

WIMBERLEY PARKS AND RECREATION BOARD  
Regular Meeting November 27, 2001 7:00 p.m. City Hall

A. Meeting called to order by Chair Kris Cusack at 7:30 p.m.  
Present: K. Cusack, Kathleen Cline, Fred Franz, Jan Fulkerson, Malcolm Harris, Dell Hood, Paul Xiques  
Absent: Thad Nance.

B. Minutes of November 5 corrected and accepted as amended.

C. Public Forum: No questions or issues presented.

D. Presentation by Lewis Smith, VFW:

Mr. Smith briefed the Board on a VFW project to develop a "Family Sports Complex" in a triangle of land between Jacob's Well Road and RR 12. The VFW site is 21 acres; the proposal is to develop some of the open land on this property together with 4 acres owned by the Hill Country Recreation Association and approximately 40 acres in adjoining privately-owned lots, to create a large complex that will provide a variety of facilities for sports and recreational activities. Some of the land owners involved are interested in keeping the area green and open, and have been receptive to the VFW proposal. The VFW is looking for private funding to buy the needed adjoining properties at fair market value, and for development costs; they are not inclined to look for public funds at this point. The plan now is to provide 12 soccer fields of varying sizes for different age and skill groups, a baseball field, an amphitheater, picnic areas, basketball courts, and a hike and bike trail around the perimeter. Hog Creek, which drains the area and contributes to flooding in a section of Woodcreek, could be dammed to create a retention pond which may have recreational use. The already developed VFW parking areas could handle most of the parking needs. To buy the land and manage the sports complex, the VFW will create a separate umbrella organization. Users of the facilities will be charged fees to cover operating expenses. Board members expressed support and encouragement for the project and thanked Mr. Smith and the VFW for their work.

E. O'Quinn Foundation:

Council member Martha Knies said the city has considered applying to the O'Quinn Foundation for a grant to complete the purchase of the Cypress Creek Nature Preserve, but has not decided definitely to do so. Board members discussed the issue and unanimously agreed the city should apply to the O'Quinn Foundation.

F. Nature Preserve Financial Options:

Council member Knies reviewed the financial situation for the Preserve. The city has applied to the Lower Colorado River Authority (LCRA) for \$200,000; the application will be considered in about two weeks. The city has approximately 26 letters of support for the Preserve, including some from children; these will be used to support the LCRA application. If the grant is awarded, the money would not be available until the middle of 2002. Closing date for the sale is December 28, 2001; the city is considering several options in this situation. Options include:

1. Borrow the needed money from a bank;

2. Ask sellers to carry the note until the city has the money;
3. Ask sellers to postpone the closing date;
4. Ask the Trust for Public Land to buy the property and hold it until the city has the funds.

Mayor Hewlett said the sellers may give the city a no-interest loan for two to three months, but not long enough until LCRA money comes in. Hays County has contributed a small amount from its operating fund but not from the parks and recreation bond funds approved earlier this year, because it wants to complete a county-wide master plan before disbursing any bond funds.

#### G. Nature Preserve Development Funds:

M. Knies gave Board members a "Cypress Creek Nature Trail & Preserve Financial Report," with an estimate of development costs listed by item. Money to pay for Preserve infrastructure, particularly the entry area with kiosk, restrooms, benches, parking, fencing, and the trail, will be sought in a grant from Texas Parks and Wildlife. Board discussed the estimates in this list; it was agreed the estimated cost for some items, particularly benches, was low, and members suggested higher figures for some proposed items. Jan Fulkerson said the city needs to find a source of funds to pay for continuing maintenance and pointed out that public liability is part of the need for proper maintenance. Malcolm Harris said he did not think this would be a major budget concern and that an organized volunteer group could maintain the site. Paul Xiques agreed to talk with Hays County Environmental Health officials about public restrooms and wastewater issues for the Preserve; Mayor Hewlett will talk to the attorney in San Marcos for the O'Quinn Foundation about a grant for the Preserve; and Dell Hood said he will talk with the chairman of the San Marcos Parks Board about collaboration and consultation on planning and development of park programs.

#### H. Conservation Easement:

M. Harris briefed the Board on the proposal he developed to create a conservation easement (CE) for the Cypress Creek property. Mayor Hewlett asked the sellers to put a CE on the land before they sell it, but they declined. M. Harris envisions such an easement being created at closing on the sale, and thinks the Wimberley Valley Watershed Association would be an appropriate group to hold the easement. He said that as an alternative he would be prepared to charter a non-profit organization to hold the easement, just in case a backup is needed. The city could assign any responsibilities it chooses to the easement holder. Board discussed the proposed trail and the types of materials that could be used to meet various requirements and standards.

I. Next Board meeting scheduled for Tuesday, December 18 at 7:00 p.m. Meeting adjourned at 9:15 p.m.

Recorded by Dell Hood

*CANCELLED 12-18  
Meeting - Lions Presentation*