MINUTES
OF THE
KEENE BUSINESS DEVELOPMENT CORPORATION

TUESDAY, APRIL 3, 2019

PRESENT: Ricky Stephens, President, Aaron Moses, Vice-President, Donnie Beeson, Cheryl Schram, Nick Chesney and Roy Robinson

ABSENT: Russ Ziegler

CALLED TO ORDER: Called the Regular meeting to order at 3:30 p.m.

1. President’s announcements/public forum.

No announcement.

2. Workshop:

- Presentation and discussion with direction to staff regarding splash pad project.

Brian LaBorde introduced Derek Turner. At the last meeting, board members wanted to look at some preliminary engineering costs on location of splash pad, water consumption costs, recirculation vs. irrigation vs. detention pond costs, and the like.

Derek Turner with Jacobs and Martin gave a presentation on the splash pad. The two options available for the systems are the single pass system, water is directed through the system with no recirculation and the recirculation system which water is recirculated through the system. The site plan options: The northwest side is option 1, option 2 is located next to the ballfields, and option 3 is located towards the front next to Old Betsy Road.

The pros for the single pass system are lower capital cost, no O&M related to pumping and filtering, requires less expertise for operation, less compliance issues and less area required for equipment. The pros for recirculation system are much less water use through the system and health/safety water quality less of a concern. The cons for a single pass system are much more water must be discharged, water quality harder to maintain, discharge regulations will more more extensive, and would require more w/q monitoring. The cons for a recirculation system are higher capital costs for the same pad footprint and higher O&M costs.

Options for discharge of water: Overflow into channel or creek which lower flows may be handled with general permit. Higher flows may require additional permitting and may require disinfection. Discharge into sewer system which lower flows should have minimal impact, requires line installation and connection to sewer. With higher flows it could negatively impact sewer system water quality & capacity. For holding pond with irrigation, it reduces wasted water in single pass system with higher
capital cost for holding pond and irrigation equipment. There is higher O&M for pumping and irrigation system which requires a larger footprint and may still require discharge. For a holding tank with irrigation there is a lower cost and less maintenance than a pond.

The operational parameter assumptions are from Memorial Da to Labor Day which is 100 days from 8 am to 8 pm and that is how the costs we are about to discuss is calculated by.

Kraftman Single Pass 1: 2,240 surface area, total cost is $249,790.09, water flow gpm is 141, water flow per day is 101,520 and water usage per day is 101,250.

Kraftman Recirc 2: 1,597 surface area, total cost is $247,723.59, water flow gpm is 101, water flow per day is 72,720 and water usage per day is 72,720.

Splash pad comparison table provided in packet.

Site Option Comparison: Site 1 is further from discharge creek, proximity to major road and parking and further from restrooms. Site 2 is proximity to restrooms, proximity to existing power and interior location away from the street. Site 3 is closest to creek with proximity to major road and parking but most limited in available area.

Donnie Beeson asked about site 2 and a sewer pump nearby.

Derek Turner stated that there is a force main that runs up and dumps into the gravity main.

Don Martin added that there is a small lift station back there, but it is not operational.

Derek Turner continued. The cost comparison table provided in packet. The site option comparison is impacted by proximity to discharge location and existing power along with creek discharge and sewer discharge costs comparable.

Roy Robinson asked if the costs shown include the chemicals.

Derek Turner stated yes.

Donnie Beeson asked about staff costs.

Derek Turner stated no.

Roy Robinson asked about a ballpark figure of how many man hours would be needed.

Derek Turner stated maybe an hour a day.

Brian LaBorde stated that cost can be absorbed by day to day operations.

Donnie Beeson asked if the costs were average for the Kraftsman and the Vortex.

Derek Turner stated that these are his estimates.

Brian LaBorde asked about site 2 and any cost associated with removing existing material.

Derek Turner stated that he did not check on that cost. However, earth work and excavation were included.
Derek Turner continued. Funding Options are Texas Parks & Wildlife matching grant program and EDC proceeds. The grant funds are generally a 50/50 match.

Molly Martin stated that the application deadline is usually December.

Donnie Beeson asked about how grants work.

Brian LaBorde stated that public input is needed.

Aaron Moses stated that we couldn’t start the project without the grant. If we start this project and it won’t be ready until September, we might as well delay the construction and go for the grant. What else do we need to move forward and when will it be done.

Brian LaBorde stated that once the finances are in place, it will need to go to council.

Donnie Beeson stated that when we started talking about the splash pad, part of the discussion was using some of the money to improve the existing bathrooms and placing the splash pad close to those bathrooms. Donnie Beeson continued to state that if staff is going to crunch numbers for this project, they would like to see some type of coverage or canopy for the site too.

Brian LaBorde stated that they could put together a conceptual site plan with costs and go from there.

Roy Robinson asked that if we are going to wait until next spring, can we fix up the bathrooms now with the money that has been put aside.

Brian LaBorde stated that staff can work on the bathrooms cosmetically. Brian LaBorde asked Derek Turner about the bid process for this.

Derek Turner stated you can bid strictly with the contractor or you can bid with both the contractor and all sub-contractors.

3. Consideration and approval of future agenda items.

No requests.

4. Adjournment.

Board adjourned at 4:17 p.m.

Ricky Stephens, President

Holly Owens, City Secretary, TRMC