$ 1,124,800.00
<b>Contingency/Escalation 5%</b>			\$ 804,258.65	\$ 258,387.50	\$ 97,037.50	\$ 68,790.00	\$ 104,700.00	\$ 1,845,228.26
<b>Total</b>	<b>\$ 320,517.00</b>	<b>\$ 9,920,575.29</b>	<b>\$ 16,889,431.65</b>	<b>\$ 5,426,137.50</b>	<b>\$ 2,037,787.50</b>	<b>\$ 1,444,590.00</b>	<b>\$ 2,198,700.00</b>	<b>\$ 38,749,793.55</b>
Available Funding	\$ 370,517.00	\$ 3,978,799.65	\$ 1,975,000.00	\$ 204,033.00				
Debt Sale	\$ (50,000.00)	\$ 5,941,775.64	\$ 14,914,431.65	\$ 5,222,104.50	\$ 2,037,787.50	\$ 1,444,590.00	\$ 2,198,700.00	\$ 38,749,793.55

# Staff Recommended CIP

This CIP is a revised version of the previous years. It includes a new fifth year, updated budget numbers for projects that have undergone revisions (Example: Pour in place rubber surfacing on new playgrounds), and the addition of an update to the master plan.

This plan also supports various supplemental requests that would be funded through 4B



# 2024 Scheduled Projects

Projects are under design, or being prepared for public engagement

- Park Monument Signs-5 parks
- Meadowcrest Park
- Chisenhall Field Renovations
- Hidden Creek Softball Relocation
- Shannon Creek Park
- Village Creek Trail
- Oak Valley-Scott St Trailhead
- Oak Valley South-Trail Connection
- Gateway Signage
- Remodel of BRiCK Lobby
  - Includes: lobby, family changing rooms, pool party rental rooms and meeting rooms
- Replacement of indoor pool sandfilter
- Update Master Plan

# 2024-2028 Recommended CIP-Parks

Project	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
<b>Parks</b>							
<b>Park Refurbishments</b>							
Bailey Lake				\$450,000.00			\$450,000.00
Bartlett					\$300,000.00		\$300,000.00
Cedar Ridge		\$280,000.00					\$280,000.00
Centennial			\$420,000.00				\$420,000.00
Chisenhall						\$260,000.00	\$260,000.00
Cindy							
Clark	\$223,588.00						\$223,588.00
Elk Ridge	\$220,000.00						\$220,000.00
Heberle						\$310,000.00	\$310,000.00
Meadowcrest		\$400,000.00					\$400,000.00
Mistletoe Hill				\$585,000.00			\$585,000.00
Oak Valley	\$500,000.00						\$500,000.00
Prairie Timber							
Panchasarp Farm							
Wakefield	\$200,000.00						\$200,000.00
Warren			\$750,000.00		\$500,000.00		\$1,250,000.00
<b>Sport Fields</b>							
Bartlett Field Regrading	\$1,102,968.00						\$1,102,968.00
Chisenhall Field Turf and Lighting	\$549,675.00	\$525,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$3,074,675.00
Hidden Creek Softball Relocation	\$250,000.00	\$2,000,000.00					\$2,250,000.00
<b>Trails, Parking and Infrastructure</b>							
Bailey Lake Low Water Crossing			\$220,000.00				\$220,000.00
Chisenhall and Bailey Lake Parking	\$1,792,594.00	Will be paid in 23 and 24					\$1,792,594.00
Oak Valley South Connector Trail	\$260,000.00						\$260,000.00
Oak Valley Trail-Scott Street Trailhead		\$540,000.00					\$540,000.00
Village Creek Trail Phase IV		\$685,000.00					\$685,000.00
Village Creek Trail Phase III		\$2,417,160.00					\$2,417,160.00
<b>Signage</b>							
Park Monument Signs	\$65,000.00	\$65,000.00	\$65,000.00	\$65,000.00	\$65,000.00		\$325,000.00
City Wide Monument Signs		\$550,000.00					\$550,000.00
<b>New Construction</b>							
Shannon Creek Park		\$3,327,763.00					\$3,327,763.00
Community Park	\$3,200,000.00	\$500,000.00					\$3,700,000.00
Unplanned Park Improvements	\$50,000.00	Moving to supplemental for future years					\$50,000.00



# 2024-2028 Recommended CIP-Recreation and Golf

BRiCk							
Upgrade A/C Control system and ventilation	\$175,000.00						\$175,000.00
Replace roof			\$1,000,000.00				\$1,000,000.00
Remodel of entryway (Admin, Kiosk, Rockwall and lighting)		\$487,000.00					\$487,000.00
Addition of Dry Sauna				\$380,000.00			\$380,000.00
Replacement of indoor pool sandfilter		\$155,000.00					\$155,000.00
Replaster Indoor Pool			\$300,000.00				\$300,000.00
Desert Aire						\$250,000.00	\$250,000.00
HVAC Unit						\$500,000.00	\$500,000.00
Replacement of entry monument sign					\$35,000.00		\$35,000.00
Golf							
Tee and Wayfinding signage		\$25,000.00					\$25,000.00
Bunkers							
Bunkers	\$303,000.00						\$303,000.00
Tree Work							
Tree Removal and Limb up (Creek, 4,14)	\$49,000.00	Moving to supplemental for future years					\$49,000.00
Tree Removal and Limb up (7,9,10)							\$0.00
Tree Removal and Limb up (1,18)							\$0.00
Turf Improvements							
Range side (9) (shape, sod, cart path, trees)		\$45,000.00					\$45,000.00
Greens resurface (all 18) (remove and replace top 6' of material)					\$375,000.00		\$375,000.00
Course and Cart Path							
Drainage Improvements	\$145,000.00						\$145,000.00
Cart Path Repairs	\$100,000.00	Move to supplemental for future years					\$100,000.00
Ponds and Irrigation							
Pond Renovation bentonite/fountains (4,5,15)				\$85,000.00			\$85,000.00
Floating Intake Pipe Replacement			\$16,750.00				\$16,750.00
Administration							
System Wide Master Plan Update		\$100,000.00					\$100,000.00
Park Total	\$8,413,825.00	\$11,289,923.00	\$1,955,000.00	\$1,600,000.00	\$1,365,000.00	\$1,070,000.00	\$25,693,748.00
BRiCk Total	\$175,000.00	\$642,000.00	\$1,300,000.00	\$380,000.00	\$35,000.00	\$750,000.00	\$3,282,000.00
Golf Total	\$597,000.00	\$70,000.00	\$16,750.00	\$85,000.00	\$375,000.00	\$0.00	\$1,143,750.00
Admin	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00
Contingency/Escalation 5%	\$459,291.25	\$600,096.15	\$163,587.50	\$103,250.00	\$88,750.00	\$91,000.00	\$1,505,974.90
Total	\$9,645,116.25	\$12,702,019.15	\$3,435,337.50	\$2,168,250.00	\$1,863,750.00	\$1,911,000.00	\$31,725,472.90
Available Funding	\$1,975,000.00	\$204,033.00	\$105,750.00	\$160,800.00	\$409,000.00		\$2,854,583.00
Debt Sale	\$7,670,116.25	\$12,497,986.15	\$3,329,587.50	\$2,007,450.00	\$1,454,750.00	\$1,911,000.00	\$26,959,889.90
Total	\$9,645,116.25	\$12,702,019.15	\$3,435,337.50	\$2,168,250.00	\$1,863,750.00	\$1,911,000.00	\$31,725,472.90
Fund Balance		53.47%	41.61%	34.99%	30.13%	24.49%	

Optional CIP

# Funding Breakdown

- Currently \$1.6 million of general fund supports park maintenance operations
- These operations are eligible to be funded through 4B
- The optional plan being proposed shows \$350,000 of maintenance operations being funded through 4B
- This shift would slow down the timing of projects



# 2024-2028 Optional CIP-Parks

Changes from previous year plan highlighted

Project	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
<b>Parks</b>							
<b>Park Refurbishments</b>							
Bailey Lake					\$450,000.00		\$450,000.00
Bartlett						\$300,000.00	\$300,000.00
Cedar Ridge		\$280,000.00					\$280,000.00
Centennial				\$420,000.00			\$420,000.00
Cindy							
Chisenhall					\$260,000.00		\$260,000.00
Clark	\$223,588.00						\$223,588.00
Elk Ridge	\$220,000.00						\$220,000.00
Heberle						\$310,000.00	\$310,000.00
Meadowcrest			\$400,000.00				\$400,000.00
Mistletoe Hill					\$585,000.00		\$585,000.00
Oak Valley	\$500,000.00						\$500,000.00
Prairie Timber							
Panchasarp Farm							
Wakefield	\$200,000.00						\$200,000.00
Warren						\$1,250,000.00	\$1,250,000.00
<b>Sport Fields</b>							
Bartlett Field Regrading	\$1,102,968.00						\$1,102,968.00
Chisenhall Field Turf and Lighting	\$549,675.00		\$525,000.00		\$525,000.00		\$1,599,675.00
Hidden Creek Softball Relocation	\$250,000.00			\$2,000,000.00			\$2,250,000.00
<b>Trails, Parking and Infrastructure</b>							
Bailey Lake Low Water Crossing			\$220,000.00				\$220,000.00
Chisenhall and Bailey Lake Parking	\$1,792,594.00						\$1,792,594.00
Oak Valley South Connector Trail	\$260,000.00						\$260,000.00
Oak Valley Trail-Scott Street Trailhead		\$540,000.00					\$540,000.00
Village Creek Trail Phase IV			\$685,000.00				\$685,000.00
Village Creek Trail Phase III		\$2,417,160.00					\$2,417,160.00
<b>Signage</b>							
Park Monument Signs	\$65,000.00		\$65,000.00		\$65,000.00		\$195,000.00
City Wide Monument Signs		\$550,000.00					\$550,000.00
<b>New Construction</b>							
Shannon Creek Park		\$3,327,763.00					\$3,327,763.00
Community Park	\$3,200,000.00			\$500,000.00			\$3,700,000.00
Unplanned Park Improvements	\$50,000.00	Moving to supplemental for future years					\$50,000.00



# 2024-2028 Optional CIP-Recreation and Golf

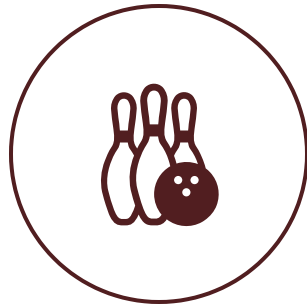
Changes from previous year plan highlighted

Brick							
Upgrade A/C Control system and ventilation	\$175,000.00						\$175,000.00
Replace roof						\$1,000,000.00	\$1,000,000.00
Remodel of entryway (Admin, Kiosk, Rockwall and lighting)		\$487,000.00					\$487,000.00
Addition of Dry Sauna				\$380,000.00			\$380,000.00
Replacement of indoor pool sandfilter		\$155,000.00					\$155,000.00
Replaster Indoor Pool			\$300,000.00				\$300,000.00
Desert Aire			\$250,000.00				\$250,000.00
HVAC Unit						\$500,000.00	\$500,000.00
Replacement of entry monument sign					\$35,000.00		\$35,000.00
Golf							
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Bunkers							
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Course and Cart Path							
Drainage Improvements	\$145,000.00						\$145,000.00
Cart Path Repairs	\$100,000.00	Move to supplemental for future years					\$100,000.00
Ponds and Irrigation							
Pond Renovation bentonite/fountains (4,5,15)				\$85,000.00			\$85,000.00
Floating Intake Pipe Replacement			\$16,750.00				\$16,750.00
Administration							
System Wide Master Plan Update		\$100,000.00					\$100,000.00
Park Total	\$8,413,825.00	\$7,114,923.00	\$1,895,000.00	\$2,920,000.00	\$1,885,000.00	\$1,860,000.00	\$24,088,748.00
Brick Total	\$175,000.00	\$642,000.00	\$550,000.00	\$380,000.00	\$35,000.00	\$1,500,000.00	\$3,282,000.00
Golf Total	\$597,000.00	\$70,000.00	\$16,750.00	\$85,000.00	\$375,000.00	\$0.00	\$1,143,750.00
Admin	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00
Contingency/Escalation 5%	\$459,291.25	\$391,346.15	\$123,087.50	\$169,250.00	\$114,750.00	\$168,000.00	\$1,425,724.90
Total	\$9,645,116.25	\$8,318,269.15	\$2,584,837.50	\$3,554,250.00	\$2,409,750.00	\$3,528,000.00	\$30,040,222.90
Available Funding	\$1,975,000.00	\$204,033.00	\$105,750.00	\$160,800.00	\$409,000.00		\$2,854,583.00
Debt Sale	\$7,670,116.25	\$8,114,236.15	\$2,479,087.50	\$3,393,450.00	\$2,000,750.00	\$3,528,000.00	\$27,185,639.90
Total	\$9,645,116.25	\$8,318,269.15	\$2,584,837.50	\$3,554,250.00	\$2,409,750.00	\$3,528,000.00	\$30,040,222.90
Fund Balance		52.96%	40.66%	33.19%	27.56%	20.84%	

# Options



Recommend proceeding  
with staff recommendations



Recommend proceeding  
with alternative option



Recommend proceeding  
with changes