



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, AUGUST 13, 2025 - 4:30 PM

AGENDA

1. **CALL TO ORDER** August 13, 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. **MINUTES**
 - 4.1. Consider approval of minutes from the July 9, 2025 Regular Parks and Recreation Advisory Board Meeting.
5. **CITY STAFF REPORT**
 - 5.1. Parks Director report
6. **DISCUSSION AND POSSIBLE ACTION**
 - 6.1. Discuss and consider action related to the Blue Hole Nature Center.
7. **BOARD MEMBER REPORTS**
 - 7.1. Announcements
 - 7.2. Future agenda items
8. **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.

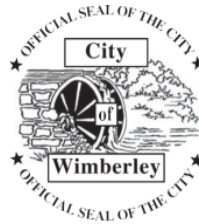
CERTIFICATION

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, in compliance with Chapter 551, Texas Government Code, on Thursday, August 7, 2025, by 4:00 p.m., and remained posted for atleast 72 continuous hours preceding the scheduled time of said meeting.



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

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 - 4:00 PM

MINUTES

1. Call To Order

The meeting was called to order at 4:34 PM.

2. Call Of Roll

The following members were present: Rachel Buchanan, Leah Cuddeback, Lin Weber, Lee Ann Linam, Lori Olson

The following members were absent: Amy Crowell, Anthony Deringer

3. Citizens Communications

There were no citizen communications.

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.

Rachel Buchanan made the motion to nominate Leah Cuddeback, Lin Weber seconded. The motion passes unanimously.

4.2 Consider the appointment of a Vice-Chairperson to the Parks and Recreation Board with a term ending June 30, 2026.

Lin Weber made the motion to nominate Lori Olson, Rachel Buchanan seconded. The motion passes unanimously.

4.3 Consider the appointment of a Secretary to the Parks and Recreation Board with a term ending June 30, 2026.

Lori Olson made the motion to nominate Anthony Deringer, Leah Cuddeback seconded. The motion passes unanimously.

5. Minutes

4.1 Consider Approval Of Minutes From The June 11, 2025 Regular Parks And Recreation Advisory Board Meeting.

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

6. City Staff Report

5.1 Parks Director Report

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

7. Discussion And Possible Action

6.1 Discuss And Consider Possible Action Regarding a fee proposal for architect, engineering, and project management services for the Blue Hole Nature Center

Richard presented the draft fee proposal submitted by Lake Flato and Lionheart for the Blue Hole Nature Center. The Board expressed concern that the proposed fees were unrealistic. Members recommended removing certain elements from the discovery and design development phases to reduce costs. They also emphasized that all consultant fees should be included in the proposal.

To support negotiation of a revised proposal, Richard requested that the Board establish a total project budget with clear allocations for soft and construction costs. The Board approved a total project budget of \$5 million, with \$1 million allocated to soft costs and \$4 million to construction.

6.2 Discuss And Consider Possible Action Regarding the fountain at the Wimberley Community Center

Richard provided an update on a suspected leak at the Wimberley Community Center, noting that the decorative fountain may be the source of the issue. He explained that fountains like this one often place a continued strain on maintenance staff and budget due to frequent repairs.

Lori Olson motioned to decommission the fountain and replace it with a native butterfly garden. Lin Weber seconded the motion, and it passed unanimously.

8. Board Member Reports

7.1 Announcements

Board members discussed their availability for upcoming meetings:

- The next meeting is scheduled for Wednesday, August 13, 2025 at 4:30 PM.

7.2 Future Agenda Items

9. Adjournment

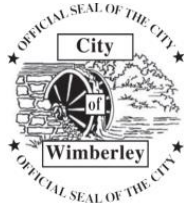
The meeting was adjourned at 5:35 p.m.

RECORDED BY:

PARB Secretary

APPROVED BY:

PARB Chairperson





AGENDA ITEM:	1. Parks Director report
SUBMITTED BY:	
DATE SUBMITTED:	07/18/2025
MEETING DATE:	August 13, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Quarterly Update - PARD



WIMBERLEY

PARKS AND RECREATION

2025 QUARTERLY REPORT

Wimberley City Council – August 7th, 2025

Richard Shaver – Director, Parks and Recreation



BLUE HOLE REGIONAL PARK

- **Tripadvisor Travelers' Choice Award 2025**
 - Top 10% of attractions worldwide based on consistent 5-star reviews.
- **Swim Season Update**
 - Smooth operations
 - No major incidents
 - Reservations regularly sold out

SUMMER CAMP SUCCESS

- **Blue Hole Nature Camp & Wimberley Summer Camp**
- Attendance and revenue up from last year
- Multiple weeks at capacity with waitlists
- Positive camper and parent feedback





COMMUNITY CENTER GROWTH

- **Rental Demand Up**
 - Increase in public meetings, private events, and weekday rentals
- **Program Highlight: Super Dimension Gaming**
 - Rapidly growing popularity and strong community engagement
- **Facility Update**
 - Major leak repaired in early July with minimal disruption

PROGRAM PARTICIPATION

- **Recreation Program Attendance Up**
 - Fitness, arts, education, and new offerings
- **Equity and Access Initiatives**
 - Scholarships, bilingual signage, inclusive outreach



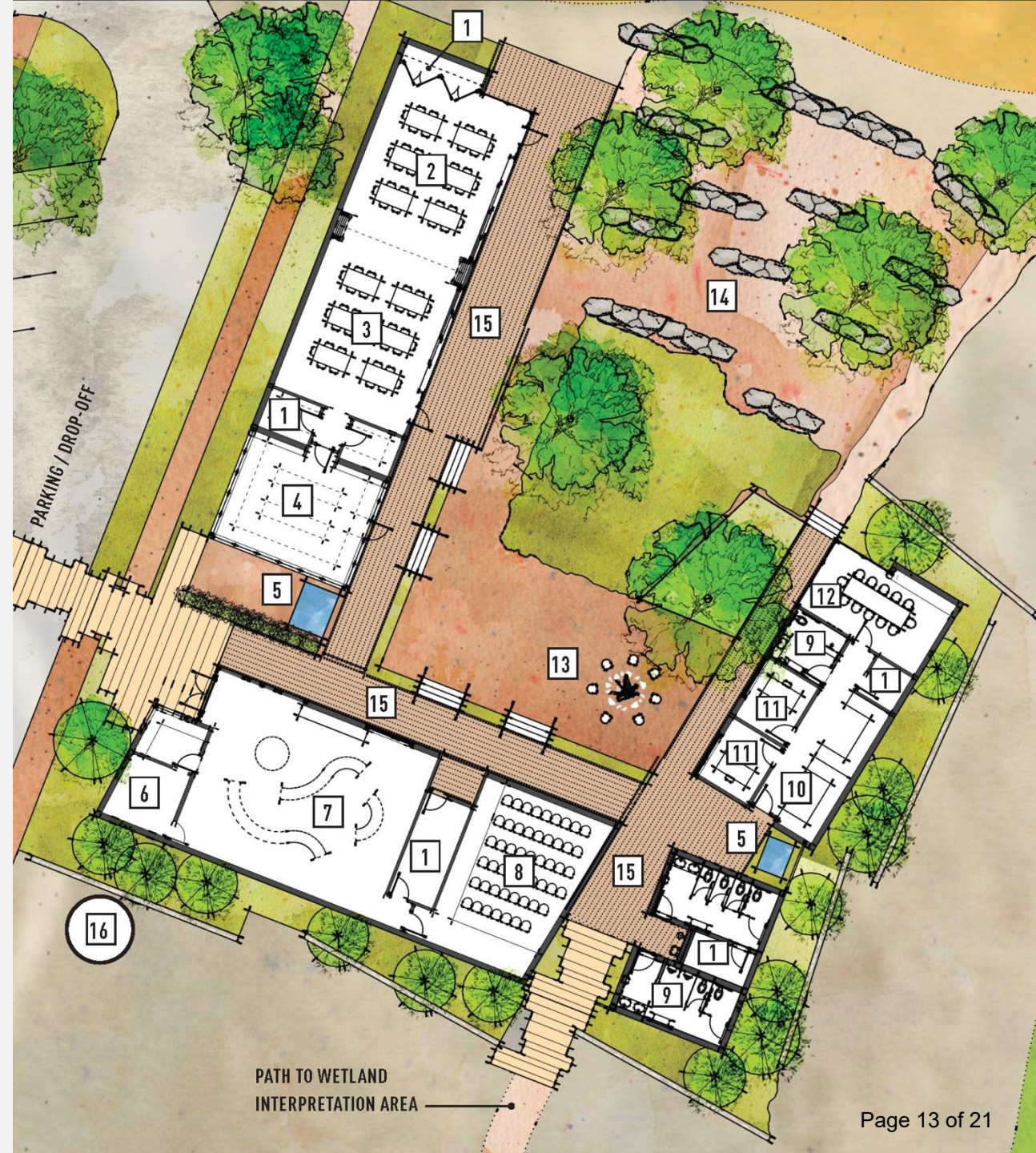


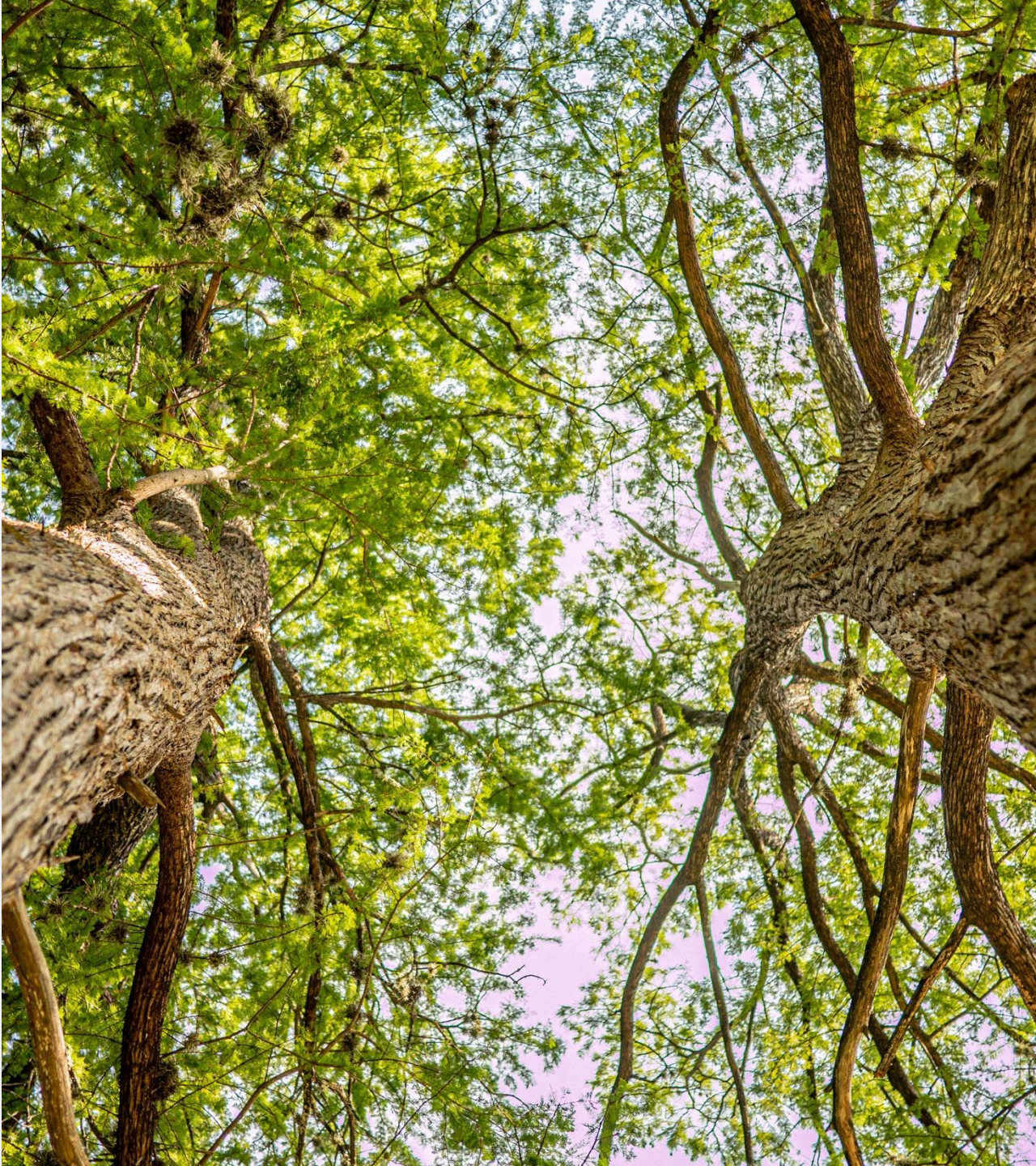
CONSERVATION – BATS AT PATSY GLENN

- **Acoustic Bat Monitoring**
 - 92 audio recordings (June 2 & July 20-22)
 - 8 possible bat species identified
 - 6 species of Greatest Conservation Need
 - Supports habitat value and future conservation

BLUE HOLE NATURE CENTER

- **Grant Application Submitted:**
 - Applied for \$750,000 Texas Parks & Wildlife Non-Urban Outdoor Grant on August 1
- **Discovery Phase Update:**
 - Project discovery phase to begin pending final agreement
 - Continuing alignment with community and sustainability goals





DIGITAL ENGAGEMENT & OUTREACH

- Strong performance across website and social media
- Key driver of reservations, registrations, and program visibility

LOOKING AHEAD

- Fall program registration now open
- Planning underway for major events:
 - BOO! Hole Halloween (expected attendance: 6,000+)
- Continued focus on park quality, safety, and innovation





AGENDA ITEM:	1. Discuss and consider action related to the Blue Hole Nature Center.
SUBMITTED BY:	
DATE SUBMITTED:	08/07/2025
MEETING DATE:	August 13, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. 2025.07.24 Blue Hole Nature Center Abbreviated Discovery Proposal

July 24, 2025

Richard Shaver
Director, Parks and Recreation
City of Wimberley
100 Blue Hole Ln.
Wimberley, TX 78676
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 could have primary components such as: 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, or 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 an upfront **abbreviated Discovery Phase scope of work only.***

DISCOVERY PHASE AND DELIVERABLES

(6 WEEKS AUGUST – SEPTEMBER 2025)

TASK 1: CONCEPTUAL LEVEL-COST ESTIMATE (\$7,200)

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: PUBLIC ENGAGEMENT (\$12,000)

To attain support and commentary from the community and other agencies, the Design team will prepare public information, polling questionnaires, and community outreach content for Parks staff to disseminate at public stakeholder events. These efforts would include the following:

1. Presentation Development – The design team will develop presentation content and polling questionnaires that will serve a wide range of engagement opportunities to present to the Park staff.
2. Facilitation – Parks staff to present and disseminate the content at various engagement opportunities (camp, local businesses, advisory bd meetings, etc), maximizing the parks staff resource and reducing design team involvement.
3. Recording – Park staff will document all commentary (digital and analog) garnered in public meetings. The design team will work with Parks staff to interpret public/stakeholder engagement findings to clarify emerging programmatic priorities and operational needs (*see Task 4*).

MEETINGS

Up to two (2) Digital Meeting to review and familiarize Park staff with public engagement content. Attendance of 1-2 in-person public engagement/stakeholder events by 1 LF team-member.

DELIVERABLES

Presentation Documentation

Polling Questionnaire

TASK 3: DATA COLLECTION & ASSESSMENTS (\$4,600)

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. 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.

Task 4: PROGRAMMING (\$8,400)

Lake Flato and Lionheart will work closely with Park staff to interpret emerging programmatic priorities resulting from stakeholder and public engagement events. The intent is to reconcile the anticipated project budget by prioritizing the most valuable and immediate needs of the community and users, and may result in a phased design approach.

MEETINGS

Up to (2) conference calls with Client and Consultants as needed to analyze polling data results to from public engagement to decipher programmatic priorities.

DELIVERABLES

A formal matrix of mechanically conditioned, covered exterior, and uncovered exterior spaces with associated sizes and projected cost/ SF will be generated for approval with the client. Project budget, community priorities, and operational requirements will inform an approach to project phasing, if necessary. Comments associated with specific program needs, extrapolated from stakeholder engagement and operational requirements, will be recorded in this document as well.

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.

Discovery Phase	July thru Mid-August (6 wks total)
Task 1 Cost Estimation	Early August
Task 2: Public Engagement	August – September
Task 3: Data Collection & Assessment	August (Concurrent with Task 1 & 2)
Task 4: Programming	September (Following Task 2)

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: Landscape Architect and Cost Estimating Services. *

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		
DISCOVERY	6 WKS	\$ 25,000.00	\$ -	\$ -	\$ 26,640.00	\$ -	\$ 7,200.00	\$ -	\$ 58,840.00	

* *Consultant fees not included within this lump sum: Civil Engineer, Structural Engineer, MEP Engineer, Specifications, 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:*

- *Landscape: Wimberley Parks and Rec Advisory Board Meetings (3 Total): \$12,240*
- *Architecture: Wimberley Parks and Rec Advisory Board Meetings: \$2,500 per meeting*

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

07.25.2024

Date

Jim Chiles
Mayor
City of Wimberley

Date