



# City of Wimberley

221 Stillwater, Wimberley, Texas 78676

**REGULAR PARKS AND RECREATION BOARD MEETING**  
**WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS 78676**  
**WEDNESDAY, JULY 9, 2025 - 4:30 PM**

## **AGENDA**

1. **CALL TO ORDER**                      July 9, 2025, at 4:30 PM
  
2. **CALL OF ROLL**
  
3. **CITIZENS COMMUNICATIONS**  
*This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Parks and Recreation Board. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Board. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Board or City staff. Comments should not be accusatory, derogatory or threatening in nature.*
  
4. **ELECTION OF OFFICERS**
  - 4.1. Consider the appointment of a Chairperson to the Parks and Recreation Board with a term ending June 30, 2026.
  - 4.2. Consider the appointment of a Vice-Chairperson to the Parks and Recreation Board with a term ending June 30, 2026.
  - 4.3. Consider the appointment of a Secretary to the Parks and Recreation Board with a term ending June 30, 2026.
  
5. **MINUTES**
  - 5.1. Consider approval of minutes from the June 11, 2025 Regular Parks and Recreation Advisory Board Meeting.
  
6. **CITY STAFF REPORT**
  - 6.1. Parks Director report
  
7. **DISCUSSION AND POSSIBLE ACTION**
  - 7.1. Discuss and consider possible action regarding a fee proposal for architect, engineering, and project management services for the Blue Hole Nature Center project.

7.2. Discuss and consider possible action regarding the fountain at the Wimberley Community Center

8. **BOARD MEMBER REPORTS**

8.1. Announcements

8.2. Future agenda items

9. **ADJOURNMENT**

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.cityofwimberley.com](http://www.cityofwimberley.com), in compliance with Chapter 551, Texas Government Code, on Thursday, July 3, 2025, by 3:00 p.m., and remained posted for atleast 72 continuous hours preceding the scheduled time of said meeting.



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Tammy Heller, City Secretary

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact City Secretary Tammy Heller at (512) 847-0025 two business days in advance of the meeting for appropriate arrangements.







# City of Wimberley

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## **REGULAR PARKS AND RECREATION BOARD MEETING**

**WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS 78676**

**WEDNESDAY, JUNE 11, 2025 - 4:00 PM**

### **MINUTES**

#### **1. Call To Order**

The meeting was called to order at 4:31 PM.

#### **2. Call Of Roll**

The following members were present: Rachel Buchanan, Amy Crowell, Anthony Deringer, Leah Cuddeback, Lin Weber, Lee Ann Linam, Lori Olsen (arrived after roll call)

#### **3. Citizens Communications**

There were no citizen communications.

#### **4. Minutes**

##### **4.1 Consider Approval of Minutes from the March 26, 2025 Regular Parks And Recreation Advisory Board Meeting.**

Lin Weber moved to approve the minutes from the March 26, 2025 meeting. Lori Olsen seconded the motion. The motion passed unanimously.

#### **5. City Staff Report**

##### **5.1 Parks Director Report**

Richard, the Parks Director, provided an update on various park activities and staffing matters:

- Customer service training was launched for frontline staff at Blue Hole, focusing on guest experience and handling common questions.
- Summer camp staff completed in-service training and are now running both Blue Hole Nature Camp and Wimberley Summer Camp.
- Maintenance technician Al Estep has accepted a position with the World Forestry Center in Portland. Her last day will be around June 30th or 31st.
- Blue Hole is operating daily with a full seasonal crew managing check-in, merchandise sales, and safety supervision.
- Community center staffing is stable with rental and program support running smoothly.

- City council awarded the RFP for architect engineering and project management services to Lake Fledo and Lionheart for the Blue Hole Nature Center project.
- Park staff toured the Austin Nature and Science Center and plan to visit other locations as part of research for the Blue Hole Nature Center project.

Board members raised questions about previous agenda items, including:

- The RFP for the playground at Martha's Park, which Richard confirmed has not had any movement yet.
- The reinstatement of the open space advisory committee, which Richard acknowledged he had not yet sent out invitations for but would do so by the end of the week.

The board also discussed the potential partnership with U Camp at Texas State University for special events and programming opportunities. Richard explained that this partnership could provide access to overnight facilities and a ropes course, allowing for expanded programming options. The budget reflects an increase in special events revenues and expenditures, including the addition of one part-time staff member to coordinate logistics and run events at U Camp.

## **6. Discussion and Possible Action**

### **6.1 Discuss and Consider Possible Action Regarding The Blue Hole Regional Park FY2026 Budget**

Richard presented the draft budget for Blue Hole Regional Park, noting that most items remained the same as the previous fiscal year, with updates to the special events category in both revenues and expenditures due to the potential partnership with U Camp.

Board members raised several questions and concerns:

- The personnel services section of the budget showed blank columns, which Richard explained was due to staff being directed not to include salary adjustments.
- Questions were raised about the projected revenues and expenditures, particularly in relation to the U Camp partnership and the need for additional staff.
- Concerns were expressed about the potential impact on existing park staff and resources if the partnership with U Camp moves forward.

Richard clarified that the projections indicate the U Camp partnership would be self-sustaining, even with facility rental costs. He also mentioned that once the agreement is finalized, they could return with a budget amendment if necessary.

The board discussed the need for more information before making a decision on the budget. They also expressed interest in understanding how the potential combination of the Blue Hole and Community Center budgets might affect overall park funding.

No formal motion was made regarding the Blue Hole Regional Park budget. The board agreed to pass along their concerns and recommendations to the city council, particularly regarding the potential combination of budgets and the need for the city to contribute to any losses incurred by the community center.

### **6.2 Discuss and Consider Possible Action Regarding The Wimberley Community Center FY2026 Budget**

Richard presented the Wimberley Community Center budget, which was largely unchanged from the previous fiscal year. He noted that the projected facility rental rates were increased to \$65,000 from \$60,000 last year.

The board discussed the following points:

- The community center's current projected revenues are around \$80,000 for this year, exceeding the \$60,000 budget.
- Recent upgrades to the facility and improved customer service were cited as factors contributing to the increased revenue.
- The board recognized that while the community center is doing better financially, it has historically operated at a loss.

Tim, a city representative, informed the board that there is a possibility that the community center budget might be combined with the Blue Hole budget in the future. This raised concerns among board members about the potential impact on the Blue Hole fund and its ability to support future park projects and land acquisition.

No formal motion was made regarding the Wimberley Community Center budget. The board agreed to wait for more information and to potentially discuss this matter further at the upcoming city council budget workshop in August.

### **6.3 Discuss And Consider Possible Action Regarding Preliminary Planning Matters For The Blue Hole Nature Center Project.**

Richard presented two key questions from Lake Flato regarding the Blue Hole Nature Center project:

- Whether to implement an entry fee for the facility, which would affect the overall design.
- The budget scale for the project and how to approach design and construction phases.

Regarding the entry fee, the board discussed:

- The open-air concept of the current design and its inviting nature.
- Potential alternatives to a general entry fee, such as charging for specific programs or events.
- The need for revenue generation while maintaining accessibility.

The consensus was to not design the facility around a general entry fee but to incorporate options for generating revenue through programming, facility rentals, and suggested donations.

Regarding the budget, Richard provided the following information:

- The county has committed \$3 million to the project.
- MHS is pursuing an outdoor recreation grant from TPWD.
- An indoor recreation grant opportunity from TPWD is not available this year but may be pursued next year if offered.

The board discussed the need for a detailed cost analysis of the current concept drawings before making decisions on budget and fundraising targets. They also expressed concern about the high percentage (25-30%) of the total project cost that might go towards architectural services.

No formal motion was made. The board agreed to wait for more detailed information, including the itemized cost analysis and contract negotiations with Lake Flato, before making any decisions on the project budget or design specifics.

## 7. **Board Member Reports**

### 7.1 Announcements

Board members discussed their availability for upcoming meetings:

- The next meeting is scheduled for Wednesday, July 9, 2025 at 4:30 PM.
- Most members confirmed their ability to attend the August and September meetings.

### 7.2 Future Agenda Items

The board identified the following items for future agendas:

- The open space advisory committee
- Continued discussion on the Blue Hole Nature Center project
- Follow-up on budget discussions, particularly regarding the potential combination of Blue Hole and Community Center budgets

## 8. **Adjournment**

The meeting was adjourned at 5:39 p.m.

**RECORDED BY:**

\_\_\_\_\_  
PARB Secretary

**APPROVED BY:**

\_\_\_\_\_  
PARB Chairperson





<b>AGENDA ITEM:</b>	1. Parks Director report
<b>SUBMITTED BY:</b>	
<b>DATE SUBMITTED:</b>	07/01/2025
<b>MEETING DATE:</b>	July 9, 2025

## AGENDA FORM

**ITEM DESCRIPTION/SUMMARY**

**REQUESTED ACTION**

**FINANCIAL**

**STAFF RECOMMENDATION**

**ATTACHMENT/S**

None



<b>AGENDA ITEM:</b>	1. Discuss and consider possible action regarding a fee proposal for architect, engineering, and project management services for the Blue Hole Nature Center project.
<b>SUBMITTED BY:</b>	
<b>DATE SUBMITTED:</b>	07/02/2025
<b>MEETING DATE:</b>	July 9, 2025

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

### REQUESTED ACTION

### FINANCIAL

### STAFF RECOMMENDATION

### ATTACHMENT/S

1. 2025.06.24 Blue Hole Nature Center Discovery Proposal

June 24, 2025

Richard Shaver  
Director, Parks and Recreation  
City of Wimberley  
100 Blue Hole Ln.  
Wimberley, TX 78676  
[rshaver@cityofwimberley.com](mailto:rshaver@cityofwimberley.com)

Richard,

We are extremely excited to have the opportunity to work with you on the Blue Hole Regional Park Nature Center project. We think it is a perfect fit for our approach to place-making and crafting high performing buildings with a focus on ecologically sensitive and sustainable development. It represents a unique opportunity to create an experience that is remarkably authentic, inspiring, and educational. We appreciate your consideration, and we welcome the opportunity to join the project team. Below you will find our proposed team, schedule, fee structure, and an outline of our recommended process. Please let us know if you have any questions or need further clarification.

## PROJECT LOCATION AND SCOPE

The project is a proposed Nature Center at Blue Hole Regional Park in Wimberley, Texas. The Nature Center will be built on grounds near the existing loop road and will have seven primary components: an educational display and exhibit area, 50 seat theater space, two classrooms for programming, an administrative space with open and private office space and an adjoining conference room, public restrooms, a flexible indoor area (greenhouse) that can be utilized for retail opportunities, and an outdoor gathering space. Both the building square footage, site orientation, and associated parking requirements have been preliminarily established via the original concept design produced by Lake|Flato in 2020.

As Architect of Record, Lake|Flato and the Design team will design and document this scope of work from Discovery through Construction Administration and project completion, however this Agreement pertains to the upfront Discovery Phase scope of work only. A first pass at design team fee for full services have been provided for your review as well.

## DISCOVERY PHASE AND DELIVERABLES

(6 WEEKS JULY – AUGUST 2025)

### TASK 1: CONCEPTUAL LEVEL-COST ESTIMATE

A cost estimate of the existing Concept Design will be performed by Fennessy in advance of public stakeholder engagements. The design team, cost estimator, and the client will meet to discuss budget and any proposed programmatic modifications.

#### DELIVERABLES

A Rough Order of Magnitude (ROM) with programmatic elements broken out for review.  
Phasing Plans, if applicable.

#### MEETINGS

Digital conference call with Ownership and Consultants as needed.

## **TASK 2: PROJECT TOURS**

Lake|Flato and Lionheart to participate in at least one Owner organized tour.

- June 26, 9:00 AM - Witte Museum
- July 17, 9:00 AM – DoSeum
- August 21, 9:00 AM - Shield Ranch

## **TASK 3: INTEGRATED DESIGN WORKSHOP / VISIONING KICKOFF**

The Lake|Flato team recommends initiating the schematic design process with an Integrated Design Workshop (IDW) that would gather a large group of stakeholders to help develop a shared vision and goals that celebrate and support sustainability, building performance and wellbeing at every level of design. We find that early engagement and a consensus building process is integral to success. We feel that dedicating time to come together as a group to dream, explore ideas and systems, and set actionable goals to develop a road map for the project facilitates the overall process, and ultimately creates more sustainable, healthy and vibrant places.

The Vision and Integrated Design Workshop for Blue Hole will serve as the project Kickoff Meeting and will include your own team, other appropriate stakeholders, Lake|Flato's design and building performance team, and a carefully selected group of consultants to participate together in visioning discussions, knowledge-sharing presentations, and goal-setting sessions. In preparation for the workshop Lake|Flato will lead a series of conference call meetings with consultants and workshop participants to organize and prepare presentation material to support discussion topics. During the workshop the attendees will be able to imagine and evaluate the major systems' performance, sustainability, functionality, constructability and cost issues.

Drawing upon input from interdisciplinary team members, the integrated design workshop will focus on developing a cohesive road map for your project and clearly define aspirations and objectives. These objectives will be underscored by guiding principles, metrics and benchmarking related to critical aspects of this project such as energy use, envelope performance, daylighting, and return on investment. To provide the most robust discussion at the workshop, we anticipate consultants from the following disciplines will be included in this effort:

- TYLin (Structural Engineer)
- Dunaway (Civil Engineer)
- Lionheart (Landscape Architect)
- DBR (Mechanical, Electrical, Plumbing, AV, IT Engineer)

### **MEETINGS**

(1) Integrated Design Workshop: 1-Day, In-Person

Preparatory sessions via Conference call with Ownership and Consultants as needed.

### **DELIVERABLES**

Integrated Design Workshop Report outlining Sustainability Goals

Qualitative and quantitative site and program summaries

Assessment of the initial program, schedule and budget

Precedents and example graphics (exterior and interior)

#### **TASK 4: PUBLIC ENGAGEMENT & PRESENTATIONS**

To attain support and commentary from the community and other agencies, the Design team will prepare and participate in public information and community outreach meetings as requested. These efforts would include the following:

1. Presentation Development/ Facilitation – Design team will prepare a presentation and facilitate commentary from the public, as necessary.
2. Presentation Findings Documentation – Design team will document all commentary garnered in public meetings.

#### **MEETINGS**

Up to (2) Public Information Meetings On-site

#### **DELIVERABLES**

Presentation Documentation

#### **TASK 5: DATA COLLECTION AND ASSESSMENTS**

Lake Flato and the consultants will compile maps and base documentation and subsequently perform site assessments of the property. These activities are intended to provide a base of policy, physical, natural, historical, and cultural information about the site so that the planning and design activities described below can be undertaken. Lake Flato anticipates working closely with the City of Wimberley staff, who are experts regarding the existing property and programs, to compile portions of the assessments.

#### **MEETINGS**

Up to (3) conference calls with Ownership and Consultants as needed.

#### **DELIVERABLES**

##### **A. Base Maps, Code Review, and Permitting**

The design team will gather from the client and other public domain sources, the database needed to undertake assessments described below and will format this information for use in presentations.

##### **B. Site Inventory & Observations**

The design team will perform site visits as necessary to develop site assessments for the property, as well as understand the nuances of the land. It is assumed the client will attend one of the site visits with the Design team.

##### **C. Physical Assessments: Patterns & Models**

Design team will develop assessment maps to guide the formation of the design. These assessments will focus upon, but not be limited to, the following:

- Environmental Patterns – soils, topography, hydrology, etc.
- Ecological Patterns – habitats, flora, fauna species, etc.
- Cultural Patterns – archeology, architecture, trails, infrastructure, use patterns, etc.
- Cognitive Patterns – experiential maps, arrival sequences, etc.
- Landscape Analysis – ecological connections, gaps, hydrology, vegetation communities, resource sensitivity, street crossings and parking strategies, site circulation, site grading and water collection strategies, ADA improvements, and connectivity framework.

## ITEMS NEEDED FROM OWNER

Site survey  
Entitlements information  
Geotechnical Reports

## EXCLUSIONS

Consultants, not listed above, are not included in fee  
As-built drawings of existing conditions  
Additional photo-realistic renderings are \$4,000 each  
Physical models are based on our hourly rates to complete the task  
Travel and Reimbursable Expenses  
City Meetings  
Permitting Services

## PROJECT SCHEDULE

Lake Flato has prepared the proposal and associated fees based on the following schedule. If the owner provides an alternative schedule, Lake Flato will review, comment, and update this proposal if necessary.

<b>Discovery Phase</b>	<b>July thru Mid-August (6 wks total)</b>
Task 1 Cost Estimation	Early July
Task 2 Tours	June – August
Task 3: Integrated Design Workshop	Early-August
Task 4: Public Engagement	Mid-July
Task 5: Data Collection	July – August

## ADDITIONAL SERVICES and EXPENSES

Additional Services, such as physical models, or additional renderings may be provided under a separate agreement, which may be provided at the owner's request.

### REIMBURSABLE EXPENSES

Reimbursable expenses, including printing, telecommunications, travel and lodging, delivery services, permit review fees, other services and other expenses are billed at an expense of 1.2 times the cost.

### AGREEMENT TIMEFRAME

This agreement may be amended or withdrawn if not executed within 90 days, or 3 months.

## DESIGN FEES

Based on the above cost information provided, Lake|Flato proposes a lump sum fixed fee as follows for architectural design services as detailed in this proposal related to Blue Hole Regional Park Nature Center, inclusive of the following consultants: Civil Engineer, Landscape Architect, Cost Estimating Services, Structural Engineer, MEP Engineer, Specifications. \*

BLUE HOLE NATURE CENTER- DESIGN FEES									
Phase	Duration	Lake Flato	AEC (Tylin)	DBR	Lionheart	Dunaway	Fennessey	IntrospecLLC	GROSS FEE
		LAKE FLATO net	STRUCTURAL	MEP	LANDSCAPE	CIVIL	Cost Estimation	Specifications	
<b>DISCOVERY</b>	<b>4 WKS</b>	<b>\$ 49,000.00</b>	<b>\$ 3,180.00</b>	<b>\$ 7,440.00</b>	<b>\$ 50,676.00</b>	<b>\$ 5,400.00</b>	<b>\$ 7,200.00</b>	<b>\$ -</b>	<b>\$ 122,896.00</b>
SCHEMATIC DESIGN	8 WKS	\$ 88,000.00	\$ 9,900.00	\$ 13,620.00	\$ 44,808.00	\$ 9,360.00	\$ 4,800.00	\$ -	\$ 170,488.00
DESIGN DEVELOPMENT	10 WKS	\$ 110,000.00	\$ 16,560.00	\$ 20,760.00	\$ 43,824.00	\$ 14,640.00	\$ 4,800.00	\$ 4,800.00	\$ 215,384.00
CONSTRUCTION DOCUMENTS	12 WKS	\$ 120,000.00	\$ 30,240.00	\$ 41,520.00	\$ 52,584.00	\$ 32,520.00	\$ -	\$ 4,800.00	\$ 281,664.00
BIDDING/PERMITTING	8 WKS	HRLY T&M	HRLY T&M	HRLY T&M	HRLY T&M	HRLY T&M	\$ -	\$ -	\$ -
CONSTRUCTION ADMINISTRATION	12 MONTHS	\$ 220,000.00	\$ 16,920.00	\$ 20,760.00	\$ 60,288.00	\$ 13,680.00	\$ -	\$ -	\$ 331,648.00
SITES		\$ -	\$ -	\$ -	\$ 55,008.00	\$ 5,760.00	\$ -	\$ -	\$ 60,768.00
LEED		\$ 51,600.00	\$ 10,800.00	\$ 27,000.00	\$ -	\$ -	\$ -	\$ -	\$ 89,400.00
TECQ		\$ -	\$ -	\$ -	\$ -	\$ 15,960.00	\$ -	\$ -	\$ 15,960.00
SITE PLAN PROCESSING		\$ -	\$ -	\$ -	\$ -	\$ 24,480.00	\$ -	\$ -	\$ 24,480.00
		\$ 638,600.00	\$ 87,600.00	\$ 131,100.00	\$ 307,188.00	\$ 121,800.00	\$ 16,800.00	\$ 9,600.00	\$ 1,312,688.00
* Anticipated Fee									
* Hourly Time & Material Estimate - Not To Exceed									
<i>* Italicized Text: First Pass at Design Fees Beyond Discovery Phase</i>									

\* Consultant fees not included within this lump sum: Commercial Kitchen Design, Interior Design, Interpretive/Exhibit Design, Land Surveyor, Existing Building Surveyor, Geotechnical Engineer, Materials Testing Laboratory, Lighting Designer, Waterproofing Consultant, Ecologist, Traffic Engineer, Code & Life Safety Consultant, and LEED + Mechanical Commissioning.

\*\* Alternates if Required/ Desired:

- Plumbing Design for Reclaimed Water Fire Service: \$11,600
- Civil Design for Lift Station: \$20,000
- Landscape Wimberley Parks and Rec Advisory Board Presentations (3 Total): \$12,240

## AGREEMENT

If you agree with the terms above, please consider this a Letter of Agreement sign two copies and return one to Lake|Flato Architects, Inc. Thank you for this opportunity and please call us if you have any questions about this letter or the process moving forward.



Tenna Florian, FAIA, LEED AP BD+C  
Partner  
Lake | Flato Architects

06.24.2025

Date

Richard Shaver  
Director of Parks and Recreation  
City of Wimberley

Date



<b>AGENDA ITEM:</b>	2. Discuss and consider possible action regarding the fountain at the Wimberley Community Center
<b>SUBMITTED BY:</b>	
<b>DATE SUBMITTED:</b>	07/02/2025
<b>MEETING DATE:</b>	July 9, 2025

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Staff is requesting input from the Board on a solution to the fountain and pond at the Community Center. A complete renovation of the fountain is required to keep it operational, or the area could be transitioned to a rain garden or butterfly garden.

### REQUESTED ACTION

### FINANCIAL

### STAFF RECOMMENDATION

### ATTACHMENT/S

None