

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input checked="" type="checkbox"/> All </div>
<b>Agenda Date</b>	October 12, 2021
<b>Requested Action</b>	UPDATE ON RESULTS OF WATERWORKS TERRACE DESIGN & FEASIBILITY STUDY AND CONCEPTUAL PLANS CONDUCTED BY LUCK DESIGN TEAM, LLC.
<b>Contact Person</b>	Paul Barwick, Special Projects Director
<b>Background Information</b>	<p>City Council approved a professional services contract with Luck Design Team (LDT) on 4/27/21 to prepare a feasibility study for Waterworks Terrace Park improvements and Main Plaza traffic circulation &amp; parking options. Presently there are no approved funds for any additional services such as preparation of construction plans/bid documents, and construction of improvements.</p> <p>A group of Boerne residents, Boerne Parks Association (BPA), originally approached former Councilman Brian Fowler offering private fundraising services to assist in developing park improvements at the west end of Main Plaza known as Waterworks Terrace. BPA has continued to work with current Councilman Quinten Scott on this project. One of the primary desires of the BPA is to fund an interactive waterplay element for this urban park space.</p> <p><u>Public Input - 3 Community Workshop Meetings</u>  Councilmember Scott &amp; Mayor Pro Tem Wolosin, Boerne Parks Association, adjacent property owners, consultants, and staff.  July 8, 2021, July 28, 2021, September 1, 2021</p> <p><u>LDT Feasibility Scope of Work included the following:</u></p> <ul style="list-style-type: none"> <li>• Archeological Background Study</li> <li>• Historical Background Study</li> <li>• Geotechnical Engineering Study</li> <li>• Environmental Soil Sampling</li> <li>• Pump House/Groundwater Wells Considerations</li> <li>• Conceptual Plan (3 concepts)</li> <li>• Main Plaza Traffic Circulation and Parking</li> </ul> <p><u>Results of Archeological &amp; Historical Background:</u>  <i>Archeological:</i> Per the "Archeological Site Assessment Desktop Study"</p>

	<p>completed in June 2021 by Raba Kistner, Inc., further archaeological investigations of the Project site area are not recommended.</p> <p>TAKEAWAY: Any alterations to the existing historic fabric will need to be reviewed and approved by the City of Boerne Historic Landmark Commission and be subject to any relevant ordinances and design guidelines.</p> <p><i>Historical:</i> The Waterworks Building was constructed in 1928. The pool was constructed in 1935 as part of the Works Progress Administration (WPA) public works project.</p> <p>TAKEAWAY: The improvements at the terrace are not currently listed on the National Register of Historic Places (NRHP) nor are they eligible per the "Historical Background Desktop Study and Field Report" completed in June 2021 by Raba Kistner, Inc. The current restroom was built in 2003; the pool was filled in 2011.</p> <p><u>Results of Geotechnical Engineering &amp; Environmental Soil Sampling:</u></p> <p>TAKEAWAY: Collective assessment data do not indicate the presence of environmental conditions that would pose a concern with respect to future use or occupancy of the SITE. Considering the absence of affected soil (or shallow groundwater) conditions below the property, potentially harmful soil vapor migration to existing or proposed future buildings is considered to be unlikely.</p> <p>TAKEAWAY: Slightly elevated total lead levels do not deviate significantly from background conditions and are not considered to represent impacts that would pose a concern with respect to the excavation or management of soils as necessary to facilitate future improvements.</p> <p><u>Results of Pump House/Groundwater Wells Considerations:</u></p> <p><i>Pump Building:</i> The Waterworks Building houses two pumps that generate 12-16% of City's current water supply at peak use. These pumps draw from a shallow water table (approx. 20' below surface); pumped water is chlorinated and placed directly into the City's water system.</p> <p>There is a 150' Sanitary Control Easement around these pumps. City's PW Dept. has concern over potential "influence of groundwater."</p> <p>TAKEAWAY: Pressure rated pipe will need to be used for the drain lines and we would need to provide as-built documentation to TCEQ so they can file the information with the permit for the PWS. Does not appear that TCEQ needs to review or approve anything as long as TAC guidelines are followed.</p>
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	<p><u>Conceptual Plan (3 Concepts)</u>  Three concept plans were developed followed by a final preferred concept plan was developed which incorporated a variety of proposed improvements presented in the three original concept plans.</p> <p><u>Main Plaza Traffic Circulation and Parking</u>  A conceptual plan for addressing pedestrian safety and minimum impact to adjacent downtown parking was developed. Parking stalls were removed between Main Plaza and Waterworks Terrace which provides additional park land and much safer pedestrian crossing between both park areas. Reverse parking stalls are proposed on both the south and west sides of Main Plaza which create a net loss of only 2 parking stalls.</p> <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> <li>• Council feedback on concept preference</li> <li>• Amend Parks Master Plan to reflect desired concept</li> <li>• Work with BPA to provide design resources so they may begin fundraising</li> <li>• Project Design Phase</li> <li>• Construction Phase</li> </ul>
<b>Item Justification</b>	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Master Plan </div> <div> <input checked="" type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Customer Pull <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div> <p>Recommendation _____</p>
<b>Financial Considerations</b>	The approved cost for the feasibility study for this project is \$47,800.
<b>Citizen Input/Board Review</b>	FYI, three (3) citizen input meetings were conducted to review feasibility findings and develop conceptual park plans.
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	