AGENDA
TOWN OF FLOWER MOUND
COMMUNITY DEVELOPMENT CORPORATION
MAY 9, 2019
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
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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   member of the Community Development Corporation may request an item(s) be withdrawn from the consent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.

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.
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.

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 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
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     $1,600,000
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 $  50,000
Subtotal:   $571,250

Total funding requested $3,211,250

Alternatives/Options: N/A
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

<table>
<thead>
<tr>
<th>Park Project</th>
<th>Cost</th>
</tr>
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<tbody>
<tr>
<td>Parks &amp; Trail O&amp;M</td>
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<tr>
<td>Park and Trail Amenities</td>
<td>$50,000</td>
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</tr>
<tr>
<td><strong>Total Proposed CIP FY 2019-2020</strong></td>
<td><strong>$3,211,250</strong></td>
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