



AGENDA

**TOWN OF FLOWER MOUND
COMMUNITY DEVELOPMENT COOPERATION**

JUNE 30, 2020

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

6:30 P.M.

AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT
WWW.FLOWER-MOUND.COM/AGENDA/AGENDA.PHP

**There will be limited seating in Jody Smith Hall to allow for social distancing
Meeting participants may be asked to wait in the lobby until their name is called**
Comments regarding any item on this agenda can be sent to the Directors by emailing:
CDC@flower-mound.com or calling: 972.874.6342

Please silence or turn off all electronic devices in Jody Smith Hall

- 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 COMMENT**
To speak to The Community Development Corporation during public comment, please fill out a comment form.
 - Turn in form by 6:40 p.m. to Executive Assistant.
 - Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired.
 - Please state your name and address when speaking.
- F. STAFF REPORT**

Community Development Corporation Meeting Agenda

June 30, 2020

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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 A member of the Community Development Corporation may request an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.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 May 9, 2019.

H. PUBLIC HEARING

2. Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Twin Coves Park Debt Service, Jake's Hilltop Park Scoreboard Additions, Heritage Park Improvements, Grand Park Playground Replacement and Improvements, Peters Colony Memorial Park Construction, Tennis Center Feasibility Study and Town Lake East Park Property Master Plan using 4B sales tax revenues in the FY 2020-2021 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its June 4, 2020 meeting.)
3. Public Hearing and action to consider the approval of an amendment to the fiscal year 2019-2020 Capital Improvement Plan, increasing funding in the amount of \$600,000, for Rheudasil Park Improvements, using 4B sales tax revenues.

I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

J. ADJOURNMENT – REGULAR MEETING

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: June 26, 2020 at 1:30 pm, at least 72 hours prior to the schedule time of said meeting.



**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: June 30, 2020

FROM: Kelli Repasz, Executive Assistant

ITEM: **Consider approval of minutes from the regular meeting of the Community Development Corporation held on May 9, 2019.**

Background Information: The CDC held a regular meeting on May 9, 2019.

Alternatives/Options: N/A

Fiscal Impact: N/A

Legal Review: N/A

Attachments:

1. Copy of the draft minutes from the May 9, 2019 regular meeting of the Community Development Corporation.

Draft Motion: Move to approve as presented in the agenda caption.

THE FLOWER MOUND COMMUNITY DEVELOPMENT CORPORATION REGULAR MEETING HELD ON THE 9TH DAY OF MAY, 2019, 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
Mark Wise	Secretary
Mehul Desai	Director
Kristia Leyendecker	Director
Michele Langenberg	Director
Barbara Bailey – Younginer	Director

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

Chuck Jennings	Director of Parks and Recreation
Debra Wallace	Deputy Town Manager, CFO
Clayton Litton	Parks Superintendent
Mark Long	Recreation Superintendent
Kari Biddix	Park Development Manager
Kelli Repasz	Executive Assistant

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

President Smith called the regular meeting to order at 6:30 P.M.

B./C. INVOCATION/PLEDGE OF ALLEGIANCE

Chaplin Mike Liles gave the invocation and led the pledges.

D. ELECTION OF OFFICERS

a. President

Secretary Wise nominated Dana Smith for President.

VOTE ON NOMINATION:

AYES: DESAI, LEYENDECKER, LANGENBERG, BAILEY YOUNGINER, SMITH, WISE

NAYS: NONE

b. Vice President

President Smith nominated Mark Wise for Vice President. Director Leyendecker seconded the nomination.

VOTE ON NOMINATION:

AYES: DESAI, LEYENDECKER, LANGENBERG, BAILEY-YOUNGINER, SMITH

NAYS: NONE

ABSTAIN: WISE

c. Treasurer

Director Smith nominated Mehul Desai for Treasurer. Director Wise seconded the nomination.

VOTE ON NOMINATION:

AYES: DESAI, LEYENDECKER, LANGENBERG, BAILEY-YOUNGINER, SMITH, WISE

NAYS: NONE

d. Secretary

Director Wise nominated Kristia Leyendecker for Secretary. Director Smith seconded the nomination.

VOTE ON NOMINATION:

AYES: DESAI, LANGENBERG, BAILEY-YOUNGINER, SMITH, WISE

NAYS: NONE

ABSTAIN: LEYENDECKER

E. PUBLIC PARTICIPATION

F. STAFF REPORT

Kari Biddix, Park Development Manager, and Debra Wallace, Deputy Town Manager and CFO presented current CIP projects and financials.

G. CONSENT ITEMS

1. Consider approval of the minutes from the regular meeting of the Community Development Corporation held on April 24, 2018.

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

VOTE ON MOTION:

Motion passed

AYES: SMITH, WISE

NAYS: NONE

ABSTAIN: DESAI, LEYENDECKER, LANGENBERG, AND BAILEY-YOUNGINER

H. ADJOURNMENT

President Smith adjourned the regular meeting at 7:50 P.M.

I. PUBLIC HEARINGS

President Smith opened the public meeting at 7:50 P.M.

2. 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, Rheudasil Improvements, Playground Replacements for Lakewood Park, Stone Creek Park, Thrush Park, and Gerault Park, Lakewood Park Pavilion, Canyon Falls Park Design, Bella Lago Park Master Plan, Peters Colony Memorial Park Master Plan, Cortadera Park Improvements using 4B sales tax revenues in the FY 2018-2019 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its April 5, 2018, meeting.)

Chuck Jennings, Director of Parks and Recreation presented.

Director Kristia Langenberg moved to approve as presented. Director Mehul Desai seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: DESAI, LEYENDECKER, LANGENBERG, BAILEY-YOUNGINER, SMITH, WISE

NAYS: NONE

President Smith closed the public meeting at 8:31 P.M.

J. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

K. ADJOURN REGULAR MEETING

President Smith adjourned the meeting at 8:32 P.M. on Thursday, May 9, 2019.

TOWN OF FLOWER MOUND, TEXAS

President

ATTEST:

Secretary



COMMUNITY DEVELOPMENT CORPORATION
AGENDA ITEM NO: 2

DATE: June 30, 2020

FROM: Chuck Jennings; Director of Parks and Recreation Services

ITEM: **Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Twin Coves Park Debt Service, Jake’s Hilltop Park Scoreboard Additions, Heritage Park Improvements, Grand Park Playground Replacement and Improvements, Peters Colony Memorial Park Construction, Tennis Center Feasibility Study and Town Lake East Park Property Master Plan using 4B sales tax revenues in the FY 2020-2021 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its June 4, 2020 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 June 4, 2020, the Parks Board recommended funding of the following project for FY20-21:

• Jakes’s Hilltop Parks Scoreboard Additions	\$ 100,000
• Heritage Park Improvements	\$ 700,000
• Playground Replacements (Grand Park Improvements)	\$ 350,000
• Peters Colony Memorial Park - Construction	\$1,850,000
• Tennis Center Feasibility Study	\$ 50,000
• Town Lake East Park Property Master Plan	<u>\$ 100,000</u>
	Total: \$3,200,000

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 2020 - 2021 is \$272,300.

Ongoing expenses:

• Twin Coves Debt Service	\$272,300
• Parks & Trail O&M	\$250,000
• Park and Trail Amenities	<u>\$ 50,000</u>
Subtotal:	\$572,300

Total funding requested \$3,722,300

Alternatives/Options: N/A



COMMUNITY DEVELOPMENT CORPORATION
AGENDA ITEM NO: 2

Fiscal Impact:

Proposed Expenditure: \$3,722,300

Account Number(s): 317-various

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

Legal Review: N/A

Attachments:

1. Recommended - CIP Park Funding Projects (FY 20-21)

Draft Motion: Move to approve as presented in the agenda caption.

Proposed CIP for FY 2020-2021

Park Project	Cost
Parks & Trail O&M	\$250,000
Park and Trail Amenities	\$50,000
Twin Coves Debt Service	\$272,300
Jake's Hilltop Park Scoreboard Additions	\$100,000
Heritage Park Improvements	\$700,000
Playground Replacements (Grand Park Improvements)	\$350,000
Peters Colony Memorial Park – Construction	\$1,850,000
Tennis Center Feasibility Study	\$50,000
Town Lake East Park Property – Master Plan	\$100,000
Total Proposed CIP FY 2020-2021	\$3,722,300



COMMUNITY DEVELOPMENT CORPORATION
AGENDA ITEM NO: 3

DATE: June 30, 2020

FROM: Chuck Jennings, Director of Parks and Recreation

ITEM: Public Hearing and action to consider the approval of an amendment to the fiscal year 2019-2020 Capital Improvement Plan, increasing funding in the amount of \$600,000, for Rheudasil Park Improvements, using 4B sales tax revenues.

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 4, 2019, the Parks Board recommended funding of the following projects for FY19-20 and the CDC approved on May 9, 2019:

• Bakersfield Park - Enhancements	\$ 150,000
• Lightning Detection System Replacement	\$ 90,000
• Playground Replacements (Chinn Chapel & Pecan Orchard)	\$ 350,000
• Peters Colony Memorial Park - Design	\$ 150,000
• Trails Master Plan	\$ 300,000
• Rheudasil Park Improvements	<u>\$1,600,000</u>

Total: \$2,640,000

The Town received 10 bids for the Rheudasil Park Improvements project on January 29, 2020. The total budget for this project including design and construction is \$2,000,000. The Town decided to reject all bids as they all came in over budget and will re-bid later in the fiscal year. The additional \$600,000 will help ensure the Town has enough funds to cover the base bid, testing, mobilization, overhead and profit, and project contingency. Staff believes the additional funding will also allow for the construction of the boardwalk and additional enhanced landscaping. The boardwalk and associated lighting will be listed as bid alternates and can be accepted if funding allows.

The higher than expected project costs were mainly due to increased labor and material costs which correlates to the amount of custom work required for this project. The consultant provided the Town with an opinion of probable construction costs and found that the robust construction demand and uncertainty made pricing the project difficult. Utilizing the bids from the January, the Town and consultant feel confident the additional funds will provide the necessary capital to complete the project. The bidding process has also been modified to include a long, detailed list of quantities for the project which should give general contractors confidence to bid more tightly.

Alternatives/Options: Not approve the additional funding and ask staff to remove the boardwalk, enhanced landscaping, and other smaller elements that could be constructed at a later date.



COMMUNITY DEVELOPMENT CORPORATION
AGENDA ITEM NO: 3

Fiscal Impact:

Proposed Expenditure: \$600,000

Account Number(s): 317-various

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

Legal Review: N/A

Attachments:

1. Schematic Site Map of Park

Motion: Move to approve as presented in the agenda caption.

RHEUDASIL PARK Site Plan

FLOWER MOUND, TEXAS



LEGEND

- ① SITE ENTRY WITH SIGN WALL
- ② STORM WATER PIPE DAYLIGHTING
- ③ BIO RETENTION PLANTING
- ④ SITE ENTRY FROM PURPLE CONEFLOWER TRAIL
- ⑤ BERMED PRAIRIE PLANTING
- ⑥ INTERACTIVE EDUCATIONAL RETAINING WALL
- ⑦ PAVILION WITH RESTROOM
- ⑧ PLAYGROUND
- ⑨ EXISTING CANOPY TREES
- ⑩ GROVE
- ⑪ SEATING AREA
- ⑫ BOARDWALK
- ⑬ MULCH AREA
- ⑭ SPORT COURT
- ⑮ NEIGHBORHOOD CONNECTION
- ⑯ RHEUDASIL STATUE

