

# Community Development Corporation

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January 24, 2023  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

## AGENDA

**A. CALL TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**D. ELECTION OF OFFICERS**

**E. PUBLIC COMMENT**

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a “Public Hearing.” Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a green comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

**F. STAFF/DIRECTOR REPORT**

**G. CONSENT ITEM(S)**

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Director by making such request prior to a motion and vote.

1. Consider approval of minutes from the regular meeting of the Community Development Corporation held on May 31, 2022.

**H. REGULAR ITEM(S)**

1. Public Hearing and action to consider the approval of an amendment to the fiscal year 2022-2023 Capital Improvement Plan, increasing funding in the amount of \$285,000.00, for Glenwick Park Restroom Addition, using 4B sales tax revenues
2. Public Hearing and action to consider the approval of an amendment to the fiscal year 2022-2023 Capital Improvement Plan, increasing funding in the amount of \$120,000.00, for the FY2022-23 Playground Replacements (Cortadera, Wilkerson, Possum), using 4B sales tax revenues.

**I. COORDINATION OF CALENDARS**

**J. ADJOURN**

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: \_\_\_\_\_, 2023, at \_\_\_\_\_ a.m./p.m., at least 72 hours prior to the scheduled time of said meeting.

**Kelli Repasz, Staff Liaison**

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

**THE FLOWER MOUND COMMUNITY DEVELOPMENT CORPORATION REGULAR MEETING HELD ON THE 31ST DAY OF MAY, 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 P.M.**

The Community Development Corporation met in regular session, with the following members present:

Mehul Desai	President
Gregory Crouse	Secretary
Kenneth Walsh	Treasurer
Justin Kestner	Director 7
TK Kumaran	Director 3

with the following members absent:

Shruti Rawat	Vice President
Collin Fortier	Director 1

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

Chuck Jennings	Director of Parks and Recreation
Tammy Wilson	Chief Financial Officer
Mark Long	Assistant Director of Parks and Recreation
Clayton Litton	Parks Superintendent
Brennon Peltier	Park Development Manager
Kelli Repasz	Executive Assistant

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

President Desai called the regular meeting to order at 6:31 P.M.

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

President Desai gave the invocation and led the pledges.

**D. PUBLIC PARTICIPATION**

None.

**E. STAFF REPORT**

Brennon Peltier, Park Development Manager and Tammy Wilson, Chief Financial Officer, presented current CIP projects and financials.

**F. CONSENT ITEMS**

1. Consider approval of the minutes from the regular meeting of the Community Development Corporation held on January 31, 2022.

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

**VOTE ON MOTION:**

*Motion passed*

**AYES: DESAI, KUMARAN, WALSH, CROUSE, KESTNER**

**NAYS: NONE**

**ABSTAIN: NONE**

**G. PUBLIC HEARINGS**

1. 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, Dixon Park Improvements, Glenwick Park Ballfield Restroom Addition, 2022-23 Playground Replacements and, Trails Master Plan Implementation using 4B sales tax revenues in the FY 2022-2023 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its May 5, 2022 meeting.)

**Staff Presentation**

Chuck Jennings, Director of Parks and Recreation Services provided the staff presentation.

President Desai opened the Public Hearing at 7:16 P.M.

President Desai closed the Public Hearing at 7:16 P.M.

Director Kestner moved to approve as presented. Director Crouse seconded the motion.

**VOTE ON MOTION:**

*Motion passed*

**AYES: DESAI, KUMARAN, WALSH, CROUSE, KESTNER**

**NAYS: NONE**

**ABSTAIN: NONE**

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

**J. ADJOURN REGULAR MEEETING**

President Desai adjourned the meeting at 7:18 P.M.

\_\_\_\_\_ President

ATTEST:

\_\_\_\_\_  
Secretary

DRAFT



# COMMUNITY DEVELOPMENT CORPORATION AGENDA H.1. REGULAR ITEM(S)

**DATE:** January 24, 2023  
**FROM:** Brennon Peltier, Park Development Manager  
**ITEM:** **Public Hearing and action to consider the approval of an amendment to the fiscal year 2022-2023 Capital Improvement Plan, increasing funding in the amount of \$285,000.00, for Glenwick Park Restroom Addition, using 4B sales tax revenues**

**BACKGROUND:** 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 May 5, 2022 the Parks Board recommended funding of the following projects for FY22-23 and the CDC approved on May 31, 2022:

- Park and Trail Amenities \$75,000
- Bakersfield Park Improvements – Phase I \$1,500,000
- Dixon Park Improvement \$100,000
- Glenwick Park Restroom Addition \$175,000
- 2022-23 Playground Replacements \$750,000
- Trails Master Plan – Implementation \$250,000

Total: \$2,850,000

The Town's design consultant, Kimley-Horn & Associates (KHA), is now in the beginning planning stages for the Glenwick Park Restroom Addition. The remaining budget for the project is \$105,500. The initial opinion of probable cost for construction was received in the amount of \$390,000 (see attached Opinion of Probable Cost). The additional costs of the project are due to several issues including higher than expected construction and material costs for the pre-fabricated restroom building, as well as the potential need for a sewer/wastewater lift station. For these reasons, there is a deficit of funding in the amount of \$285,000.

Staff recommends amending fiscal year 2022-2023 Capital Improvement Plan to increase the amount for the Glenwick Park Restroom Addition park project by \$285,000.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**ALTERNATIVES:** N/A

**FISCAL IMPACT:** \$285,000.00

**Proposed Expenditure/(Revenue)**

\$285,000.00

317-110-90823-6210

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. Opinion of Probable Cost

**DRAFT MOTION:** Move to approve as presented in the agenda caption.

<b>Client:</b> Town of Flower Mound	<b>Date:</b> 12/2/2022
<b>Project:</b> Glenwick Park Restroom	<b>Prepared By:</b> AMP
<b>KHA No.:</b>	<b>Checked By:</b> KSS

<b>Title:</b> Project Planning/Scoping OPCC	<b>Sheet:</b> 1
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Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization, Bonds, and Insurance	1	LS	\$20,000.00	\$ 20,000
2	Pre-Packaged Restroom Facility Utilities Only	1	LS	\$5,000.00	\$ 5,000
3	Pre Fabricated Restroom Building (2 Fixture)	1	LS	\$175,000.00	\$ 175,000
4	Restroom Building Perimeter Beam	1	LS	\$3,000.00	\$ 3,000
5	Concrete Sidewalk and Flatework	1	LS	\$7,000.00	\$ 7,000
6	E-ONE (Model DH 071-74)	1	LS	\$20,000.00	\$ 20,000
7	1.5" DR 9 HDPE Water Line	180	LF	\$10.00	\$ 1,800
8	Connect to Existing Water Line	1	EA	\$3,000.00	\$ 3,000
9	1.25" DR 9 HDPE Force Main	270	LF	\$10.00	\$ 2,700
10	4" SDR 35 PVC Wastewater Line	20	LF	\$20.00	\$ 400
11	Connect to Existing WW Manhole	1	EA	\$2,000.00	\$ 2,000
12	Wastewater Cleanout	1	EA	\$2,000.00	\$ 2,000
13	Hydrostatic Testing and Disinfection	1	LS	\$2,500.00	\$ 2,500
14	Storm Water Pollution Prevention Plan (SWPPP) and Erosion Control	1	LS	\$2,000.00	\$ 2,000
15	Seeding	1	LS	\$2,500.00	\$ 2,500
16	Sodding	1	LS	\$1,000.00	\$ 1,000
17	Project Sign	2	EA	\$500.00	\$ 1,000
18	Electrical Improvements	1	LS	\$20,000.00	\$ 20,000
19	Instrumentation Improvements	1	LS	\$40,000.00	\$ 40,000
20	Trench Safety	1	LS	\$1,000.00	\$ 1,100

**Basis for Cost Projection:**

- No Design
- Preliminary
- Final Design

Subtotal:		\$312,000
Conting. (%,+/-)	25	\$78,000
<b>Total:</b>		<b>\$390,000</b>

**This total does not reflect engineering or technical services.**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.



## COMMUNITY DEVELOPMENT CORPORATION AGENDA H.2. REGULAR ITEM(S)

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**DATE:** January 24, 2023  
**FROM:** Brennon Peltier, Park Development Manager  
**ITEM:** **Public Hearing and action to consider the approval of an amendment to the fiscal year 2022-2023 Capital Improvement Plan, increasing funding in the amount of \$120,000.00, for the FY2022-23 Playground Replacements (Cortadera, Wilkerson, Possum), using 4B sales tax revenues.**

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**BACKGROUND:** 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 May 5, 2022 the Parks Board recommended funding of the following projects for FY22-23 and the CDC approved on May 31, 2022:

• Park and Trail Amenities	\$ 75,000
• Bakersfield Park Improvements – Phase I	\$1,500,000
• Dixon Park Improvement	\$ 100,000
• Glenwick Park Restroom Addition	\$ 175,000
• 2022-23 Playground Replacements	\$ 750,000
• Trails Master Plan – Implementation	\$ 250,000
<b>Total:</b>	<b>\$2,850,000</b>

The 2022-23 Playground replacement project is funded to cover three parks: Cortadera, Possum, and Wilkerson Parks. New playground equipment for Cortadera and Possum Parks have already been purchased, leaving the remaining budget (\$407,809.41) for the purchase and installation of new equipment for Wilkerson Park.

Due to the size of the existing playground, and in an attempt to replace with a similar amount of equipment, the cost is expected to be greater than a typical playground replacement. Additionally, due to the difficulty Parks maintenance crews have accessing the playground to replace the existing wood fiber surfacing and to the frequency with which the playground is currently used, poured-in-place rubber safety surfacing will be installed with the new equipment. Poured-in-place surfacing has a higher upfront cost but is easier to maintain, has a longer lifespan than wood fiber safety surfacing, and is a better surface for wheelchair accessibility. Based on an estimated cost of \$480,000, there is a projected deficit of approximately \$75,000.

Staff recommends amending fiscal year 2022-2023 Capital Improvement Plan to increase the amount for the 2022-23 Playground Replacements by \$120,000. This amount will ensure adequate funding is available in the project to address any other playground improvements and/or ADA issues at the park.

**BOARD REVIEW/CITIZEN FEEDBACK: N/A**

**ALTERNATIVES: N/A**

**FISCAL IMPACT: \$120,000.00**

**Proposed Expenditure/(Revenue)**

\$120,000.00

**Account Number(s):**

317-110-90823-6210

**LEGAL REVIEW: N/A**

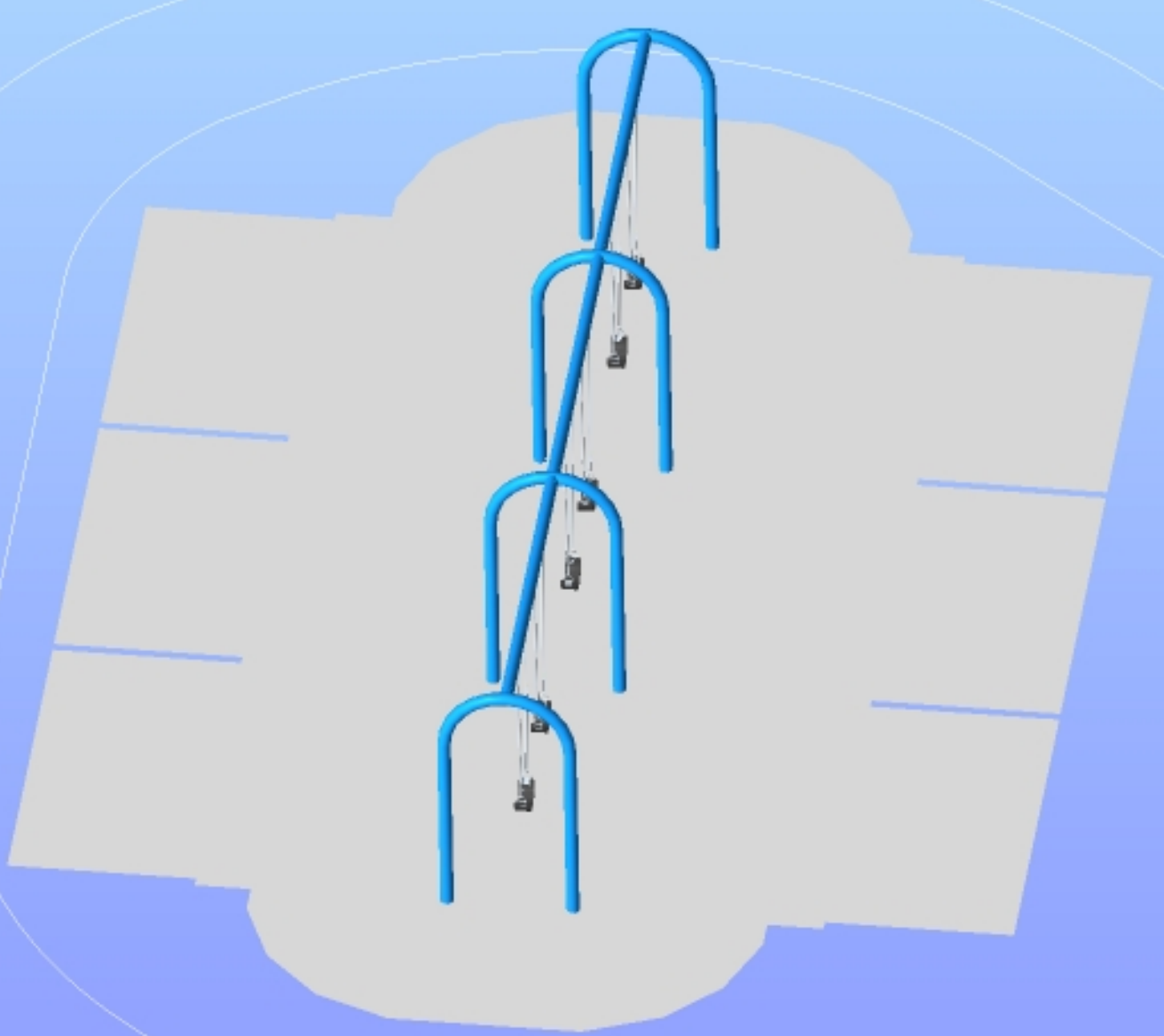
**ATTACHMENTS:**

1. Playground Equipment Renders

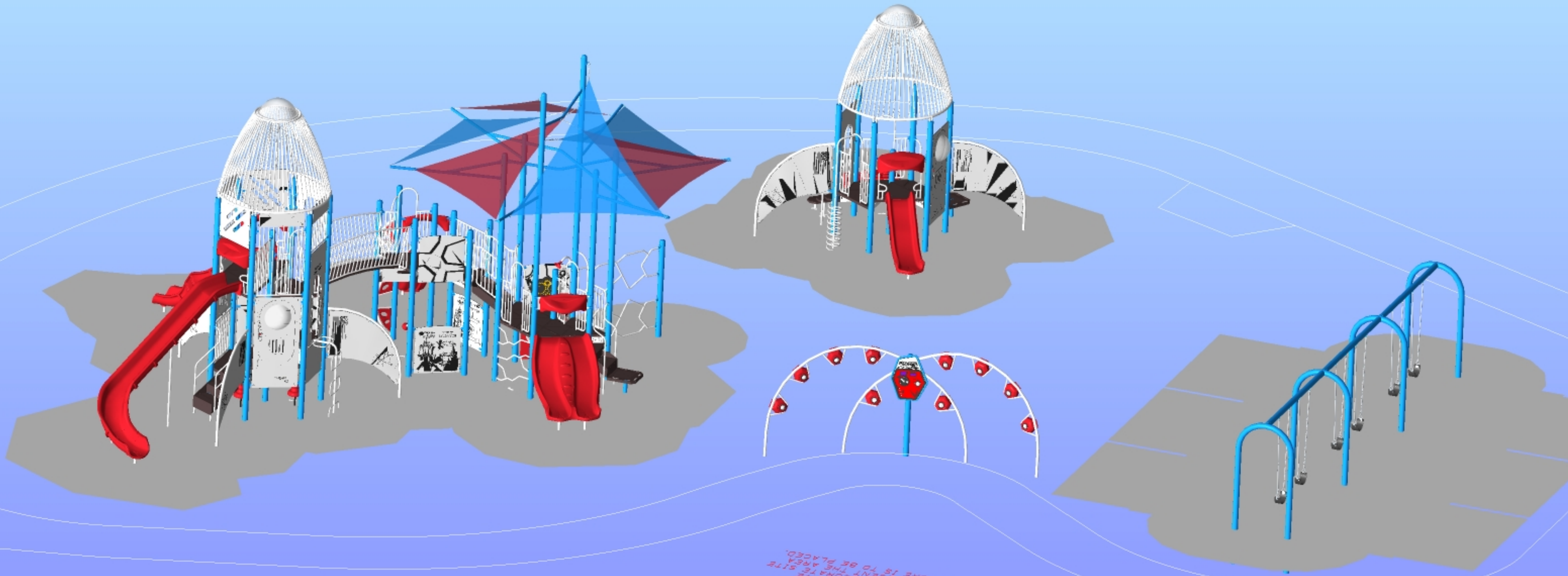
**DRAFT MOTION:** Move to approve as presented in the agenda caption.

**Wilkerson Park  
Child's Play, Inc.**

NOTE: ALTHOUGH ALL ATTEMPTS HAVE BEEN MADE TO PROVIDE AN ACCURATE SITE IT MAY NOT TRULY REPRESENT THE AREA WHERE THIS STRUCTURE IS TO BE PLACED.



**Wilkerson Park  
Child's Play, Inc.**



NOTE: ALTHOUGH ALL ATTEMPTS HAVE BEEN MADE TO PROVIDE AN ACCURATE SITE REPRESENTATION OF THE AREA WHERE THIS STRUCTURE IS TO BE PLACED, IT MAY NOT FULLY REPRESENT THE AREA WHERE THIS STRUCTURE IS TO BE PLACED.