



AGENDA

**TOWN OF FLOWER MOUND
COMMUNITY DEVELOPMENT COOPERATION**

APRIL 24, 2018

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

6:30 P.M.

AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT
WWW.FLOWER-MOUND.COM/AGENDA/AGENDA.PHP

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 PARTICIPATION

Please fill out an "Appearance Before Community Development Corporation" form in order to address the Corporation, and turn the form in prior to Citizens and Visitors Comments, or by 6:40 p.m. to the Town staff. Speakers are normally limited to three minutes.

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

Community Development Corporation Meeting Agenda

April 24, 2018

Page 2

an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of minutes from the regular meeting of the Community Development Corporation held on July 18, 2017.

H. ADJOURNEMENT – REGULAR MEETING

I. PUBLIC HEARING

2. Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Twin Coves Park Debt Service, Bakersfield Park Improvements, Rheudasil Improvements, Playground Replacements for Lakewood Park, Stone Creek Park, Thrush Park, and Gerault Park, Lakewood Park Pavilion, Canyon Falls Park Design, Bella Lago Park Master Plan, Peters Colony Memorial Park Master Plan, Cortadera Park Improvements using 4B sales tax revenues in the FY 2018-2019 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its April 5, 2018, meeting.)

J. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

K. ADJOURNEMENT – REGULAR MEETING



Gary Sims
Executive Director of Community Services

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: April 20, 2018 at 1:30 pm, at least 72 hours prior to the schedule time of said meeting.



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

DATE: April 24, 2018

FROM: Gary Sims, Executive Director of Community Services *BS*

ITEM: Consider approval of minutes from the regular meeting of the Community Development Corporation held on July 18, 2017.

Background Information: N/A

Alternatives/Options: N/A

Fiscal Impact: N/A

Legal Review: N/A

Attachments:

1. Copy of the draft minutes from the July 18, 2017, regular meeting of the Community Development Corporation.

Draft Motion: Move to approve the minutes from the July 18, 2017 regular meeting of the Community Development Corporation.

THE FLOWER MOUND COMMUNITY DEVELOPMENT CORPORATION REGULAR MEETING HELD ON THE 17TH DAY OF JULY, 2017, 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:

| | |
|------------------|----------------|
| Dana Smith | President |
| Scott Lang | Vice-President |
| Cassandra Forest | Treasurer |
| Tom Hayden | Director |
| Mark Wise | Director |

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

| | |
|----------------|--|
| Gary Sims | Executive Director of Community Services |
| Debra Wallace | Assistant Town Manager, CFO |
| Clayton Litton | Parks Superintendent |
| Kari Biddix | Park Development Manager |
| Kelli Repasz | Executive Assistant |

A. CALL REGULAR MEETING TO ORDER - 6:31 P.M.

B. INVOCATION – Dana Smith

C. PLEDGE OF ALLEGIANCE

E. Election of Officers –

- a. **President**
- b. **Vice President**
- c. **Treasurer**
- d. **Secretary**

D. PUBLIC PARTICIPATION

E. STAFF REPORT

Gary Sims, Executive Director of Community Services, Kari Biddix, Park Development Manager, and Debra Wallace, CFO presented on current CIP projects.

F. CONSENT AGENDA

President Dana Smith read the item on the Consent Agenda.

Director Scott Lang made a motion to approve consent Item 1. Director Mark Wise 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 November 28, 2017.**

RECOMMENDATION: Move to accept the minutes as written.

VOTE ON THE MOTION

AYES: Directors Forest, Hayden, Smith, Lang, Wise.
NAYS: None.
ABSENT: Henderson.

The motion passed with a vote of 5-0.

G. ADJOURNMENT – REGULAR MEETING – 6:45 P.M.

H. PUBLIC HEARINGS – 6:45 P.M.

- 2. Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Heritage Park Phase 4 construction, and Twin Coves Park Debt Service using 4B sales tax revenues in the FY 2017-2018 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its April 06, 2017, meeting.)**

Gary Sims, Executive Director of Community Services and Kari Biddix, Park Development Manager, presented.

Commission Deliberation.

Director Mark Wise made a motion to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Heritage Park Phase 4 construction, and Twin Coves Park Debt Service using 4B sales tax revenues in the FY 2017-2018 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its April 06, 2017, meeting.) Director Cassandra Forest seconds the motion.

VOTE ON THE MOTION

AYES: Directors Forest, Hayden, Smith, Lang, Wise
NAYS: None.
ABSENT: Henderson.

The motion passed with a vote of 5-0.

- I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS
- J. ADJOURNEMENT – REGULAR MEETING – 7:38 P.M.

TOWN OF FLOWER MOUND, TEXAS

President

ATTEST:

Secretary

DRAFT



COMMUNITY DEVELOPMENT CORPORATION
AGENDA ITEM NO: 2

-
- DATE:** April 24, 2018
- FROM:** Gary Sims; Executive Director of Community Services
Chuck Jennings; Director of Parks and Recreation
Kari Biddix; Park Development Manager
- ITEM:** **Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Twin Coves Park Debt Service, Bakersfield Park Improvements, Rheudasil Improvements, Playground Replacements for Lakewood Park, Stone Creek Park, Thrush Park, and Gerault Park, Lakewood Park Pavilion, Canyon Falls Park Design, Bella Lago Park Master Plan, Peters Colony Memorial Park Master Plan, Cortadera Park Improvements using 4B sales tax revenues in the FY 2018-2019 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its April 5, 2018, meeting.)**
-

Background Information: The Development Corporation Act of 1979 Sec. 4B(a)(3)(a-2) authorizes the expenditure of 4B Sales Tax funds for the design, construction, maintenance and operation costs associated with park projects funded by the Community Development Corporation (CDC). The Parks Board is responsible for recommending projects to be funded by the CDC.

On April 5, 2018, the Parks Board recommended funding of the following project for FY18-19:

- Bakersfield Park \$ 500,000
 - Restrooms; and
 - Concrete Walkways
 - Rheudasil Improvements \$ 200,000
 - Playground Replacements \$1,000,000
 - Lakewood Park;
 - Stone Creek Park;
 - Thrush Park; and
 - Gerault Park.
 - Lakewood Park Pavilion \$ 75,000
 - Canyon Falls Park Design \$ 150,000
 - Bella Lago Park Master Plan \$ 50,000
 - Peters Colony Memorial Park Master Plan \$ 50,000
 - Cortadera Park \$ 200,000
 - Fencing;
 - Loop Trail; and
 - Basketball Court Improvements.
- Subtotal: \$2,225,000

The CDC has directed staff to include the annual operation and maintenance (O&M) costs associated with the development of new park projects beginning in 2012. Currently, the CDC is funding all or some of the operation and maintenance of the following: Heritage Park, Bakersfield Park, Gerault Park, Post Oak Park, and various trail sections.



COMMUNITY DEVELOPMENT CORPORATION
AGENDA ITEM NO: 2

The annual Park and Trail Amenities include additions and/or replacements of items such as trash receptacles, pet waste stations, benches, etc. This is an ongoing expenditure to keep our parks and trails in good condition, replace worn units, and to respond to citizen requests.

In 2014, the CDC approved funding the debt service for construction of Twin Coves Park. The bonds were sold in April of 2015. The debt service for FY 2018-2019 is \$270,100.

Ongoing expenses:

| | |
|----------------------------|------------------|
| • Twin Coves Debt Service | \$270,100 |
| • Parks & Trail O&M | \$200,000 |
| • Park and Trail Amenities | <u>\$ 50,000</u> |
| Subtotal: | \$520,100 |

Total funding requested \$2,745,100

Alternatives/Options: N/A

Fiscal Impact: \$2,745,100

Proposed Expenditure: \$2,745,100 **Account Number(s):** 317-various

Finance Review by: Debra Wallace, Deputy Town Manager/CFO *DW*

Legal Review: N/A

Attachments:

1. Recommended - CIP Park Funding Projects (FY 18-19)

Draft Motion: Move to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Twin Coves Park Debt Service, Bakersfield Park Improvements, Rheudasil Improvements, Playground Replacements for Lakewood Park, Stone Creek Park, Thrush Park, and Gerault Park, Lakewood Park Pavilion, Canyon Falls Park Design, Bella Lago Park Master Plan, Peters Colony Memorial Park Master Plan, Cortadera Park Improvements using 4B sales tax revenues in the FY 2018-2019 CIP.

Proposed CIP for FY 2018-2019

| Park Project | Cost |
|--|--------------------|
| Parks & Trail O&M | \$200,000 |
| Park and Trail Amenities | \$50,000 |
| Twin Coves Debt Service | \$270,100 |
| Bakersfield Park Restroom and Concrete Walkways | \$500,000 |
| Rheudasil Improvements | \$200,000 |
| Playground Replacements – Lakewood, Stone Creek, Thrush, Gerault | \$1,000,000 |
| Lakewood Park – Pavilion | \$75,000 |
| Canyon Falls Park Design | \$150,000 |
| Bella Lago Park Master Plan | \$50,000 |
| Peters Colony Memorial Park Master Plan | \$50,000 |
| Cortadera Park – Loop trail, irrigation, fence upgrades and basketball improvements | \$200,000 |
| Total Proposed CIP FY 2018-2019 | \$2,745,100 |