



**AGENDA**

**TOWN OF FLOWER MOUND  
COMMUNITY DEVELOPMENT COOPERATION**

**JANUARY 31, 2022**

**FLOWER MOUND TOWN HALL  
2121 CROSS TIMBERS ROAD  
FLOWER MOUND, TEXAS**

**6:30 P.M.**

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AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT  
[WWW.FLOWER-MOUND.COM/AGENDA/AGENDA.PHP](http://WWW.FLOWER-MOUND.COM/AGENDA/AGENDA.PHP)  
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**A. CALL REGULAR MEETING TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG  
*"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."***

**D. ELECTION OF OFFICERS**

**E. PUBLIC COMMENT**

To speak to The Community Development Corporation during public comment, please fill out a comment form.

- Turn in form to Executive Assistant.
- Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired.
- Please state your name and address when speaking.

**F. STAFF REPORT**

Update and status report related to operational issues, capital improvement projects, budget projections and grants.

**G. CONSENT AGENDA - Consent Items**

This agenda consists of non-controversial or "housekeeping" items and may be approved with a single motion. A member of the Community Development Corporation may request an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.

**Community Development Corporation Meeting Agenda**

**January 31, 2022**

**Page 2**

1. Consider approval of minutes from the regular meeting of the Community Development Corporation held on June 24, 2021.

**H. PUBLIC HEARING**

2. Public Hearing and action to approve funding for the Miracle League Field Renovation project to be funded by the Community Development Corporation in the Fiscal Year 2021-2022 using 4B sales tax revenue. (The Parks Board recommended approval of this project by a vote of 6 to 0 at its December 2, 2021 meeting.)

**I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS**

**J. ADJOURNMENT – REGULAR MEETING**

**I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: January 27, 2022 at 4:30 pm, at least 72 hours prior to the schedule time of said meeting.**



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**Kelli Repasz  
Executive Assistant**

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Kelli Repasz, Executive Assistant, at (972) 874-6342.



**COMMUNITY DEVELOPMENT CORPORATION AGENDA ITEM NO: 1  
CONSENT ITEM**

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**DATE:** January 31, 2022

**FROM:** Kelli Repasz, Executive Assistant

**ITEM:** Consider approval of minutes from the regular meeting of the Community Development Corporation held on June 24, 2021.

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**Background Information:** The CDC held a regular meeting on June 24, 2021.

**Alternatives/Options:** N/A

**Fiscal Impact:** N/A

**Legal Review:** N/A

**Attachments:**

1. Draft minutes from the June 24, 2021 regular meeting of the Community Development Corporation.

**Draft Motion:** Move to approve as presented in the agenda caption.

**THE FLOWER MOUND COMMUNITY DEVELOPMENT CORPORATION REGULAR MEETING HELD ON THE 24TH DAY OF JUNE, 2021, 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:

Mehul Desai	President
Shruti Rawat	Vice President
Gregory Crouse	Secretary
Rishiyur Mohan	Director 3

with the following members absent:

Max Uzowihe	Director
Director 4	Vacant

Constituting a quorum with the following members of Town staff participating:

Chuck Jennings	Director of Parks and Recreation
Debra Wallace	Interim Town Manager, CFO
Tammy Wilson	Executive Director of Fiscal and Administrative Services
Mark Long	Recreation Superintendent
Kari Biddix	Park Development Manager
Kelli Repasz	Executive Assistant

**A. CALL REGULAR MEETING TO ORDER - 6:30 P.M.**

President Desai called the regular meeting to order at 6:30 P.M.

**B./C. INVOCATION/PLEDGE OF ALLEGIANCE**

President Desai gave the invocation and led the pledges.

**D. PUBLIC PARTICIPATION**

**E. STAFF REPORT**

Chuck Jennings, Director of Parks and Recreation Services, gave an update regarding the grant for Peters Colony Memorial Park, Kari Biddix, Park Development Manager, and Tammy Wilson, Executive Director of Fiscal and Administrative Services, presented current CIP projects and financials.

**F. CONSENT ITEMS**

**FLOWER MOUND COMMUNITY DEVELOPMENT CORPORATION MEETING**

**JUNE 24, 2021**

**PAGE 2**

1. Consider approval of the minutes from the regular meeting of the Community Development Corporation held on January 26, 2021.

Director Desai moved to approve consent Item 1, as presented in the agenda caption. Director Crouse seconded the motion. Each item, approved by consent, is restated above along with the approved recommendation for the record.

**VOTE ON MOTION:**

*Motion passed*

**AYES: RAWAT, DESAI, CROUSE, MOHAN**

**NAYS: NONE**

**ABSTAIN: NONE**

**VACANT: PLACE 1**

**G. PUBLIC HEARINGS**

2. Public Hearing to consider funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Twin Coves Park Debt Service, Chinn Chapel Park Improvements, Dunham Ranch Master Plan, Glenwick Park Improvements, Gerault Park Improvements, Leonard and Helen Johns Park Improvements, 2021-22 Playground Replacements, Individual Park Improvements, Tealwood Oaks Park Improvements, Trails Master Plan Implementation using 4B sales tax revenues in the FY 2021-2022 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its May 6, 2021 meeting.)

**Staff Presentation**

Chuck Jennings, Director of Parks and Recreation presented.

President Desai opened the Public Hearing at 7:50 P.M. No one spoke. President Desai closed the Public Hearing at 7:50 P.M.

Director Desai moved to approve as presented. Director Rawat seconded the motion.

**VOTE ON MOTION:**

*Motion passed*

**AYES: MOHAN, CROUSE, DESAI, RAWAT**

**NAYS: NONE**

**ABSTAIN: NONE**

**VACANT: PLACE 1**

**I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS**

**J. ADJOURN REGULAR MEETING**

President Desai adjourned the meeting at 7:52 P.M. on Thursday, June 24, 2021.

TOWN OF FLOWER MOUND, TEXAS

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President

ATTEST:

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Secretary

DRAFT



COMMUNITY DEVELOPMENT CORPORATION  
AGENDA ITEM NO: 2

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**DATE:** January 31, 2022

**FROM:** Chuck Jennings; Director of Parks and Recreation Services

**ITEM:** **Public Hearing and action to approve funding for the Miracle League Field Renovation project to be funded by the Community Development Corporation in Fiscal Year 2021-2022 using 4B sales tax revenue. (The Parks Board recommended approval of this project by a vote of 6 to 0 at its December 2, 2021 meeting.)**

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**Background Information:** In the fall of 2021, The Flower Mound Youth Sports Association (FMYSA) in partnership with The Miracle League North Texas began a baseball program for individuals with physical and cognitive disabilities. In their inaugural season, the Flower Mound Miracle League program saw 53 individuals register and participate in the program. Due to the success of the first season, representatives with the FMYSA and Miracle League North Texas met with Town staff to discuss their desire to see a true Miracle League field built in Flower Mound. Currently, the program utilizes a softball field at Bakersfield Park for all games. Traditional baseball fields such as the one currently being used are not designed with wheelchair and mobility devices in mind and create several issues for participants and volunteers.

FMYSA and Miracle League North Texas wanted to determine if building a stand-alone field in Flower Mound or converting an existing field would be a realistic option that the Town would approve. Staff determined that converting the infield of an existing field would be the quickest and most cost-effective way to proceed and requested that the two groups get quotes on converting the infield of field 11 at Bakersfield Park. Field 11 was selected primarily due to proximity to the parking lot, the number of ADA parking spaces, accessible sidewalks, restrooms, and a flatter surface leading into the field. Also, of importance to FMYSA and Miracle League was that the field be a part of a larger complex, so participants would feel included with other baseball and softball teams. Converting the infield of field 11 will not have a negative impact on softball or baseball teams currently using this field for games and practices. Based on initial quotes, staff has determined that the price of converting the infield could be up to \$150,000.

To garner additional support, FMYSA and Miracle League representatives met with State Representative Tan Parker and Mayor Derek France. Both were excited about the possibility of having a Miracle League field in Flower Mound and supported efforts to raise funds for the project. It was determined that with their support, a fundraising campaign would immediately be started to help pay for the field conversion. The goal is that the field be completed by opening day of FMYSA's 2022 fall season. To expedite the project and not knowing how much will be raised, Town staff is recommending that the construction costs be paid for out of the 4B fund and any money raised be used to offset the expenses.

The Miracle League removes the barriers that keep children with cognitive and physical disabilities off the baseball field and lets them experience the joy of America's favorite pastime. The Miracle League is about making new friends, building self-esteem, and being treated like other kids. To help the athletes, The Miracle League uses a "buddy" system – pairing each player with an able-bodied peer. The result is a bond that cannot be described. The Miracle League serves children with any physical or mental disabilities, which can cause them to be excluded from conventional youth baseball leagues.



COMMUNITY DEVELOPMENT CORPORATION  
AGENDA ITEM NO: 2

**Alternatives/Options:** N/A

**Fiscal Impact:**

**Proposed Expenditure:** \$150,000.00

**Account Number(s):** 317-various

**Finance Review by:**

**Legal Review:** N/A

**Attachments:**

1. Example of a Miracle League synthetic turf infield

**Draft Motion:** Move to approve as presented in the agenda caption.



