



**AGENDA**

**TOWN OF FLOWER MOUND  
COMMUNITY DEVELOPMENT COOPERATION**

**MAY 9, 2019**

**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](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 PARTICIPATION**

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

- Turn in form by 6:40 p.m. 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 A member of the Community Development Corporation may request an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.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**

**May 9, 2019**

**Page 2**

1. Consider approval of minutes from the regular meeting of the Community Development Corporation held on April 24, 2018.

**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 – Enhancements, Lightning Detection System Replacement, Playground Replacements (Chinn Chapel & Pecan Orchard), Peters Colony Memorial Park – Design, Trails Master Plan, and Rheudasil Park Improvements. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its April 4, 2019, meeting.)

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

**K. 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: May 6, 2019 at 1:30 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:** May 9, 2019

**FROM:** Kelli Repasz, Executive Assistant

**ITEM:** Consider approval of minutes from the regular meeting of the Community Development Corporation held on April 24, 2018.

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**Background Information:** The CDC held a regular meeting on April 24, 2018.

**Alternatives/Options:** N/A

**Fiscal Impact:** N/A

**Legal Review:** N/A

**Attachments:**

1. Copy of the draft minutes from the April 24, 2018 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 APRIL, 2018, 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
Cassandra Forest	Treasurer
Mark Wise	Secretary
Willie Scales	Director
William Henderson	Director

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

Gary Sims	Executive Director of Community Services
Debra Wallace	Deputy Town Manager, CFO
Chuck Jennings	Director of Parks and Recreation
Clayton Litton	Parks Superintendent
Kari Biddix	Park Development Manager
Kelli Repasz	Executive Assistant

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

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. Election of Officers –**

**a. President**

Secretary Wise nominated Dana Smith for President. Director Scales seconded the nomination.

**VOTE ON THE NOMINATION**

**AYES:** Directors Scales, Forest, Henderson, and Wise

**NAYS:** None

**ABSTAIN:** Director Smith

**ABSENT:** Director Hayden, Director Bailey

**b. Vice President**

President Smith nominated Willie Scale for Vice President. Director Wise seconded the nomination.

**VOTE ON THE NOMINATION**

**AYES:** Directors Forest, Smith, Henderson, and Wise  
**NAYS:** None  
**ABSTAIN:** Director Forest  
**ABSENT:** Director Hayden, Director Bailey

**c. Treasurer**

Director Wise nominated Cassandra Forest for Treasurer. Director Henderson seconded the nomination.

**VOTE ON THE NOMINATION**

**AYES:** Directors Scales, Smith, Henderson, and Wise  
**NAYS:** None  
**ABSTAIN:** Director Forest  
**ABSENT:** Director Hayden, Director Bailey

**d. Secretary**

Director Scales nominated Mark Wise for Treasurer. Director Forest seconded the nomination.

**VOTE ON THE NOMINATION**

**AYES:** Directors Scales, Forest, Smith, and Henderson.  
**NAYS:** None  
**ABSTAIN:** Director Wise  
**ABSENT:** Director Hayden, Director Bailey

**E. PUBLIC PARTICIPATION**

**F. STAFF REPORT**

Chuck Jennings, Director of Parks and Recreation, Kari Biddix, Park Development Manager, and Debra Wallace, Deputy Town Manager and CFO presented on current CIP projects.

**G. CONSENT AGENDA**

President Dana Smith read the item on the Consent Agenda.

Director Mark Wise made a motion to approve consent Item 1. 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 July 18, 2017.

**RECOMMENDATION:** Move to accept the minutes as written.

**VOTE ON THE MOTION**

**AYES:** Directors Scales, Forest, Smith, Henderson, and Wise  
**NAYS:** None.  
**ABSENT:** Director Hayden, Director Bailey

The motion passed with a vote of 5-0.

**H. ADJOURNMENT – REGULAR MEETING – 7:10 P.M.**

**I. PUBLIC HEARINGS – 7:10 P.M.**

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.)

Chuck Jennings, Director of Parks and Recreation presented.

Commission Deliberation.

Director Mark Wise made a motion 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.) Director Cassandra Forest seconds the motion.

**VOTE ON THE MOTION**

**AYES:** Directors Scales, Forest, Smith, Henderson, and Wise  
**NAYS:** None.  
**ABSENT:** Director Hayden, Director Bailey

Closing of the public meeting

The motion passed with a vote of 5-0.

J. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

K. ADJOURNEMENT – REGULAR MEETING – 7:44 P.M.

TOWN OF FLOWER MOUND, TEXAS

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary

DRAFT



COMMUNITY DEVELOPMENT CORPORATION  
AGENDA ITEM NO: 2

**DATE:** May 9, 2019

**FROM:** Chuck Jennings; Director of Parks and Recreation Services  
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 – Enhancements, Lightning Detection System Replacement, Playground Replacements (Chinn Chapel & Pecan Orchard), Peters Colony Memorial Park – Design, Trails Master Plan, and Rheudasil Park Improvements. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its April 4, 2019, 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 4, 2019, the Parks Board recommended funding of the following project for FY19-20:

- |  |                    |
|--|--------------------|
| • Bakersfield Park - Enhancements                        | \$ 150,000         |
| • Lightning Detection System Replacement                 | \$ 90,000          |
| • Playground Replacements (Chinn Chapel & Pecan Orchard) | \$ 350,000         |
| • Peters Colony Memorial Park - Design                   | \$ 150,000         |
| • Trails Master Plan                                     | \$ 300,000         |
| • Rheudasil Park Improvements                            | <u>\$1,600,000</u> |
|  | Total: \$2,640,000 |

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.

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 2019-2020 is \$271,250.

Ongoing expenses:

- |                            |                  |
|----------------------------|------------------|
| • Twin Coves Debt Service  | \$271,250        |
| • Parks & Trail O&M        | \$250,000        |
| • Park and Trail Amenities | <u>\$ 50,000</u> |
| Subtotal:                  | \$571,250        |

Total funding requested \$3,211,250

**Alternatives/Options:** N/A





COMMUNITY DEVELOPMENT CORPORATION  
AGENDA ITEM NO: 2

**Fiscal Impact:**

**Proposed Expenditure:** \$3,211,250

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

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

**Legal Review:** N/A

**Attachments:**

1. Recommended - CIP Park Funding Projects (FY 19-20)

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

**Proposed CIP for FY 2019-2020**

<b>Park Project</b>	<b>Cost</b>
Parks & Trail O&M	\$250,000
Park and Trail Amenities	\$50,000
Twin Coves Debt Service	\$271,250
Bakersfield Park - Enhancements	\$150,000
Lightning Detection System Replacement	\$90,000
Playground Replacements (Chinn Chapel & Pecan Orchard)	\$350,000
Peters Colony Memorial Park - Design	\$150,000
Trails Master Plan	\$300,000
Rheudasil Park Improvements	\$1,600,000
<b>Total Proposed CIP FY 2019-2020</b>	<b>\$3,211,250</b>