

Community Development Corporation



June 24, 2025
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. Approval of the Minutes -January 30, 2025. - Consider approval of the minutes from January 30, 2025.

G. REGULAR ITEM(S)

1. FY25-26 CIP - Park Projects - Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Twin Coves Park Debt Service, Amy Lane Park Pond Improvements, Colony Park Improvements, Parks & Recreation Master Plan, Post Oak Park Improvements,

- Trotter Park Improvements, and Trails Master Plan Implementation using 4B sales tax revenues in the FY 2025-2026 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its June 5, 2025, meeting.)
2. FY24-25 CIP Increase - Public Hearing and action to consider the approval of an amendment to the fiscal year 2024-2025 Capital Improvement Plan, increasing funding in the amount of \$130,000 for 2024-25 Playground Replacements, using 4B sales tax revenues.

H. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

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: June 6, 2025, at 4:30 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 AGENDA G.1. REGULAR ITEM(S)

DATE: June 24, 2025
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, Amy Lane Park Pond Improvements, Colony Park Improvements, Parks & Recreation Master Plan, Post Oak Park Improvements, Trotter Park Improvements, and Trails Master Plan Implementation using 4B sales tax revenues in the FY 2025-2026 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its June 5, 2025, 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 operational costs associated with park projects, which can be funded by the Community Development Corporation (CDC). The Parks Board is responsible for recommending park projects to be funded by the CDC.

On June 5, 2025, the Parks Board recommended funding of the following project for FY25-26:

Amy Lane Park Pond Improvements	\$250,000
Colony Park Improvements	\$250,000
Parks and Recreation Master Plan	\$300,000
Post Oak Parks Improvements - Design and Construction	\$1,000,000
Trotter Park Improvements - Design and Construction	\$4,000,000
Trails Master Plan Implementation	\$250,000
Total:	\$6,050,000

The CDC has directed staff to include the annual operation and maintenance (O&M) costs associated with park projects beginning in 2012. Currently, the CDC is funding all or some of the operation and maintenance of the following parks: Heritage Park, Bakersfield Park, Rheudasil Park, Gerault Park, Post Oak Park, and various trail sections. With the passage of Proposition A in the 2025 Bond Election and the Town's new financial strategy, staff is proposing to increase the O&M request to \$2 million a year to cover additional parks and open space.

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 the construction of Twin Coves Park. The bonds were sold in April 2015. The debt service for FY 2025-2026 is \$269,275.

Ongoing expenses:

Twin Coves Debt Service	\$269,275
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Parks & Trail O&M	\$2,000,000
Park and Trail Amenities	\$75,000
Subtotal: \$2,344,275	

Total funding requested: \$8,394,275

BOARD REVIEW/CITIZEN FEEDBACK: The Parks Board recommended approval of these projects by a vote of 6 to 0 at its June 5, 2025, regular meeting.

ALTERNATIVES: N/A

FISCAL IMPACT: \$8,394,275

Proposed Expenditure/(Revenue)
\$8,394,275

Account Number(s):
317-various

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Attachment - Proposed CIP for FY 2025-2026

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

Proposed CIP for FY 2025-2026

Park Project	Cost
Parks & Trail O&M	\$2,000,000
Park and Trail Amenities	\$75,000
Twin Coves Debt Service	\$269,275
Amy Lane Park – Pond Improvements	\$250,000
Colony Park Improvements	\$250,000
Parks and Recreation Master Plan	\$300,000
Post Oak Park Improvements – Design and Construction	\$1,000,000
Trotter Park Improvements Design and Construction	\$4,000,000
Trails Master Plan Implementation	\$250,000
Total Proposed CIP using 4B funds for FY 2025-2026	\$8,394,275



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

DATE: June 24, 2025
FROM: Chuck Jennings, Director of Parks and Recreation
ITEM: **Public Hearing and action to consider the approval of an amendment to the fiscal year 2024-2025 Capital Improvement Plan, increasing funding in the amount of \$130,000 for 2024-25 Playground Replacements, 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 operational costs associated with park projects, which can be funded by the Community Development Corporation (CDC). The Parks Board is tasked with recommending eligible projects for CDC funding. On May 2, 2024, the Parks Board recommended a list of FY 2024-25 projects, which included the 2024-25 Playground Replacement Project for Rustic Timbers and Northshore Parks in the amount of \$600,000.

The Town successfully completed the playground replacement project at Rustic Timbers Park in April 2025, with a total project cost of \$294,000.

The Northshore Park playground replacement required a more collaborative approach, as neighborhood residents expressed interest in helping shape the design and features of the new play area. Town staff worked closely with WeBuildFun, Inc., a representative of Miracle Recreation Equipment, to develop two conceptual designs, which were presented at a community meeting on February 12, 2025, at the Community Activity Center (CAC). The meeting was well-attended and highly productive. Attendees strongly favored one of the concepts and made specific requests, including the addition of shade and the use of synthetic turf as the playground's safety surfacing.

Revised project bids were obtained to incorporate these community-driven enhancements. Based on the updated scope, an additional \$130,000 is required to fully fund the project.

Town Council approved the purchase of the playground equipment and shade on May 5, 2025, and the order has been placed with the vendor. Delivery and installation of the new equipment is expected to begin in late August. The existing playground equipment will be removed at no cost to the Town through a partnership with a local nonprofit organization. Removal will not occur until the new playground system and surfacing are ready for installation to minimize downtime and maintain park accessibility.

BOARD REVIEW/CITIZEN FEEDBACK:

A community meeting was held on February 12, 2025, at the Community Activity Center (CAC) to discuss two different playground concepts.

ALTERNATIVES: N/A

FISCAL IMPACT: \$130,000

Proposed Expenditure/(Revenue)

\$130,000

Account Number(s):

317-110-90825

LEGAL REVIEW: N/A

ATTACHMENTS:

None

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