



Brushy Creek Municipal Utility District
Town Hall Meeting
April 20, 2017

Brushy Creek Board Of Directors

**Rebecca Tullos, Treasurer
Place 1**

**Michael Tucker, Asst. Secretary/Treasurer
Place 2**

**Kim Filiatrault, Secretary
Place 3**

**Donna Parker, Vice President
Place 4**

**Shean Dalton, President
Place 5**

- Meetings 2nd & 4th Thursday of each month at 6:00pm @ Community Center
- Open to public
- Agendas, packet materials / minutes on website



Williamson County **Elected Officials**

Terry Cook,
Commissioner, Precinct 1

Robert Chody,
Williamson County Sheriff

Vinnie Cherrone
Constable, Precinct 1



Presenters

Williamson County

Terron Everston

County Engineer

Christen Eschberger

HNTB



Presenters

Brushy Creek Municipal Utility District

Mike Petter,
General Manager



District Advisory Committees

Schedule Of Committee Meetings:

Parks & Recreation Advisory Committee

1st Monday Of Each Month At 6:30 pm

Community Center Advisory Committee

2nd Monday Of Every Odd Month At 6:30pm

Utilities Infrastructure Advisory Committee

3rd Monday Feb, May, Aug, Nov At 6:30pm

- Provide advice/make recommendations to Board
- Agendas & packet materials posted on website



Town Hall Meeting Agenda

Parks Master Plan Projects

Community Center Expansion

Williamson County Road Projects

- Budgets/Financial Reports posted to website – bcmud.org- Administration
- Master Plan Reports & Utility Studies posted to website – bcmud.org – Boards & Committees



Parks & Open Spaces Planning

Master Plan Process

- Over 260 Acres Of Parks and Open Spaces
- 1 Community Center
- 4 Pools
- 11 Parks
- 1 Disc Golf Course
- 6 Miles Of Trails
- 35 Caves

2008 Citizen Survey Of Parks And Recreation Facilities
(National Services Research)

2008 Parks And Open Spaces Inventory And Needs Assessment
(Jacobs Carter Burgess)

2010 Recreation Facilities Operations Audit
(Ballard King)

2012 Parks And Open Spaces Master Plan
(Naismith)

bcmud.org - Board And Committees – Surveys And Reports



Parks & Open Spaces Planning

2012 Master Plan Process - Goals

Parks / Open Space / Recreational Amenities - Critical to Maintain Property Values

Provide:

- **Facilities and Programs that Meet / Exceed Expectations**
- **Diversity of Recreational Opportunities to Serve All Neighborhoods/Ages**
- **Expanded Parks System to Include Undeveloped Properties**
- **Future Development Affordable from all Cost Perspectives**

Maintain:

- **Existing Parks/Recreational Facilities During Planning Period**

Upgrade:

- **Community Center to Meet Short/Long Term Needs**

Develop:

- **Parks /Recreational Opportunities / Programs that will Educate/Enable Residents to Develop Greater Understanding of Local Natural Resources And Importance of their Protection for Future Generations**



Parks & Open Spaces Planning

Master Plan

Completed Projects - Total Costs \$3.2 million

Project	Location
Ball Court	Highland Horizon
Bridge	Little Village
Electricity	Little Village
Parking	Pepper Rock
Electricity	Pepper Rock
Replace Playground Equipment	Racine Woods
Shade on Pool Deck	Sendero Springs
Basketball Court	Sendero Springs
Larger Aerator	Shirley McDonald
Dam Repair	Shirley McDonald
Erosion Control	Shirley McDonald
Shade over Playscape	Shirley McDonald
Replace older wooden playscape	Shirley McDonald

Project	Location
Protect Trails from Washouts	Greenbelt
Shade on pool deck	Cat Hollow
Resurface Tennis Court	Cat Hollow
Additional benches on trails	Cat Hollow
Benches/Bleachers at Basketball Court/ Sports Court	Cat Hollow
Electrical Update/ Court Lighting	Cat Hollow
Demolish and Expand/Replace Pavilion	Cat Hollow
Enclose Pavillion	CC Park/Greenbelt
Electricity / Field Lighting	CC Park/Greenbelt
Bleachers at Sports Fields	CC Park/Greenbelt
Shade Benches	CC Park/Greenbelt
Expand Parking	CC Park/Greenbelt
Expand Community Center	Community Center
Add storage building for sports fields	Community Park
Resurface Tennis Court	Creekside
Fix Pool Fencing with Wrought Iron	Creekside
Shade Structure	Creekside
Resurface Deck	Creekside
New Facilities - Bath House & Storage	Creekside



Parks & Open Spaces Planning

Master Plan

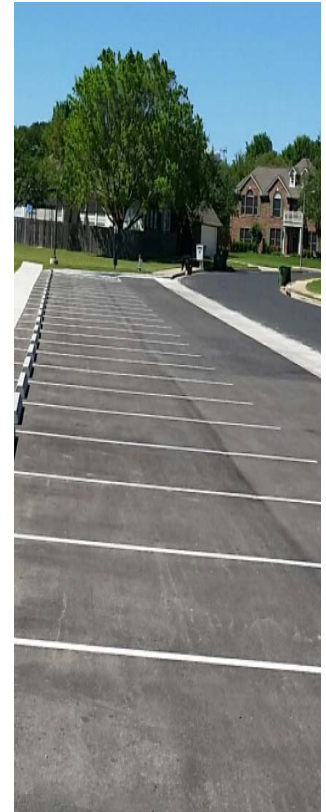
Projects Completed in the past year

Creekside Pool :

Expanded/improved Pool Office Building & Pool Restrooms & resurfaced deck \$400,000



Pepper Rock Park :
Added Parking Spaces \$140,000



Parks & Open Spaces Planning

Master Plan

Under Construction

Sendero Springs Trail Improvements - \$350,000

Community Center Expansion & Renovation - \$8.5 million



Parks & Open Spaces Planning

Master Plan

Community Center Expansion

- ▶ One of highest priorities of Master Plan 2012 Sub-committee items
- ▶ 2013 – Created Programming & Needs Assessment
- ▶ June 2014 – District enters into contract with Atkins for architectural services
- ▶ December 2014 – Survey & Geotechnical services completed
- ▶ April 2016 – Groundbreaking



Parks & Open Spaces Planning

Master Plan

Community Center Expansion – Statistics, Priorities & Benefits

Statistics

- ▶ 21% of available gym time for open play / members
- ▶ 2015 – 79,655 visits to Community Center
- ▶ 70% of room use – programming (not community rentals)
- ▶ 15% of District residents are members (national average is 10%)

Top Expansion Priorities Listed by Master Plan Committee

- Expanded Weight & Cardio Room
- Additional Aerobics Room
- Additional Double Gym
- Renovated Locker Rooms



Parks & Open Spaces Planning

Master Plan

Community Center Expansion – Statistics, Priorities & Benefits

Benefits of Expansion:

- **Space available for members' open play in gym**
- **Increased Programming opportunities**
- **Hallways wider, more accessible**
- **Wifi lounge with view of gym**
- **Climbing Wall**
- **Expanded weight room – additional and varied equipment**
- **"Teen" seating area**
- **Sports Field Storage**
- **Additional parking**



Parks & Open Spaces Planning

Master Plan

Community Center Expansion – Statistics, Priorities & Benefits

Benefits of Renovation:

- **Increased Programming opportunities**
- **Flooring replaced**
- **Study/Quiet area for adults**
- **Programming removed from rental rooms – increased rental opportunities**
- **Board Room – dedicated space for community based meetings**
- **Remodeled rental kitchen – more space for rentals and cooking classes**
- **Additional parking**



Parks & Open Spaces Planning

Master Plan

Community Center Expansion

Grand Opening Celebration – Mid July



Parks & Open Spaces Planning

Master Plan

Community Center Expansion

How will the District pay for expansion?

Combination:

- **Current year operation / maintenance revenues** – Goal is to have 60% of operating costs covered by recreation fees – national average is 40%
- **Parks Capital Fee reserves**
- **Parks Master Plan project reserves**
- **Revenue bond**

Revenue bond payments, approximately \$570,000 a year for 15 years, to come from utility revenues

Total Project Cost: \$8.5 million



Parks & Open Spaces Planning

Master Plan

Projects to start this year

New Sendero Springs Park in Section 7 – Cascada Lane:

- Age 5-12 Playscape
- Swings
- Landscaping



Parks & Open Spaces Planning

Master Plan

Projects to start this year

Highland Horizon Park :

- Shade over Playscape
- Swings
- Landscaping



Parks & Open Spaces Planning

Master Plan

Projects to start this year



Pepper Rock Park:

- New Playscapes
- Fencing
- Landscaping

•Future plans include additional and larger sidewalks, improved playfield, refreshed pavilion and restroom facilities, and a butterfly garden.

Parks & Open Spaces Planning

Master Plan

Projects planned for the next three years

- **Cat Hollow Park Restroom expansion & pool fence replacement**
- **Highland Horizon Pool Building improvements**
- **Community Park Playground Expansion**
- **Community Park Amphitheatre**



Reminders – Upcoming Events

- ▶ **BBQ Cook Off and Family Festival:
May 6 – Community Park**
- ▶ **Community Center Grand Opening -
Mid July**
- ▶ **Brushy Creek Municipal Utility
District 40th anniversary – November
2017**



Questions?

- ▶ Parks Master Plan
- ▶ Community Center Expansion

Town Hall Meeting – April 20, 2017 6:30 PM

