



Memorandum

Date: July 18, 2014
To: Bruce D. Glasscock, City Manager
From: Amy Fortenberry, Director of Parks & Recreation
Subject: Jack Carter Park and Pool Update

An update will be provided to the Council regarding Jack Carter Pool and Park. As you know, Jack Carter Pool is closed this summer due to excessive leaking. The 33 year old pool has numerous issues which will be detailed along with an explanation of the site conditions. The flood plain encroaches on the current pool site and also on the park maintenance building located in the park which also needs to be replaced. Staff has been working with a citizen initiated committee to develop concepts that will lead to the site selection for the new pool and future maintenance facility.

Funding in the amount of \$7.5 million was authorized in the May 2013 bond referendum to build a new pool. Once the location of the pool is selected, design will begin. We anticipate that the pool will be completed in time for the summer 2016 season. I have attached the bond pamphlet for your review of the language included in proposition 3.

The additional master plan discussions for this park include how to redevelop the current site. Funding is available from the General Park Improvements account to adequately address this area once the pool is removed. Our current expected cost is \$750,000.

The future maintenance shop is not funded. Staff anticipates including that project in the next bond election. We will show the proposed location for this facility and how the current maintenance facility site could be converted to open space once funding is available. The work at this park is expected to occur in two phases.

Feedback on the public process and the project is desired at this time. Formal action will be requested at a later date to award construction contracts.

Jack Carter Park & Pool

City Council Update
July 28, 2008



- Project Update
- Neighborhood Executive Committee
- Current Site
- Floodplain
- Family Aquatic Center
- Overall Park Concept
- Existing Pool Redevelopment Concept
- Budget / Schedule
- Question / Answer / Comments



HOA or Non-HOA	Representatives
Hunters Glenn	Tommy Thompson, Debbie Thompson, & Steven Winograd
Forest Creek Estates	Kelly Milligan
Hunters Creek	Rick Burkhead, Jim Parente, & Laurel Silk
Quail Creek	Scott Gobel, Jean Hartung, and Patrick Lowry, Andrea Brooks
Oak Creek Estates	Rick Armijo, Susan Castle, Carol MacGibbon & Lisa Hughlett
Whiffle Tree	Bill Webb
North of Legacy & Quarry Chase	Lew Reich
Carriage Hills	Peter Krause & Bob Hill (Identifying Representative)
Spring Creek and North Mission Ridge	Bob Burnstad



Jack Carter Park Existing Conditions



Jack Carter Park Flood Plain



City of Plano Criteria for Floodplain Development

Fill and alteration of flood plains which is not unreasonably damaging to the environment is permitted where it will not create other flood problems. The following are the engineering criteria for such request:

- **FEMA Requirements**
 - Evaluation based on Existing Watershed Conditions
- **Plano Requirements**
 - Evaluation based on Fully Developed Watershed Conditions



Importance

- Plano has a Community Rating System (CRS) value = 5
 - 25% discount in flood insurance for Special Flood Hazard Areas (SFHA)
 - 10% discount in flood insurance for non- SFHA
- Next evaluation - 2015



Discharge Comparison

Discharges on Spring Creek near Independence Parkway		
	100-Year	500-year
Current Effective FEMA	5900 cfs	7500 cfs
Preliminary Effective FEMA	3900 cfs	5620 cfs
Fully Developed - Plano	6800 cfs	



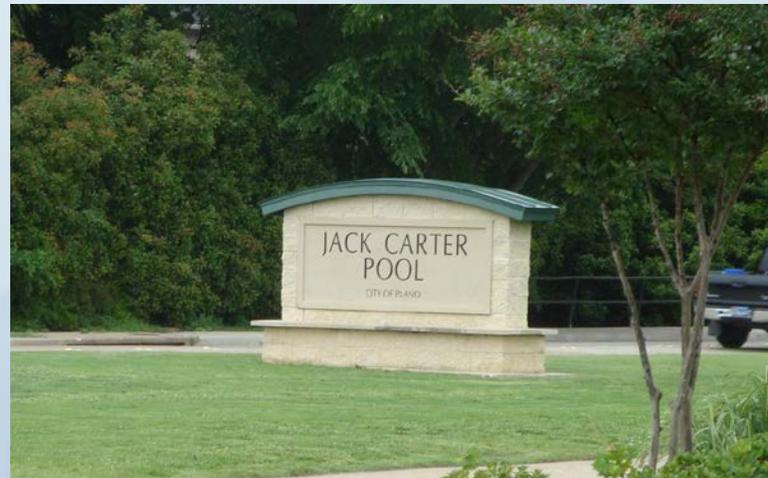
City of Plano Criteria for Floodplain Development

- 4 Criteria
 - Water Surface Elevation Impacts
 - No rises allowed
 - Stream Velocities
 - Erosive velocities cannot be created
 - Valley Storage
 - 0% loss for Major Steams
 - Up to 15% for Minor Streams
 - Conveyance
 - Equal volume change allowed on both sides of a creek



Jack Carter Park Pool

Facility Audit



Presented by
Councilman ▪ Hunsaker

2011 Audit Overview

- Perform inspection of pool and mechanical systems to identify items that are not:
 - operating as designed
 - meeting current state code
 - meeting current industry standard
 - present operational challenges
 - present life safety concern
- Provide opinion of probable cost for correction of deficiencies



Pool Conditions

- Structure and finish
- Perimeter gutter
- Main drains
- Inlets
- Ingress and Egress
- Pool Markings



Pool Deficiencies



Mechanical System

- Piping and Valves
- Pump and Motor
- Filtration
- Chemical Controller
- Chemical Treatment
- Make-Up Water
- Pool Heating
- Mechanical Room



Mechanical Deficiencies



Deficiencies and Cost

JACK CARTER PARK POOL	
REPAIR ITEMS AND COST	
50 Meter Pool Items	Estimated Cost
Perform a laser measurement and certification of the pool	\$2,000
Re-plaster 50 meter pool.	\$226,248
Replace 50 meter pool gutter with a stainless steel gutter with integrated pressure piping.	\$195,375
Replace underground piping to handle 100% of the designed flow rate.	\$30,000
Replace depth and no diving markings for the 50 meter pool along with gutter replacement.	\$7,800
Add third railing to the shallow end steps 22" away from the existing railing to meet the ADA requirements	\$2,500
Replace starting blocks and anchors.	\$28,000
Replace deck around 50 meter pool.	\$278,220
Replace water slide suction grate with VGB compliant cover and add secondary means of entrapment prevention.	\$7,500
Add new gel-coat finish to waterslide flume.	\$35,000
Replace mechanical room pumps, piping, filters, and associated equipment for the 50 meter pool.	\$85,000
Subtotal Costs for Pool and Equipment	\$897,643
Tot Pool Items	Estimated Cost
Re-paint tot pool.	\$11,418
Add a SVRS for the tot pool.	\$1,500
Add additional inlets to the tot pool	\$42,000
Repaint play feature	\$15,000
Re-finish non-painted areas	\$20,000
Replace tot pool pump impeller to increase flow to meet 1-hour turn-over requirement.	\$800
Replace tot pool auto-fill.	\$2,500
Subtotal Costs Decks and Support Spaces	\$93,218
Total	Estimated Cost
50 Meter Pool Items	\$897,643
Tot Pool Items	\$93,218
Contingency	\$148,629
Escalation (1 year)	\$56,975
Total Cost for Short Term Items	\$1,196,465

Additional Budget Considerations

1. Indirect cost adjustment not included in budget
2. Updates/Modifications to the bath house are not included in budget



Types of Obsolescence

- Physical Obsolescence
 - Aging Facility
 - Codes and Standards
- Functional Obsolescence
 - Definition of Aquatics
 - User Expectations



Where We Have Been.....

(1950's to 1980's)

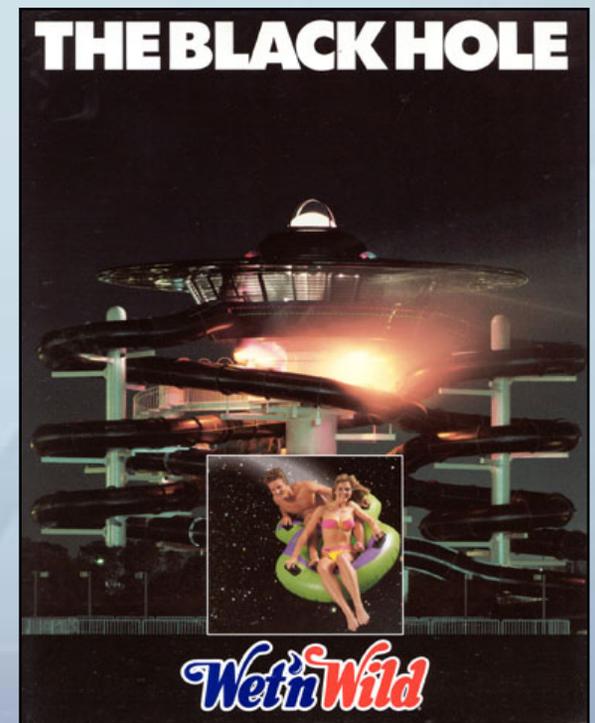
- When a “pool was a pool”
- Liability concerns / More Stringent Codes
 - Removal of diving boards, small slides, and tot pools
- Budget problems
 - Decreased attendance
 - Increased subsidies
 - Pool closings



Along Came the Water Park.....

(1970's)

- Bag slide to water slide
- First wave pool complex in Decatur, Alabama
- Entrepreneurs
 - Wet' n Wild - George Millay
 - Schlitterbahn - Henry Family
 - Whitewater Branson - Hershend Family
- A new amusement venue is born
 - Consultants
 - Manufacturers
 - World Waterpark Association



The Age of the Floatable.....

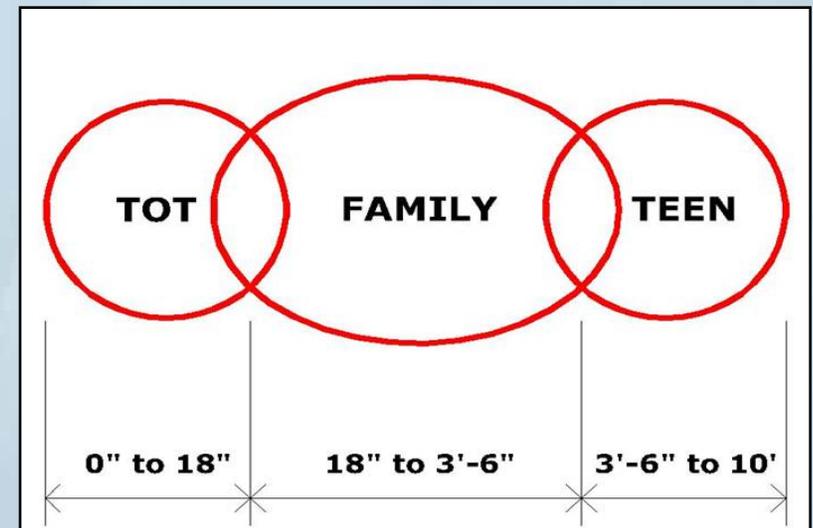
(1980's to 1990's)

- Municipalities tapped into waterpark industry for feasibility and design consultants
- Added some water features
 - Vertical water sprays
 - Zero-depth entries
 - Bulk heads
 - Floatables
 - Small Slides



Where We Are

- Times they are a changing
 - 1950's to 1980's Pools have become functionally and financially obsolete
 - Focus on families
 - Diverse user groups
 - Pay for play
- The modern outdoor pool
 - Tot areas
 - Family areas
 - Teen areas
 - Fitness/competition areas
 - Learn to swim
 - Spray / Play Areas



*Pool Relationship
Diagram*

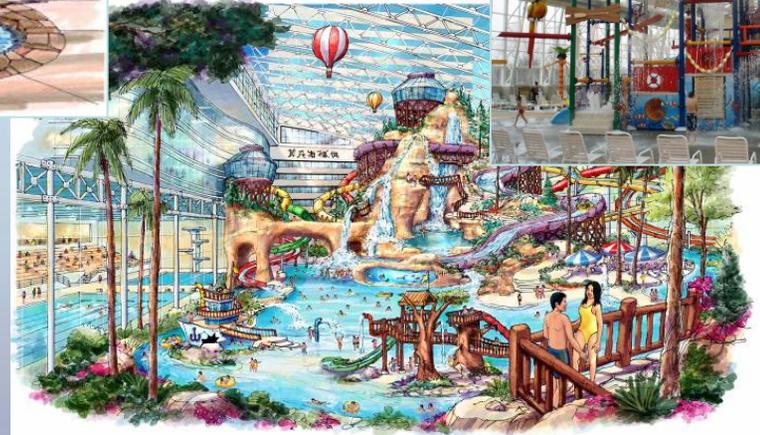
Trends in Municipal Aquatics:

Where is the future taking us?



Trend Setting Markets

- Where To Look
 - Private Sector
 - Resort
 - Waterpark
 - University/Student Rec
 - Therapy & Wellness



Experience

Changes in Expectation Since the 1970's

- Program/activity specific design solutions
- Differentiation of user/age groups
- Entertainment value
- Extreme features
- Creature comforts
- Increased customer service



User Group Defined and Multi - Generational

Adults' Vision....



Therapy and Wellness Vision....



Children's Vision....



Fitness and Competition Vision....



Liberty Lagoon – Baton Rouge, LA



Liberty Lagoon – Baton Rouge, LA



Liberty Lagoon – Baton Rouge, LA



Liberty Lagoon – Baton Rouge, LA



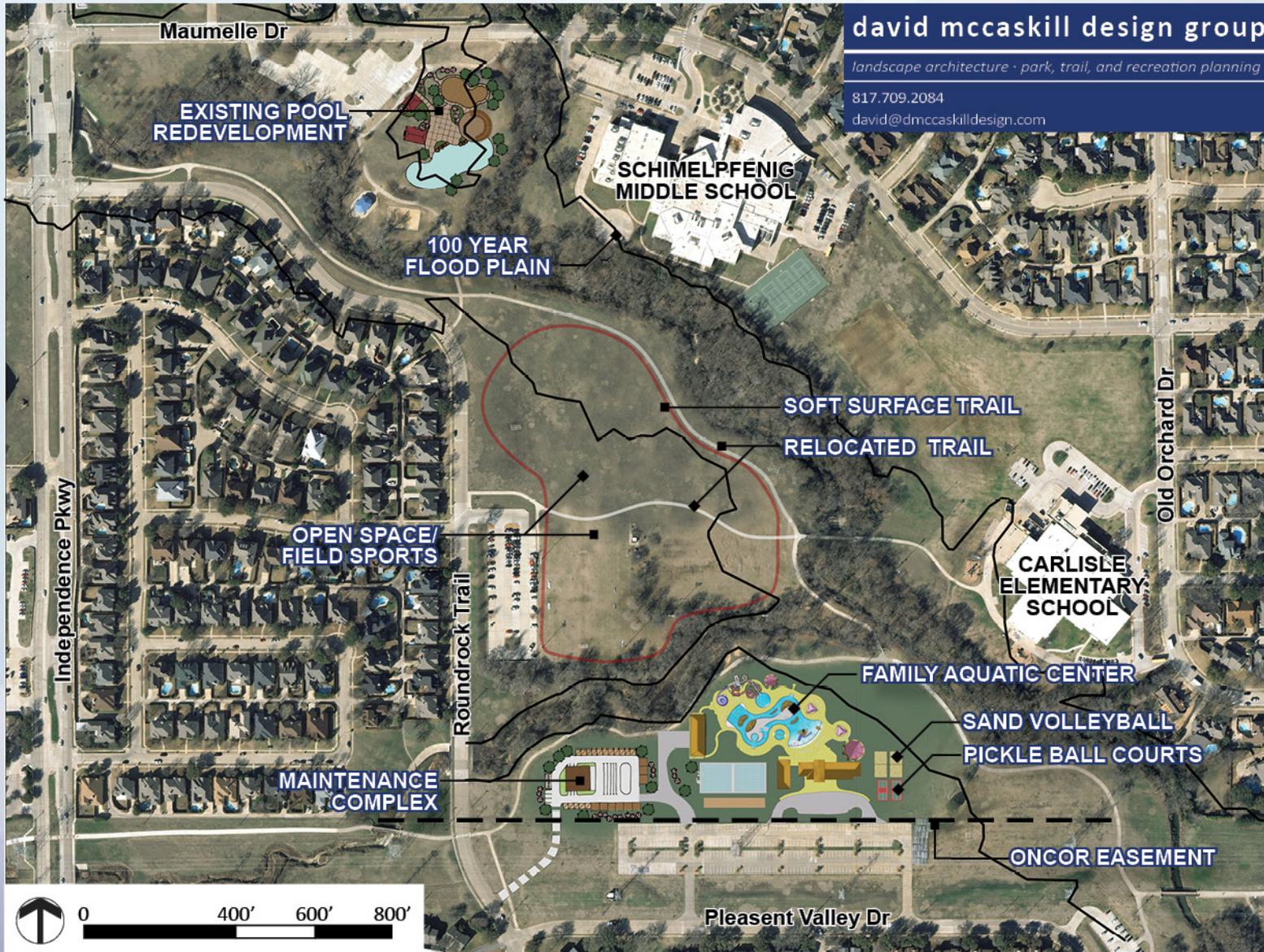
Liberty Lagoon – Baton Rouge, LA



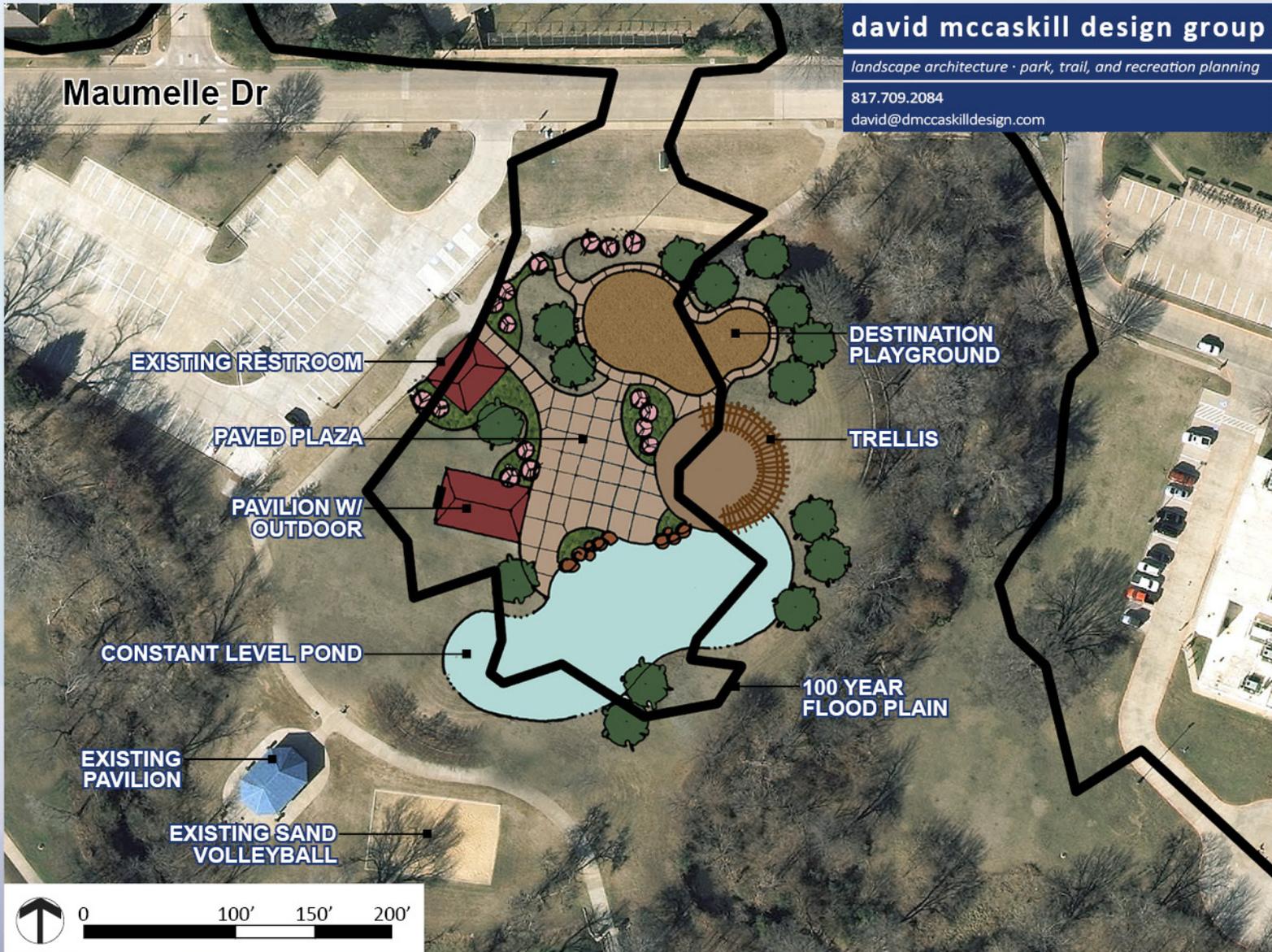
Liberty Lagoon – Baton Rouge, LA



Overall Concept



Existing Pool Redevelopment Concept



- **BUDGET**

- Bond Funding for Pool - \$7.5 million
- Existing Pool Redevelopment - Funded/Budget TBD
- Maintenance Complex - Unfunded

- **SCHEDULE - PHASE 1**

- Project Design - Aug. 2014 to May 2015
- Bidding/Contract Negotiation - June 2015 to Aug. 2015
- Construction - Sept. 2015 to May 2016



Comments to staff:

jackcarterparkcomments@plano.gov

Comments for citizen-led executive committee:

James.Lyness@accenture.com



Resident

PRSRSTD
US POSTAGE
PAID
PLANO, TX 75074
PERMIT NO 50

City of Plano
Budget & Research Dept.
P.O. Box 860358
Plano, TX 75086-0358



City of Plano

Bond Referendum Information



2013

To the Citizens of Plano

The Bond Referendum scheduled for Saturday, May 11, 2013 totals \$98,313,000 in new authority and contains five propositions for various public improvements. These improvements include: construction and reconstruction of streets, sidewalks and alleys; park improvements; recreation center improvements and renovations; the purchase of equipment; and public infrastructure improvements. One proposition is for the revocation of the authority to issue future bonds to fund a creative and performance arts center.

The projects included in the 2013 Bond Referendum were determined by the City Council after receipt of input from various City Boards and Commissions and from the public at several public hearings within the City.

The City Council calculated and designed the size of the Bond Referendum based on the Council's conclusions as to the City's anticipated needs for the next four-year period.

The following information outlines the process, the projects, the impact on taxpayers, and the election and is provided to the citizenry for careful consideration. Assumptions utilized in determining all figures may be obtained from the Budget & Research Department at 972.941.7194.



Phil Dyer
Mayor
Place 6



Pat Miner
Place 1



Ben Harris
Deputy Mayor Pro Tem
Place 2



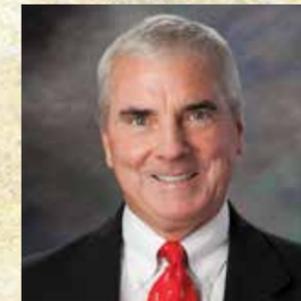
Andre Davidson
Place 3



Lissa Smith
Mayor Pro Tem
Place 4



Jim Duggan
Place 5



Pat Gallagher
Place 7



Lee Dunlap
Place 8

Information

What is a bond?

A bond is a debt instrument issued over a period of time for the purpose of raising capital by borrowing. Governmental entities such as the federal government, states, cities, corporations, and many other types of government institutions sell bonds. A bond itself is generally a promise to repay the principal along with interest during a specified period of time.

Why do we sell bonds?

The City of Plano issues general obligation bonds for the purpose of constructing major capital improvements that include, but are not limited to, municipal facilities, parks and streets.

What is the City's Bond Rating?

Plano's General Obligation Bonds currently receive the highest possible bond rating from Standard & Poor's and Fitch. This enables the City to issue bonds at the lowest interest rates, ultimately reducing what the City pays in interest over the life of the bonds.

How will these bonds be paid?

The bonds will be paid from ad valorem (property) taxes.

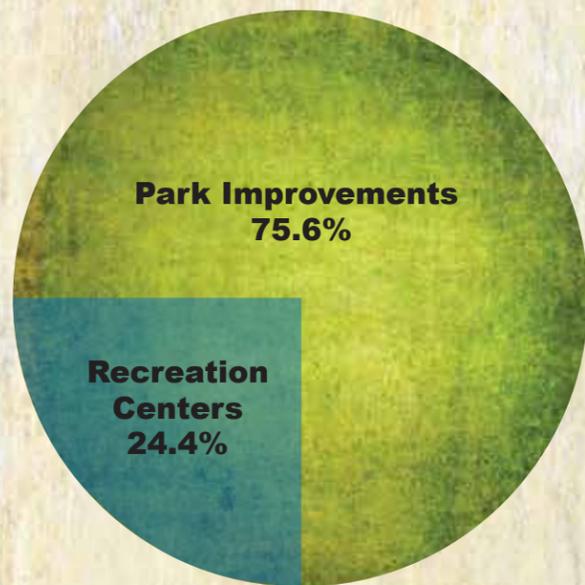
What is the impact on my property taxes?

Currently, the average home value in the City of Plano, as determined by the Collin Central Appraisal District, is approximately \$243,118. After deducting the 20% homestead exemption, the average homeowner pays approximately \$950.30 in taxes to the City of Plano annually based on the current tax rate of 48.86 cents per \$100 of assessed property valuation. Based on assessed property valuation, if all propositions are approved, the maximum tax rate impact would be approximately 0.66 cents or \$12.93 in annual taxes for the average homeowner. This amount reflects consideration for retirement of existing debt, issuance of existing authority and annual operation and maintenance expense for the proposed projects.

What is the total amount of general obligation debt that is currently outstanding for the City of Plano?

Currently, the City of Plano has \$349.0 million of outstanding general obligation bonds, certificates of obligation and tax notes. Passage of all propositions in this referendum would add an additional \$98.31 million in principal and approximately \$54.82 million in interest over a twenty-year period, the anticipated length of time the bonds would be outstanding.

Total O&M Impact



How much previously approved bond authority is remaining?

As of March 1, 2013, there is \$86,984,500 of unissued bond authority from the 1998 and 2009 bond elections. The remaining 1998 authority, \$14.1 million, is related to the Creative and Performing Arts Facility, which has been cancelled due to the withdrawal of other cities from a joint partnership and will be revoked if the revocation is approved by the Plano voters. The remaining 2009 Bond Authority is \$72.8 million and is scheduled to be sold in 2014, 2015 and 2016.

What are the estimated operating costs associated with the projects?

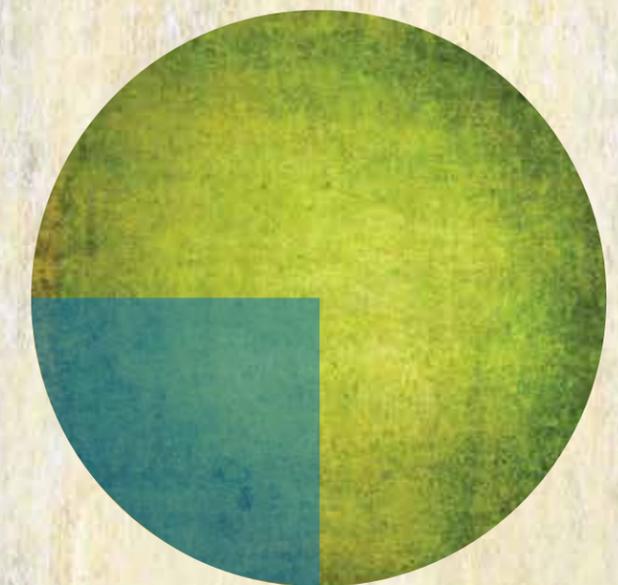
Total operating costs associated with the projects, if approved, are estimated at \$1.65 million and would be phased in as each project comes into operation. The Bond authorization does not include the operating or maintenance costs.

If the bonds are approved, must the money be used for the purposes specified or can it be used for any other purpose?

The City is permitted to expend bond proceeds only for the purposes listed in the proposition. Changed circumstances may, however, necessitate some variation in specified projects.

How are the projects prioritized?

Based on the bond authority approved by the citizens through the bond elections, a five-year Community Investment Program is prepared each year to update capital investment plan priorities and to ensure that



2013 Bond Referendum Propositions

The following is designed to provide a brief explanation of each proposition. Changed circumstances may, however, necessitate some variation in specified projects.

1

Totals \$43,813,000 and is for Street Improvements in the City of Plano. This proposition includes funding for the construction, reconstruction, expansion and enhancements of streets, alleys, sidewalks, bridges, intersections, traffic signalization, and other public improvements. This includes participation in joint projects with federal, state and local public entities and agencies, and the acquisition of any needed rights-of-way.

2

Totals \$27,000,000 and is for Park Improvements in the City of Plano. This proposition includes funds for the continued development of Oak Point Park and Nature Preserve; recreational trails in accordance with the Parks and Recreation Element of the Comprehensive Plan; complete renovation of the Carpenter Park athletic complex; general park improvements including sidewalks, playgrounds, playground shade structures, fences, drainage improvements, restrooms, irrigation systems, picnic areas, trees, parking additions and other park improvements.

3

Totals \$12,500,000 and is for Recreation Center Improvements. This proposition includes funding for improving, renovating, expanding, furnishing and equipping Jack Carter Pool, High Point Tennis Center and Liberty Recreation Center.

4

Totals \$15,000,000 and is for Public Infrastructure Improvements. This proposition includes funding for the construction, improvement, renovation, demolition and rehabilitation of public infrastructure improvements within the City of Plano related to existing commercial facilities, including streets, utilities, open space and related public infrastructure and appurtenances.

5

Totals \$14,192,000 and is for the revocation of previously authorized general obligation bonds of the City pursuant to Proposition No. 7 of the bond election held within the City on May 2, 1998, for purposes of constructing a Creative and Performance Arts Center.

Who can vote in the election?

Any resident of the City of Plano who has lived in the State of Texas and either Collin or Denton County at least 30 days prior to the election and has a valid voter registration certificate issued by the County Clerk of either Collin County or Denton County.

Can I vote early?

Yes. Early voting by personal appearance as listed below:

COLLIN COUNTY

April 29 - May 1, 2013	8 a.m. - 5 p.m.
May 2, 2013	8 a.m. - 7 p.m.
May 3 - May 4, 2013	8 a.m. - 5 p.m.
May 6 - May 7, 2013	7 a.m. - 7 p.m.

Early voting in person shall be conducted by the Collin County Elections Administrator as Early Voting Clerk.

Main Early Voting Location:

Collin County Elections Department
2010 Redbud Boulevard, Suite 102
McKinney, Texas 75069

Temporary Branch Early Voting Locations:

Carpenter Park Recreation Center
6701 Coit Road, Plano, Texas 75024

Christopher A. Parr Library
6200 Windhaven Parkway, Plano, Texas 75093

Collin County Community College – Preston Ridge Campus
9700 Wade Boulevard, Frisco, Texas 75035

Collin County Community College – Spring Creek Campus
2800 East Spring Creek Parkway
Plano, Texas 75074

Maribelle M. Davis Library
7501-B Independence Parkway,
Plano, Texas 75025

Haggard Library

2501 Coit Road, Plano, Texas 75075

Harrington Library

1501 18th Street, Plano, Texas 75074

Murphy Municipal Complex

206 North Murphy Road, Murphy, TX 75094

Renner Frankford Library

6400 Frankford Road, Dallas, TX 75252

Plano Independent School District

Administration Center

2700 West 15th Street, Plano, Texas 75075

DENTON COUNTY

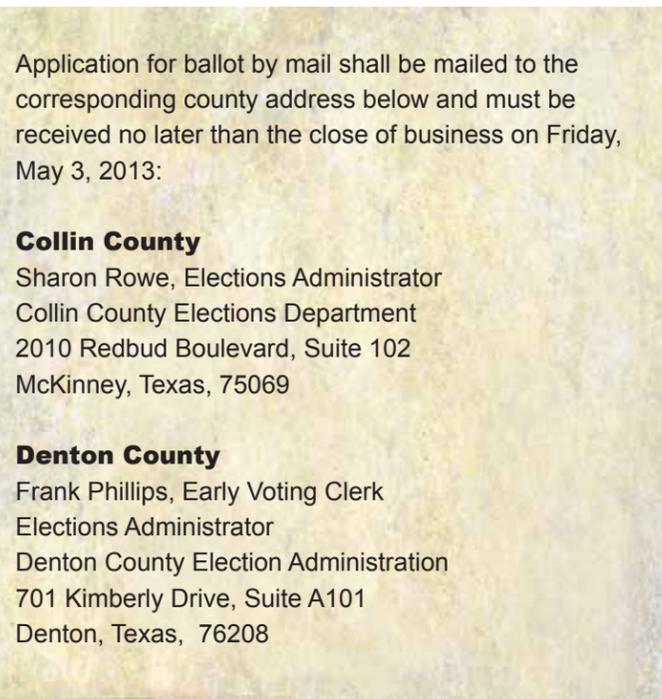
April 29 - May 4, 2013	8 a.m. - 5 p.m.
May 6 - May 7, 2013	7 a.m. - 7 p.m.

Main Early Voting Location:

Denton County Elections Office
701 Kimberly Drive, Suite A101, Denton, Texas 76208

Temporary Branch Early Voting Locations:

Christopher A. Parr Library
6200 Windhaven Parkway, Plano, Texas 75093



Application for ballot by mail shall be mailed to the corresponding county address below and must be received no later than the close of business on Friday, May 3, 2013:

Collin County
Sharon Rowe, Elections Administrator
Collin County Elections Department
2010 Redbud Boulevard, Suite 102
McKinney, Texas, 75069

Denton County
Frank Phillips, Early Voting Clerk
Elections Administrator
Denton County Election Administration
701 Kimberly Drive, Suite A101
Denton, Texas, 76208

When will the Election Day polling places be open?

Saturday, May 11, 2013 the polls will be open from 7 a.m. to 7 p.m.

Who can I contact if I need more information?

You may call the Budget & Research Department of the City of Plano at 972-941-7194. Our internet address is plano.gov where specific information on the 2013 Bond Referendum is available. In addition, a program has been developed and is scheduled to be aired on Plano Television Network on Time Warner channel 16 or digital 15.101 and Verizon Fios channels 30 & 31. The program can also be viewed via streaming video on planotv.org for three weeks beginning Monday, April 22 through Saturday, May 11 at the following times (the program may be pre-empted for scheduled public meetings):

Monday through Sunday

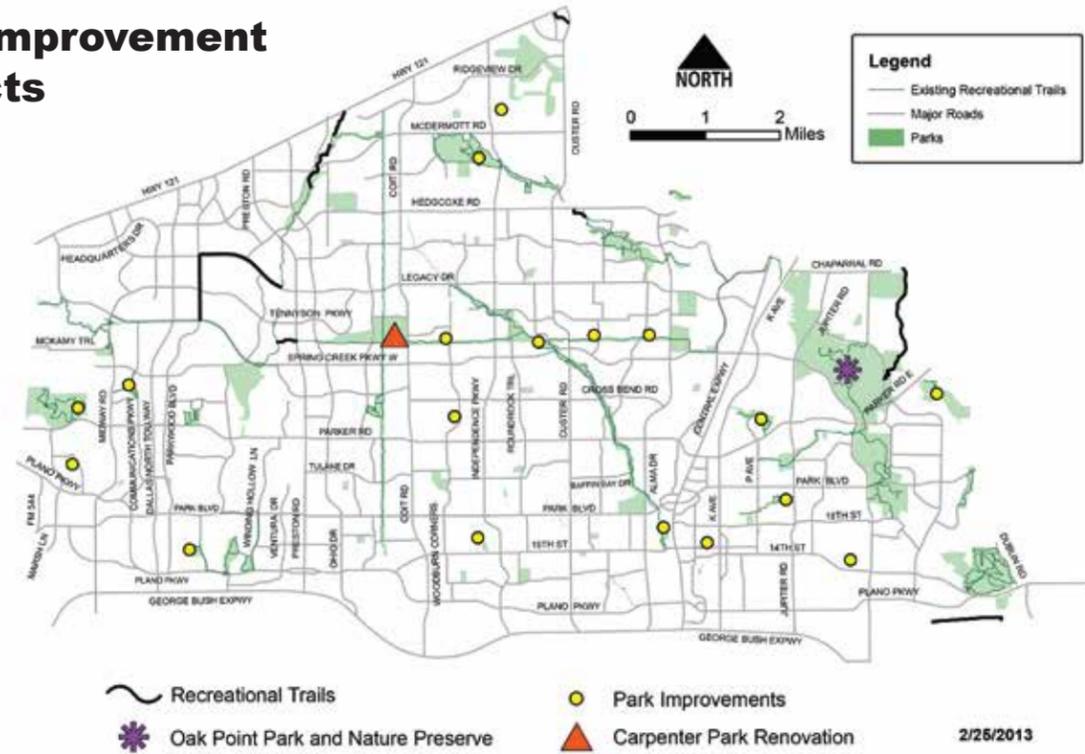
12 a.m. and 12 p.m.

4 a.m. and 4 p.m.

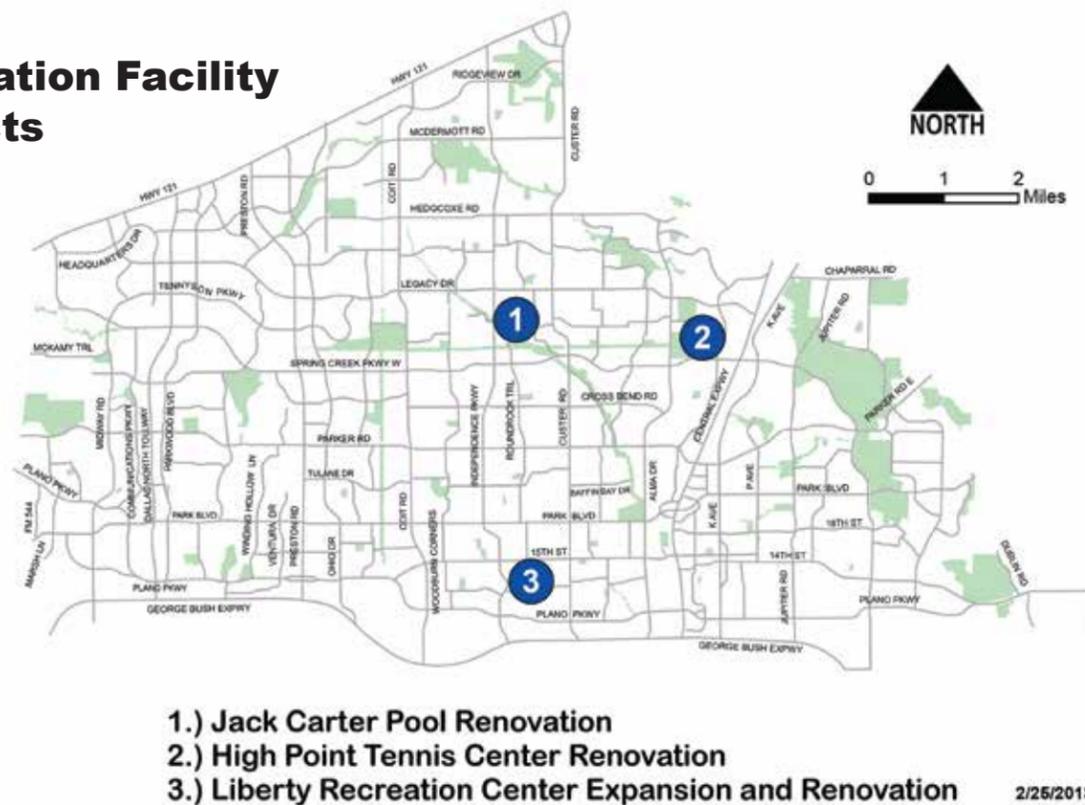
7 a.m. and 7 p.m.

10 a.m. and 10 p.m.

2013 Park Improvement Projects



2013 Recreation Facility Projects



**PROPOSITION
NUMBER 1**

THE ISSUANCE OF \$43,813,000 GENERAL OBLIGATION BONDS FOR STREET IMPROVEMENTS.

**PROPOSITION
NUMBER 2**

THE ISSUANCE OF \$27,000,000 GENERAL OBLIGATION BONDS FOR PARK IMPROVEMENTS.

**PROPOSITION
NUMBER 3**

THE ISSUANCE OF \$12,500,000 GENERAL OBLIGATION BONDS FOR RECREATION CENTER IMPROVEMENTS.

**PROPOSITION
NUMBER 4**

THE ISSUANCE OF \$15,000,000 GENERAL OBLIGATION BONDS FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS RELATED TO REVITALIZATION OF EXISTING COMMERCIAL FACILITIES.

**PROPOSITION
NUMBER 5**

THE REVOCATION OF \$14,192,000 GENERAL OBLIGATION BONDS FOR A CREATIVE AND PERFORMING ARTS CENTER.