

**SHARY GOLF COURSE ADVISORY BOARD
MARCH 5TH, 2025 MINUTES**

- Call to order
Mr. Isaac Martinez called the meeting to order.
- Roll Call
The following board members were present Isaac Martinez, Ben Lau, Toby Garza, Joe Salinas, Martin Flores.
The following board members were absent: Thomas Lee
The following staff members and others were present: Michael Fernuik, Golf Director, Mayor Norie Garza, MEDC Board Member Carl Davis
- Approval of February 5th, 2025 Minutes
The minutes from February 5th, 2025 were approved as written. Motion made to accept Joe Salinas, seconded Toby Garza, approved unanimously.
- Approval of Special Meeting Minutes February 21st, 2025 Minutes
The minutes from the special meeting from February 21st were approved as written. Motion made to accept Joe Salinas, seconded Toby Garza, approved unanimously.
- Golf Director's Report
Revenue Report for January 2025 was presented. Numbers were down attributable to weather, plus membership payments in January 2024. Still \$70K ahead of last year. No further discussion or questions were brought forth.
Update on Water Well & Maintenance Building
Maintenance building electric is being done in house and progressing. Most of the outside is complete and work has begun on the inside with the breaker box and electric outlets including the wiring for the lights. The water well was officially approved by the city and still waiting on the reimbursement agreement with the MEDC. Once agreement is signed we will begin the purchase order request process. There was further discussion on the salinity of the well water, mitigating maintenance practices and awarding of the proposal and servicing of well when it becomes operational.
Update on Holes 19 to 27
An update was provided on the lighting and the renovation of holes 19 to 27. Questions were brought up about city council approval and evolved into the pump station, pond dredging, etc. It was stated that the city is working with both the lighting and construction companies to get final numbers to present and move forward.
Driving Range Revenue Assessment
A price increase for the driving range was proposed and passed. Range prices would go up .50 cents for a small, \$2.00 for a medium, \$2.00 for a large and the single monthly range membership that includes two medium buckets per day would go up to \$60 an increase of \$20. This is still below the fees charged by the other nearby golf course and go into effect April 1st, 2025. Motion made to accept Ben Lau, seconded Martin Flores, approved unanimously.
Golf Cart Quantity and Storage Assessment
The current level of golf carts (70) is insufficient this time of year to handle the demand between the 18 hole course and 9 hole course. Currently, there are ten empty slots and the creation of a middle row in each of the barns to increase the fleet to 100. Possibly, even using the starter shack as a last option once the equipment gets moved to the new maintenance building. Carts are on a 3 year lease and converting to a new lease would not be cost efficient. Time frame for any additional carts according to our current vendor is 30 to 45 days. Discussion involved term of a new lease, new fleet having lithium batteries due to the night golf aspect, increase the cost of the cart rental fee, attracting 9 hole winter Texan leagues back to Shary, doubling up on the carts. The board motioned and approved to allow the Golf Director in the future to communicate with our current vendor to increase the number of carts.
- Public Participation
None.
- Unfinished Business
The golf course being used as overflow parking for Lion's Park particularly Hole 26. No parking signs were being made to deter individuals. It was determined the lights around the putting greens were turning off at the correct time. Mayor Norie Garza mentioned the

willingness of each school district to send their trade students to the course to help beautify, build and paint things.

- Chairman's Comments

Mr. Martinez thanked the Mayor for her presence and in turn she thanked the board for their support of the golf course. Other items brought up involved Howling Trails, what's happening with the Monday Night League, food & beverage operation.

- Adjournment

Meeting was adjourned at 6:30 pm.

PARKS AND RECREATION BOARD MEETING

March 18, 2025

<u>BOARD MEMBERS PRESENT</u>	<u>STAFF</u>
Tony Guerrero	Brad Bentsen
Chris Voss	Pete Lopez
Maggie Guajardo Pena	Pete Charles
Gilbert Sotelo	Taylor Cavazos
Melissa Reyna	
Jesus Mendiola	
Diego Gutierrez	

Call to Order

Tony Guerrero called the meeting to order.

Roll Call

Roll call was taken and quorum was met.

Prayer

Brad Bentsen led us in prayer.

Approval of Minutes

The Board Members approved the minutes for the February 11, 2025 Board meeting. Motion to approve was made by Diego Gutierrez and seconded by Chris Voss. The motion to approve minutes passed unanimously.

CITIZEN PARTICIPATION

N/A

UPDATE OF PARKS

N/A

UPDATE OF RECREATION

N/A

Aquatics Update

N/A

New Business

At this Advisory Board Meeting, discussion of facility rentals took place. After 8 years of no price increases, it was finally decided to increase the prices for rentals. After much review, discussion, and comparison to other cities facilities, these are the motions that were made.

Softball and Baseball Field Rentals: Current hourly rates of \$20.00/hour without lights and \$30.00/hour with lights, while tournament prices for Bentsen Palm Park increased from \$900.00 for the weekend to \$750/day and \$1500 for the weekend. With the rental of the fields for a tournament a \$100 refundable cash security deposit is required. All other Parks met a middle rate of \$350/ day with or without lights since it would be difficult to monitor who uses lights or not. Sharyland ISD, Mission ISD, IDEA-Mission, and Juan Diego Academy would not be charged for field rentals due to their collaboration with the Parks Department. This motion was made by Mark Minton and seconded by Gilberto Sotelo.

Pavilions: Currently the Bannworth Pavilion, Beto Salinas Pavilion, CWV Pavilion, Lions Parks Pavilion, Leo Pen Placita Park, and Market Square all range from \$50.00-\$300.00 to rent for the day. After much discussion, it was decided all Pavilion rentals would increase in price. Pavilions or Parks being used for commercial events/markets such as the Bannworth Pavilion which increased from \$100 to \$300, Leo Pena Placita Park from \$300.00 to \$700.00 and Market Square from \$250.00 to \$300.00, all rentals would require a \$100 security deposit. All Pavilions including the Bannworth, Beto Salinas, CWV, and Lions will be \$150.00 to rent for any private events, also requiring a \$100 refundable security deposit. A motion was made to approve these increased rates by Melissa Reyna and seconded by Mark Minton.

Pool Rentals: For the Bannworth and Mayberry Pools, the current rental rate is \$150 for a 2-hour block, and an additional \$40/hour for the slide at the Mayberry Pool. B. Bentsen, after being in communication with Pool Manager Rick Contreras, who was not present at the meeting, it was suggested increasing prices to \$200.00 per 2-hour block and \$50 per hour for the slide. Motion was made by Chris Voss and was voted on unanimously by the Board, so motion was carried and approved.

Gymnasium/Recreation Center: Currently the new Gym is only being rented for \$25 per hour for basketball, Recreation Athletic Assistant, Pete Charles recommend to keep the rate the same since it is comparable with other cities. Any rentals of the gym for commercial events is to be increased from \$250 to \$400 including floor tarping and \$250 a day for any type of tournament.

For the Recreation Center which would also include the kitchen is currently \$150 for the rental, but motion was made to increase to the same price of \$400 such as the new gym. If additional

outdoor space is needed that would be an additional \$300 for the outdoor area. Motion was made by Maggie Guajardo Pena for these increased rates and was seconded by Jesus Mendiola.

Tennis Courts: The rental of tennis courts for instruction has been an ongoing problem with having the coaches pay the current rate of \$25 per court/day. Being short staffed at the Recreation office, it has been difficult to monitor rental of courts and what instruction is taking place out there. It was suggested by the Board to have a Park Ranger or a Part-Time employee to be on site of tennis courts during the evening hours to monitor court rentals. Currently to host a tennis tournament at the Birdwell Tennis Center it is \$250/day, the Board motioned to increase this rate to \$500/day for Tournaments since profit is being made by those hosting the tournament. The Board also suggested a better plan is needed to enforce tennis court rentals and make sure all instructors are paying the full amount and on time. This motion to increase prices, hire a park ranger, and enforce the rental rates was made by Chris Voss and seconded by Mark Minton.

Pickleball: At the Recreation Center, Pickleball play is being allowed Monday-Friday from 9:30 A.M. to 1:00 P.M. for \$1 a person. Now with other places offering Pickleball such as Incredibowl which charges \$3 a person, it was motioned by Diego Gutierrez to increase prices to \$2 a person for Ping-Pong and Pickleball at the Recreation Center and was seconded by Mark Minton.

Hike and Bike Trails: No change of rates for the Hike and Bike Trails was made. Unfortunately, there is not enough man power to help upkeep and maintain Hike and Bike Trails but there are other groups and organizations that would like to take over and help. Preventing people from altering the trails has been an issue, but for now there is not much that can be added or done to the trails with the lack of man power and funds. However, Chris Voss motioned to recommend the City take over the Navarrez property to expand the Hike and Bike Trails and was seconded by Melissa Reyna.

Soccer Academies: The ongoing issue with soccer academies using City-School Park Shimotsu as a business on tax payer money has come to the attention of the Parks Board. As of now, this park does not belong to the City so there is not much we can do or control as a Department. The frequent use of this area is causing the grass and park to be destroyed, and the only way to minimize this problem would be to limit the amount of times the field is used but we still cannot put limitations since it is not a City Park yet. The only thing we can monitor is the soccer academies in our parks or open areas, which the Board agreed should be a \$50 rental fee to use the area for a soccer academy. This motion was made by Chris Voss and seconded by Mark Minton but with regulations.

Old Business

N/A

Adjournment

Mark Minton made a motion to adjourn the meeting and was seconded by **Maggie Guajardo Pena**. The Board voted unanimously to approve.

CITIZEN'S ADVISORY COMMITTEE
February 25, 2025
Regular Meeting

Members Present

Emigdio Villanueva, Jr.-Vice-Chairman
Roxanne Mendez
Zoreida Lopez
Francisco Cadena
Monika Rosales-Flores
Marsha Terry
Ruben Davila Lozano

Members Absent

Lorenzo Garza-Chairman
Alma Garcia

Staff Present

Michael J. Elizalde
Esther G. Rivera

Call Public Hearing/Regular Meeting to Order and Establish Quorum.

Vice-Chairman Villanueva called the Regular Meeting to order at 5:37 pm. Esther G. Rivera conducted roll call. She stated that seven members were present, therefore there was a quorum.

Citizens Participation

Vice-Chairman Villanueva asked if any citizens were present to discuss any items on the agenda or express their concerns. No citizens were present and no comments were received. Vice-Chairman Villanueva continued to the next agenda item.

Discussion and Recommendation to Approve Minutes for Public Hearing/Regular Meeting held on January 14, 2025.

Ms. Rivera asked the members if they had reviewed the minutes of the Regular Meeting held on January 14, 2025. She inquired if there were any questions or comments. After a brief discussion, Vice-Chairman Villanueva asked for a motion to approve the minutes as presented. Ms. Mendez motioned to approve the minutes as presented. Ms. Terry seconded the motion. Motion carried unanimously (7-0).

Discussion and Recommendation on changes to Housing Assistance Guidelines, Application, and Exhibit "B" Inspection Checklist.

Mr. Elizalde presented the HAP Guidelines reviewing the prior recommendation and pointed main items of the program guidelines. He informed that a copy of the online application was enclosed for their review. Mr. Elizalde presented the Exhibit "B" Inspection Checklist that the members wanted to review. Mr. Villanueva recommended several changes on the point system for future home inspections. After further discuss, members recommended decreasing the "Exterior Walls" from 15% to 10% and "Wainscot/Walls/Ceiling" from 10% to 6%; changing "Heating" to "HVAC/Heating" and increasing percentage from 1% to 10%. After a brief discussion and no action required, members proceeded to the next agenda item.

Discussion and Recommendation on the Status of CDBG-CV Funding.

Mr. Elizalde presented the CDBG-CV Funding report as of February 21, 2025 for member to review funding status. He advised the members that two (2) agencies continue with COVID-19

funds and have been in contact with subrecipients to check on status of using the funding. Affordable Home of South Texas, Inc. submitted a six (6) month plan to expense their funding. The Fire Department is seeking new bids do to changes on bid specification and expected to expense their funds within two (2) to three (3) months. After a brief discussion and no action required, members proceeded to the next agenda item.

Other Business

A. Progress Report: CDBG-January

Ms. Rivera presented January Unofficial Progress Report for CDBG expenditures received to date for the agencies, housing, and administration. Ms. Rivera discussed that the progress report is reporting zeros as agencies are preparing to submit request for reimbursement (Invoice). After a brief discussion, Vice-Chairman Villanueva asked for a motion to approve the CDBG January progress report as presented. Mr. Rosales-Flores motioned to approve the reports as presented. Ms. Lopez seconded the motion. Motion carried unanimously (7-0).

B. Progress Report: CDBG-CV January

Ms. Rivera presented January Unofficial Progress Report for CDBG-CV expenditures received to date for the agency and department. Ms. Rivera discussed that the progress report is reporting zeros as agency is preparing to submit request for reimbursement (Invoice). After a brief discussion, Vice-Chairman Villanueva asked for a motion to approve the CDBG-CV January progress report as presented. Mr. Rosales-Flores motioned to approve the reports as presented. Ms. Lopez seconded the motion. Motion carried unanimously (7-0).

C. Ethics Training/Open Meetings Act-Discussion

Mr. Elizalde presented as a reminder to the members of the annual training the board members are recommended to take each year. Mr. Elizalde informed that the Open Meetings Act training link is provided in the board packet and that the members would be advised on the Ethics Training upon receiving further instructions from the City Secretary's office. After a brief discussion and no action required, members proceeded to the next agenda item.

D. CDBG Funding Application FY 2025-2026

Mr. Elizalde presented a copy of the CDBG Funding Application for FY 2025-2026. He informed that the application is available online on the Neighborly Software portal for agencies/departments and the deadline is March 7, 2025. After a brief discussion and no action required, members proceeded to the next agenda item.

E. Citizens Advisory Committee By-Laws

Mr. Elizalde presented the amended Citizens Advisory Committee By-Laws that were approved on April 27, 2020. Members had previously inquired on the terms of members in the committee. Mr. Elizalde informed the members that the terms are for two (2) years. After a brief discussion and no action required, members proceeded to the next agenda item.

Citizen's Advisory Committee Members/Director's Comments

A. Chairman's Comments

Vice-Chairman Villanueva thanked the members for attending and having a productive and successful meeting. Proceeded to inquire if any of the members had any comments or concerns.

B. Committee Member's Comments

Mr. Cadena praised Mr. Villanueva for conducting a great meeting. Ms. Rosales-Flores commented on the excellent job on the Opening of Lion's Park and made suggestion of installing more lighting on dark sections of the park. She also had a concern on the parks restroom cleanliness and what department is responsible for scheduling to have them cleaned. After a brief discussion, members proceeded to the next agenda item.

C. Director's Comments

Mr. Elizalde thanked CAC members for their time and dedication to the city and committee. He recommended the CAC members review the program guidelines and if they had any additional recommendation to reach out to him so suggestion may be placed at the next meeting's agenda. Mr. Elizalde informed members that the department is currently promoting the Community Survey on services and requesting the members assistance to promote with family, friends, and co-workers to obtain good results on community needs to assist with the Annual Action Plan for FY 2025/2026. After a brief discussion, members proceeded to adjourn the meeting.

Adjourn

Vice-Chairman Villanueva asked for a motion to adjourn the meeting. Ms. Mendez motioned to adjourn the meeting. Ms. Terry seconded the motion. Motion carried (7-0). The meeting was adjourned at 6:45 p.m.

Lorenzo Garza, Chairman