

Scenic Loop Playground Club



Proposed partnership with the City of Grey Forest

Plan Objective

To develop a long term plan for the care and maintenance of the Scenic Loop Playground Club facilities, property, and organizational structure to ensure its sustainability for future generations.



Historical Review



SLPC History Highlights

1920 - 1960

1929/1930 – Beginning

- Developer E. N. Requa purchased 320 acres and recorded the subdivision plat for Scenic Loop Playground Unit No. 1 comprising 120 acres on the east side of Scenic Loop Road and Unit 2 comprising 125 acres on the west side of Scenic Loop Road. Property deeds reflected common ownership of all common property for both Units.

1933 – SLPC Land holdings established

- All roads and 20 acres of playground, swimming pool, fishing pond, streams, dams, parks, bridle/hiking paths and well, were deeded from Requa to the Scenic Loop Playground, Inc.

July 3, 1934 – SLPC incorporated

1944 – Issues recorded

- attempt to dissolve SLPC due to failed maintenance of SLPC properties.

1945 – SLPC Clubhouse built by SLPC members

1945-1962 – Fire Station build by SLPC members

- built a fire station on a small park (NE intersection of Scenic Loop Road and Sherwood Trail).

SLPC History Highlights

1960 - 1990

October 1961 – Issues Again

- Editorial from “A Voice In The Hills”, the SLPC newspaper: “Over the years, a minority of the property owners have supported the majority. In the history of the Club, there has never been adequate finances available to afford the necessary expenses of maintenance. Therefore, the property has been neglected and is now in a general, run-down condition. IT’S POTENTIAL HAS NEVER BEEN FULLY REALIZED. Unreliable financing has made long-range planning impossible. Budgeting is a virtual impossibility, This is not good business....”

April 14, 1962 – City of Grey Forest incorporated

- All roads and the small park with the fire station was deeded by the SLPC to the City of Grey Forest. The fire station building is now the site of the municipal building. This left the SLPC with approximately 20 acres consisting of the playground, swimming pool, fishing pond, streams, hiking paths, and several small scattered parks.

Oct 1, 1975 – Land Challenge

- Paula Newell vs. SLPC, Inc. – Summary Judgment by the Court that — SCENIC LOOP PLAYGROUND CLUB, INC. — is the record title owner and has the right to manage and operate the lands — has the right to make reasonable rules and regulations for the use of such lands.

December 20, 1989 – Issues yet again

- Helotes Echo “Scenic Loop Playground....yesterday and today” states “Things have not changed much over the years. A quote from the October 1961 Club newsletter says it all. ““The valuable properties owned by the Club are not being effectively utilized, and are becoming run down and a liability.. These same properties could be a tremendous asset to the community if finances were available to maintain and develop them.” This was one argument the Playground Club used to support the incorporation of the area and the formation of Grey Forest. Now, 28 years later, the same argument goes on.”

2015



Stewardship Issues - Facilities

- ✎ Issues of stewardship have been a historical problem for SLPC
- ✎ SLPC does not have the necessary resources to maintain the Clubhouse facilities
 - Roof needs repair and/or replacement
 - Bathrooms do not comply with ADA standards and need repair
 - Kitchen equipment needs to be replaced
 - Exterior ADA ramp is not compliant with current ADA standards
 - Ball field needs proper care and maintenance
- ✎ SLPC needs a long range facilities maintenance plan

Stewardship Issues – Land & Creek Management

- ∞ SLPC does not have the necessary resources or manpower to maintain SLPC property
 - Creeks are in desperate need of debris removal. In addition to inhibiting natural creek flow, creek debris is a safety hazard for all those living close to the creek bed.
 - Several invasive plant species have invaded our creeks and need to be removed and maintained.
 - Propagation of indigenous plant life. Naturally effective erosion controlling plants need to be reintroduced to our creeks.
 - Nature trails have become unmanageable and unsafe to travel. Trails need to be cleared and maintained for use.
 - Encroachment of SLPC property by surrounding property owners.
 - Misuse of SLPC property
- ∞ The work required to maintain the building and property is physically demanding to the extent that it may be unsafe for volunteers.

Stewardship Issues — Land & Creek Management

Creek Debris



Invasive Plants



Stewardship Issues — Misuse



Volunteerism & Fundraising

- ☞ Volunteerism continues to decline year over year
- ☞ Family dynamics are different now, most people work or are busy with families
- ☞ Less people are available and willing to devote time and physical energy to the care and scheduling of the clubhouse and property
- ☞ The current volunteers are the same small group of people
- ☞ The work required to maintain the building and property is physically demanding to the extent that it may be unsafe for untrained volunteers*

Pool Stewardship

- SLPC does not have the resources or manpower to properly care for or protect one of Grey Forests most beautiful assets, the pool.



Building a Partnership

- ✉ Based on the SLPC membership meeting on 9/27/2014, propositions were made regarding various options of handling or selling the SLPC property.
- ✉ One, and perhaps the best option, was to work with the City of Grey Forest
 - Marjorie Mautz – SPLC Board President and Ron Reinhard – Mayor spoke about this and proposed a meeting and SLPC Board/City Council workshops.
 - To date, there was one planning meeting and three workshops to come up with an approach agreeable to both parties
 - The current proposal has several similarities to previous discussions in the 2007/2008 time period

Current Proposal



Current Proposal

- ∞ Conveyance of all real property to the City of Grey Forest including all land, facilities, and waterways with strict deed restrictions in which the land will remain parkland for benefit of the citizens of Grey Forest.
- ∞ Scenic Loop Playground Club goals and functions become the responsibilities of a City of Grey Forest SLPC board with the same SLPC's objectives as stated in the original charter:
 - “To provide social, educational, and recreational programs and facilities and to promote general welfare and natural beauty to the community of Grey Forest.”

Details

Conveyance of Real Property

- ∞ The City of Grey Forest will pay all costs of the transfer including closing costs, surveys, inspections, and legal fees
- ∞ SLPC properties will be “sold” to the City of Grey Forest for \$1.00
- ∞ SLPC properties will transfer to the City of Grey Forest in “as-is” condition
- ∞ Usage of the property will be stipulated to be used for parkland and greenspace and property improvements would be for those purposes

Details

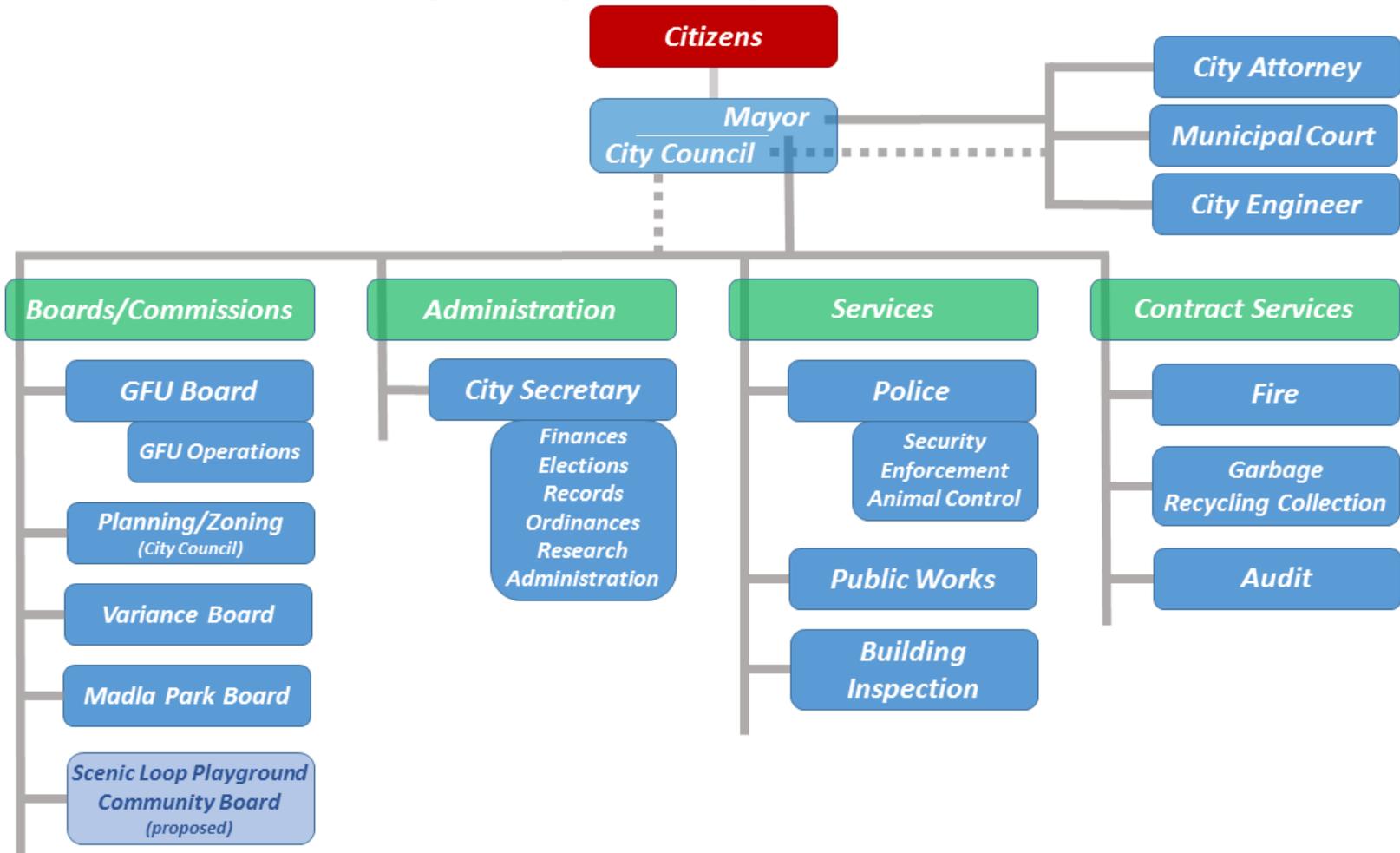
Establishment of the SLPC Board

- ✎ The SLPC board will be established by an ordinance outlining its roles, responsibilities, and composition
- ✎ The SLPC board will be appointed by Grey Forest City Council
- ✎ The board will consist of the following:
 - Voting members: 1 City Council Member & 6 City of Grey Forest Citizens
 - Non-voting member: Mayor
- ✎ Citizen positions will have staggered two year terms to ensure continuity of programs and initiatives
- ✎ SLPC will become Scenic Loop Playground Community Board rather than “Club” to ensure no reference of inclusion or exclusion

Details

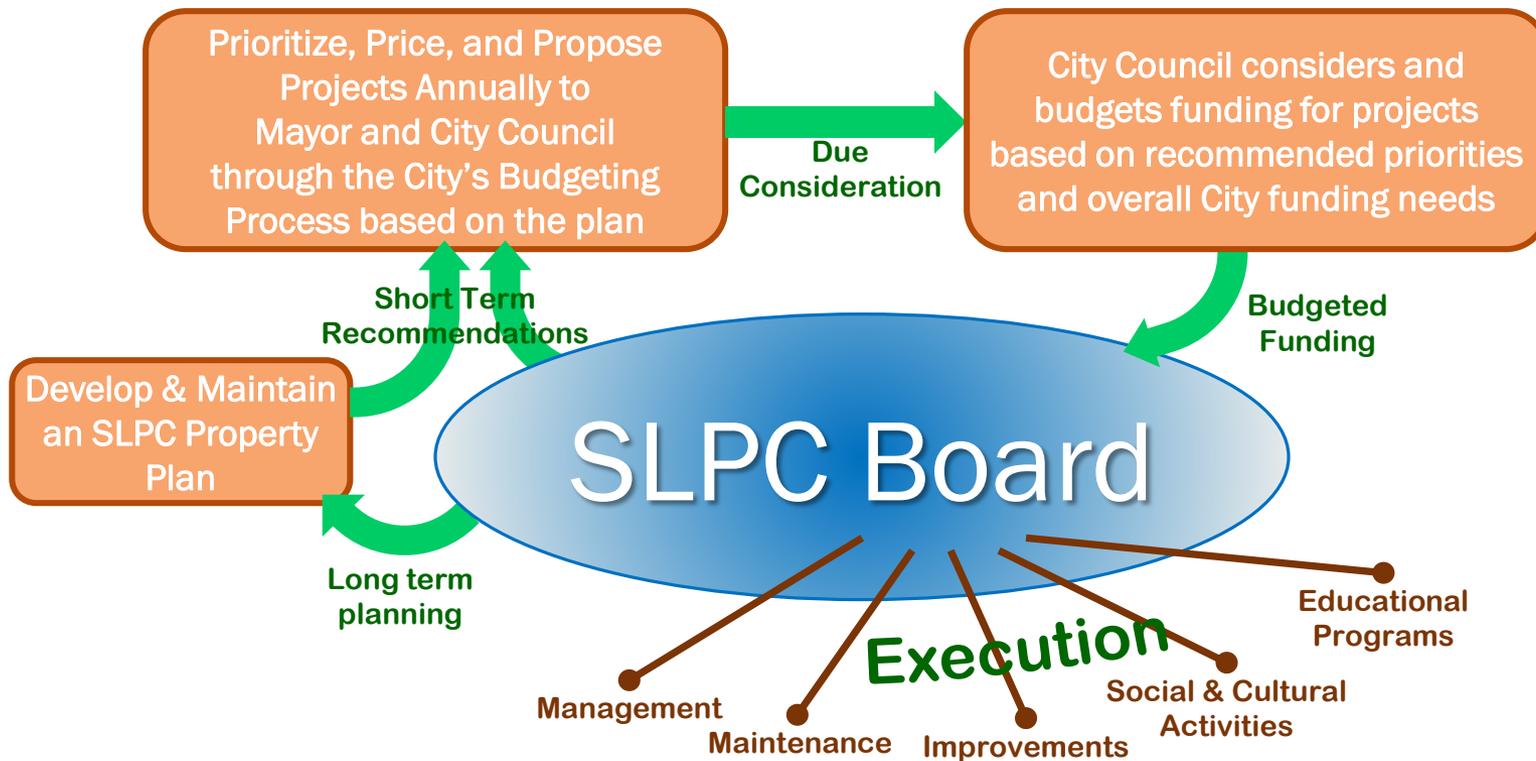
Proposed City Structure

City of Grey Forest Organizational Chart



Details

Operation of the SLPC Board



SLPC Board Objectives

- ☞ Continue providing social and educational opportunities to ALL citizens of Grey Forest
- ☞ Hold holiday events including Christmas Party, 4th of July Parade, Halloween Hayride, and Thanksgiving Dinner
- ☞ Conduct community building events such as National Night Out, Movie Nights, and Little Library location
- ☞ Establish educational events such as presentations by the Texas Parks and Wildlife, Texas A&M Forest Service, and Texas Agrilife A&M Extension
- ☞ Partner with local professionals to provide health conscious activities such as Yoga and CPR Certification
- ☞ Direct programs that will benefit the aging population of Grey Forest

Pro's vs. Con's



Pro's vs. Con's

Pro's to Proposal

- ☞ SLPC programs and parks will be available to every Grey Forest citizen.
- ☞ NO DUES
- ☞ Liability will transfer to the City of Grey Forest
- ☞ Police protection for all facilities and grounds.
- ☞ Municipal encroachment enforcement
- ☞ SLPC will be able to offer more programs to the citizens of Grey Forest
- ☞ Increased funding and grant opportunities
- ☞ No change in land use
- ☞ Flood prevention/creek & trail restoration
- ☞ Not dependent on short term fundraising
- ☞ Ensures continuity of SLPC facilities, property, and programs
- ☞ Non-citizens charged a fee for access to facility, parks, and grounds*
- ☞ Property becomes open to all Grey Forest Citizens

Con's to Proposal

- ☞ Negative perception of government ownership and public access
- ☞ Property becomes open to all Grey Forest Citizens

What comes next?



SLPC Next Step

- ∞ A 2/3 vote of current members is needed to pass this proposal
- ∞ A special meeting has been called to vote on this issue on March 28, 2015
- ∞ If the proposal is passed by the SLPC membership, the City of Grey Forest will begin their due diligence

City of Grey Forest Due Diligence

- ∞ Conduct an inventory of the real estate properties
- ∞ Determine title transfer processes, procedures, and costs such as surveys and title searches
- ∞ Assess dams on the creeks
- ∞ Conduct inspections with the City Engineer
- ∞ Determine Regulatory Agency requirements
- ∞ Estimate costs of corrective actions (if needed)
- ∞ Present plans and costs to City Council for consideration
- ∞ If approved, proceed with appropriate documentation preparation and conduct transfer

If Approved by City of Grey Forest

- ✎ Develop Ordinance to create Scenic Loop Playground Community Board
- ✎ Present to City Council for approval
- ✎ City Council appoints board members

It will take time, planning, and collaboration but we, the current SLPC board believe this is the best option to achieve our objective.

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