



AGENDA

**TOWN OF FLOWER MOUND
COMMUNITY DEVELOPMENT COOPERATION**

MAY 31, 2022

**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

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. PUBLIC COMMENT

To speak to The Community Development Corporation during public comment, please fill out a comment form.

- Turn in form 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.

E. STAFF REPORT

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

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 A member of the Community Development Corporation may request an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.

Community Development Corporation Meeting Agenda

May 31, 2022

Page 2

1. Consider approval of minutes from the regular meeting of the Community Development Corporation held on January 31, 2022.

G. 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, Bakersfield Park Improvements, Dixon Park Improvements, Glenwick Park Ballfield Restroom Addition, 2022-23 Playground Replacements and, Trails Master Plan Implementation using 4B sales tax revenues in the FY 2022-2023 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its May 5, 2022 meeting.)

H. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

I. 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: May 27, 2022 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: May 31, 2022

FROM: Kelli Repasz, Executive Assistant

ITEM: **Consider approval of minutes from the regular meeting of the Community Development Corporation held on January 31, 2022.**

Background Information: The CDC held a regular meeting on January 31, 2022.

Alternatives/Options: N/A

Fiscal Impact: N/A

Legal Review: N/A

Attachments:

1. Draft minutes from the January 31, 2022, 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 31ST DAY OF JANUARY, 2022, 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:

Mehul Desai	President
Shruti Rawat	Vice President
Gregory Crouse	Secretary
Kenneth Walsh	Treasurer
Collin Fortier	Director 1
TK Kumaran	Director 3
Justin Kestner	Director 7

with the following members absent:

NONE

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

Chuck Jennings	Director of Parks and Recreation
Tammy Wilson	Executive Director of Fiscal and Administrative Services
Mark Long	Assistant Director of Parks and Recreation
Clayton Litton	Parks Superintendent
Kelli Repasz	Executive Assistant

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

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

B./C. INVOCATION/PLEDGE OF ALLEGIANCE

Vice President Rawat gave the invocation and led the pledges.

D. ELECTION OF OFFICERS

a. President

Director Desai nominated himself for President. Director Crouse seconded the nomination.

VOTE ON NOMINATION:

AYES: FORTIER, KUMARAN, WALSH, CROUSE, RAWAT, KESTNER

NAYS: NONE

ABSTAIN: DESAI

b. Vice President

Director Rawat nominated herself for Vice President. President Desai seconded the nomination.

VOTE ON NOMINATION:

AYES: FORTIER, DESAI, KUMARAN, WALSH, CROUSE, KESTNER

NAYS: NONE

ABSTAIN: RAWAT

c. Treasurer

Director Walsh nominated himself for Treasurer. President Desai seconded the nomination.

VOTE ON NOMINATION:

AYES: FORTIER, DESAI, KUMARAN, CROUSE, RAWAT, KESTNER

NAYS: NONE

ABSTAIN: WALSH

d. Secretary

Director Desai nominated Greg Crouse for Secretary. Director Fortier seconded the nomination.

VOTE ON NOMINATION:

AYES: FORTIER, DESAI, KUMARAN, WALSH, RAWAT, KESTNER

NAYS: NONE

ABSTAIN: CROUSE

E. PUBLIC PARTICIPATION

F. STAFF REPORT

Chuck Jennings, Director of Parks and Recreation Services and Tammy Wilson, Executive Director of Fiscal and Administrative Services, presented current CIP projects and financials.

F. CONSENT ITEMS

1. Consider approval of the minutes from the regular meeting of the Community Development Corporation held on June 24, 2021.

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

VOTE ON MOTION: *Motion passed*
AYES: FORTIER, DESAI, KUMARAN, WALSH, CROUSE, RAWAT, KESTNER
NAYS: NONE
ABSTAIN: NONE

G. PUBLIC HEARINGS

1. Public Hearing and action to approve funding for the Miracle League Field Renovation project to be funded by the Community Development Corporation in the Fiscal Year 2021-2022 using 4B sales tax revenue. (The Parks Board recommended approval of this project by a vote of 6 to 0 at its December 2, 2021 meeting.)

Staff Presentation

Mark Long, Assistant Director of Parks and Recreation
Jeff Nelson, President of the Flower Mound Youth Sports Association
Tracy Black, GM of the Flower Mound Youth Sports Association
Jeff Fischer, Miracle League of North Texas

President Desai opened the Public Hearing at 7:19 P.M.

Public Participation

- Karen Harbor
- Missy Hedges

President Desai closed the Public Hearing at 7:52 P.M.

Director Crouse moved to approve as presented. Director Rawat seconded the motion.

VOTE ON MOTION: *Motion passed*
AYES: FORTIER, DESAI, KUMARAN, WALSH, CROUSE, RAWAT, KESTNER
NAYS: NONE
ABSTAIN: NONE

I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

J. ADJOURN REGULAR MEETING

President Desai adjourned the meeting at 7:54 P.M. on Monday, January 31, 2022.

TOWN OF FLOWER MOUND, TEXAS

President

ATTEST:

Secretary

DRAFT



COMMUNITY DEVELOPMENT CORPORATION
AGENDA ITEM NO: 2

DATE: May 31, 2022

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, Bakersfield Park Improvements, Dixon Park Improvements, Glenwick Park Ballfield Restroom Addition, 2022-23 Playground Replacements and, Trails Master Plan Implementation using 4B sales tax revenues in the FY 2022-2023 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its May 5, 2022 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 May 5, 2022, the Parks Board recommended funding of the following project for FY22-23:

Bakersfield Park Improvements – Phase I	\$1,500,000
Dixon Park Improvements	\$100,000
Glenwick Park Ballfield Restroom Addition	\$175,000
2022-23 Playground Replacements	\$750,000
Trails Master Plan – Implementation	<u>\$250,000</u>
Total:	\$2,775,000

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 2022 - 2023 is \$270,950.

Ongoing expenses:

• Twin Coves Debt Service	\$270,950
• Parks & Trail O&M	\$275,000
• Park and Trail Amenities	<u>\$ 75,000</u>
Subtotal:	\$620,950

Total funding requested \$3,395,950

Alternatives/Options: N/A



COMMUNITY DEVELOPMENT CORPORATION
AGENDA ITEM NO: 2

Fiscal Impact:

Proposed Expenditure: \$3,395,950

Account Number(s): 317-various

Finance Review by: Tammy Wilson, CFO

Legal Review: N/A

Attachments:

1. Recommended - CIP Park Funding Projects (FY 22-23)

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

Proposed CIP for FY 2022-2023

Park Project	Cost
Parks & Trail O&M	\$275,000
Park and Trail Amenities	\$75,000
Twin Coves Debt Service	\$270,950
Bakersfield Park Improvements – Phase 1	\$1,500,000
Dixon Park Improvements	\$100,000
Glenwick Park Ballfield – Restroom Addition	\$175,000
2022-23 Playground Replacements (Cortadera, Wilkerson, Possum)	\$750,000
Trails Master Plan Implementation	\$250,000
Total Proposed CIP using 4B funds for FY 2022-2023	\$3,395,950