

Community Development Corporation



May 30, 2024
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 AND TEXAS 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. Minutes from October 30, 2023 - Consider approval of the minutes from October 30, 2023.

G. REGULAR ITEM(S)

1. FY24-25 CIP - 4B Funded Projects - Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Twin Coves Park Debt Service, 2024-2025 Playground Replacements, Gerault Park Lighting Improvements, Leonard and Helen Johns Community Park Improvements, Parker Square Park Improvements, Post Oak Park Improvements, Wilkerson Park Improvements, and Trails Master Plan Implementation using 4B sales tax revenues in the FY 2024-2025 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its May 2, 2024 meeting.)

H. COORDINATION OF CALENDARS

I. 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: May 24, 2024, at 1:30 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



October 30, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. **CALL TO ORDER**

The Community Development Corporation met in a regular meeting with the following members present:

Shruti Rawat, President, Director 6
John Mignone, Vice President, Director 2
William Koenig, Treasurer, Director 1
Kenneth Walsh, Director 4
Tamera Bennett, Director 7

with the following member(s) absent:

Ashish Puri, Director 5
TK Kumaran, Director 3

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

Chuck Jennings, Director of Parks and Recreation
Tammy Wilson, Chief Financial Officer
Travis Cunniff, Assistant Director of Parks and Recreation
Clayton Litton, Park Development Manager
Jade Olson, Administrative Assistant

President Rawat called the regular meeting to order at 6:30 p.m.

B. **INVOCATION**

President Shurti Rawat led the invocation.

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

President Shurti Rawat led the pledge of allegiance to the American Flag.

D. **ELECTION OF OFFICERS**

Director Shurti Rawat nominated herself for President. Director Mignone seconded the nomination.

ACTION: Director Shurti Rawat moved to approve D. as presented in the agenda caption. Director Mignone seconded the motion.
AYES: John Mignone, Kenneth Walsh, Shruti Rawat, William Koenig, Tamera Bennett
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

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

ACTION: John Mignone moved to approve D. as presented in the agenda caption. Director William Koenig seconded the motion.
AYES: John Mignone, Kenneth Walsh, William Koenig, Tamera Bennett
NAYS: None
ABSTAIN: None
RESULT: 4 : 0
OTHER: Director Shurti Rawat was inadvertently not called.

Director Koenig nominated himself for Secretary. Director Mignone seconded the motion.

ACTION: Director Bill Koenig moved to approve D. as presented in the agenda caption. Director John Mignone seconded the motion.
AYES: John Mignone, Kenneth Walsh, William Koenig, Tamera Bennett
NAYS: None
ABSTAIN: None
RESULT: 4 : 0
OTHER: Director Shurti Rawat was inadvertently not called.

Director Kenneth Walsh nominated himself for Treasurer. Director John Mignone seconded the motion.

ACTION: Director Kenneth Walsh moved to approve D. as presented in the agenda caption. Director John Mignone seconded the motion.
AYES: John Mignone, Kenneth Walsh, William Koenig, Tamera Bennett
NAYS: None
ABSTAIN: None
RESULT: 4 : 0
OTHER: Director Shurti Rawat was inadvertently not called.

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.

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker name and address	Subject (as written on the form)
1.	Sweety Bowman, 6524 Orchard Drive, Flower Mound, Texas	Leonard and Helen Johns Community Park
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

** Indicates person did not wish to speak*

F. STAFF/DIRECTOR REPORT

Brennon Peltier, Park Development Manager, Chuck Jennings, Director of Parks and Recreation and Tammy Wilson, Chief Financial Officer, 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 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.

ACTION: William Koenig moved to approve G.1. as presented in the agenda caption. Kenneth Walsh seconded the motion.

AYES: John Mignone, Kenneth Walsh, William Koenig, Tamera Bennett

NAYS: None

ABSTAIN: None
RESULT: 4 : 0
OTHER: Shurti Rawat was inadvertently not called.

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.
ACTION: Kenneth Walsh moved to approve H.1. as presented in the agenda caption. John Mignone seconded the motion.
AYES: Tamera Bennett, Kenneth Walsh, John Mignone, Bill Koenig
NAYS: None
ABSTAIN: None
RESULT: 4 : 0
OTHER: Shurti Rawat was inadvertently not called.
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.
ACTION: William Koenig moved to approve H.2. as presented in the agenda caption. Kenneth Walsh seconded the motion.
AYES: John Mignone, Kenneth Walsh, William Koenig, Tamera Bennett
NAYS: None
ABSTAIN: None
RESULT: 4 : 0
OTHER: Shurti Rawat was inadvertently not called.
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.)
ACTION: John Mignone moved to approve H.3. as presented in the agenda caption. William Koenig seconded the motion.
AYES: John Mignone, Kenneth Walsh, William Koenig, Tamera Bennett
NAYS: None
ABSTAIN: None
RESULT: 4 : 0
OTHER: Shurti Rawat was inadvertently not called.

I. FUTURE AGENDA ITEM(S)

J. COORDINATION OF CALENDARS

K. ADJOURN

TOWN OF FLOWER MOUND, TEXAS

SHRUTI RAWAT, PRESIDENT

ATTEST:

KELLI REPASZ, EXECUTIVE ASSISTANT



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

DATE: May 30, 2024
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, 2024-2025 Playground Replacements, Gerault Park Lighting Improvements, Leonard and Helen Johns Community Park Improvements, Parker Square Park Improvements, Post Oak Park Improvements, Wilkerson Park Improvements, and Trails Master Plan Implementation using 4B sales tax revenues in the FY 2024-2025 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its May 2, 2024 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 May 2, 2024, the Parks Board recommended funding of the following project for FY24-25:

2024-2025 Playground Replacements	\$600,000
Gerault Park Lighting Improvements	\$1,250,000
Leonard & Helen Johns Community Park Improvements	\$320,000
Parker Square Park Improvements	\$50,000
Post Oak Parks Improvements	\$200,000
Wilkerson Park Improvements	\$225,000
Trails Master Plan Implementation	\$250,000

Total: \$2,895,000

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, Rheudasil 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 2024 - 2025 is \$271,250.

Ongoing expenses:

Twin Coves Debt Service	\$271,250
Parks & Trail O&M	\$300,000
Park and Trail Amenities	\$ 75,000
Subtotal: \$646,250	

Total funding requested: \$3,541,250

BOARD REVIEW/CITIZEN FEEDBACK: The Parks Board recommended approval of these projects by a vote of 6 to 0 at its May 2, 2024 meeting.

ALTERNATIVES: N/A

FISCAL IMPACT: \$3,541,250

Proposed Expenditure/(Revenue)
\$3,541,250

Account Number(s):
317-various

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Attachment - Proposed CIP for FY 2024-2025

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

Proposed CIP for FY 2024-2025

Park Project	Cost
Parks & Trail O&M	\$300,000
Park and Trail Amenities	\$75,000
Twin Coves Debt Service	\$271,250
2024-2025 Playground Replacements	\$600,000
Gerault Park Lighting Improvements	\$1,250,000
Leonard & Helen Johns Community Park Improvements	\$320,000
Parker Square Park Improvements	\$50,000
Post Oak Park Improvements	\$200,000
Wilkerson Park Improvements	\$225,000
Trails Master Plan Implementation	\$250,000
Total Proposed CIP using 4B funds for FY 2024-2025	\$3,541,250