

# Garey Park Phase II

March 14, 2023 | CITY COUNCIL WORKSHOP

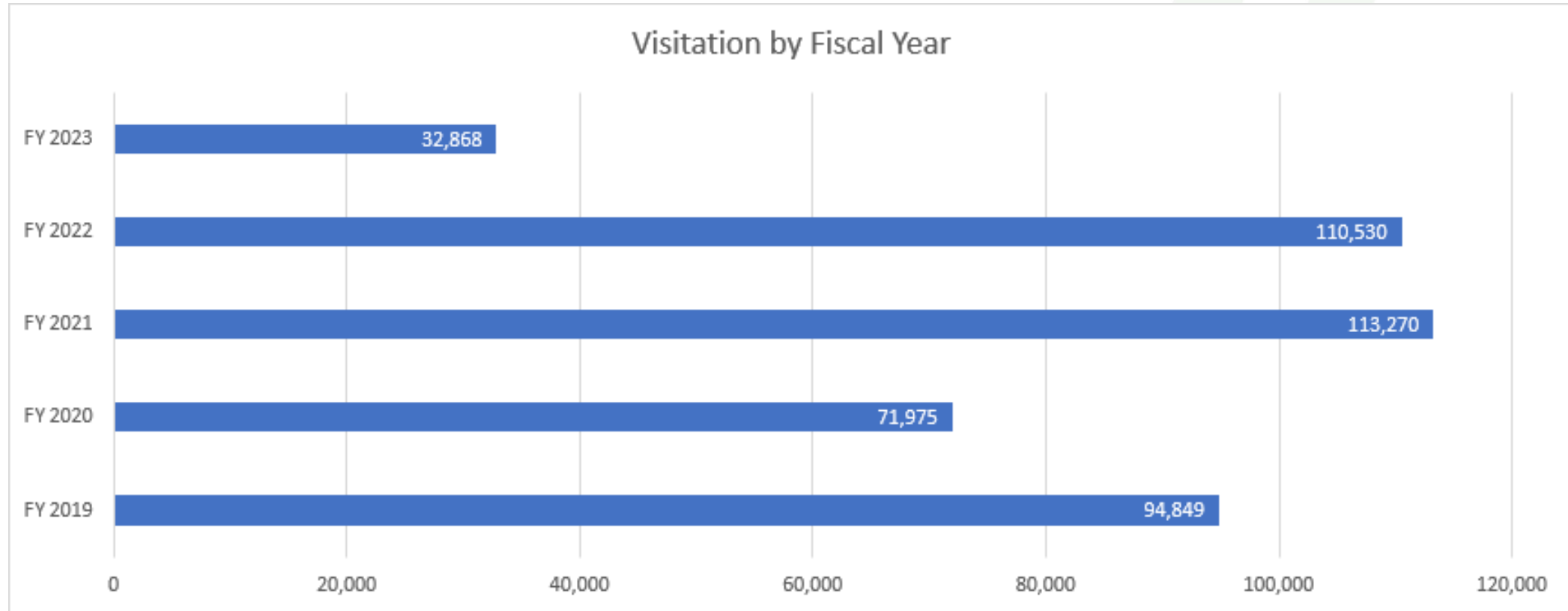
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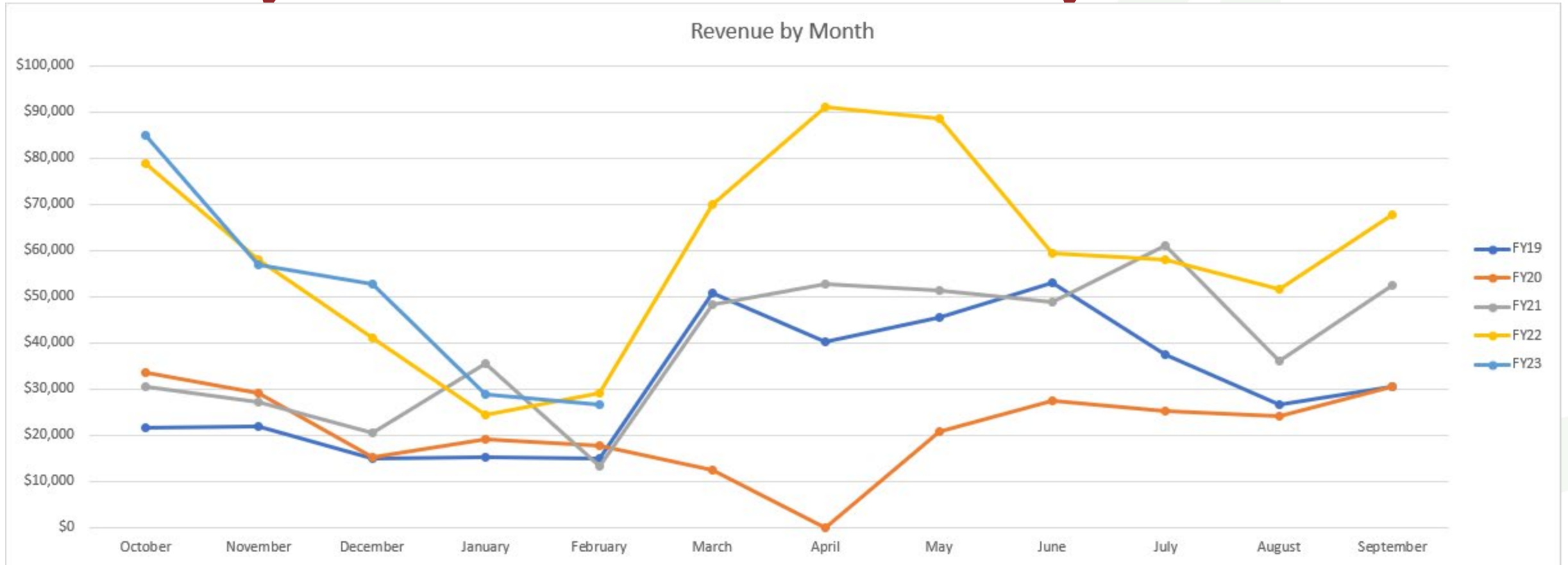
# Garey Park History

- 2004 - Jack and Cammy Garey announced their gift of 525 acres and \$5M for development of Garey Park
- 2008 – Citizens passed a \$10M bond to develop Garey Park
- 2017 – Garey Park broke ground in March
- 2018 – Garey Park opened to the public in June
- 2022 – Mr. Jack Garey passed away and Garey Park is named as a beneficiary in the will with \$20M placed in a Garey Park Donor Advised Fund managed by the Chisholm Trail Community Foundation; Resolution adopted in October 2022 acknowledging

# Garey Park Visitation

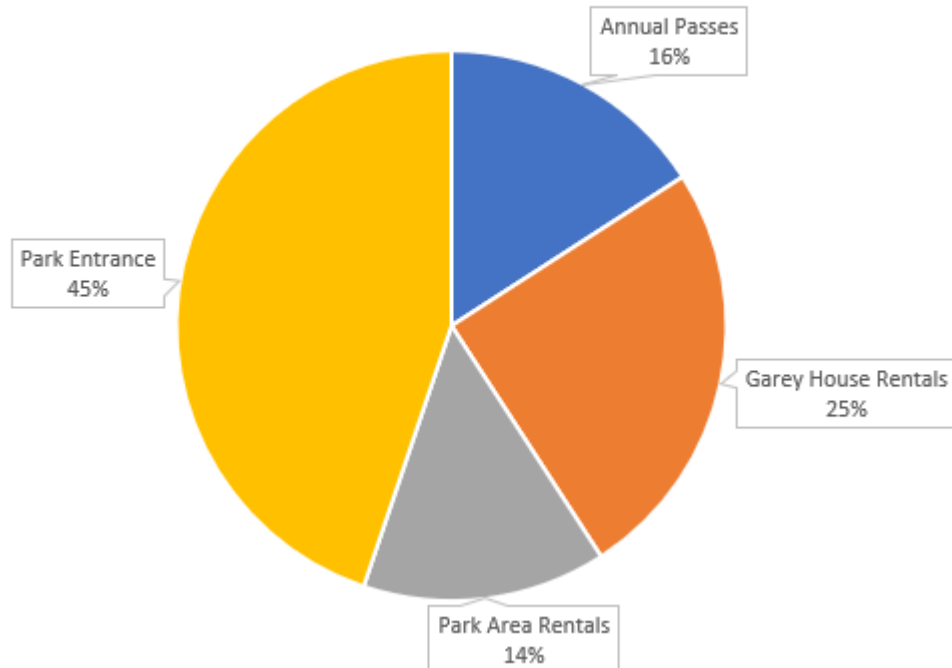


# Garey Park Revenue History

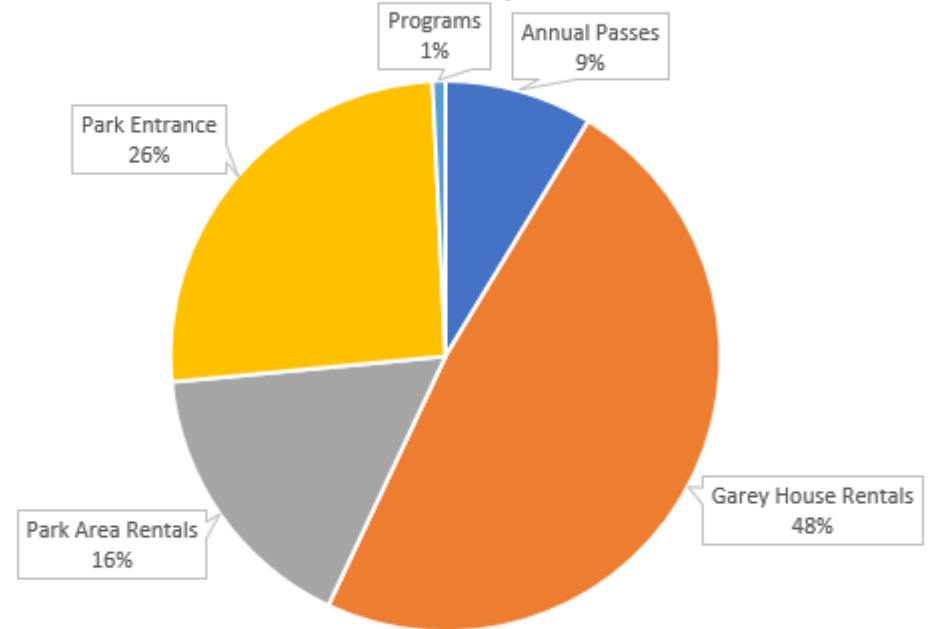


# Garey Park Past Revenue

FY21 Revenue by Source



FY22 Revenue by Source



# Specific Requirements in the will

- Funds to be used for capital improvements to Garey Park; not for operating costs
- Funds to be spent within 5 years of Mr. Garey's death
  - Deadline is March 2027
- Specific improvements listed in the will:
  - Group Camping Cabins
  - Amphitheater
  - Clean up 2<sup>nd</sup> growth cedars in pastures
  - Memorial Pavilion

# Requirements for Capital Improvements

- Reviewed improvements originally planned with Phase I
- Other improvement requirements
  - Safety Improvements
  - Maintenance Issues with the Phase I
  - Improvements that would address current demand
  - Improvements that would increase revenue with minimal operational impacts
  - Amenities that would increase visitation
- Reviewed Parks and Recreation Master Plan completed in Feb 2022 to address citizen priorities



# Proposed Capital Improvements

- Fencing & Turn lane at Main Entry
- Park Entry – Trail head, parking & restroom
- Garey House – Covered Patio, Interior renovation & parking
- Group cabins, conditioned pavilion, parking, archery range & RV host site
- Equine facility – arena cover
- Trail & amenity improvements- improve surfacing, access to lower pond, mountain bike trail, skate park, pump track, parking & restroom
- Disc Golf course – 18 hole
- Garey Play Ranch – shade, restroom, increase grass area
- Dog Ranch – paved walkways
- Signage

# Estimated Pro Forma

Annual Operational Expense	
Parks Maintenance Worker	\$85,000
Maintenance Expense	\$50,000
Garey House Expense	\$10,000
Utilities	\$30,000
Facility Expense (ISF)	\$25,000
<b>Total</b>	<b>\$200,000</b>
<b>One time Expense</b>	
ATV	\$25,000
Garey House FFE	\$15,000

Proposed Annual Revenue	
Membership/Day use	\$75,000
Reservations	\$125,000
<b>Total</b>	<b>\$200,000</b>

# Funding Process

- The \$20M is held by Chisholm Trail Community Foundation (CTCF)
- CTCF has advisory privileges over the Garey Park Donor Advised Fund
- The CTCF Board has approved the proposed capital improvements
- The City of Georgetown will treat the funds as a Grant, with reimbursement from the CTCF within 10 days of receipt of request for payment
- The Georgetown Parks and Recreation Department will meet periodically with the CTCF to update the board on the progress of the improvements

# Next Steps

- Task Order with Halff Associates
  - Current MSA
  - Prepared Phase I design; knowledge of site and consistency in design
  - Designed Memorial Pavilion for Mr. Garey
  - Regulatory research and evaluation
  - Program Verification
  - Perform preliminary design to 30%
  - Perform OPCC to meet project budget of \$20M
  - Includes a third-party estimate on vertical construction

# Timeline | Next Steps

- Preliminary Site Evaluation
  - April – Mid June
- Design Development up to 30%
  - Mid June – September
- Final Task Order
  - 100% Design and Construction Documents
  - Construction Management



<b>1</b>	<b>Fence (by City)</b>
1A	RM 2243 ROW (Decorative Fence, 3,200 lf)
1B	West park boundary (3 strand, 7,500 lf)
1C	East park boundary (3 strand, 6,200 lf)
<b>2</b>	<b>Cedar Removal (One Time, by City)</b>
2A	Front of park/RM 2243 frontage to ridge (132 ac.)
<b>3</b>	<b>Turnlane RM2243 at Main Entry</b>
3A	Paving Improvements (TxDOT ROW) - Eastbound Left Turnlane
3B	Signal (TxDOT ROW)
<b>4</b>	<b>Park Entry Trailhead</b>
4A	Restroom (700 sf)
4B	Restroom Utilities (water, septic system, electrical)
4C	Parking (50 spaces)
<b>5</b>	<b>Event Center &amp; Meadow (Garey House)</b>
5A	House Courtyard Covered Patio Space (2,500 sf. w/roll up doors)
5B	House Storage (for tables, chairs, rental furnishings)
5C	House Fireplace Removal Allowance
5D	House Additional Exterior Lighting Allowance
5E	Improved terrace accessibility
5F	Improved landscape behind arbor/terrace (block drive/dumpsters) allowance
5G	Additional Parking at Meadow (200 spaces, lighting)
5H	Garey Memorial Pavilion
5I	Amphitheater
<b>6</b>	<b>Group Cabins Area</b>
6A	Cabins (two, 1,800 sf each conditioned with restrooms, sleeps 18)
6B	Group Pavilion (2,000 sf, roll-up doors, conditioned w/ kitchenette, 2-restrooms)
6C	Fire pit, walkways
6D	Parking (100 spaces)
6E	Park host site (paving only, utilities w/site)
6F	Site lighting/electrical, host site
6G	Site Utilities (water main extension, septic system, host site)
6H	Archery Range
6I	Entry Road Paving (1,500 lf., 15 ft. width)
6J	Timberbarrier Guardrail

<b>7</b>	<b>Trail/Access/Amenity Improvements</b>
7A	Improve existing trail surfacing allowance (2.5 milesx 10 ft.wide)
7B	Access to lower pond for fishing
7C	Fishing dock at lower pond
7D	Equine Trail bridge/culvert crossing at washout
7E	Ped/Maint. Bridge below lower pond to east pasture
7F	Mountain bike trails allowance (2.5 miles, trailhead, single track)
7G	Skatepark (street course-9,000 sf and bowl-1,950 sf)
7H	Pump Track (12,00 sf./700 lf.)
7I	Trailhead/Extreme Sport Parking (100 spaces, lighting)
7J	Trailhead/Extreme Sport Restroom (700 sf.)
7K	Restroom Site Utilities (water, septic system, electrical)
<b>8</b>	<b>Park Host Site Improvements/Addition (At Maintenance Yard)</b>
8A	Ashalt Paving (1,500 sy)
8B	Utilities (water, electric)
<b>9</b>	<b>Equine Facility</b>
9A	Paving(replace flagstone with concrete 19,000 sf.)
9B	Arena cover
9C	Drainage Improvements
9D	Irrigation
<b>10</b>	<b>Garey Dog Ranch</b>
10A	Paved internal walkway (3,500 sf)
10B	Wash-off area
<b>11</b>	<b>Garey Play Ranch (additional restroom)</b>
11A	Restroom w/ storage (1,200 sf.)
11B	Restroom Utilities (water, septic system, electrical)
11C	Playground shade allowance
11D	Lawn Game Area/equipment
11E	Increase play ranch area (irrig./sod/fencing)
<b>12</b>	<b>Disc Golf (18 hole)</b>
12A	Clearing/grubbing (4,300 lf. x 50 ft., 5 acres)
12B	Equipment
12C	Additional Parking (50 spaces, lighting)
<b>13</b>	<b>Signage</b>
13A	Updated directional wayfinding (park wide on roadways)
13B	Trailhead map and interpretive signage (Trailheads)

