

Legislation Text

File #: 22-1032, **Version:** 2

PRESENTER:

Jeff Jewell, Director - Economic and Community Development

SUBJECT:

Public hearing, discussion and possible action approving a project expenditure of up to \$123,200 to Thinksmart Planning, Inc. for the development of a Master Plan for Joint Facilities for the Comal County Junior Livestock Show Association, Comal County Fair Association and the City of Braunfels

DEPARTMENT: Economic and Community Development

COUNCIL DISTRICTS IMPACTED: 5

BACKGROUND INFORMATION:

The City of New Braunfels (CoNB) and Comal County Fair Association (CCFA) collectively own approximately 38 acres at the 700 block of East Common Street. The City controls approximately 33.4 of the 38 acres and the CCFA owns the remainder. The CFA is the organization responsible for organizing and operating the annual Comal County Fair, as well as other events hosted at the site throughout the year. The Comal County Junior Livestock Show Association's (CCJLSA) mission is to promote the agricultural life by providing the youth of Comal County with a venue to show and sell their livestock projects. These two groups are the grounds' most frequent users and they are proposing to engage in a master planning effort for the property in conjunction with the City of New Braunfels.

ISSUE:

The three entities - CoNB, CCFA and CCJLSA- are proposing to undertake a master planning effort for the entire property (scope attached). The purpose of the effort is to define how the property can best serve the primary users and provide an overall benefit to the community. The effort would take approximately 120 days and would yield a high-level space plan, conceptual designs and preliminary budgets and timelines for any proposed facilities and other improvements.

FISCAL IMPACT:

The proposed consultant- thinkSMART planning, inc.- has assembled a team that includes Priefert Complex Designs to assist with architectural and space planning for a cost of \$93,250. If engineering services are added, the estimate to provide these services is \$29,250 for a total project cost not to exceed \$122,500.

Both Associations are proposing to provide a financial contribution to the planning effort. At the time of publication, the CCJLSA voted to contribute up to \$15,000 towards the planning effort. It is also likely the CCFA will contribute an identical amount for a total cost offset of up to \$30,000 to the NBEDC.

RECOMMENDATION:

Staff recommends approval of the project expenditure for the master plan.