

Community Development Corporation



October 30, 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 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 Commissioner by making such request prior to a motion and vote.

1. Consider approval of the minutes from June 20, 2023 - Consider approval of the minutes from June 20, 2023.

H. REGULAR ITEM(S)

1. Tealwood Oaks Park - Additional Funding Public Hearing - Public Hearing and action to consider the approval of an amendment to the fiscal year 2021-2022

- Capital Improvement Plan, increasing funding in the amount of \$205,000 for the Tealwood Oaks Park Improvements project, using 4B sales tax revenues.
2. Gerault Park Improvements Project - Additional Funding - Public Hearing and action to consider the approval of an amendment to the fiscal year 2021-2022 Capital Improvement Plan, increasing funding in the amount of \$82,000 for the Gerault Park Improvements project, using 4B sales tax revenue.
 3. Leonard and Helen Johns Community Park Master Plan - Public Hearing and action to approve funding for the Leonard and Helen Johns Community Park Master Plan project using 4B sales tax revenues in the FY 2023-2024 CIP. (The Parks Board recommended approval of this project by a vote of 6 to 0 at its October 5, 2023, meeting.)

I. FUTURE AGENDA ITEM(S)

J. COORDINATION OF CALENDARS

K. 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, October 27, 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 AGENDA H.1. REGULAR ITEM(S)

DATE: October 30, 2023
FROM: Chuck Jennings, Director of Parks and Recreation
ITEM: **Public Hearing and action to consider the approval of an amendment to the fiscal year 2021-2022 Capital Improvement Plan, increasing funding in the amount of \$205,000 for the Tealwood Oaks Park Improvements project, 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 6, 2021, the Parks Board recommended funding of the following projects for FY21-22:

Chinn Chapel Park Improvements	\$650,000
Dunham Ranch Master Plan	\$100,000
Glenwick Park Improvement	\$250,000
Gerault Park Improvements	\$450,000
Leonard & Helen Johns Park Improvements	\$225,000
2021-22 Playground Replacements (Peacock)	\$250,000
Individual Park Improvements	\$550,000
Tealwood Oaks Park Improvements	\$400,000
Trails Master Plan Implementation	\$250,000
Total	\$3,125,000

The Town received seven bids for the Tealwood Oaks Park Improvements project on September 19, 2023 with the lowest qualified bidder coming in at \$491,706 to include bid alternates. The total budget for this project including design and construction was approved at \$400,000. The additional \$205,000 will help ensure the Town has enough funds to cover the base bid, testing, mobilization, overhead and profit, and project contingency. The additional funding will also allow for the construction of the alternate bid item, which includes improving additional concrete trail segments in the park that are currently out of ADA compliance, associated sod, and an additional trash receptacle. The higher than expected project costs were mainly due to increased labor, material costs (bridges, concrete and steel) and higher than projected inflation.

- Tealwood Oaks Park Project
 - Base bid + Alternates: \$491,706.00
 - Construction Materials Testing: \$18,663.50
 - 7% Construction Contingency: \$34,419.42
 - Construction Total: \$544,788.92
 - Funding currently available: \$339,942.48

○ **Amount needed:** **\$204,846.56**

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: \$205,000

Proposed Expenditure/(Revenue)
\$205,000

Account Number(s):
317-110-90650

LEGAL REVIEW: N/A

ATTACHMENTS:

None

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



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

DATE: October 30, 2023
FROM: Chuck Jennings, Director of Parks and Recreation
ITEM: **Public Hearing and action to consider the approval of an amendment to the fiscal year 2021-2022 Capital Improvement Plan, increasing funding in the amount of \$82,000 for the Gerault Park Improvements project, using 4B sales tax revenue.**

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 6, 2021, the Parks Board recommended funding of the following projects for FY21-22:

Chinn Chapel Park Improvements	\$650,000
Dunham Ranch Master Plan	\$100,000
Glenwick Park Improvements	\$250,000
Gerault Park Improvements	\$450,000
Leonard & Helen Johns Park Improvements	\$225,000
2021-22 Playground Replacements (Peacock)	\$250,000
Individual Park Improvements	\$550,000
Tealwood Oaks Park Improvements	\$400,000
Trails Master Plan Implementation	\$250,000
Total	\$3,125,000

The Town received five bids for the Gerault Park Improvements project on October 3, 2023, with the lowest qualified bidder coming in at \$448,114. The total budget for this project including design and construction is \$450,000. The additional \$82,000 will help ensure the Town has enough funds to cover the base bid, mobilization, overhead and profit, and project contingency. The additional funding will also allow for the construction of the alternate bid items, which include renovating the existing pavilion and adding masonry columns to the pavilion. The higher than expected project costs were mainly due to increased labor, material costs (irrigation and sod) and higher than projected inflation.

- Gerault Park Improvements Project
 - Base bid + Alternates: \$448,114.00
 - 7% Construction Contingency: \$31,367.98
 - Construction Total: \$479,481.98
 - less Funding currently available: \$398,313.42
 - **Amount needed:** **\$81,168.56**

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: \$82,000

Proposed Expenditure/(Revenue)
\$82,000

Account Number(s):
317-110-90832

LEGAL REVIEW: N/A

ATTACHMENTS:

None

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



COMMUNITY DEVELOPMENT CORPORATION AGENDA H.3. REGULAR ITEM(S)

DATE: October 30, 2023
FROM: Chuck Jennings, Director of Parks and Recreation
ITEM: **Public Hearing and action to approve funding for the Leonard and Helen Johns Community Park Master Plan project using 4B sales tax revenues in the FY 2023-2024 CIP. (The Parks Board recommended approval of this project by a vote of 6 to 0 at its October 5, 2023, meeting.)**

BACKGROUND: The Community Development Corporation (CDC) was organized to expend revenues collected from the 4B sales tax. Each year the Parks Board recommends a list of park projects to the CDC to be funded utilizing the 4B sales tax revenues. The FY 2023-2024 projects listed below were recommended by the Parks Board on April 6, 2023 and authorized by the CDC on June 20, 2023 for park projects, debt service, and operations & maintenance (O&M) expenses:

• Park and Trail Amenities	\$ 75,000
• 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 (Jake's Hilltop Park)	\$ 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

With the failure of Proposition A (Tennis Center) in May, Town staff has been directed by the Town Council to speed up improvements to Leonard & Helen Johns Community Park. At their October 2023 regular meeting, the Parks Board officially placed the Leonard and Helen Johns Community Park Master Plan project on the Town's Five Year CIP for Park Projects and recommended that the project be funded using sales tax revenues. This agenda item is seeking approval from the Community Development Corporation to fund the master planning of the park in the amount of \$60,000.

Purchasing the 7.425 acres from LISD in 2021, along with the demolition of the natatorium, communications building, and now the old administration building, the timing works out well to start this process. The master planning of the park will include a topographical survey, site visits, public engagement, conceptual layouts, 3D renderings, cost estimates, and input/approval from both the Parks Board and Town Council.

If the CDC approves funding the project, Town staff will present the Town Council with a CIP amendment to consider officially adding the project and funding to this year's budget.

BOARD REVIEW/CITIZEN FEEDBACK: The Parks Board recommended approval of this project by a vote of 6 to 0 at its October 5, 2023, meeting.

ALTERNATIVES: N/A

FISCAL IMPACT: \$60,000
Proposed Expenditure/(Revenue)
\$60,000

Account Number(s):
317-110

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Aerial of LHJP

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

Leonard & Helen Johns Community Park

