



AGENDA

**TOWN OF FLOWER MOUND
COMMUNITY DEVELOPMENT COOPERATION**

JUNE 24, 2021

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 A member of the Community Development Corporation may request an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.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

June 24, 2021

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1. Consider approval of minutes from the regular meeting of the Community Development Corporation held on January 26, 2021.

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, Chinn Chapel Soccer Complex Improvements, Dunham Ranch Master Plan, Glenwick Park Improvements, Gerault Park Improvements, Leonard and Helen Johns Park Improvements, 2021-22 Playground Replacements, Individual Park Improvements, Tealwood Oaks Park Improvements, and Trails Master Plan Implementation using 4B sales tax revenues in the FY 2021-2022 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its May 6, 2021 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: June 21, 2021 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 24, 2021

FROM: Kelli Repasz, Executive Assistant

ITEM: Consider approval of minutes from the regular meeting of the Community Development Corporation held on January 26, 2021.

Background Information: The CDC held a regular meeting on January 26, 2021.

Alternatives/Options: N/A

Fiscal Impact: N/A

Legal Review: N/A

Attachments:

1. Draft minutes from the January 26, 2021 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 26TH DAY OF JANUARY 2021, VIA VIRTUAL MEETING (VIDEO CONFERENCE), DUE TO THE COVID-19 PANDEMIC, IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:00 PM

The Community Development Corporation met in regular session, with the following members present:

Amit Patel	Director
Mehul Desai	Vice President
Rishiyur Mohan	Director
Michele Langenberg	Director
Gregory Crouse	Director
Shruti Rawat	Director

With members absent:

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

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

A. CALL REGULAR MEETING TO ORDER - 6:00 P.M.

Vice President Desai called the regular meeting to order at 6:00 P.M.

B./C. INVOCATION/PLEDGE OF ALLEGIANCE

Vice President Desai gave the invocation.

D. ELECTION OF OFFICERS

a. President

Director Desai self-nominated for President. Director Mohan seconded the nomination.

VOTE ON NOMINATION:

AYES: PATEL, MOHAN, LANGENBERG, CROUSE, RAWAT

NAYS: NONE

ABSTAIN: DESAI

b. Vice President

Director Rawat self-nominated for Vice President. Director Mohan seconded the nomination.

VOTE ON NOMINATION:

AYES: PATEL, DASAI, MOHAN, LANGENBERG, CROUSE, RAWAT

NAYS: NONE

ABSTAIN: NONE

c. Treasurer

Director Patel self-nominated for Treasurer. President Desai seconded the nomination.

VOTE ON NOMINATION:

AYES: DASAI, MOHAN, LANGENBERG, CROUSE, RAWAT

NAYS: NONE

ABSTAIN: PATEL

d. Secretary

Director Crouse self-nominated for Secretary. President Desai seconded the nomination.

VOTE ON NOMINATION:

AYES: PATEL, DASAI, MOHAN, LANGENBERG, CROUSE, RAWAT

NAYS: NONE

ABSTAIN: NONE

E. PUBLIC PARTICIPATION

F. STAFF REPORT

Chuck Jennings, Director of Parks and Recreation thanked each of the CDC Board Members and recognized the past board members. Kari Biddix, Park Development Manager, and Debra Wallace, Interim 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 June 30, 2020.

President Desai moved to approve as presented. Director Rawat seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: PATEL, DASAI, MOHAN, LANGENBERG, CROUSE, RAWAT

NAYS: NONE

ABSTAIN: NONE

H. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

J. ADJOURN REGULAR MEEETING

President Desai adjourned the meeting at 7:20 P.M.

TOWN OF FLOWER MOUND, TEXAS

ATTEST:

President

Secretary



COMMUNITY DEVELOPMENT CORPORATION
AGENDA ITEM NO: 2

DATE: June 24, 2021

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, Chinn Chapel Park Improvements, Dunham Ranch Master Plan, Glenwick Park Improvements, Gerault Park Improvements, Leonard and Helen Johns Park Improvements, 2021-22 Playground Replacements, Individual Park Improvements, Tealwood Oaks Park Improvements, Trails Master Plan Implementation using 4B sales tax revenues in the FY 2021-2022 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its May 6, 2021 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 6, 2021, the Parks Board recommended funding of the following project for FY21-22:

Chinn Chapel Park Improvements	\$650,000
Dunham Ranch Master Plan	\$100,000
Glenwick Park Improvement	\$250,000
Gerault Park Improvements	\$450,000
Leonard & Helen Johns Park Improvements	\$225,000
2021-22 Playground Replacements (Peacock)	\$250,000
Individual Park Improvements	\$550,000
Tealwood Oaks Park Improvements	\$400,000
Trails Master Plan Implementation	\$250,000
Total	\$3,125,000

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 \$273,250.

Ongoing expenses:

• Twin Coves Debt Service	\$273,250
• Parks & Trail O&M	\$275,000
• Park and Trail Amenities	<u>\$ 50,000</u>



COMMUNITY DEVELOPMENT CORPORATION
AGENDA ITEM NO: 2

Subtotal:	\$598,250
Total funding requested	\$3,723,250

In addition to the above recommended projects, funding for a Tennis Center Design is being requested using Park Development Funding in the amount of \$400,000.

Alternatives/Options: N/A

Fiscal Impact:

Proposed Expenditure: \$3,723.250

Account Number(s): 317-various

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

Legal Review: N/A

Attachments:

1. Recommended - CIP Park Funding Projects (FY 21-22)

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

Proposed CIP for FY 2021-2022

Park Project	Cost
Parks & Trail O&M	\$275,000
Park and Trail Amenities	\$50,000
Twin Coves Debt Service	\$273,250
Chinn Chapel Park Improvements	\$650,000
Dunham Ranch Master Plan	\$100,000
Glenwick Park Improvement	\$250,000
Gerault Park Improvements	\$450,000
Leonard & Helen Johns Park Improvements	\$225,000
2021-22 Playground Replacements (Peacock)	\$250,000
Individual Park Improvements	\$550,000
Tealwood Oaks Park Improvements	\$400,000
Trails Master Plan Implementation	\$250,000
Tennis Center Design*	\$400,000
Total Proposed CIP for FY 2021-2022	\$4,123,250
Total Utilizing 4B Funds Only	\$3,723,250
*Park Development Funding	