

THE FLOWER MOUND JOINT TOWN COUNCIL AND PARKS, ARTS, AND LIBRARY SERVICES (PALS) BOARD WORK SESSION HELD ON THE 23RD DAY OF MAY 2013, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:00 P.M.

The Town Council met in a work session with the following members present:

Tom Hayden	Mayor
Steve Dixon	Mayor Pro Tem
Bryan Webb	Deputy Mayor Pro Tem
Michael Walker	Councilmember Place 1
Mark Wise	Councilmember Place 3
Jean Levenick	Councilmember Place 5

And the following Parks, Arts, and Library Services (PALS) members present:

Norma Krueger	Chair/Place 6
Ron Miller	Vice-Chair/Place 4
Elizabeth Lumpkins	Place 2
Mary Kay Walker	Place 3
Annette Weir	Place 5
Gloria Jones	Place 9
Bill House	Place 10

With the following members absent:

Wayne Farley	Place 1
Kayla Torley	Place 7
Sweetie Bowman	Place 8

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

Theresa Scott	Town Secretary
Jimmy Stathatos	Town Manager
Debra Wallace	Assistant Town Manager/CFO
Gary Sims	Executive Director of Community Services
Chuck Jennings	Recreation Superintendent
Clayton Litton	Park Superintendent
Sue Ridnour	Director of Library Services

A. CALL WORK SESSION TO ORDER

Mayor Hayden called the work session to order at 6:03 p.m.

B. INVOCATION

Mayor Pro Tem Dixon gave the invocation.

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG

Mayor Hayden led the pledges.

D. TOWN MANAGER'S REPORT

1. Discuss Council Communications (CC).
 - a. CC 04-13: Heritage Park Amphitheater recommendation

Deferred for discussion later during the meeting.

E. WORK SESSION ITEMS

1. Discuss, consider, and provide direction to the Parks, Arts and Library Services (PALS) Board regarding:
 - The Senior Center
 - Dog Park
 - Future Heritage Park Development
 - Parks and Trails Master Plan Short and Long Term outdoor priority projects
 - Operational and Maintenance Cost funding by the Community Development Corporation
 - Implementation of the Library Master Plan
 - Public Arts Policy and Public Arts Committee mission and other matters incident and related thereto.

Mr. Sims pointed out the PALS Board has received a tremendous amount of demand for some very popular projects, however, there is limited resources in order to fund all of the community projects that have come before the PALS Board, and ultimately the Council. The purpose of the joint session with PALS and Council this evening is to address the demand and provide an opportunity for discussion and clear direction so that the PALS Board can move forward with many of these projects. There are several issues currently before the PALS Board requested for discussion tonight. He provided a list of projects:

- The Senior Center
- Dog Park
- Future Heritage Park Development
- Parks and Trails Master Plan Short and Long Term outdoor priority projects
- Operational and Maintenance Cost funding by the Community Development Corporation
- Implementation of the Library Master Plan
- Public Arts Policy and Public Arts Committee mission and other matters incident and related thereto.

There was discussion on the above referenced projects as follows:

SENIOR CENTER

Mr. Stathatos offered a presentation related to the Senior Center noting it has been a subject for discussion for quite some time. Over the last few months staff has been ramping up the discussions and due diligence. He provided background information relative

to the chronology of Town Hall and Senior Center report that was approved by the Council on December 7, 2012 for \$92,000. The report included a needs analysis for both facilities and to see if the necessary facilities (in terms of future scope) would fit on the current 5.9 acres. And then if at any time it turns out we could not meet the capital needs for both facilities on the piece of land then the study would cease. If at this point the only portion that is finished is the Senior Center component. So far for the contract we have spent around \$50,000, so a little more than half of the scope has been fulfilled. At some point the Town decides to stop the report there is a termination option – the Town controls the cost if there is a determination that adequate information has been obtained. I don't want anyone to feel that the deliverables that I'm going to discuss is all that \$92,000 will purchase.

As part of their due diligence for the Senior Center, Freese and Nichols met with Seniors in Motion, Town staff, and others that had an interest in sharing their opinion on future needs. The report calls for a 20,626 square foot building for the Senior Center in order to meet current and future needs. Taking that perspective, and looking at a location that would allow us to meet those needs, we looked at all of the current land that is owned by the Town. We focused on the current site, and then looked at whether a recommendation is needed to tear down the existing facility and build a new one at that same location, and should we look at building it behind Town Hall. Simultaneously, the Town had a contract to sell the 4.4 acres at West Windsor. That contract was terminated. The bad news is that it was unexpected. The good news is that it gave us another possible location to look at for the Senior Center. As the Town staff looked at different options, that site quickly elevated to the premier location.

At this time staff is prepared to recommend that we construct a new Senior Center at the West Windsor location. What led to that conclusion was that, in part, if we can find an alternative location to where we don't have to tear down the existing facility so there is some continuity that seemed plausible. It wouldn't be a deal changer, but it's definitely an added incentive to look at a different location. One of the issues we have with the land the Town owns at West Windsor is the frontage area is where the bulk of the value of the property is. The depth (the back of the property that is adjacent to the park) is not as enticing for development, but it is, in my opinion, more enticing for a Town facility like a Senior Center because you have all of these built in physical amenities and we can look at things such as having a garden, as there is a built in park area where that could be accomplished. What we basically have looked at is adding the Senior Center to the back of the property, which would be great because it could be nestled in with the park land, have access to West Windsor, and we would be able to accommodate the parking, which would be around 150 parking spaces (and this is conceptual) and we would be able to provide a buffer. Various options still need to be considered, but we could do a plaza area to break up the different uses, but also provide some outdoor beautification. It would also be heavily landscaped. What that would allow us to do is, not only would we be able to accommodate the needs and goals for a new Senior Center, but we would also be able to carve out the more valuable piece and still sell that through a sealed bid and any monies that were derived, as directed by Council, could go to help offset any capital cost that were incurred with the Senior Center. Ideally, if we can get some buy in on the location then we can move quickly in terms of negotiating a professional services agreement.

Hayden: Asked the PALS Board for their input.

Mary Kay Walker: Asked for clarification as to where the street is and how far back from FM 2499 is the property.

Stathatos: It would be near the round-a-bout towards the back of the property. One of the issues is we didn't know everyone would be on board with the site so we didn't want to incur a lot of professional costs at this time. He offered a map of the location.

Ms. Krueger and Mr. House commented they believed the location is perfect.

Hayden: Provided background information as to how the land at the Windsor location was acquired, noting it was for the purpose of connecting Windsor to Bridlewood, and would add additional park land. He noted there will later be a traffic signal.

Stathatos: With respect to parking, staff will make sure the parking at the Senior Center will not be cannibalized by the neighboring restaurants as Council wanted to make sure there was a clear separation.

Hayden: Tonight is just to present the concept of doing this, and no specifics have been nailed down.

Walker: Asked for clarification that the 20,000+ square foot presented by the consultants is based on what is a reasonable Senior Center in today's market.

Stathatos: Yes, 20,626, and that was after all of the interviews and looking at the current space needs.

Walker: I recall there was a preliminary design of a floor plan. Would all of that be revisited?

Stathatos: Yes

Webb: Within the needs assessment, one of the things I have heard repeatedly is the ability to have multiple programs going on at the same time, with separate rooms so that folks can be playing bingo in one room, cards in another, etc. I'm assuming all of this has been incorporated within the 20,626 square feet?

Stathatos: Yes, that is correct.

Levenick: Do you have the timing on the traffic light?

Stathatos: No, we don't, reason being we're waiting to hear from TxDOT.

Levenick: Is it 3 months, 6 months, or 1 – 2 years?

Stathatos: I would say one month.

Levenick: How many parking spaces are at the existing Senior Center?

Stathatos: Approximately 70.

Levenick: I like the location.

Weir: I'm assuming this is a one story?

Stathatos: Yes.

Mary Kay Walker: In the design and the thought process, has it been thought about to open the facility to non-senior use time for rental to the general public?

Hayden: Where we are right now is to consider if this is a location that we can live with, how are we going to pay for it, and if everyone is okay with it to come forward with a time schedule and then give staff another 3 – 6 months to put together an architectural plan and figure out how we're going to do it. He indicated being optimistic that a ground breaking would take place this year.

Wise: What is going to be left for retail use after the Senior Center?

Stathatos: It depends on what square footage that Council approves, however, if it remains at the 20,626 square feet then it could be around 1.75 to 2.25 acres. That said, we could probably get around 15,000 square feet of retail and meet the Town's parking requirements.

Hayden: What is the timing for staff in getting something started?

Stathatos: Ideally we would like to get a professional services agreement for Council consideration on June 17th so they can get started with the design, which is estimated to take approximately four months.

Hayden: So is it possible to have a ground breaking this year?

Stathatos: Yes, and there are some things that could be done to speed it up such as a construction manager at risk approach, and other ways to save time.

Hayden: What is the estimated cost?

Stathatos: About five million or less.

Hayden: And how would it be paid for?

Stathatos: We are in a strong financial position to offer various options. Revenues are up and expenditures are down. We have an incredible fund balance in terms of excess reserves. There are some opportunities for it to be paid for in cash, completely without issuing debt.

Hayden: Suggested using funds from the Tax Increment Reinvestment Zone (TIRZ) district. He noted currently the TIRZ fund has an unreserved balance of approximately \$2.5 million. He provided background information related to the creation of the Tax Increment Reinvestment Zone (TIRZ) District.

Hayden: Asked for Council input relative to the location.

Dixon: Pointed out on a map the location for the proposed Senior Center. He highlighted the adjacent park, 2499, West Windsor, the hospital property, and the property being considered for the Senior Center. He reiterated a traffic signal is slated for the 2499/West Windsor intersection, allowing for a safe way to cross traffic on 2499. He also pointed out the frontage of 2499 that would be sold with the Senior Center in the back. The separation between the retail and the Senior Center would be a parking lot in between. He gave the example of a restaurant and how they are busiest in the evenings, and if the Senior Center is primarily used during the day, there will be a lot of parking places at night and in the event they are having a busy night, they could use some of those parking places. It's not going to be an issue to find a parking place. Also, there is going to be sufficient parking due to the parking regulations that we have in Flower Mound.

He also pointed out we would be able to tie in concrete walkways for access into the park, along with some additional amenities adjacent to the Senior Center that is in the park land. He pointed out where the TIRZ District ends and noted we cannot move it any further into the park to the west and still stay in the TIRZ so that is our limit.

Hayden: Do you believe there is enough room there to do all of the things we're looking at?

Stathatos: Yes.

Hayden: Asked Mr. House and Mary Kay Walker how long we have been talking about a permanent Senior Center?

House: 8 years.

Hayden: Indicated he asked that question in case anyone was to think this hasn't been something thought about and planned for a long time.

House: Is there a 20,000 square foot Senior Center somewhere nearby we can look at?

Stathatos: I don't know the square footage off hand but can get back to you on that.

Levenick: When the TIRZ was implemented and the capital projects were put on that list of things to consider in 2005, the Senior Center was put on that list then.

Miller: What would that put on the South side towards 2499, across that property line – are those medical buildings?

Hayden: Those are medical buildings on the frontage of 2499 and further to the West there are pad sites for additional medical facilities, but then directly behind where the Senior Center is being talked about, there is residential, but there is a living landscape wall that is between there, and a dermatology office in the front. But where we're talking about for the Senior Center is due South of residential.

Miller: In terms of feedback, to me it seems like an ideal place to put it.

House: I believe it's an excellent location and we already have to limit our meals, and we have to stop selling tickets usually by 11:30 because we sell out. We're overcrowded at mealtime on Tuesday's and Thursday's.

Mary Kay Walker: I know the roundabout is right there, and are we thinking about having to go through that to have an entrance to the Senior Center or will we get one beforehand?

Dixon: That is the last thing I was going to bring up – how you would get in. We talked about the signalized intersection. If it's in the back you would turn off of 2499, drive in and there would be an entrance to the parking lot off of West Windsor, which is not a well-traveled street so it would be safe. When you are leaving you would be able to pull out, go to the signalized intersection, and go north or south. Or you could also go through Bridlewood. Back to the question earlier, he pointed out the residential location of the north east corner of the Westchester neighborhood. He also pointed out the business park location and associated driveway to that park, noting it will be future commercial development. However, residential is adjacent to the proposed Senior Center and then the parking lot is adjacent to the commercial, and then the commercial frontage of 2499 would be adjacent to commercial.

Lumpkins: I like the location. I think it's wonderful. One of the problems I always had at Heritage Park is that it was southeast and it really wasn't central. This is very much an improvement over that with a central location. My question is that if, in 10 – 20 years, as the population of Flower Mound ages, if we stay put, considering that is park land that backs up to it, would we have the option of adding on?

Stathatos: We could. One of the things we are going to recommend is that during design, to leave some area, as we don't want it to be too tight, as I'm confident once it's vertical we're already going to be talking about expansion so we want to make sure the footprint allows for some expansion. The only problem is if we go into the parkland we cross the TIRZ boundary and it stifles some of our funding sources, but it could still be done.

Krueger: If you're aware of that then you would want to plan for your expansion to go east versus trying to go west and so you have your buffer there with the parking area. I like the location and think it's more centrally located. I really never thought the CAC location was good for the seniors, other than the fact that all of the other amenities were there.

Walker: I like the idea. It makes the sense of place, which has been a moving target for a long time. It gives us the ability to add on. It's a quieter area. I like the access from the east and the west. Will there also be an emergency access coming from the commercial on the back side? The big issue is going to be does the design fit the property and it appears

it does. It is going to be compelling to be real innovative about our design. Another question is – can we afford it and it looks like we have three sources of funding identified –proceeds from the property sale, TIRZ funding, and then cash, so we don't have to worry about additional indebtedness, so I think it's a real positive thing.

Weir: I would think there would be a fire entrance by code.

Hayden: In terms of specifics, let's give some time to go into it. First, they needed to figure out if this is something they could work with.

Webb: With respect to the location, of all the location options we have had available, I like this one the best. And I really appreciated the Town Manager and staff limited the scope to dirt we already own, as buying the land would have added to the cost. He confirmed our next step is to bring forward the Professional Services Agreement on June 17th and we could have some discussion time to review all of the alternatives for funding for it.

Stathatos: Staff will prepare a recommendation, but simultaneously we'll show all of the options in the event Council would like to go a different direction.

Dixon: Of all of the options shown to us this puts a Senior Center on the ground the quickest. This also allows the seniors to use an existing facility while this is being built without as much impact as if it were here on this location.

Wise: I like the central location. In talking with a lot of people that was one of the most important things. I think the access is very easy and safe (once the light is in). I like the idea that the park is close by and there is a place close by to get out of the building on a nice day. It's also fairly close to the River Walk.

Hayden: Asked Mr. Stathatos to summarize the process now.

Stathatos: We will come forward with a professional services agreement on June 17th, and come up with the best funding options, and we'll start to establish firm timelines with the architect and consultants. And that way we can simultaneously look at some of the site costs, and look at what space is needed. In this way we can start the process to carve out the area, if Council chooses to sell off, so we don't have to wait until the ribbon cutting for the Senior Center to move forward because there is a lot of restaurant activity interest in Flower Mound and it would be nice to provide them with some additional options.

Hayden: How will staff gather input related to design?

Stathatos: We will need to talk about that and form a plan because it depends on the direction that Council wants to go, such as architectural and internal layout of the different uses. We want everyone to be involved as they want to be. It will be a group effort. Let me get back to you regarding some ideas as to how to proceed.

Hayden: Indicated the goal should be to have a foundation laid sometime this year.

Stathatos: Absolutely.

HERITAGE PARK

Mr. Sims presented a schematic Master Plan of Heritage Park. He pointed out the location of the park and noted there are two distinct sections of Heritage Park (east and west). He indicated a discussion is being requested to talk about elements in Heritage Park. This is an overview as to what has been accomplished in Heritage Park. Everything in orange has already been constructed (finished this past year). This fiscal year we start talking about elements in the east side of the park, which includes a dog park that has been approved for funding at \$820,000. Before we can move forward on Heritage Park there are a couple of issues that are hanging out there in that the PALS Board has made recommendations to Council on. The first one is the skate park.

SKATE PARK

Sims: The PALS Board looked at numerous different locations for a skate park and there was resistance from some of the neighborhoods when they tried to locate the park. The project is currently funded by the CDC, with \$318,000 allocated to the project and it's currently on hold. The PALS Board is interested in understanding what we need to do moving forward with the skate park. One of the recommendations is to continue to keep the skate park in our Parks and Trails Master Plan, simply move it back 2-3 years and reallocate this funding to other projects.

Hayden: Asked of Council, as we look at where we're going to find funding to do things, and how we're going to do our capital improvement projects, is the skate park one of the things at the top of the priority list or something we might want to push out 2 – 3 years and take a look at it then.

Wise: I think it's important to keep it on the list, backing it up 2 – 3 years because I'm interested in updated survey results to understand if that is still an important item for the residents, or to understand priorities.

Webb: Recalled that within the last two years the residents still ranked it high. He indicated there may be a disconnect as to who the target audience is for the skate park, and there was some comparison with the Railroad Park, where that facility attracts teenagers and older persons, and this one, from my understanding, is geared for smaller age children (boys and girls). If we want to rerank things to the resident with another survey, that might be a good idea.

Levenick: Noted that the skate park is ranked number 5 and asked where is that data from?

Sims: Telephone survey that was completed in 2008/2009.

Levenick: I would prefer to push it back a bit as there are other things residents are asking for. I would also like to hear what the PALS Board had to say.

Hayden: Opened it up to the PALS Board for discussion.

Lumpkins: Pointed out that when residents see a skate park on a survey they might not understand based on the lack of a description associated with the amenity, as it was designed for younger children. For this reason I don't know if the results of the survey are accurate. Perhaps the question needs to be how many people want a skate park focused for this age group.

House: At the time we moved it the neighborhood didn't want it. It wasn't the small kids that did the planning. It was the 14 – 16 year olds.

Miller: My observation on the subject is we heard from a few people who were interesting in pursuing, however, when it came forward we heard from a lot of people that didn't want it anywhere near their neighborhood. He suggested not doing it right away.

Krueger: There is great resistance from every neighborhood to have a skate park in their neighborhood. I would like the children in this Town to do some recreational things that are free. Perhaps it could go in an area to the west before it gets developed and not adjacent a neighborhood. She suggested pushing it back for now as we don't have a good solution and we don't know what the community wants. So let's use the money for something we do know that's wanted and needed right now.

Jones: Agreed with Ms. Krueger. I would like the dollars to be spent more on something for the majority of the residents.

Hayden: I haven't heard anyone say this is something we would like to pursue. He also pointed out that we are under parked in the western part of Town and hoped there would be opportunities for parks out west in the future.

Hayden: Summarized there was consensus by Town Council and the PALS Board to postpone going forward with the skate park and direction was given to have the CDC reallocate funds. In addition, there was direction to survey the residents to identify the need.

Webb: When we go to survey again, as allowable, we should describe what the skate park is going to be, and who the target audience is going to be, in order to clear up any confusion and get a clear read as to where the residents are.

Krueger: When the topic comes forward in the future it would be helpful to have a video that describes exactly what is to be constructed.

Dixon: All of the information needs to be supplied to folks in order for them to give good feedback and for the Town to make good decisions. He didn't have a problem with moving the skate park and having the CDC reallocate the funds. My understanding from 4 – 5 years ago was that this information was solely gathered by telephone and it's hard for someone to visualize some of these components over the telephone. Especially the important communication in that we have a finite amount of money and we have all these different options, and for them over the telephone to say here's number 1, 2, 3, thru 10, it's very difficult. We need to rethink how we gather this information instead of picking someone on the phone asking them for their opinion.

Sims: Yes, in part. There was a phone survey, which is scientifically accurate, as well as a website survey; however, we don't place as much credence to it because there is more opportunity for folks to send in multiple responses. You can't tell how many times they answered.

Weir: I recall for the skate park when the people came against and for it, they all thought it was for older children, not for smaller children, so perhaps the survey wasn't clear.

Krueger: I think what was unclear was not the survey, but the public who decided it was for older kids. They didn't have a clear concept as to what the skate park was going to look like so they were projecting what they thought it would be. We did have consultants that created the phone and web surveys.

Miller: There were several elements in the survey that were vaguely described. In many cases people were responding to the questions based on their own knowledge from things they have seen in other cities.

Webb: Recalled we have spent some money on the design work, and noted he was okay with delaying it, but for everyone to be cognizant that we have spent taxpayer money towards this already and that since we're not saying we're going to strike it to the list, that design work was based upon specific locations within Heritage Park. As we move forward with other items within Heritage Park, make sure that if those items were to go into one of the places looked at for the skate park, that we know that because that will be throw away money for sure at that point in time.

Sims: The elements you see in the design were selected by the kids that were involved in the process. The design would have to be redone and we have identified a list of elements that would be recommended in the future when, and if, it comes back forward.

Lumpkins: In November the PALS Board scouted out an alternative location that put it in Gerault Park (the Sports Park) instead of Heritage and the footprint was really nice. So as we design Heritage Park, it could be the skate park, it's really not an option there – it would be a location on Gerault.

Webb: I'm not saying we need to lock in a position right now, but as we move forward with other programming within either park, if that other program is going to overlap where we have already put design money in, that should be a part of that conversation.

Hayden: Summarized there is consensus by Town Council and the PALS Board to look at doing this sometime down the road, that we have a new survey to make sure this is still something that is a priority (and it would include a bit more detail).

AMPHITHEATER

Mr. Sims gave a presentation identifying or noting:

- A Council Communication has been circulated on the topic to facilitate discussion.
- Background information, including photographs of the site, area noise factors

- 50' diameter concrete stage is already in place
- Recommended converting the concrete pad location to a picnic pavilion that would accommodate approximately 80-100 people, noting that there is a demand for another large pavilion.
- Area for an outdoor learning center as identified in the Parks Master Plan and there were some discussions that having that might not be as realistic as when the schematic Master Plan was put together, and that was supposed to seat around 400 people and the parking is not equipped to handle that.

Hayden: Pointed out that as part of the Lakeside Development there are plans for an 800 – 900 seat amphitheater there that will involve the PALS board and Town uses. There are also discussions for an amphitheater at The River Walk. For these reasons, I don't think we need to proceed with an amphitheater.

Hayden: Asked what the PALS Board would like to see for this pad site.

Sims: The PALS Board appointed a committee to meet, at the instruction of Council, with all of the performing arts organizations that are funded by the Town and overwhelmingly those organizations indicated they would perform at the amphitheater if asked; however, they would prefer to have an indoor performing arts facility. This was not at the top of their list of what they would like to see the Town spend the funds on.

Krueger: A pavilion use and it could be used as a learning center as well.

Mary Kay Walker: I like the idea of a pavilion. Were you going to think about put in benches where it could be changed around to have it as a learning center? It would be nice to use it for a wedding, educational use, and several different things, however, it would depend on how you set up seating there. I would recommend keeping that in mind when it's being designed.

Sims: We figured we could put 8-10 picnic tables or more and they can be moved around in any different configuration. We don't have to bolt them down.

Miller: It's a nice place for a pavilion that is remote and somewhat private to be out of the general park traffic.

Hayden: What is the cost to convert it?

Sims: \$100,000 and it would be a metal structure. It would follow the design of what is already in Heritage Park. It already has electricity and water is in the area. We would look at adding a grill, and possibly a sink, so it can be used for large family functions.

Lumpkins: I agree it should be multi-purpose and recommend using the same design firm so it's consistent with the current design and follows the same theme in order to fit with the flow out there.

Weir: What is the \$100,000 being used for?

Sims: Metal structure that follows the design of the one that is already in the park.

Levenick: Is the location stubbed out for rest rooms.

Sims: Not currently but it's slated for the Master Plan, and he demonstrated it on the map.

Levenick: Requested the rest room facility be moved closer given the distance from the pavilion.

Lumpkins: The rest room facility would not need to be as large as what was planned for the amphitheater.

Levenick: Does that \$100,000 include the rest room?

Sims: No, it does not.

There was consensus by Council and the PALS Board to convert the pad location to a pavilion.

DOG PARK

Mr. Sims gave a presentation identifying or noting:

- The dog park is funded for the east side of Heritage Park, which he demonstrated on the map, noting there is a large ravine that prohibits the Town from putting up the structure. There is also not an open space. Putting the dog park in this location would require moving a lot of trees and we'd have to arrange the parking lot along the side of Garden Ridge in order to fit it in. Even at that point some retaining walls would need to be put in, making it very expensive to develop the site.
- As an alternative, he presented the idea of taking it into Heritage Park on the West side. He pointed out the location on a map, noting we have an area that is a little over four acres that is a possibility for the dog park. It meets a lot of the criteria – already level, no trees would need to be removed, utilities are already at the site, and it has the trail connections to get from the parking lot to the dog park. We can segregate the dog park users from the playground area. We can put signage noting dogs not allowed in this area and we can have an entrance for going into the dog park.
- If there is an association formed, which I think there will be, as in most cities that have a dog park, they form a Friends of the Dog Park, or similar organization. If they want to have meetings they could have them in the pavilion. There are also a tremendous number of boulders in this area that could be used.
- This location would be more cost effective and we could do this for somewhere around \$500,000 - \$600,000.
- Across the front of the park that is visible, wrought iron could be incorporated, and then the balance of the fencing in the park could be the black vinyl coated chain link fence and it would blend better.
- A training area for groups to do obedience classes and agility courses could be put in.

- One of the problems you have with dog parks is that they are so popular. Once you put them in you will find people will start showing up to use it. Larger dogs wear turf down so there will need to be some rotation between the large and small dog areas to allow an opportunity to give the grass time to recover and then you open the area up again.

Hayden: And rest rooms are nearby?

Sims: Yes, and you have parking, and the Master Plan calls for more bands of parking that have yet to be built. If we do this we can go ahead and complete the several bands for parking that is not in at this time.

Hayden: How big is the Coppell dog park?

Sims: A little over 2 acres.

Hayden: And Trophy Club?

Sims: A little larger than 5 acres and what is being proposed is a little less than 5 acres, but the thing about the Trophy Club one is that it goes down into a heavily wooded area that doesn't come into play with the dogs. For this one you have some beautiful trees out there and you don't need to take anything down. All we would have to put in is the irrigation system and fencing and you're pretty much ready to go.

Dixon: Questioned the cost of \$500,000 - \$600,000 when all that is needed is fencing and irrigation.

Sims: Irrigation, fencing (including wrought iron), and sod.

Dixon: How about tubular steel?

Sims: We could do that.

Dixon: I keep thinking about the acreage and even though I know the price of dirt in Flower Mound is very expensive, when you say \$500,000 and we have a rest room facility that will circle down there by Fort Wildflower, I have heartburn about \$500,000. I would like staff to tell Council what is the linear footage of the fencing, with the training area, and large dog and small dog area.

Hayden: Outlined the advantages of the site and indicated to let Gary come back and tell us this is why it's going to cost this amount of money and come back with cost estimates.

Krueger: We had a committee for the dog park and we toured 8 parks, and looked into the various options related to amenities (must haves, would like to have, and don't want to have at all). That will be presented to PALS in a few weeks and from that they should be able to go out and create a design. From what I seen from the spreadsheet of choices there is not a lot of money associated with the items requested. One of the things on there is do we want wrought iron or is a black vinyl six foot fence appropriate for all the way

around. Once the PALS Board gets the recommendation from the committee they can put a dollar amount as to what is acceptable. After that it would be presented to the people that want a dog park. We would want to do that first and then we can determine cost. Because right now Gary is just hitting the high notes.

Webb: I would challenge staff to value budget this project as best they can.

Hayden: First, let's talk about if this is a good place to put it?

Mary Kay Walker: I would like to know more about the entrance ways and the other components of a dog park. My question is the walk and distance from the parking lot to the entrance.

Hayden: We will probably propose to have stations between the parking lot and entrance where people need to clean up, along with some enforcement. Some of the positives about this location is parking, rest rooms, and no trees need to be removed.

Lumpkins: I like this location and I was mainly concerned about the environmental impact and the drainage going into Baker's Branch creek. I would suggest moving it over to the west as the proposed location could be used for a community garden or something like that, or is the land being used for something else?

Hayden: Given that whole area was slated for the Senior Center, we can now look at other ideas for that land. In the event the dog park is successful, is there room to expand?

Sims: On this one it's pretty tight, however, long term you'll probably end up with another dog park, out west, for example.

Miller: Pointed out this is the first time seeing this particular plan and commented being in favor of this location more so than the other. Do we know which way it drains – hopefully not toward the playground?

Sims: It drains to the right.

Miller: What would you do with the last location on the east side?

Sims: Inaudible.

Wise: Inquired about the parking bands and if that would be required up front?

Sims: Noted that will be discussed shortly.

Sims: There is a significant savings by moving the dog park to the other location. By putting the dog part at that location we have a million forty five thousand dollars allocated for next year, starting in October. Instead of moving it over and starting on the east side we could stay focused on this side and this would allow us to complete almost everything that is in the west side of the park – add the additional parking because we're going to need that parking with the new picnic pavilion, and we're also going to need the additional

parking to accommodate the dog park and Fort Wildflower. It will end up being a destination for Flower Mound in that you will have folks coming in from out of Town to use it as well.

Miller: Regarding the timing, how does this change or improve the timing from what we were going to do on the east side?

Sims: We can move a lot faster with this since we won't have to do all of the clearing. We can turn the consultant loose on the design work and come back to Council with options.

Hayden: So sounds like the PALS Board has a plan on what they would like to see. So you think by this time next year someone could be using the park.

Sims: Yes, or sooner. We could have the design back around October/November and come back to Council with a complete package around November/December.

Webb: If you can get it to us where they can start turning dirt that would be great because there are a lot of people wanting a dog park. He stated if everything could be cued up and ready to go by October 1st that would be awesome.

House: I would hate to see a five star park like Heritage Park get messed up with a dog park as it would carry an odor.

Sims: We are committed to being good neighbors to not only the users of the park but to the neighbors on the other side. We would have multiple pet waste stations and there would be maintenance by Parks personnel. Dog parks are generally put in community parks (and we only have four) and there is resistance if you put it in a neighborhood park.

Mark Kay Walker: On our tour of dog parks there were some really nice ones out there and if they're maintained they can be really nice and I didn't notice an odor. I love the location and my only concern is keeping it clean from the parking area to the site.

Jones: I wanted to mention that last fall when building Ft. Wildflower I wished even at that time that this location could be used for a dog park. It's level, and we won't have to take trees out.

Lumpkins: I suppose the answer is coming as to why we can't scoot it over a little to the west. I don't want the dogs to scare away the wildlife. I see the small dog park area as a potential use for the community garden within Heritage Park.

Sims: Pointed out the use to the west of the proposed dog park was slated for a lacrosse field. He also noted another advantage of the new proposed site is that there are street lights located there by the parking area, which would allow use of the dog park in the evening.

Litton: Identified the location for the proposed lacrosse fields and pointed out the treed area provides for a good buffer.

Hayden: As you go out to the west it's just basically cow pasture. No trees and money would need to be allocated for landscaping as opposed to the new proposed location. You would have mature trees and other things.

Hayden: I like the idea of an additional field, but not lights with consideration to the neighboring residents.

Krueger: With respect to the new location, initially I was shocked but it's growing on me as it's an answer to some of the dilemmas we were struggling with.

Webb: I had sticker shock with the \$500,000. For that reason I like this location – we're saving money. He indicated being in agreement with the option of exploring the proposed site for the dog park.

Weir: I want to see exactly what the \$500,000 is for.

Sims: That will become clear as we move forward with the design process.

Walker: Indicated being in favor of the location and stated when it comes back let's make sure we understand why the recommendations are made and if they're related to those experiences elsewhere.

Levenick: Liked the location, including the separation of the larger and smaller dogs, trees, etc. I don't know about moving it to the west because we need to be able to use the trees and that is going to be a unique feature of the park – it's not going to be an open field. Initially I wasn't in favor of the dog park, however, after being more involved and doing some research I am now more in favor.

Dixon: Just come back with the information and numbers.

Wise: I like the location as it saves money.

Hayden: There was consensus to further pursue the location and itemize the cost and let the PALS Board review it and come back later.

Miller: Pointed out that when they were considering an even smaller skate park at this same site there was a room full of people. Once they find out that this might go in we may repeat that experience.

Hayden: If you take a walk in the area there is a really nice natural buffer.

Levenick: What is the distance between the trail on the backside and Baker's Branch?

Sims: It's several hundred feet.

Hayden: We definitely need to have hours where it's closed and not open late in the evening.

Mary Kay Walker: What about corporate sponsorships as a funding option?

Sims: Raising Cane's has expressed interest and there is a Town Manager Communication being circulated to bring forward for your consideration.

Hayden: Any thoughts about putting in fields to the west?

Krueger: If it's a field for day use with no lights that would be acceptable.

Levenick: What is the cost for irrigation?

Sims: \$100,000

Hayden: Bring that forward later, however, I know we have a shortage of fields.

Hayden: Where is the maintenance for the dog park going to come from?

Sims: 4B

Lumpkins: Is that something we can talk about later because the O & M is going to be substantial. Can it not be a fee based dog park? Can we not even explore that?

Krueger: The dog park committee has some recommendations about that.

Hayden: If it is fee based you will need an employee there to monitor that.

Levenick: Let them come back with recommendations.

HERITAGE PARK PHASE I

Since the dog park is not being done on the east side it would free up funding to where we could put in the additional bands of parking that make a loop and finish this side of the park with the exception of the pond that goes near the area.

Hayden: Summarized there is consensus and agreement to that.

TENNIS CENTER

Mr. Sims gave a presentation identifying or noting:

- The tennis center scored 9 out of 13 in the survey of priority projects
- Staff and Council have recently received numerous request for a tennis center and interested parties have participated at both Council and PALS Board meetings
- We need to start talking about options and issues we might run into and direction from Council

Stathatos: We're looking at all the options and one of the things Council has asked us to look at has to do with looking at forming partnerships with LISD since we both serve the same constituents.

Hayden: Basically looking at usage agreements for the Marcus and Flower Mound High School courts.

Stathatos: Yes, that is one of the options.

Levenick: Has the PALS Board had any discussion related to the tennis center?

Krueger: We did a work session in May with the group that was interested in the tennis center. At the last PALS Board meeting we discussed all of the things associated with the vision as to what the individuals requesting the tennis center wanted it to look like. We talked to them about the potential of partnering with LISD to use their tennis courts. The individuals that addressed the PALS Board indicated they were not interested in doing a joint venture with LISD as they wanted stadium seating, a pro shop, and the ability to hosts contests and tournaments. They also indicated the courts at the high school are not professional size courts.

Hayden: Asked Mr. Stathatos if he was aware of another municipality that had a partnership between the municipality and the school to provide a tennis center.

Stathatos: Yes, there is one of the more successful coalitions, which is owned by Birdville ISD and operated by the City of North Richland Hills. The Richland Tennis Center in North Richland Hills. It's such a wonderful facility that it was actually pitched as one of the possible venues for the Olympics when Dallas was trying to get the Olympics in 2008. It's a wonderful model and we've been researching that to understand what their capital and operational cost are, what type of revenues they were able to generate, and he stressed it's only one of the many things being looked at.

Hayden: So between Marcus and Flower Mound High, how many courts are there?

Stathatos: 24 total (12 at each).

Miller: They were interested in having their own stand-alone tennis center and didn't want to have to shuttle people between courts.

Hayden: Pointed out there is a wish list and then there is reality. The tennis season lasts 3 - 6 months in high school so for 6 - 9 months it's vacant. If we can find a location we can try to put a pro shop there, along with other amenities that go along with a tennis center. The associated cost to have an entire facility dedicated for this use is significant.

Webb: I think if we can work out an arrangement with LISD for shared access it provides a facility for a use that the residents don't have today. I think if the tennis enthusiasts want to pursue that vision they should look at forming a tennis club as that's a place for the private sector.

Walker: Questioned what is the demand and whether other communities of our size have one of the magnitude being discussed and requested.

Stathatos: I'm only aware of Southlake (although it's a little smaller) where they have Bicentennial Park. Coppell is another one and the cost was \$1.8 million to build. He commented that from a functional standpoint, when staff is looking at things like this in making recommendations for the PALS Board and Council to consider, instead of building one mammoth facility to meet one need, we want to do everything we can to make recommendations to meet as many and diverse needs as possible.

Walker: I would much rather the private side get involved with this (either a tennis club or business entity) but if we're talking about having national tournaments and stadium seating that is far beyond what we were talking about for a tennis facility.

Hayden: Summarized next steps include having staff come back with options and alternative for PALS Board and Council consideration. He also pointed out that the maintenance of the courts could be shared with LISD and the Town and there is some cost savings there.

LIBRARY MASTER PLAN

Sims: The Library Master Plan was presented a few months back. One of the concerns we have is the area adjacent to the Library. If we don't do something to acquire some of this property we're concerned that it might not be available when we get around to the Library expansion according to the Master Plan, so we're asking for Council direction relative to what we should do in conjunction with the four options for expansion. 3 of the 4 options called for additional property on the side of the existing Library.

The Town Council and PALS Board recessed at 8:10 p.m. and reconvened at 8:25 p.m.

Hayden: I would prefer to have a recommendation come forward from staff as to the best option to go with. One of the things that the Friends of the Library or others will need to do is educate the community as to what a 21st Century library looks like. It's more than just a place to keep books. It's a place where people get together and interact. There will need to be an educational component as to why that is essential to a community.

Sims: We'll take it through the PALS Board and come forward with a recommendation.

Krueger: When looking at all of the options relative to expansion it makes sense to keep it there, add parking and acquire land to the west.

Ridnour: Pointed out that the 4 views presented in the Master Plan were more conceptual than actual plans to give staff and the PALS Board a review of what the issues are. Currently staff is not prepared to pick one option. If this was to be funded and go forward we would hire an architect and we would then start talking about those considerations and come up with a plan.

Mary Kay Walker: When this was presented I didn't realize there were other options. I was told we couldn't build out toward Broadmoor, and now I'm hearing there are other options so I would like to understand what these other options are.

Hayden: I would suggest staff come up with a plan as to what is best. Study the needs of the Town and what the community wants, and then come forward with a recommendation we can work around. This is not the place or time to do that. We need to hear from the people that are there every day as to what would suit the Town the best.

OPERATING AND MAINTAINANCE (O & M) COST FOR 4B FUNDED PROJECTS

Mr. Sims pointed out the maintenance cost associated with the Heritage Park, Post Oak Park, and Trail O & M is being funded by the Community Development Corporation (CDC). Currently the CDC is spending approximately \$163,000 a year to cover the O & M cost for new park projects that have been developed, and we will be adding the dog park when it comes on. We do this instead of hiring staff – we contract out this maintenance. This is all contracted cost to maintain these facilities. The question that has come forward from the PALS Board, and discussed by the CDC, is how long would the CDC continue funding these until the Town picked up this cost.

Webb: Clarified that it's his understanding that 4B/CDC money can only be spent on new projects or projects that have been funded by that source of revenue, correct?

Sims: Correct. It is allowed by the state to fund O & M.

Webb: As long as the project was built with 4B/CDC money?

Stathatos: It just depends on the use. It needs to fit within the allowed uses legally for those monies. Let's say the Town decided to use the general fund to pay for ball fields. That would not preclude the CDC from paying to maintain those fields. In my professional opinion, it makes more sense to utilize those CDC funds for maintenance from a long term perspective and it frees up the general fund to use money in a more flexible manner to meet the Town's needs.

Webb: I agree. It's still coming out of the big pot, just a smaller pot within the big pot is going to fund it and I'm good with having it come out of the 4B funds for the maintenance and it gives us more flexibility in the long term.

Webb: So there are no restrictions on O & M from the 4B source?

Stathatos: It can only pay for O & M if it's a project that legally is permissible under state law. So, for example, a Library isn't a permissible expense through CDC. Regardless who builds the Library; the CDC cannot pay for the O & M cost for the Library because it's not a permissible project. Parks and recreation projects are typically considered acceptable.

Sims: It was changed in years past because some cities were using it to build city halls, libraries, and public work facilities so it's been changed where it's restrictive almost exclusively to parks and recreation types of facilities.

Dixon: I agree – it's very wise to have the O & M come out of the 4B funds because as a resident when I look at a project there is obviously O & M cost whether it is a park or a building, so it gives the residents a much clearer picture on the 4B expense as opposed to

the O & M coming out of the general fund and then saying there is all of this money in 4B to do new projects, and then it's putting the burden on the O & M fund.

Hayden: How does the PALS Board feel about this?

Miller: We annually go through future 4B funded projects, the list is shifting from projects to O & M and the longer we go the fewer projects there will be and the more O & M there will be. So if we intend to have future projects we either need to have more 4B money or we need to get it from somewhere else because that will be all that is left on the 4B list is O & M.

Hayden: Asked Mr. Stathatos how we get more 4B money.

Stathatos: I'm confident that a lot of the economic development efforts are going to bear fruit, but also I think that the amenities we're going to be talking about are going to have such a great draw in that people are going to eat in conjunction with enjoying some of the amenities and it all comes out in the wash.

Hayden: I would suggest it shouldn't be stated it's going to be this way forever. I think over time we will see how things go with the budget and we can look at it 2 – 3 years from now. When we're looking at some of the expenses the general fund is absorbing now, it's not the time.

Krueger: I like the idea of revisiting every few years.

There was consensus to continue to use the 4B dollars to fund the O & M component of the Heritage Park, Post Oak Park, and Trail O & M.

PUBLIC ARTS COMMITTEE

Sims: Indicated that the Public Arts Committee was originally formed to receive art that was being donated to the Town and its mission grew beyond just receiving art.

Krueger: She provided background information related to the public arts committee, pointing out there was mission creep in that it extended beyond what it was originally intended to do. For example, the PAC was having art shows at the Independence Fest and contest between high schools and submitting art. That was not their mission or mandate. She indicated while there is some interest to expand the group; however they are not funded so it's difficult to expand beyond what the existing mission is.

Sims: Staff's recommendation is to stay to the mission as it is written and avoid mission creep to do things like art shows. He noted their mission also started to creep toward the performing arts, and we don't have the funds or staff to support that.

Dixon: Recalled that the PACs sole function was to review art that was going to be donated to the Town and determine if it was appropriate for view in a public place. That doesn't require a budget. He indicated his thoughts are to focus on the mission of viewing art that will either be on loan or presented to the Town for public display.

Hayden: Provided background as to what led to the need to discuss this in that there were conversations about splitting up the PALS Board, with a separation for the Arts Committee. Then there was discussion that if you do that we don't have a staff person that is qualified to oversee it. What does the PALS Board think?

Dixon: Do we have a recommendation from PALS to consider? If we don't I would recommend they produce a recommendation for Council to consider as we're coming up on the budget cycle.

Hayden: We would also have to change the Charter if we're going to split the PALS Board.

Walker: Does PALS have any problems or issues with the existing Public Arts Policy or anything they would like to add? Was all of the mission creep a negative, or was some of it worthwhile?

Krueger: I do believe the art display during the Independence Fest was a big hit but it was a lot of work and there were tremendous restrictions to participate in that. For example, picking up and returning the art, panels for display, and a tent. I would love this Town have more art in it – more sculptures and other beautiful projects. I think the way to get the art is we have a lot of artist in Town and if they are interested in promoting this that they should create an art guild and they look at the way other Town's promote art and they come forward with opportunities. We can't really do that unless you guys ask us to. That is my suggestion for the public.

Walker: I think we're behind, especially if you look at some of our neighbors. For example, Grapevine has made a big commitment to sculptures. Las Colinas has as well. Then you get into who accepts it, where does it go, etc. – how do you make it happen.

Sims: Funding becomes an issue as well because a lot of that art is purchased by the municipality. Basically we get back to the mission of accepting art according to the policy and stick to the course of what the original intent was for the PAC.

Miller: In the past I have questioned when does the Town get big enough where they work with cultural arts as an organized activity. Most of the Towns that do have a cultural arts program have a Master Plan. We don't have one for arts. There is a grant program available from the National Endowment for the Arts for grants between \$25,000 and \$200,000 for, among other things, developing a Master Plan for cultural arts. The way it works is that you have to have a cooperative effort between the Town government and a nonprofit cultural arts group within the Town. We have two of those within the Town. It might make sense for us to investigate getting a grant like that to get enough money to do a Master Plan for the Town and decide from that what we need in terms of future committee activities, support, etc.

Dixon: We have talented people on staff that could help with that. In this situation I think it would be prudent for staff to get together with one or both of those two organizations that would meet the threshold for the grant. Use the talent that the Town has to look at what is required for making application to the grant and move forward. Once you get clarify on

that, or at the same time, have the PALS Board explore how the funds can be used in the event awarded. I would like to see PALS go back and bring forward a recommendation for consideration by Council that could be brought forward for action.

Miller: The next application deadline for the grant is January of next year.

ADDITIONAL GENERAL DISCUSSION

Lumpkins: One of the concerns we've had for quite some time is putting the focus back on our neighborhood parks because as we go through the 4B process every year the focus is on these very large projects. We're blessed with beautiful park land and so many projects that need to be developed, and as we've talked about our funding dwindling every year with O & M eating up the budget, playground renovations has been put on hold for years. We have so many neighborhood parks that don't even have basketball courts on them. HOAs typically don't allow permanent installations of basketball courts. So I would like to understand what is Council's focus? Right now it seems as though the shift is toward development of very large parks and away from our neighborhood parks and we just need input from Council about that. We have talked before about getting permanent shade structures like a two picnic table pavilion in some of the parks, and general upkeep of the parks. The one that is close to me the fence is about to fall over. Where is the money going to come from as I know the maintenance budget is quite limited? We've exhausted the 4B funding as our money is so tied up in so many projects. We've looked at the park development fees to see if perhaps there was money there that we could get into renovating the neighborhood parks, but it looks like there is not a lot of money there in the fees that we have received.

Krueger: Referenced the Master Plan (page 168 and 169) and how each park is listed and there is a recommendation as to what needs to be done in each park. Probably what needs to happen is that there is a percentage of the 4B money that's put towards this – basically the analogy of putting the butter on the bread because we have this huge list of all of these amenities that are recommended for each one of these parks, like shade structures, etc. We are not really moving forward with those things and checking them off the list and getting them done. We are doing amenities on the trails, but we have old structures in a lot of the parks or we have no shade. That is one of the things I thought we would be able to touch on tonight. How do we take care of the big projects and make sure we get those done, and how do we improve the amenities in the parks.

Sims: I think what Norma is asking is that does Council have a percentage in mind. They have been focused primarily on getting Heritage Park (a bulk of where the 4B money has been going over the last four years) and there is a concern about adding these basketball courts, shade structures, etc. and how do you balance that with new parks. Does Heritage Park continue to remain a priority, or should a percentage be allocated towards the listed park improvements in the Parks and Trails Master Plan.

Levenick: Can you come back to us and give us a recommendation as to what percentage you would need for those type of things?

Hayden: We shouldn't keep growing if we can't maintain what we have. If you look at the estimated 4B dollars it's close to \$2 million a year. Before getting excited about the pot of money there needs to be consideration to things such as a tennis center. A lot of information will come from staff as to what is needed. Also, we need to think about if we are going to set aside 20% every year from the 4B money and dedicate that for maintenance. A lot of that will come from staff as to what needs to be maintained. For example, we get information about things needing fixed around the parks and residents send us emails all the time about various things.

Wise: To add to that we would need the list prioritized as to what needs to be taken care of first. I think as the money becomes available the needs to be made known so we know what to take care of first.

Sims: We will be doing that with the PALS Board in the next month or two. We will come forward with a recommendation from the PALS Board.

Krueger: I would like to take a percentage of the 4B and take a look at what we want to do first. We may say we're going to put shade in every park. We've already talked about that on numerous occasions, so let's do it. We have some parks that don't need shade, but we have some that desperately need shade, so absolutely.

Webb: As you were showing us Heritage Park and some other areas, it felt like, exclusive of the pond, we're two years away from having that section complete. If we can get to that point of having these last amenities there that might be a good time to reevaluate the split between new amenities versus maintenance and upgrades to existing facilities.

Sims: I agree. And the PALS Board has become aware that some of the things in the Master Plan such as the outdoor learning center, even the botanical gardens, need to be looked at. They have more experience with this park and feel confident about coming forward with revised recommendations over what should be in that park. We have been hesitant to come forward with recommended changes on the schematic of the Master Plan since it has been adopted in the past. I think that is one thing they want to talk about in addition to some percentage of future funding.

Webb: I'm open to hearing it. There were things that made sense years ago when the Master Plan was discussed, and things change and I'm open to hearing about modifications.

Wise: There was some discussion at the CDC where there was a plan to do two parks a year and we cycled them through. What was that for?

Sims: Playground equipment in relation to their life expectancy and it's on the schedule. We have two coming up in 2014/2015 and I think there are five or six coming up the following year as they are at the end of their life expectancy. At that time we will be replacing a significant amount of playgrounds.

Wise: So that's in process?

Sims: Yes, it's on the schedule. The issues they are talking about are in the five year Master Plan on those pages 168 – 170. The PALS Board is concerned that we're going to reach the end of the five years and we haven't touched on some of these. For that reason they are proposing we don't put all of our resources in Heritage Park at one time and spend some of those resources to target what's on the list.

Lumpkins: I have one more thing to add because all the while we were thinking we had this bucket in the park development fees, yet a couple years ago Council stated that 75% of all of that should go towards Twin Coves and trails. So that was a bucket of money that we were looking at okay, great, because I agree – why are we building more when we really can't maintain our neighborhood parks - because a well-maintained neighborhood park increases property values. That's why we were bringing this forward - to understand where Council's focus and priorities are so we can help understand how to make the decisions.

Hayden: This whole thing about park development fees – you get park development fees primarily when you go in and put in a housing development and there is greater density than is required so people give you money. As it turns out over the last five years, housing starts in Flower Mound have been relatively small – 150/200 a year so park development fees haven't been generated. The other thing is we were going to use park development fees for Twin Coves and trail developments but there is no money available for the trail system and that is the number one thing that people talk about, and one of the things we're known for and we already have a huge investment in it.

Krueger: That is what we have been struggling with. We have "x" amount of money and we have this beautiful piece of property and we want to see it get developed, and everybody be able to enjoy it, and then we have the trails and things that need to be fixed. If we can go back and look at the Master Plan, especially at Heritage Park, where we can go through and say these things were on the wish list five years ago, do we really want to develop them today, and just the O & M alone – to know that a botanical garden is on this Master Plan, well, how much is it going to cost to maintain a botanical garden every year after it's built. So knowing those kinds of things will help us go back and talk about what the public really wants.

Walker: For the neighborhood parks, I don't want it to be a situation where everybody goes to Heritage Park and we forget about the neighborhood parks, as that will affect our home values. Suggested if there is an essential repair, maintenance and improvement, and rehab that can take place at the neighborhood parks to bring them up to some minimum standard at least - especially if it's a safety issue, then that should take consideration.

Sims: I think the main thing they are talking about is the items identified to be accomplished by 2015.

Walker: You might have a dilemma where you need to overlook the basketball courts in the event there is something safety related that needs attention.

Hayden: Maintenance – especially for the parks on the east side as they are getting older. You have fences that are falling into disrepair, painting that needs to be kept up, and just general maintenance.

Sims: We're working toward that.

Krueger: Some of the things on this list include additional parking, change out signs, additional shade, regrading, and irrigation. It's not just maintenance but its new building projects on a park that doesn't have those things.

Sims: A lot of the parks when developed received minimal elements. We'll come back with some recommendation in relation to a percentage.

TWIN COVES PARK

Hayden: Indicated the Town should consider issuing debt to finish Twin Coves Park (revenue bond), as once complete, it's my understanding this park when completed, the revenues from people doing various activities there will generate more money than what the upkeep cost would be. It would actually be a revenue generator.

Hayden: Does staff have an estimate as to what it would actually cost to finish Twin Coves Park? Have you looked at that?

Sims: No, we haven't.

Hayden: He indicated if that cost is approximately \$3 million the debt service would be \$125,000 a year. If we could approach this in the next 6 months to a year the completion of Twin Coves could be completed and actually generate, even with the debt service, more than what the cost would be. He asked if the PALS Board would be open to talking about that. He noted this park is a fee generating park and the money generated from that would more than cover the debt service as well as the upkeep and maintenance.

Dixon: My recommendation would be for staff to present tangible numbers to the PALS Board and come back for recommendation both from PALS and staff on that concept.

Dixon: I have comments related to a policy issue. It was mentioned twice the location of Bakersfield and Garden Ridge. I would like to push the pause button on anything going forward east of Garden Ridge between Bakersfield until we can go and take care of some of these parks around Town. It's just prudent.

Sims: The Twin Coves feasibility study will be coming forward via a Council Communication over the course of the next week.

Hayden: Surveyed Council to determine their interest in pursuing finishing out Twin Coves Park in the event the revenue generated pays for the debt.

Walker: Worth pursuing. He inquired if we had access to the performance data from when the Corp had the property.

Sims: We have some data from that time; however, the feasibility study is calling for a significant departure from what they were doing, including updated RV parking slips, boat ramps with added amenities, and cabins.

Walker: I was going by the \$125,000 number mentioned earlier and I would think that is certainly doable to at least break even.

Hayden: I would suspect maintenance is going to be significant and I wouldn't be so enthusiastic about doing this if interest rates were at 8 – 10%, but if the Town can issue debt at 2.5%, and it doesn't really affect the Town's budget, I think it's something we should consider.

Hayden: One of the reasons I am interested in exploring is because of the current low tax rate, and that may be changing in the next few years.

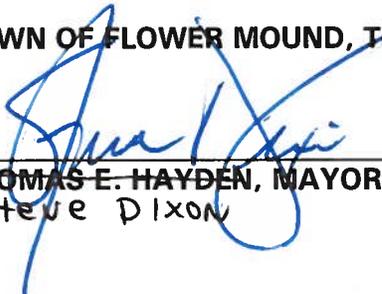
House: We need to complete Twin Coves. It's going to be a money maker for us.

Sims: Twin Coves is on the Master Plan.

F. ADJOURN WORK SESSION

Mayor Hayden adjourned the joint work session at 9:20 p.m. on Thursday, May 23, 2013, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



THOMAS E. HAYDEN, MAYOR pro tem
Steve Dixon

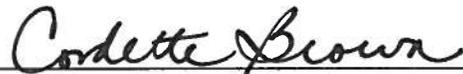


NORMA KRUEGER, CHAIR
PARKS, ARTS, AND LIBRARY SERVICES

ATTEST:



THERESA SCOTT, TOWN SECRETARY



CORLETTE BROWN,
ADMINISTRATIVE SECRETARY