

**Memorandum**

**Memorandum No: 24-136**

**Date:** December 6, 2024  
**To:** Honorable Mayor and City Council  
**From:** Ryan Henderson, City Manager   
**Re:** Parks Projects – Upcoming Action Items

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This memo is intended to serve as an update for the City Council regarding park projects with action items which will be coming before the City Council over the next few months for formal action. The projects are listed below, in order of likely meeting dates.

**Slayter Creek Park Projects (December 17 City Council)**

At the November 18 Parks and Recreation Advisory Board Meeting, staff gave the board a presentation on multiple capital projects proposed to complete Slayter Creek Park as a signature park for the community. The proposed projects include:

- Replacement of the existing playground with a large, first-class playground with multiple accessible elements.
- Removal and replacement of the existing restroom portion of the Concession Building at the ballfields, with attached pavilion.
- Construction of a storage building for equipment and maintenance materials.
- Replacement of the Tennis Court Fence.
- Drainage improvements behind Field 3.
- Construction of a pavilion/gazebo structure at the Disc Golf Course.
- Enhancements to the existing Park Pavilion adjacent to the playground.

Due to the wide-ranging scope of these items and a desire to accelerate the process of completing these improvements, staff is recommending that the City utilize a project management company to oversee and manage the vendor coordination, design scope, and construction for these items. This will allow our Parks CIP staff to continue to focus on bringing Anna Crossing Park and Bryant Park forward through design/bidding – as these are new parks which require more significant design oversight.

Project Advocates has proven to be a valued team member during their work on the Anna Community Library. Project Advocates has kept the library project under budget and on-schedule and has demonstrated the ability to manage multiple different contractors and vendors on a job-site at the same time. Staff is preparing an agenda item for a Master Service Agreement with Project Advocates, to be

considered for approval by the City Council at the December 17 City Council meeting. The Parks and Recreation Advisory Board recommended approval of the concept unanimously at the November 18 board meeting. If approved, this will allow the City and Project Advocates to work together to develop more detailed project specific scopes for each of the items listed above. Those specific scopes will be brought to the City Council for consideration in the first half of 2025.

#### **Bryant Park (December 17 City Council)**

At the November 18 Parks and Recreation Advisory Board Meeting, staff presented a report on the final draft of the master plan for Bryant Park, along with the consultant contract to proceed with final design and construction documents. The board voted unanimously to recommend approval of the master plan and to move forward with the contract with the consultant. At the December 17 City Council Meeting, staff will be presenting the final draft master plan and requesting City Council consideration of approval for the final design contract with the consultant.

#### **Parks, Trails, and Open Space Master Plan Update (January City Council)**

At the November 18 Parks and Recreation Advisory Board Meeting, staff presented information regarding the upcoming Parks, Trails, and Open Space Master Plan update. First adopted in 2021, the City's Parks Master Plan has been used as a guiding document for many decisions regarding parks and recreation construction projects, programming, and facility use in the community. Typically, these master plans are updated every five years. However, with the fast growth of the community and the completion of many of the projects originally identified, it is time to begin the process of an update to the plan. The proposed update will not be a complete overhaul of the existing Master Plan. Rather, it will be a streamlined update, with a focus on narrowing the scope of projects already in the plan, and identifying new project needs to include in the updated plan.

#### **Pecan Grove Trail (January City Council)**

During the August 27, 2024, City Council Meeting, the City Council approved the award of the Pecan Grove Trail construction project to Perfect Finish Landscaping. Councilman Toten made the motion, which included the addition of parking at both Leslie Lane and Luscombe Lane, as well as the inclusion of decorative manhole covers. Mayor Pro Tem Stan Carver seconded the motion, and the item with enhancements was approved unanimously with a 7-0 vote.

Following Council's direction, city staff have conducted a thorough review of the requested manhole decorations. There are 12 total manholes along the Pecan Grove Trail project corridor. A detailed scope of required work on the manholes to seal and surface the manholes for painting has been developed, and is estimated to cost \$54,000. This maintenance work is required to be done prior to the proposed manhole decoration.

Staff has investigated the potential of working with local artists and/or art non-profits for the decorating process. The total anticipated cost of materials, supplies, and assorted project costs which the City would need to fund is approximately \$15,000. The \$15,000 budget assumes no paid professional artists. The hiring of professional artists would likely increase the cost significantly.

The total estimated budget of \$69,000 for manhole preparation and decorative painting is not currently accounted for in any specific budget and will require additional funds. The current trail project budget does not have sufficient funding available to cover this additional cost. Staff is preparing a final scope of work and budget amendment for consideration at the January City Council Meeting.

### **Carol Park Improvements (February City Council)**

Carol Park is a new park located on the south side of FM 455, east of the new Walgreens. At the November 18 Parks and Recreation Advisory Board Meeting, staff presented an update on Carol Park to the board, including the proposed amenities, which include a trail, two pickleball courts, and a small parking lot. Staff are working with the developers of the adjacent projects (NRP Meryl Street, JPI, Don Collins) on finalizing the design and the timing of construction. The final design will be brought before the Parks and Recreation Advisory Board and the City Council prior to construction beginning.

### **Anna Crossing Park (March City Council)**

At the November 18 Parks Advisory Board Meeting, staff presented the board with feedback received from the City Council in October regarding the master plan for the proposed park. One of the items mentioned during the City Council feedback was the inclusion of a dog park in the project. Staff worked with the consultant to update the master plan to include a dog park.

In addition, staff provided a brief presentation on the need for a formal name for this park. The Parks and Recreation Advisory Board will be having further discussions in the near future regarding potential names.

Lastly, the City was recently contacted by the National Fitness Campaign regarding the success of our fitness court at Slayter Creek Park. Thanks to the use of their app and digital check-ins, the National Fitness Campaign was able to determine that Anna's fitness court is one of the highest used in the country. As such, the National Fitness Campaign has informed staff that they are very interested in working with Anna on a second location, and that Anna would be eligible to submit for another grant for a second location. Staff is reviewing the layout of Anna Crossing Park to determine a proper location for the court to be placed.

The final design plans for the project are at 30%. We anticipated being at 60% plans in March, and will be bringing the project back to both the board and the City Council at that time for final review prior to finalizing the plans.

### **Hassie Morgan Park (April City Council)**

Hassie Morgan Park is a proposed new park located on Foster Crossing Road adjacent to the Parks at Foster Crossing development project. The developer's consultants are currently working on the design of the park. Staff anticipates having a full plan set for review and discussion with the Parks and Recreation Advisory Board and the City Council in March/April of next year.

c:     Marc Marchand, Neighborhood Services Director  
       Dalan Walker, Park Planning and Development Manager  
       Greg Peters, Assistant City Manager  
       Taylor Lough, Assistant City Manager  
       Management Team