

THE FLOWER MOUND COMMUNITY DEVELOPMENT CORPORATION REGULAR MEETING HELD ON THE 26TH DAY OF MAY, 2011, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 P.M.

The Community Development Corporation met in regular session, with the following members present:

Melissa Northern	Vice President
Dana Smith	Treasurer
Claudio Forest	Secretary
Virginia Curry	Director
Steve Lyda	Director

with members absent:

John Parkinson	President
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constituting a quorum with the following members of Town staff participating:

Tony Nielsen	Sr. Project Administrator
Clayton Litton	Parks Superintendent

A. CALL REGULAR MEETING TO ORDER

Vice President Northern called the regular meeting to order at 6:32 p.m.

B. INVOCATION

Director Lyda led the Invocation.

C. PLEDGE OF ALLEGIANCE

Director Lyda led the Pledge of Allegiance.

D. PUBLIC PARTICIPATION

None.

E. MEMBER ANNOUNCEMENTS

Treasurer Smith inquired about a new committee being established through the PALS Board.

Vice President Northern responded that there was a new committee being formed that would focus on the Arts. This committee would help create awareness and participation in the area of the Arts. She then reminded the Board that there would be Music in the Park at Parker Square beginning in June on Friday evenings, as well the

Town's July Fourth Event at Bakersfield Park. Lastly, she discussed FMPAT would be performing Red, White, & Tuna.

F. STAFF REPORT

Tony Nielsen, Sr. Project Administrator, updated the Board on current CIP park projects.

G. CONSENT AGENDA

Vice President Northern read the item on the Consent Agenda.

Director Lyda made a motion to approve consent Item 1. Secretary Forest seconded the motion. The item, as approved by consent, was re-stated below along with the approved recommendation for the record.

- 1. Consider approval of the minutes from the regular meeting of the Community Development Corporation held on April 28, 2011.**

RECOMMENDATION: Move to accept the minutes as written.

VOTE ON THE MOTION

AYES: Directors Curry, Smith, Forest, Northern, and Lyda
NAYS: None.
ABSENT: None.

The motion passed with a vote of 5-0.

H. ADJOURNMENT – REGULAR MEETING

Vice President Northern adjourned the regular meeting at 6:43 p.m.

I. CALL WORK SESSION TO ORDER

J. WORK SESSION ITEMS

Vice President Northern opened the Work Session at 6:43 p.m.

- 2. Review and discuss Parks, Arts and Library Services (PALS) Board request to approve amending the Park and Trail Improvements Project using 4B sales tax revenues in the FY 2011-2012 CIP.**

Gary Sims, Executive Director of Community Services, presented.

Vice President Northern inquired about GIS usage.

Mr. Sims responded that GIS coordinates would be placed on quarter-mile markers to aid in emergency calls and reports. He also stated that staff was working with the Town's GIS Department to create a way for people to download trails on their phones and other mobile devices.

Director Curry inquired about trails that would cross the Town, specifically trails in the west.

Vice President Northern responded that developers aid in this process, so trails out west are fewer as there are fewer developments in that area.

Norma Kruger, 3800 Hide-A-Way Ln., Flower Mound, TX

Mrs. Kruger, PALS Board Chair, stated that many parks are short on amenities.

Treasurer Smith asked which trail appeared to be used the most. She suggested that determining the most occupied trail but be a good way to determine which parks get amenities first.

Mr. Sims responded that the Purple Cone Flower trail is very busy and appears to get the most use.

Vice President Northern stated that trail markers were a high priority.

Director Lyda stated that circuit equipment needs to be very strategically placed throughout the trail system.

3. Review and consider a recommendation by the Parks, Arts and Library Services (PALS) Board to approve funding for a feasibility study for Twin Coves Park using 4B sales tax revenues in the FY 2011-2012 CIP.

Gary Sims, Executive Director of Community Services, presented.

Director Curry inquired about whether or not there would be citizen input on this project. She stated that she feels like this project would be a very bad business venture for the Town and she would not support it.

Vice President stated that there would be public input, and the feasibility study would lend greater direction.

Director Smith stated that there are many citizens looking to doc their boats in Flower Mound. She then asked what other options were available for revenue at the park.

Mr. Sims responded that boating, camping, and large pavilion use are several revenue options. Also bike and kayak rentals, and ropes courses are great options.

Mrs. Krueger stated that the Town's consultant presented a concept, now; this study would help confirm that this concept is a feasible and worthy investment for the Town.

4. Review and discuss the next four years of the Five-Year CIP Project list for years 2011-2012 through 2015-2016.

Gary Sims, Executive Director of Community Services, presented.

Secretary Forest inquired as to whether or not there had been additional funding considered for Twin Coves.

Mr. Sims responded that additional funding options would be considered once the feasibility study has been completed.

K. ADJOURNEMENT - WORK SESSION

Vice President Northern adjourned the Work Session at 7:48 p.m.

L. PUBLIC HEARING

Vice President Northern opened the Public Hearing at 7:48 p.m.

5. Public Hearing and action to approve amending the Park and Trail Improvements Project using 4B sales tax revenues in the FY 2011-2012 CIP.

No public comments received.

Director Lyda made a motion to approve. Secretary Forest seconded the motion.

VOTE ON THE MOTION

AYES: Directors Curry, Smith, Forest, Northern, and Lyda

NAYS: None.

ABSENT: None.

The motion passed with a vote of 5-0.

6. Public Hearing and action to approve funding for a feasibility study for Twin Coves Park using 4B sales tax revenues in the FY 2011-2012 CIP.

No public comments received.

Secretary Forest asked for details on the study. He also asked about the management of the property, once in operation.

Mr. Sims responded that the consultant would provide an evaluation of the suitability of the proposed projects, evaluate the current market, attendance and possible usage for the park. They will also provide financial analysis of all of the proposed elements to the park. Concerning management, Mr. Sims stated that the Town Council would make that decision once the feasibility study has been completed.

Vice President Northern stated that her largest concern was making sure that the Town has the infrastructure to support the type of growth that is being seen near Twin Coves. She stated that her primary concerns are water, sewer, and roads.

Director Curry asked if the consultant would be able to explore various options for amenities to the park.

Mr. Sims responded that the study was being presented based off the concept plan that was approved by the Town Council.

Director Lyda stated that the Town should be mindful that this is a leased property so investments, such as amenities, should be considered with that in mind. He suggested that most of the park be self-sustaining.

Treasurer Smith asked about details on the lease.

Mr. Sims responded that after the initial 25 year lease, there may be other options such as a 50 year, or 99 year lease options.

Director Curry suggested that the idea of this park should be proposed as a Town vote. She stated that she was seriously concerned with the idea of a "mobile home" park being added to the community. Ms. Curry said that her and her neighbors would not appreciate having these homes in Flower Mound. She stated she does not want to be a part of a transient community.

Director Lyda responded that the Town's Master Plan was approved with extensive public input, and that the park would have a camping amenity feature.

Director Lyda made a motion to approve. Secretary Forest seconded the motion.

VOTE ON THE MOTION

AYES: Directors Curry, Smith, Forest, Northern, and Lyda
NAYS: None.
ABSENT: None.

The motion passed with a vote of 5-0.

M. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

Mr. Sims stated that the next meeting would include a review of the CDC's current bylaws.

N. ADJOURNMENT

Vice President Northern adjourned the regular meeting at 8:11 p.m.

TOWN OF FLOWER MOUND, TEXAS

President

ATTEST:

Secretary