

AGENDA ITEM 25

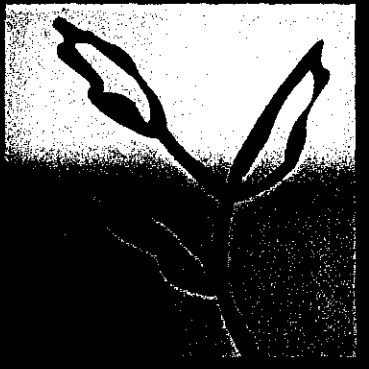
Hear presentation on Berry Springs County Park and Preserve master plan from Hall/Bargainer Inc.

Phil Wanke of Hall/Bargainer gave an overview of the master plan for the Berry Springs County Park and Preserve.

< Attachment >

RECORDERS MEMORANDUM
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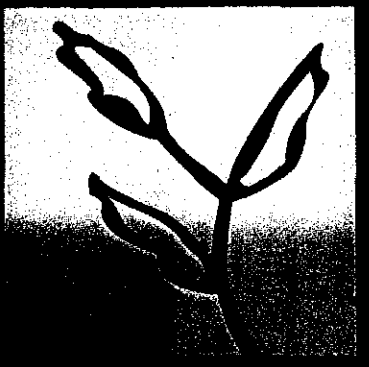

Berry Springs
county park and preserve



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01/29/2002



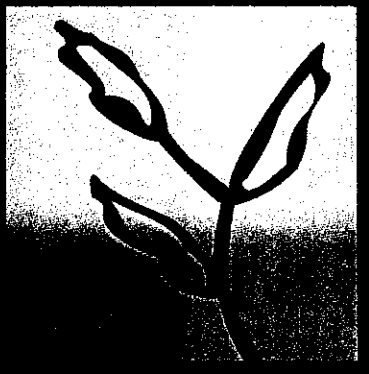
RECORDERS MEMORANDUM
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“ ”
THEY COME FROM FAR AND NEAR TO SEE
 MY HILLSPRING. TO SEE THIS GREAT FOUNTAIN OF
 WATER BOILING UP ON TOP OF THE EARTH, PURE
 AND OLD. THIS LAND IS THE BEST FARMING LAND
 I HAVE EVER SEEN. THE COUNTY IS PLEASANT AND
 HEALTHFUL.

JOHN BERRY

BERRY SPRINGS COUNTY PARK &
 PRESERVE WAS CONCEPTUALLY MASTER
 PLANNED TO PRESERVE, CONSERVE AND
 PROTECT THE COUNTY-OWNED 295-ACRE
 PROPERTY NORTH OF GEORGETOWN. THE
 PROPERTY FEATURES MANY HISTORIC
 ELEMENTS NEEDING RESTORATION OR
 RECONSTRUCTION TO PRESERVE A PIECE
 OF WILLIAMSON COUNTY'S VAST AND
 GREAT HERITAGE. FROM THE PECAN
 ORCHARD TO THE SPRINGS, POND AND
 CREEK, THE ENVIRONMENTAL FEATURES
 MAKE THIS PARK A WELCOME DEPARTURE
 FROM THE URBAN SPRAWL THAT IS
 QUICKLY CONSUMING THE BEAUTIFUL
 HILL COUNTRY. THE PLAN EMPHASIZES
 THESE ELEMENTS GIVING WILLIAMSON
 COUNTY RESIDENTS A PARK FULL OF
 MYSTERIES AND HISTORIES UNCOVERED.

01/29/2002



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CLIENT / OWNERS

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GREG BOATRIGHT COMMISSIONER PRECINCT 2
DAVID HAYS COMMISSIONER PRECINCT 3
FRANKIE LIMMER COMMISSIONER PRECINCT 4

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CIVIL ENGINEER

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GRANT APPLICATION CONSULTANT

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✧ TO DEVELOP A PARK MASTERPLAN
THAT PRESERVES AND RESTORES
THE HISTORICAL, ENVIRONMENTAL
AND CULTURAL ELEMENTS OF THE
NORTH EAST COUNTY PARK.

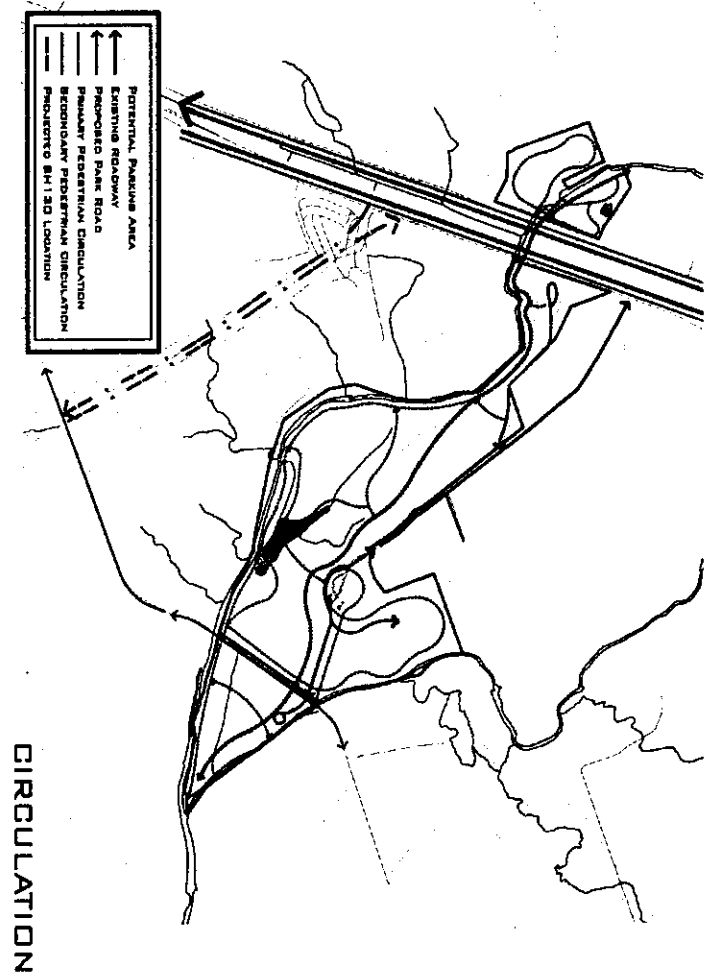
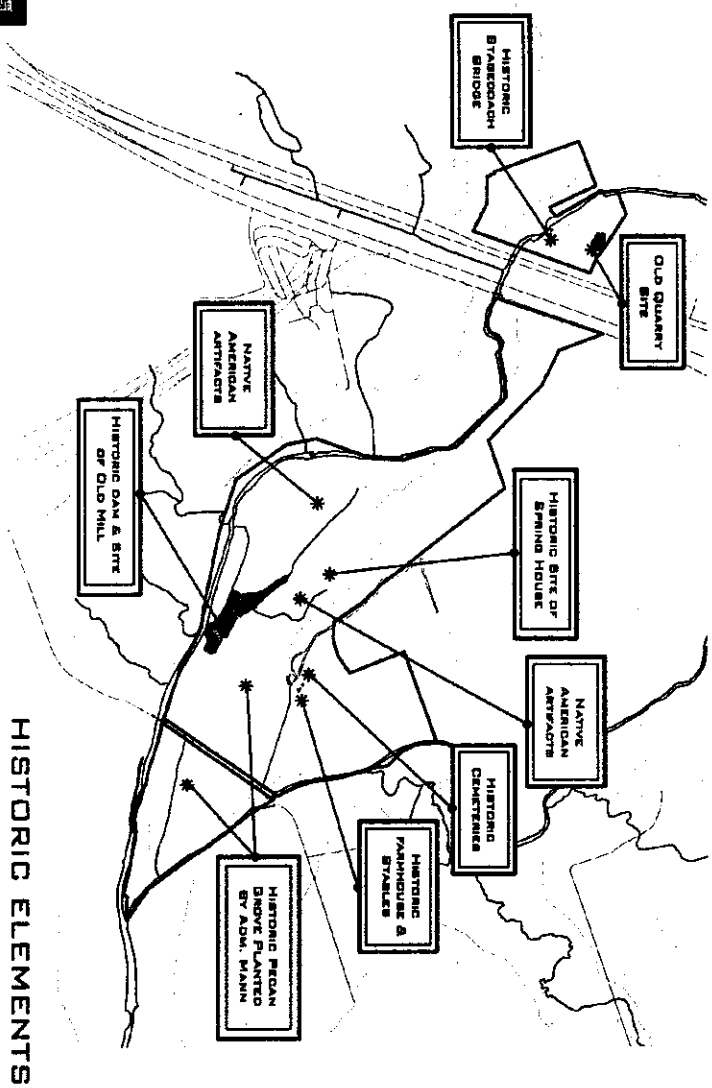
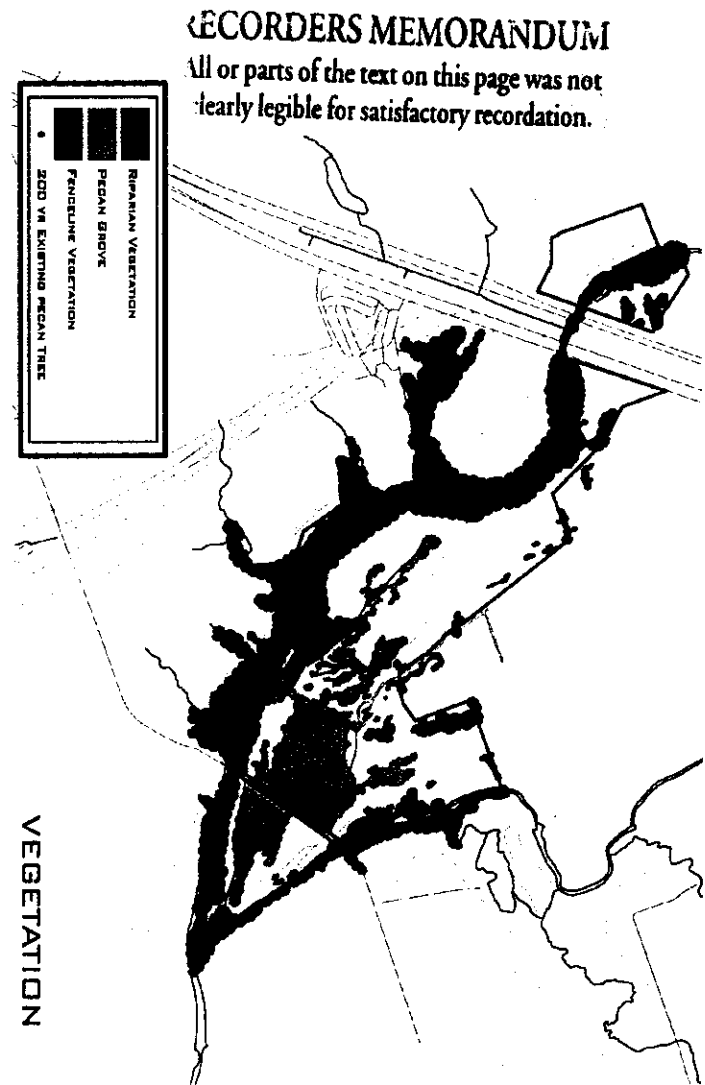
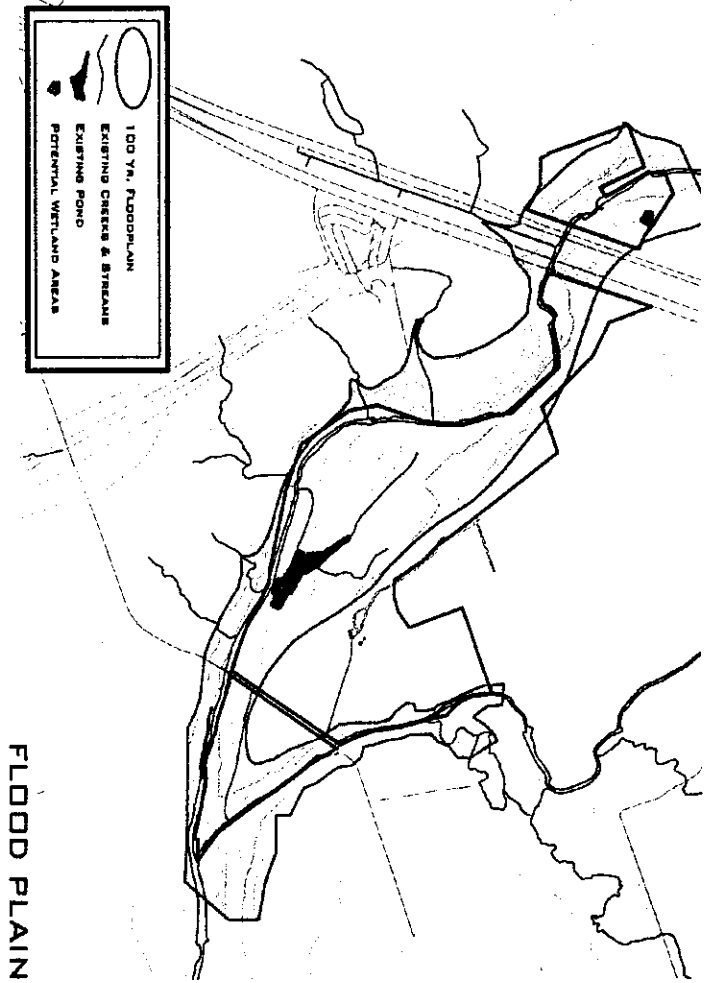
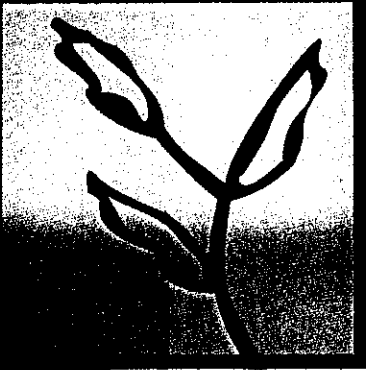
✧ TO SUBMIT AN OUTDOOR GRANT
APPLICATION TO TEXAS PARKS AND
WILDLIFE'S TEXAS RECREATION
AND PARKS ACCOUNT PROGRAM
ON JANUARY 31, 2002.

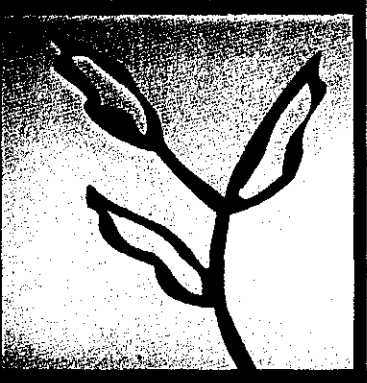
✧ TO CREATE A PHASING PLAN FOR
FUTURE GRANT APPLICATIONS
AND OTHER POTENTIAL FUNDING
SOURCES.

✧ TO FULFILL ALL OR MOST OF THE
PARK FACILITY PRIORITY NEEDS OF
WILLAMSON COUNTY RESIDENTS.

✧ TO FULFILL ALL OR MOST OF THE
PARK FACILITY PRIORITY NEEDS OF
PRECINCT THREE RESIDENTS.

✧ TO CREATE A PHASE ONE SITE
PLAN THAT INCLUDES ELEMENTS
WITH THE HIGHEST POTENTIAL
POINTS UNDER THE PARKS AND
WILDLIFE GRANT SCORING
SYSTEM.



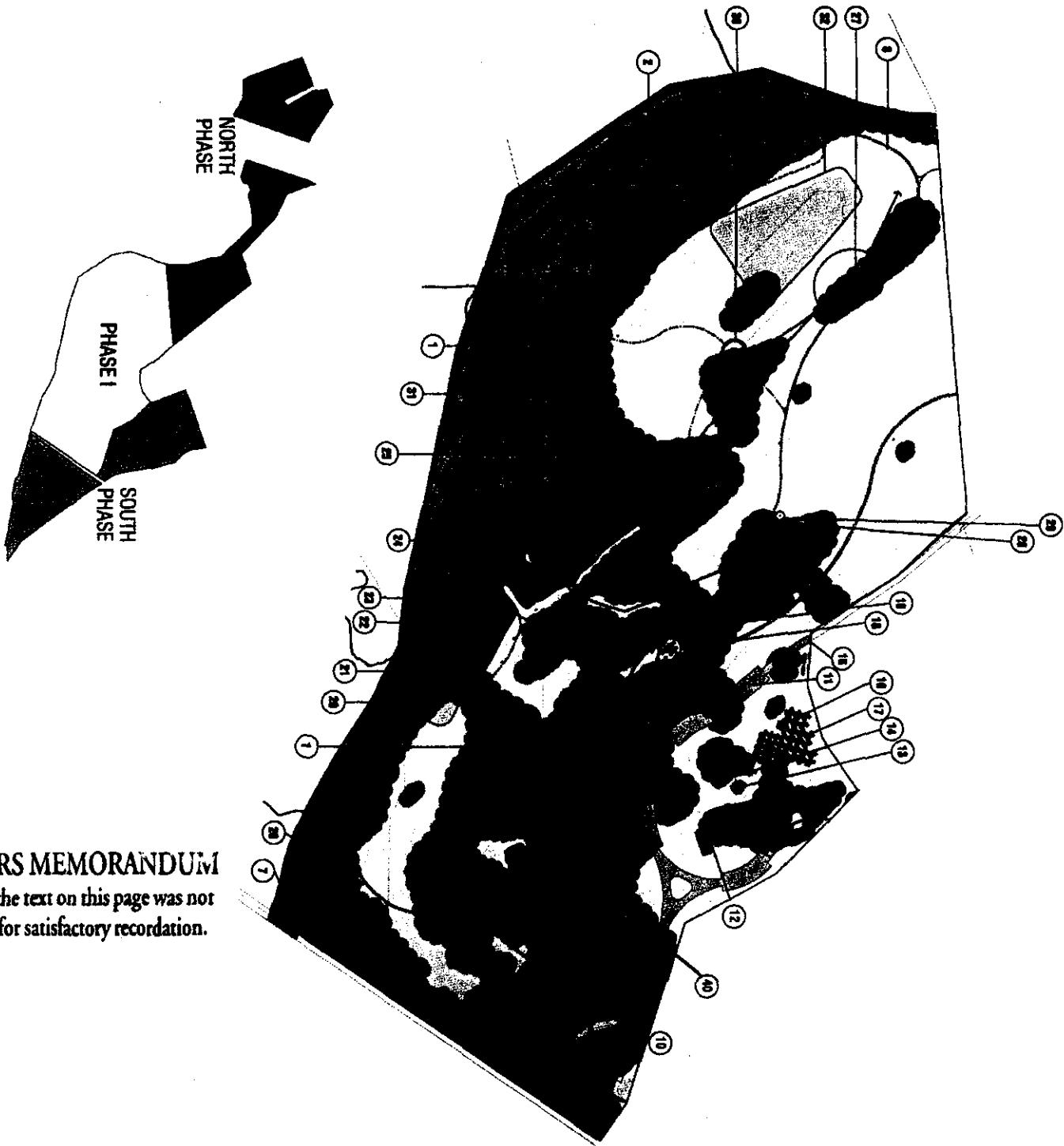
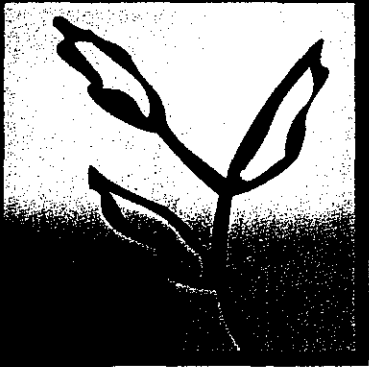


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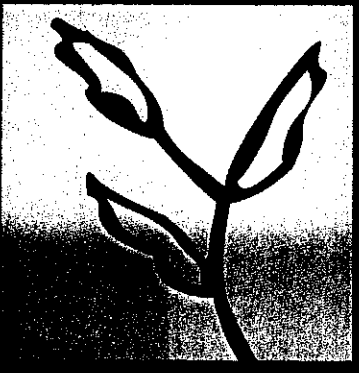
Legend

- 1 Nature Trails- 4' Stabilized Earth
- 2 Pack In Camping Area with B9Q Grills and Tent Pads
- 3 3 Acre Plot for Georgetown Nature Center
- 4 Large Outdoor Amphitheater (Seats 250)
- 5 75 Paved Parking Spaces - 7 Bus/RV Parking with drop off
- 6 Pavilion w/ Restrooms
- 7 Under Bridge Trail Crossing
- 8 Crushed Granite Hike Trail
- 9 Main Park Entrance with Guard Shack
- 10 Pecan Allée Entrance with
- 11 116 Overflow Parking Spaces (Gravel)
- 12 Roadway with 157 paved parking spaces
- 13 Restored Farmhouse with Memorial Gardens (drip irrigation)
- 14 Reunion Pavilion with Restrooms & Photocell or Timed Lights
- 15 Historical Cemetery
- 16 Gated Secondary Entrance
- 17 Educational Center (John Berry's Cabin)
- 18 Fruit Orchard
- 19 Frontier Playground
- 20 Open Air Picnic Pavilion
- 21 Wetland Area (with Boardwalk)
- 22 Seawall Plan Overlook of Berry's Mill
- 23 Restored Original Dam
- 24 New Fishing Pier with Canoe Rental (Composite Decking)
- 25 Aquifer Viewing Platform
- 26 Picnic Tables with Grills throughout
- 27 6 Benches throughout
- 28 Bird Viewing Area
- 29 Rebuilt Old Spring House with Educational Kiosk
- 30 Wagon Circle educational Amphitheater with artistic representation of springs & creeks
- 31 Tonkawa Fire Circle with Educational Kiosk
- 32 Open Space Area
- 33 Wildscape Meadow
- 34 Roadway with 108 head in paved parking spaces
- 35 Wetland Area (Site of Old Quarry)
- 36 Wilflower Meadow
- 37 Native Tree Plantings with Drip Irrigation
- 38 Recycled County Bridge
- 39 Least Free Area
- 40 Old Stagecoach Bridge (Preserved) with Educational Signage
- 41 Concrete Hike/ Bike Trail
- 42 RV Camping Area (44 Spaces w/ Restroom & Dump Station)

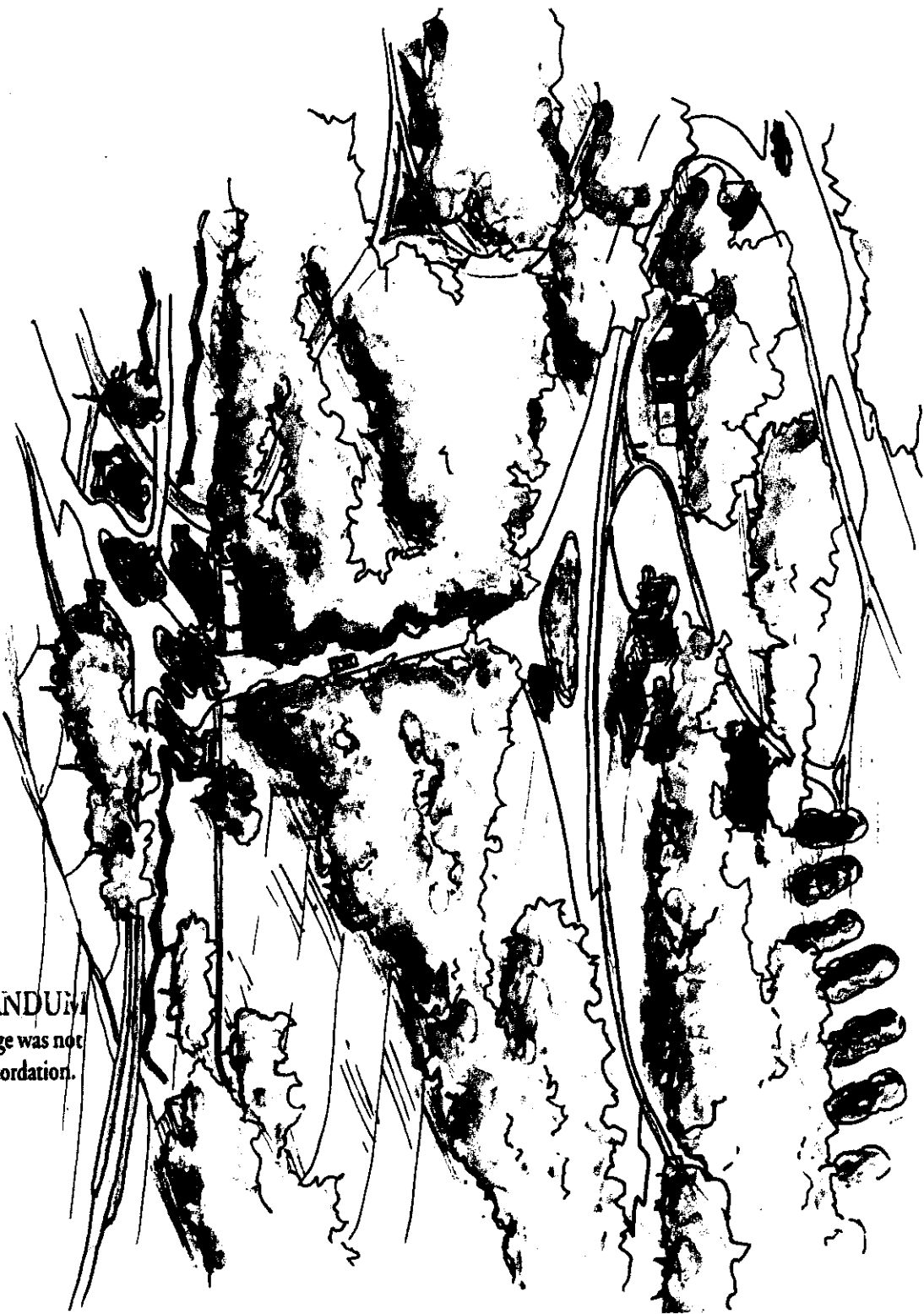


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- Legend**
- ① Mature Trees- 4' Stabilized Earth
 - ② Pack for Camping Area with BBQ Grills and Tent Pads
 - ③ Under Bridge Trail Crossing
 - ④ Crushed Granite Hike Trail
 - ⑤ Main Park Entrance with Guard Shack
 - ⑥ Pecan Alike Entrance with
 - ⑦ 118 Overflow Parking Spaces (Gravel)
 - ⑧ Roadway with 157 paved parking spaces
 - ⑨ Restored Farmhouse with Memorial Gardens (drift irrigation)
 - ⑩ Reunion Pavilion with Restrooms & Photocell or Timed Lights
 - ⑪ Historical Cemetery
 - ⑫ Gated Secondary Entrance
 - ⑬ Educational Center (John Berry's Cabin)
 - ⑭ Fruit Orchard
 - ⑮ Frontier Playground
 - ⑯ Open Air Picnic Pavilion
 - ⑰ Wetland Area (with Boardwalk)
 - ⑱ Seawall Plan Overlook of Berry's Mill
 - ⑲ Restored Original Dam
 - ⑳ New Fishing Pier with Canoe Rental (Composite Decking)
 - ㉑ Aquifer Viewing Platform
 - ㉒ Picnic Tables with Grills throughout
 - ㉓ 6' Benches throughout
 - ㉔ Bird Viewing Area
 - ㉕ Rebuilt Old Spring House with Educational Kiosk
 - ㉖ Wagon Circle educational Amphitheater with artistic representation of springs & creeks
 - ㉗ Tonkawa Fire Circle with Educational Kiosk
 - ㉘ Open Space Area
 - ㉙ Wildscape Meadow
 - ㉚ 8' Concrete hike / bike trail

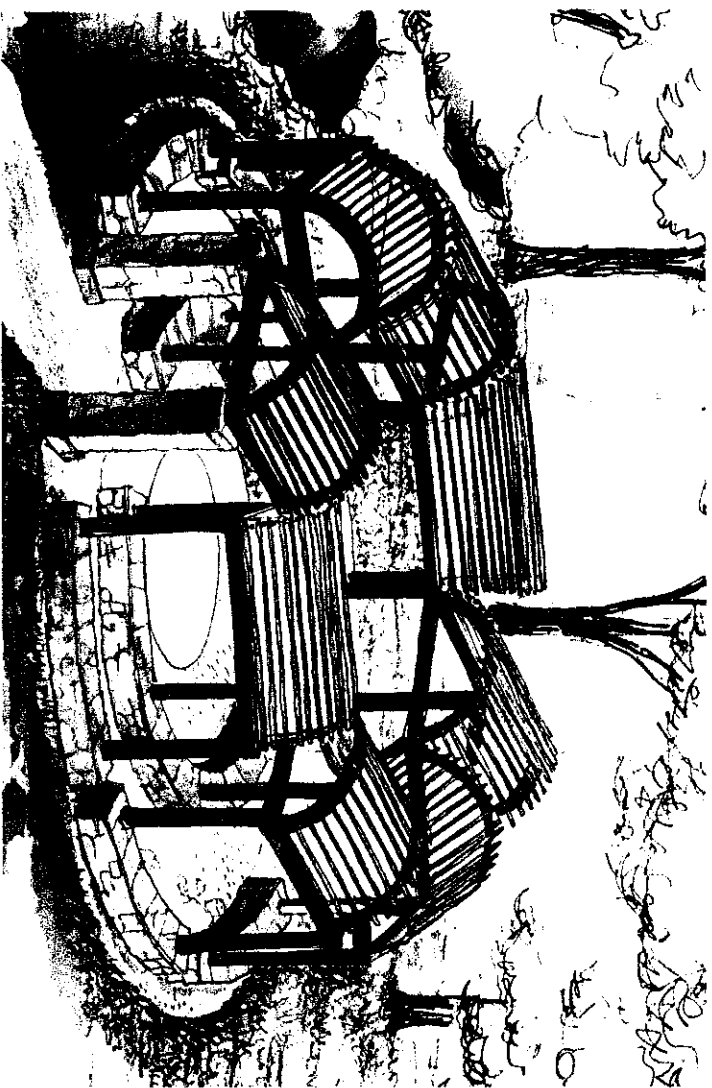


ENTRANCE



RECORDERS MEMORANDUM
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JOHN BERRY, BORN IN KENTUCKY IN 1786 AND A PATRIOT OF THE WAR OF 1812, RECEIVED AN ORIGINAL LAND GRANT IN 1845 FROM THE REPUBLIC OF TEXAS FOR SERVICES RENDERED DURING THE WAR OF INDEPENDENCE. LOCATED IN WESTERN MILAM COUNTY, NOW WILLIAMSON COUNTY, THE BERRY LEAGUE WAS WHERE JOHN WOULD MAKE HIS HOME, AND HIS FINAL RESTING PLACE. A TRUE FRONTIERSMAN, HE BUILT CABINS, A BLACKSMITH SHOP AND FORGE; PLANTED CROPS, A FRUIT ORCHARD AND ROW UPON ROW OF PECAN TREES; AND RAISED AT LEAST TWELVE OF HIS EIGHTEEN CHILDREN ON THIS LAND. HE ALSO BUILT ONE OF THE FIRST GRISTMILLS IN WILLIAMSON COUNTY, TO WHICH OTHER SETTLERS, EVEN THE NATIVE AMERICANS, IN THE AREA CAME TO GRIND THEIR CORN AND WHEAT. HE WAS DESIGNATED BY THE TEXAS LEGISLATURE AS ONE OF THE COMMISSIONERS TO ORGANIZE THE COUNTY AND ESTABLISHED THE COUNTY SEAT. JOHN BERRY DIED IN 1866 AT THE AGE OF 80, AND WAS BURIED IN THE FAMILY CEMETERY ON HIS BELOVED LAND IN WILLIAMSON COUNTY.



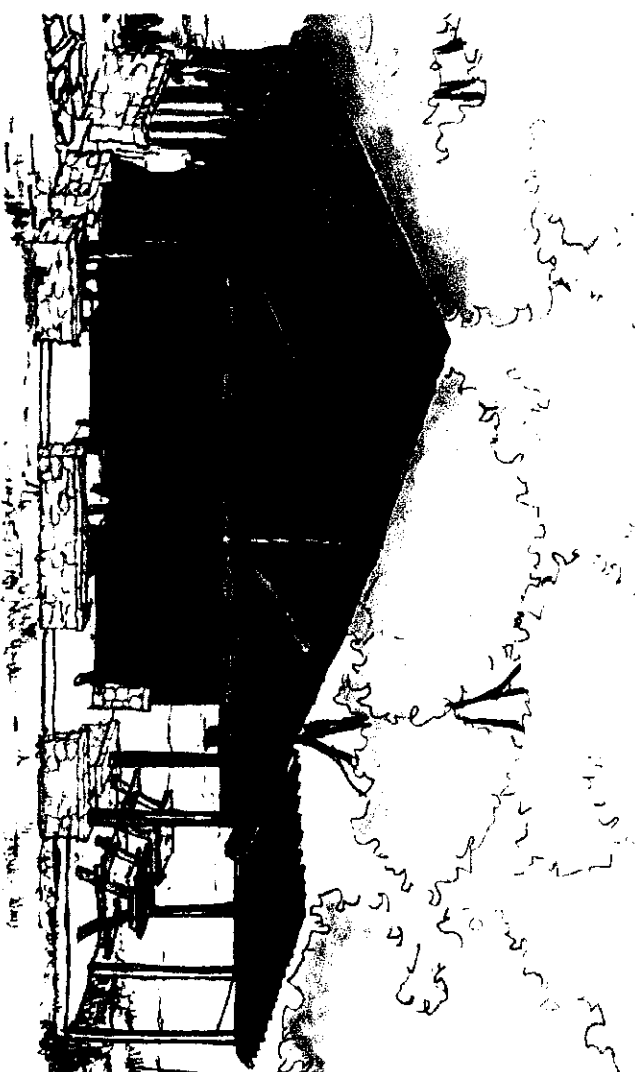
WAGON CIRCLE AMPHITHEATER



JOHN BERRY EDUCATIONAL CENTER

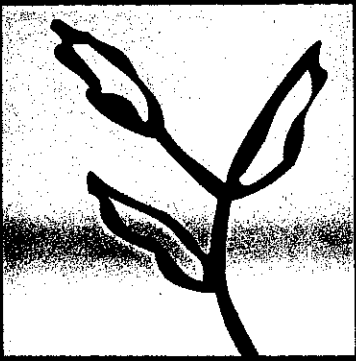


COUNCIL RING



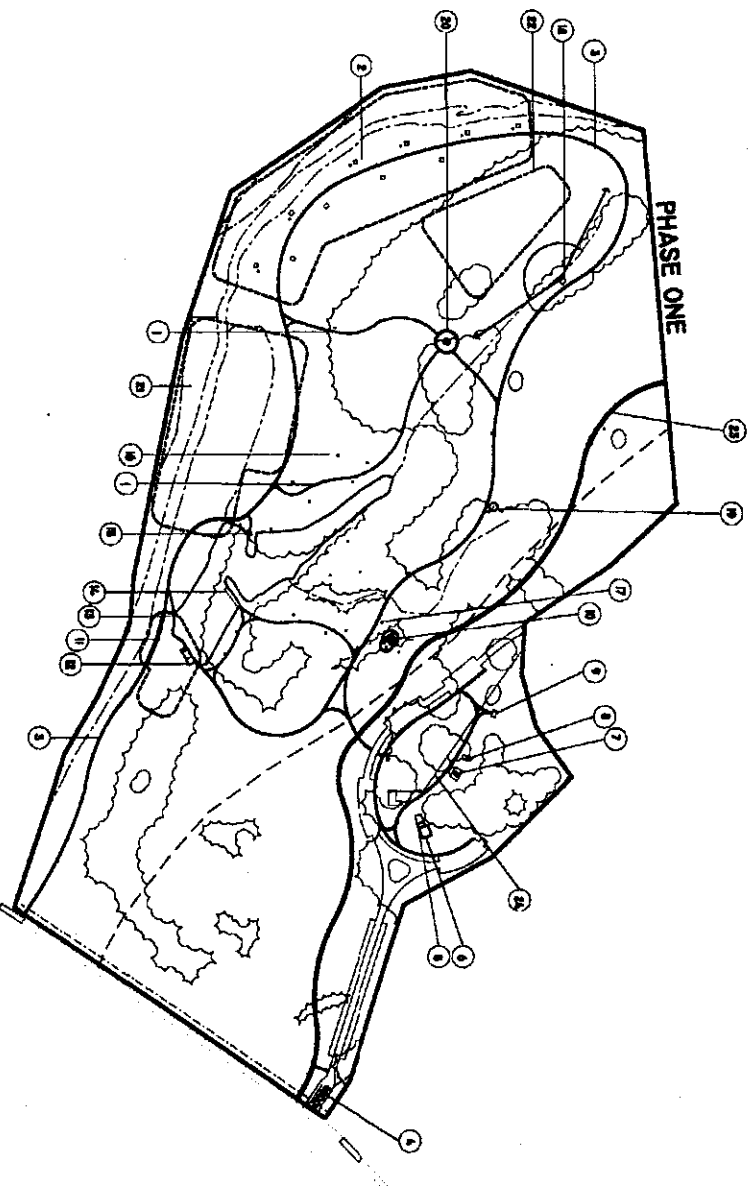
REUNION PAVILION

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SITE PLAN



- LEGEND**
- 1. Proposed Nature Trail - 4.5 Miles (Loop Trail)
 - 2. Proposed Trail - 1/2 Mile (Loop Trail)
 - 3. Proposed Trail - 1/2 Mile (Loop Trail)
 - 4. Proposed Trail - 1/2 Mile (Loop Trail)
 - 5. Proposed Trail - 1/2 Mile (Loop Trail)
 - 6. Proposed Trail - 1/2 Mile (Loop Trail)
 - 7. Proposed Trail - 1/2 Mile (Loop Trail)
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 - 14. Proposed Trail - 1/2 Mile (Loop Trail)
 - 15. Proposed Trail - 1/2 Mile (Loop Trail)
 - 16. Proposed Trail - 1/2 Mile (Loop Trail)
 - 17. Proposed Trail - 1/2 Mile (Loop Trail)
 - 18. Proposed Trail - 1/2 Mile (Loop Trail)
 - 19. Proposed Trail - 1/2 Mile (Loop Trail)
 - 20. Proposed Trail - 1/2 Mile (Loop Trail)
 - 21. Proposed Trail - 1/2 Mile (Loop Trail)
 - 22. Proposed Trail - 1/2 Mile (Loop Trail)
 - 23. Proposed Trail - 1/2 Mile (Loop Trail)
 - 24. Proposed Trail - 1/2 Mile (Loop Trail)
 - 25. Proposed Trail - 1/2 Mile (Loop Trail)
 - 26. Proposed Trail - 1/2 Mile (Loop Trail)

- NATURAL FEATURES LEGEND**
- 1. Tree Line
 - 2. Floodplain
 - 3. Wetlands and Water Bodies

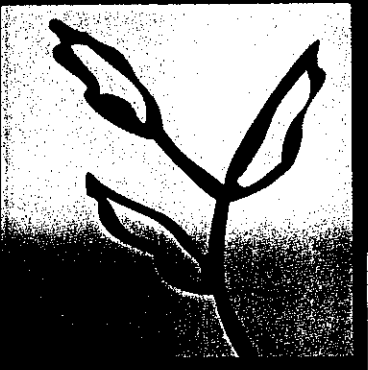
JANUARY 29, 2002

2002 Berry Springs County Park and Preserve



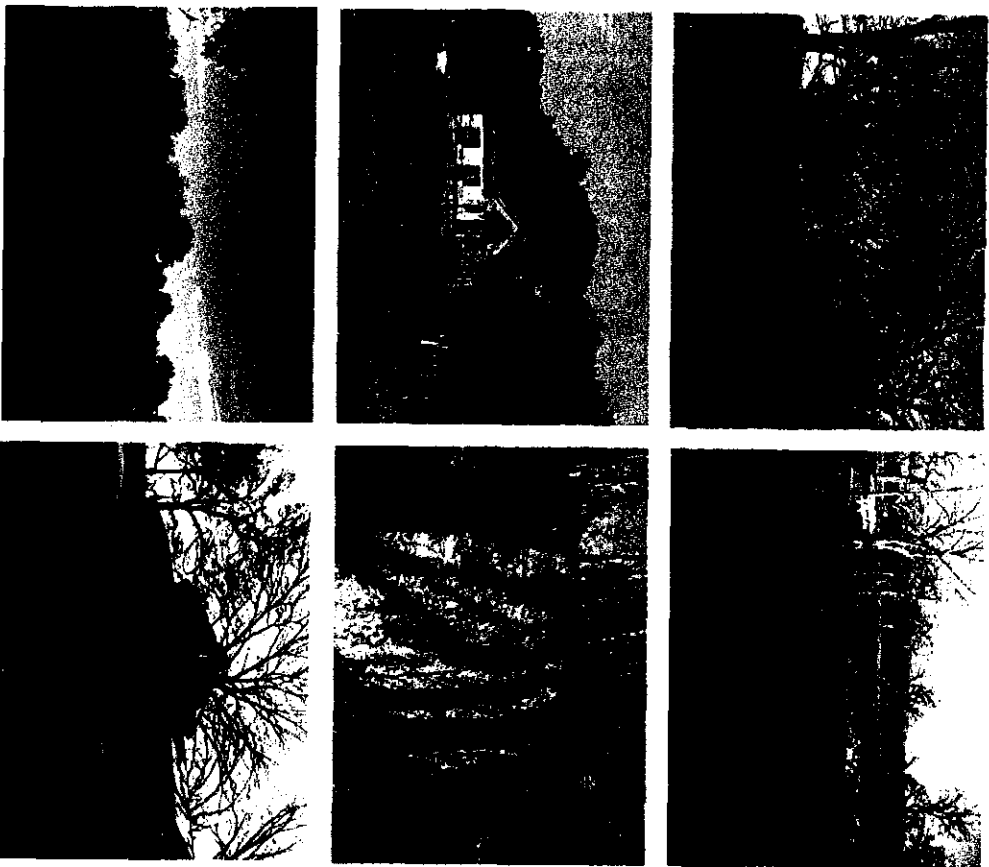
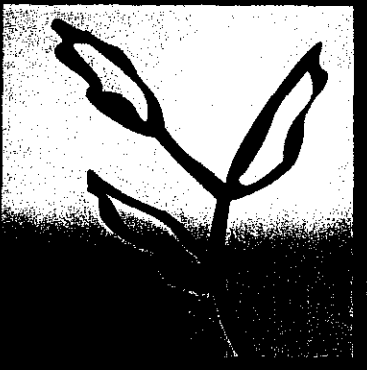
SCALE 1" = 400'

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WILLAMSON COUNTY, IN COOPERATION WITH THE CITY OF GEORGETOWN, PROPOSES THE ACQUISITION AND DEVELOPMENT OF APPROXIMATELY 126 ACRES OF LAND ALONG BERRY CREEK, NORTH OF GEORGETOWN. THIS UNIQUE PASSIVE RECREATION FACILITY WILL PRESERVE THE TEXAS LEGACY ESTABLISHED BY JOHN BERRY, THE ORIGINAL OWNER OF THE PROPERTY. BERRY SPRINGS COUNTY PARK & PRESERVE WILL CONSIST OF A MULTI-FACETED TRAIL SYSTEM, A PLAYSCAPE, A GROUP PICNIC SHELTER, TENT CAMPING AREAS, AN AMPHITHEATER, A FISHING PIER, AN AQUATIC VIEWING PLATFORM, A BIRD VIEWING AREA, A WILDSCAPE MEADOW, BENCHES, PICNIC TABLES AND AN EDUCATIONAL KIOSK. A XERISCAPE MEMORIAL GARDEN WILL BE DEDICATED TO ADMIRAL MANN. INTERPRETIVE SIGNAGE WILL BE UTILIZED THROUGHOUT THE PARK TO EMPHASIZE THE HISTORICAL, CULTURAL AND EDUCATIONAL VALUE OF THE NATURAL CHARACTERISTICS OF THIS LAND AND THE SURROUNDING AREA. AN OPEN SPACE AREA WILL BE DEDICATED ALONG AND INCLUDING PART OF BERRY CREEK.

UPON SUCCESSFUL AWARD OF GRANT FUNDS NECESSARY TO COMPLETE THE DEVELOPMENT OF THE PROPOSED PARK (PHASE ONE), THIS LAND WILL BE DEDICATED FOR PARK LAND. WILLAMSON COUNTY WILL CONSTRUCT ADEQUATE ROADWAYS, PARKING AREAS, RESTROOM FACILITIES, NECESSARY UTILITIES AND BARRIER FENCING SEPARATE FROM THE GRANT PROJECT.



BY RESPONDING TO THE PARK NEEDS OF
WILLIAMSON COUNTY RESIDENTS, WE ARE PRESERVING
THE LAND AND HISTORICAL ELEMENTS FOR THE
ENJOYMENT OF FUTURE GENERATIONS.

FUTURE GRANT APPLICATIONS

- PARKS AND WILDLIFE INDOOR GRANT
[NATURE CENTER]
- PARKS AND WILDLIFE OUTDOOR GRANT
[FUTURE PHASES]

OTHER POTENTIAL FUNDING SOURCES

- CONTRIBUTIONS FROM ASSOCIATION
[SCHOOL DISTRICTS, ETC.]
- PRIVATE DONATIONS
- LORA PARTNERSHIP GRANT
- FOUNDATIONS
- GENERAL OBLIGATION BONDS
- GENERAL OPERATING FUNDS
- AGRICULTURAL EXTENSION SERVICE
- NATURAL RESOURCES CONSERVATION SERVICE
- TEXAS DEPARTMENT OF TRANSPORTATION
- US FISH AND WILDLIFE SERVICE
- TEXAS FOREST SERVICE
- TEXAS NATURE CONSERVANCY

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AGENDA ITEM 26

Hear presentation from Land Strategies, Inc. regarding Williamson County Regional Park.

Paul Linehan updated the court on the Williamson County Regional Park project. He stated that a WPAP plan (Water Pollution Abatement Plan) had been sent to the Texas Natural Resource Conservation Commission last week, and that a septic collection system plan will be submitted to the TNRCC on February 5, 2002. He said that due to some higher costs, the park project is over budget by \$12,000.00. He presented the court with a cost estimate and financial summary of available funds for Phase 1, and addressed the court regarding water and wastewater alternatives for park facilities. He stated that a domestic water line from the City of Georgetown could be brought to the park through the Whitetail Subdivision for the cost of approximately \$1,000,000.00, with the possibility of recovering the cost by attaching a surcharge to new hookups on the line. It would take about 8 months to complete the line. Another alternative would be to have ECO Resources, Inc. build the line on a lease agreement basis (to include a purchase option) with the County, which could be completed in approximately 4 months. The County would attach a surcharge to the line to finance buying back the line from ECO Resources, Inc.

John Moman, of Moman Architects, Inc., discussed restroom and concession stand structures and displayed some examples of construction materials to the court. Commissioner Heiligenstein asked Mr. Moman to consider an alternative to the proposed screening material for ventilation purposes.

Mr. Linehan stated that Thornhill & Associates is in the process of digging a pilot water well on the property. He said that he should know if the well would produce enough water to irrigate the playing fields by next week.

< Attachment >