AGENDA

TOWN OF FLOWER MOUND
COMMUNITY DEVELOPMENT COOPORATION

JULY 18, 2017

FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

6:30 P.M.

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AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT
WWW.FLOWER-MOUND.COM/AGENDA/AGENDA.PHP
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A. CALL REGULAR MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG
"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

D. ELECTION OF OFFICERS

E. PUBLIC PARTICIPATION

Please fill out an "Appearance Before Community Development Corporation" form in order to address the Corporation, and turn the form in prior to Citizens and Visitors Comments, or by 6:40 p.m. to the Town staff. Speakers are normally limited to three minutes.

F. STAFF REPORT

Update and status report related to operational issues, capital improvement projects, budget projections and grants

G. CONSENT AGENDA - Consent Items

This agenda consists of non-controversial or "housekeeping" items and may be approved with a single motion. A member of the Community Development Corporation may request

an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of minutes from the regular meeting of the Community Development Corporation held on November 28, 2016.

H. ADJOURNEMENT – REGULAR MEETING

I. PUBLIC HEARINGS

2. Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Heritage Park Phase 4 construction, and Twin Coves Park Debt Service using 4B sales tax revenues in the FY 2017-2018 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its April 06, 2017, meeting.)

J. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

K. ADJOURNMENT – REGULAR MEETING

Gary D. Sims

Gary Sims
Executive Director of Community Services

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: July 14, 2017 at 1:30 pm, at least 72 hours prior to the schedule time of said meeting.

Kelli Repasz

Kelli Repasz
Executive Assistant

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Kelli Repasz, Executive Assistant, at (972) 874-6342.

COMMUNITY DEVELOPMENT CORPORATION AGENDA ITEM NO: 1

CONSENT ITEM

DATE: July 18, 2017

FROM: Gary Sims, Executive Director of Community Services bb

ITEM: **Consider approval of minutes from the regular meeting of the Community Development Corporation held on November 28, 2016**

Background Information: N/A

Alternatives/Options: N/A

Fiscal Impact: N/A

Legal Review: N/A

Attachments:

1. Copy of the draft minutes from the November 28, 2016, regular meeting of the Community Development Corporation.

Recommendation: Move to approve the minutes from the November 18, 2016 regular meeting of the Community Development Corporation.

THE FLOWER MOUND COMMUNITY DEVELOPMENT CORPORATION REGULAR MEETING HELD ON THE 28TH DAY OF NOVEMBER, 2016, 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:

Dana Smith	President
Scott Lang	Vice-President
Cassandra Forest	Treasurer
Tom Hayden	Director
Mark Wise	Director
William Henderson	Director

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

Gary Sims	Executive Director of Community Services
Debra Wallace	Assistant Town Manager, CFO
Clayton Litton	Parks Superintendent
Kari Biddix	Park Development Manager
Kelli Repasz	Executive Assistant

A. CALL REGULAR MEETING TO ORDER - 6:30 P.M.

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ELECTION OF OFFICERS

Officers were elected in the June 28, 2016 meeting.

E. PUBLIC PARTICIPATION

F. STAFF REPORT

Kari Biddix, Park Development Manager, presented on current CIP projects.

G. CONSENT AGENDA

President Dana Smith read the item on the Consent Agenda.

Director Mark Wise made a motion to approve consent Item 1. Director Tom Hayden seconded the motion. The item, as approved by consent, was re-stated below along with the approved recommendation for the record.

1. **Consider approval of the minutes from the regular meeting of the Community Development Corporation held on June 28, 2016.**

RECOMMENDATION: Move to accept the minutes as written.

VOTE ON THE MOTION

AYES: Directors Forest, Smith, Lang, Hayden, Henderson, Wise
NAYS: None.

The motion passed with a vote of 6-0.

H. ADOURNMENT – REGULAR MEETING – 6:45 P.M.

I. PUBLIC HEARINGS – 6:45 P.M.

2. Public Hearing and action to consider the approval of an amendment to the fiscal year 2016-2017 Capital Improvement Plan, increasing funding in the amount of $820,264 for Heritage Park Phase 3, using 4B sales tax revenues.

Gary Sims, Executive Director of Community Services and Kari Biddix, Park Development Manager, presented.

Commission Deliberation.

Director Mark Wise made a motion to approve of an amendment to the fiscal year 2016-2017 Capital Improvement Plan, increasing funding in the amount of $820,264 for Heritage Park Phase 3, using 4B sales tax revenues. Director William Henderson seconds the motion.

VOTE ON THE MOTION

AYES: Directors Smith, Henderson, Wise, Hayden, Lang, Forest.
NAYS: None.

The motion passed with a vote of 6-0.

3. Public Hearing and action to amend the fiscal year 2016-2017 Capital Improvement Plan

Debra Wallace, Assistant Town Manager, presented.

Commission Deliberation.

Director William Henderson made a motion to approve the amendment of the fiscal year 2016-2017 Capital Improvement Plan. Director Mark Wise seconds the motion.

VOTE ON THE MOTION

AYES: Directors Smith, Henderson, Wise, Hayden, Lang, Forest.
NAYS: None.

The motion passed with a vote of 6-0.

J. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

K. ADJOURNEMENT – REGULAR MEETING – 7:38 P.M.

TOWN OF FLOWER MOUND, TEXAS

____
President

ATTEST:

____
Secretary

COMMUNITY DEVELOPMENT CORPORATION AGENDA ITEM NO: 2

PUBLIC HEARING ITEM

DATE: July 18, 2017

FROM: Gary Sims Executive Director of Community Services
Kari Biddix Park Development Manager

ITEM: Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Heritage Park Phase 4 construction, and Twin Coves Park Debt Service using 4B sales tax revenues in the FY 2017-2018 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its April 06, 2017, meeting.)

Background Information: 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, 2017, the Parks Board recommended funding of the following project for FY17-18:

- Heritage Park Phase 4 $2,200,000

Heritage Park Phase 4 is the final construction phase of the development of this park. The project will include 16 lighted parking spaces, a wildflower meadow area, multi-purpose nature trail, nature sculptures, interpretive nature graphics, a plaza area with a trail node that includes a kiosk and a sundial, and an 18 hole competition disc golf course.

The CDC 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, various trail sections, and additional parking.

The annual Park and Trail Amenities include additions and/or replacements of items such as trach receptacles, pet waste stations, benches, etc. This is an ongoing expenditure to keep our parks 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 estimated debt service for FY 2018-2019 is $253,700.

Ongoing expenses:

• Twin Coves Debt Service	$253,700
• Parks & Trail O&M	$200,000
• Park and Trail Amenities	$ 50,000
Subtotal:	$503,700

Total funding requested $2,703,700

Alternatives/Options: N/A

Fiscal Impact: $2,703,700

Proposed Expenditure: $2,703,700 **Account Number(s):** 317-various

Finance Review by: Debra Wallace, Assistant Town Manager/CFO

Legal Review: N/A

Attachments:
1. Recommended - CIP Park Funding Projects (FY 17-18)

Recommendation: Move to approve **funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Heritage Park Phase 4 construction, and Twin Coves Park Debt Service using 4B sales tax revenues in the FY 2017-2018 CIP.**

Proposed CIP for FY 2017-2018

Park Project	Cost
Parks & Trail O&M	$200,000
Park and Trail Amenities	$50,000
Twin Coves Debt Service	$253,700
Heritage Park Phase 4	$2,200,000

Total funding requested	$2,703,700