

Community Development Corporation



June 20, 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. 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 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.

E. STAFF/DIRECTOR REPORT

F. 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 Commissioner by making such request prior to a motion and vote.

1. Consider approval of the minutes from January 24, - Consider approval of the minutes from January 24, 2023.

G. REGULAR ITEM(S)

1. Park Projects for FY23-24 - 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 Phase II, Community Activity Center Expansion/Renovation Study, Electronic Reader Board Sign at

Gerault Park, 2022-23 Playground Replacements, 2023-24 Playground Replacements, Spring Lake Park Improvements, Spring Meadow Park Improvements, Twin Coves Park Phase II Preliminary Design Assessment, and Trails Master Plan Implementation using 4B sales tax revenues in the FY 2023-2024 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its April 6, 2023, meeting.)

H. FUTURE AGENDA ITEM(S)

I. COORDINATION OF CALENDARS

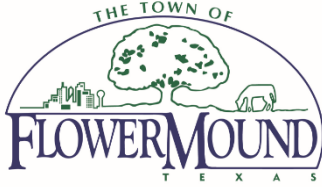
J. ADJOURN

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: Friday, June 16, 2023, at 5:00 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.

Community Development Corporation



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

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Vice President Shuri Rawat called the regular meeting to order at 06:31 PM.

B. INVOCATION

Vice President Rawat gave the invocation.

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Vice President Rawat led the Pledge of Allegiance.

D. ELECTION OF OFFICERS

Director Crouse nominated Director Rawat for President. Director Koenig seconded the nomination.

ACTION: Director Gregory Crouse moved to approve item D. as presented in the agenda caption. Director William Koenig seconded the motion.
AYES: Gregory Crouse, John Mignone, Kenneth Walsh, Shruti Rawat, Tiruchirapalli Kumaran, William Koenig
NAYS: None
ABSTAIN: None
RESULT: 6 : 0

Director John Mignone nominated himself for Vice President. Director Gregory Crouse seconded the nomination.

ACTION: Director Gregory Crouse moved to approve item D. as presented in the agenda caption. Director William Koenig seconded the motion.
AYES: Gregory Crouse, John Mignone, Kenneth Walsh, Shruti Rawat, Tiruchirapalli Kumaran, William Koenig
NAYS: None
ABSTAIN: None
RESULT: 6 : 0

Director William Koenig nominated himself for Treasurer. Director John Mignone seconded the nomination.

ACTION: Director William Koenig moved to approve item D. as presented in the agenda caption. Director John Mignone seconded the motion.
AYES: Gregory Crouse, John Mignone, Kenneth Walsh, Shruti Rawat, Tiruchirapalli Kumaran, William Koenig
NAYS: None
ABSTAIN: None
RESULT: 6 : 0

Director Gregory Crouse nominated himself for Secretary. Director John Mignone seconded the nomination.

ACTION: Director Gregory Crouse moved to approve item D. as presented in the agenda caption. Director John Mignone seconded the motion.
AYES: Gregory Crouse, John Mignone, Kenneth Walsh, Shruti Rawat, Tiruchirapalli Kumaran, William Koenig
NAYS: None
ABSTAIN: None
RESULT: 6 : 0

E. PUBLIC COMMENT

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None

F. STAFF/DIRECTOR REPORT

Chuck Jennings, Director of Parks and Recreation Services, Brennon Peltier, Park Development Manager and Tammy Wilson, Executive Director of Fiscal and Administrative Services, presented current CIP projects and financials.

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.
 - ACTION:** Director Kumaran moved to approve item G.1. as presented in the agenda caption. Director Crouse seconded the motion.
 - AYES:** Koenig, Mignone, Rawat, Crouse, Kumaran, Walsh
 - NAYS:** None
 - ABSTAIN:** None
 - RESULT:** 6 : 0

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
 - ACTION:** Director Crouse moved to approve item H.1. as presented in the agenda caption. Director Koenig seconded the motion.
 - AYES:** Koenig, Mignone, Rawat, Crouse, Walsh
 - NAYS:** Kumaran
 - ABSTAIN:** None
 - RESULT:** 5 : 1
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.
 - ACTION:** Director Koenig moved to approve item H.2. as presented in the agenda caption. Director Mignone seconded the motion.
 - AYES:** Koenig, Mignone, Rawat, Crouse, Kumaran, Walsh
 - NAYS:** None
 - ABSTAIN:** None
 - RESULT:** 6 : 0

I. COORDINATION OF CALENDARS

J. ADJOURN

President Rawat adjourned the meeting at 7:32 p.m.on Tuesday, January 31, 2023, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

SHRUTI RAWAT, PRESIDENT

ATTEST:

KELLI RESPAZ, EXECUTIVE ASSISTANT



COMMUNITY DEVELOPMENT CORPORATION AGENDA G.1. REGULAR ITEM(S)

DATE: June 20, 2023
FROM: Chuck Jennings, Director of Parks and Recreation
ITEM: **Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Twin Coves Park Debt Service, Bakersfield Park Improvements Phase II, Community Activity Center Expansion/Renovation Study, Electronic Reader Board Sign at Gerault Park, 2022-23 Playground Replacements, 2023-24 Playground Replacements, Spring Lake Park Improvements, Spring Meadow Park Improvements, Twin Coves Park Phase II Preliminary Design Assessment, and Trails Master Plan Implementation using 4B sales tax revenues in the FY 2023-2024 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its April 6, 2023, meeting.)**

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 April 6, 2023, the Parks Board recommended funding of the following project for FY23-24:

Bakersfield Park Improvements – Phase II	\$1,850,000
Community Activity Center Expansion/Renovation Study	\$160,000
Electronic Reader Board Sign at Gerault Park	\$85,000
2022-2023 Playground Replacements (Cortadera)	\$200,000
2023-2024 Playground Replacements (Jake’s Hilltop)	\$400,000
Spring Lake Park Improvements	\$285,000
Spring Meadow Park Improvements	\$230,000
Twin Coves Park – Phase II	\$20,000
Trails Master Plan – Implementation	\$250,000
Total	\$3,480,000

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 2023-2024 is \$270,200.

Ongoing expenses:

Twin Coves Debt Service	\$270,200
Parks & Trail O&M	\$300,000
Park and Trail Amenities	\$75,000
Subtotal:	\$645,200

Total funding requested \$4,125,200

BOARD REVIEW/CITIZEN FEEDBACK: The Parks Board recommended approval of these projects by a vote of 6 to 0 at its April 6, 2023, meeting.

ALTERNATIVES: N/A

FISCAL IMPACT:

Proposed Expenditure/(Revenue)

\$4,125,200

N/A

Account Number(s):

317-Various

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Attachment - Proposed CIP for FY 2023-2024

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

Proposed CIP for FY 2023-2024

Park Project	Cost
Parks & Trail O&M	\$300,000
Park and Trail Amenities	\$75,000
Twin Coves Debt Service	\$270,200
Bakersfield Park Improvements – Phase II	\$1,850,000
Community Activity Center Expansion/Renovation Study	\$ 160,000
Electronic Reader Board Sign at Gerault Park	\$ 85,000
2022-23 Playground Replacements (Cortadera)	\$ 200,000
2023-24 Playground Replacements	\$ 400,000
Spring Lake Park Improvements	\$ 285,000
Spring Meadow Park Improvements	\$ 230,000
Twin Coves Park - Phase II Preliminary Design Assessment	\$ 20,000
Trails Master Plan Implementation	\$250,000
Total Proposed CIP using 4B funds for FY 2023-2024	\$4,125,200