



Leon Valley Park Commission Meeting Minutes

The Park Commission of the City of Leon Valley, Texas met on the 9th day of September 2021, at 7:00 p.m., at the Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

1. Call to Order, Pledge of Allegiance, and Determine if Quorum is Present.

Park Commission Chairman Christensen called the meeting to order at 7:12 p.m., with the following in attendance:

Park Commissioners present: Vice-Chairwoman Danielle Bolton and Commissioners Yvonne Orozco, Joyce Trent, Michelle Alonzo, Carolyn Gabriel, and Alternate Commissioners Kimberly Bohl and Drew Power. Absent were Commissioners Kathy Hill and Evan Bohl.

Also present at the meeting was Staff member Rudy Martinez. Absent was Staff Liaison Melinda Moritz.

2. Review and Consider Approval of the August 12, 2021, Park Commission Meeting Minutes.

Commissioner Alonzo made a motion to approve the minutes as written, which was seconded by Vice-Chairwoman Bolton. The motion carried unanimously.

3. Citizens to be Heard.

There were no citizens to be heard.

4. Reports: Activities or Events that Impact Parks or Access to Parks:

a. Discussion – Raymond Rimkus Park Restrooms (Commissioners)

Chairman Christensen opened the discussion noting that there were several documents related to the park restrooms in the packet. He then asked Staff member Martinez his opinion on the state of the restrooms at Raymond Rimkus Park. Mr. Martinez replied that, in his opinion, it would be a good idea to replace the restroom nearest to the large playground, as the playground, pavilion and picnic areas were full on weekends. He noted that the building gets hot, is dark, and is not ADA compliant.

Chairman Christensen asked if the other restroom ADA compliant. Staff member Martinez stated that the restroom nearest to the Community Garden had one stall on each that were ADA compliant. He noted that more people used the park amenities near the large playground area than the area near the community garden. Commissioner Alonzo gave her opinion that both restrooms needed to be replaced to which Mr. Power agreed.

Commissioner Power stated that the Capital Facilities Oversight Committee (CFOC) had toured the restrooms at the park, investigated their current condition, and had decided that neither were representative of the City. He noted that city staff had found a modular building company that could provide a very nice restroom model that was more expensive, but that offered smart building technology. He noted that the technology would allow city staff to lock and unlock the building, provide alerts during water supply line breaks or winter freeze events and that if there were a freeze event, the water supply would automatically shut off and the system would drain. He explained that the lighting in such a building would be motion activated, which would conserve energy, and lastly, that the building could be constructed to the City's preferred configuration. He noted that the city could design the buildings to blend in with the park environment.

Mr. Power then mentioned that, security-wise, the buildings would be more convenient as the doors lock and unlock by remote command, eliminating the need for city employees to be physically present. He stated that he had visited the parks in the City of San Antonio that have these types of restrooms installed and that he was very impressed. He noted that he was not of the opinion that the existing park restrooms should be renovated, as he preferred the City start fresh, and that the buildings had most probably outlived their economic life.

He then explained that the CFOC had started their processes backwards. He noted that the Committee had been assigned all the projects and that they had sorted them by priority of wants, wishes, and dreams. He explained that they had recently been informed that other small cities received advise from their finance departments on how much money was available and only then did they decide what capital projects they would tackle. He suggested that the Park Commission present alternatives and options to the CFOC and let that Committee determine if there was enough funding in the budget for the project, then take the item to the City Council.

Chairman Christensen agreed and asked if there was any other discussion. Commissioner Alonzo asked how much the modular buildings with the smart technology would cost. Mr. Power answered that he thought they would cost about \$218,000 per building. He explained that the City would first clear the

site, then the modular building company would bring in an already constructed building to the prepared site and connect it to the existing utilities. He noted that the new buildings would provide plenty of stalls, be wheelchair accessible, and have the smart technology. He noted that a renovation of the existing buildings would not have these capabilities. A general discussion was held on baby changing stations, needed renovations to the existing structures, usage, distance from one restroom to the other, and proximately to park amenities.

Commissioner Gabriel asked about the October 1st deadline that was mentioned in the packet. Commissioner Alonzo stated that this was the deadline for applying for grants from the Texas Parks and Wildlife agency. She noted that a grant could be applied for, but not until next year, and that it would need City Council approval.

Commissioner Orozco stated she was in favor of the new building options. She noted that both restrooms had outlived their economic life. Commissioner Alonzo agreed, stating that both restrooms were dilapidated. Commissioner Power also agreed, noting that compared to other park restrooms he had visited, the Raymond Rimkus Park restrooms were lackluster. He reiterated that the modular building options were quick to erect.

Chairman Christensen ended the discussion stating that the Commissioners would have a better understanding of the construction and costs at the next meeting.

b. Discussion – Soap Box Derby Event and 4th of July Celebration Recap (M. Mendoza)

Staff member Mendoza was not in attendance, so this item was postponed.

c. Discussion – FY 2021/2022 Park Budget (M. Moritz).

Staff member Moritz was not present at the meeting, but each Commissioner was given a copy of the FY 2021-2022 budget for the Parks Department in their meeting packet.

5. Commissioner and Staff Comments.

Commissioner Kimberly Bohl stated her concerns with persons being allowed to feed deer in the park. She noted that she had seen one deer with a broken leg. Commissioner Orozco let Mrs. Bohl know that she should call Wildlife Rescue.

Commissioner Alonzo stated her concerns regarding the ADA accessibility at the small parking lot at Raymond Rimkus Park. She noted that she also had trouble walking with a stroller down Poss Road, as that sidewalk was not wide enough. She asked if something could be done about the situation.

Commissioner Power stated that he was excited to know that a dog park was finally being developed. He then invited the Park Commissioners to the next Capital Facilities Oversight Committee meeting to provide their comments and suggestions.

Staff Member Martinez stated that he was confident the Commission would come to the right decision on the Park restrooms and that he agreed with replacing the restrooms. He noted that right now, a sign needed to be installed on the non-ADA restroom notifying the public of the location of the compliant restroom and that, if one restroom experienced a shut down, persons would have no choice but to use the other one, which may or may not be ADA compliant. He further noted that distance from the large playground to the compliant restroom was a long way for disabled persons to travel.

Chairman Christensen thanked everyone for their participation and announced that the next Park Commission meeting would be held at The Ridge at Leon Valley Park and that he would like to convene the meeting at 6:30 pm instead of 7:00 pm. He asked if anyone had a conflict with that time. Commissioner Alonzo noted that her child had gymnastics class at 8 pm, so this might work. Vice-Chairwoman Bolton stated that she had no conflict, as her position at work changed. Commissioner Power asked if the meeting day was firm for Thursdays. Chairman Christensen stated that it was. Mr. Power noted that he would have a conflict with the proposed time, as he is currently the Secretary for the Library Board of Trustees and he would not be able to fulfill his duties as Secretary, as he would have to leave that meeting early. It was decided to hold the meeting at 7:00 pm.

6. Adjourn.

Chairman Christensen asked for a motion to adjourn. Commissioner Orozco made a motion to adjourn the meeting, which was seconded by Commissioner Power. The meeting was adjourned at 7:55 pm.


Roger Christensen, Chairman
Park Commission

11-10-2021
Date