

MINUTES OF THE JOINT SPECIAL SESSION  
OF THE COMMUNITY DEVELOPMENT CORPORATION  
MAY 13<sup>TH</sup> 2021

The Joint Special Session of The Community Development Corporation and City Council of the City of The Colony, Texas, was called to order at 6:30 p.m. on the 13<sup>TH</sup> day of May 2021 at City Hall, 6800 Main Street, The Colony, Texas, with the following roll call:

Kathy Braby, President	Present	Pam Nelson	Staff
Dan Mahle, Vice President	Present	Eve Morgan	Staff
Donna Cole, Secretary	Present	Kathy Neal	Staff
Don Beckel, Treasurer	Present	Jackie Kopsa	Staff
Allen Harris, Board Member	Present	Brant Shallenburger	Staff
Steve Sohn, Board Member	Present	Perry Schrag	Council Liaison
Joshua Knapp, Board Member	Present		
Mayor McCourry	Present		
Richard Boyer	Present		
Kirk Mikulec	Present		
David Terre	Present		
Perry Schrag	Present		
Brian Wade	Present		
Joel Marks	Present		

And with all board members present a quorum was established and the following items were addressed in this meeting remotely via videoconference:

**1.0 ROUTINE ANNOUNCEMENTS AND RECOGNITIONS**

**1.1 Call to Order**

*CDC Board President Kathy Braby called the meeting to order at 6:30pm.*

*Mayor McCourry called the meeting to order at 6:30pm.*

**2.0 CITIZEN INPUT**

*None.*

**3.0 CONSENT AGENDA**

3.1 Consider acceptance of the CDC financial reports for April 2021

3.2 Consider approval of minutes of the April 8<sup>th</sup> 2021 Regular Session

*Motion to approve – Harris; second – Mahle; motion passes with all ayes.*

#### 4.0 REGULAR AGENDA ITEMS –

4.1 City Council and the Community Development Corporation Board of Directors to jointly conduct a work session to discuss upcoming/current CDC projects as follows and provide direction to staff. Subject matter will include project planning and development, budgets/funding, locations, scope of projects, and timelines (Council)

##### A. Receive presentation on a new Recreation/Senior Center Feasibility Study

*Pam introduced Mick Massey of Barker Rinker Seacat, one of the leading architectural firms in the nation for developing recreational facilities. They were commissioned in 2019 to do a Feasibility Study on the existing Recreation Center and Community Center and last year did a Feasibility Study on a new Recreation Center.*

*Mick presented the process used and findings of the Feasibility Study for a new Recreation/Senior Center to be located on the park property north of Hawaiian Falls and close to Five Star.*

*They began in 2020 but were delayed because of COVID. The process began with a building program; find out what goes on in the building, develop a budget and a schedule, and include operations as this affects the design. They spent time learning about the community to make the building and program fit the community. The Colony is iconic and a destination for adventure and that should be reflected in the facility.*

*Recommended program elements for a 72,600 sq. ft. facility include –*

- *Elevated Walking/Jogging Track*
- *Gymnasium Space – Collegiate size or 2 High School Size Gyms*
- *Multi Activity Court*
- *Social Spaces –*
- *Multi-Purpose Rooms*
- *Indoor Playground*
- *Locker Rooms*
- *Classrooms / Party Rooms / Craft Room*
- *Fitness Room – 4,000 sq. ft.*
- *30-35 Person Aerobic Dance Studio*
- *Child Watch*
- *Games Room – Multi Generational*
- *240 Person Community Events Hall*
- *Catering Kitchen*
- *Senior Adult Lounge*
- *Administration – Parks Dept. offices*
- *Future Aquatic Center in foot print, but not included in the budget*

*The base budget is \$38,600,000 which includes construction, architect and engineering costs, furniture, fixtures, equipment, utilities, and an 84% cost recovery. A portion of this budget also has money set aside for a refresh and improvements to the building as the building ages. The alternative plan for a 59,600 sq. ft. facility is \$30,133,000 which would reduce the lobby area, reduce the event hall to 160 people, reduce the indoor playground, eliminate the dry arts and craft room, reduce the size of the locker rooms, remove one gym, and reduce the size of the multi activity court.*

*Pam said this model for the facility was based on input from the board, but it is just a concept. Concern was expressed that if the board was to get a \$38 million bond, it would be the only project the board could do, but Pam explained that CDC is projected to bring in \$4 million in revenue next year with \$3 million available for capital after operations, expenses and debt service are paid.*

*Concern was also expressed as to how to manage the usage and determine who gets charged and who doesn't get charged when using the building. Mick said there is computer software that tracks people's movement into the building that is used at a lot of facilities. Pam added that policies and fee structures will have to be developed to manage that.*

C. CDC's proposed CIP list for Fiscal Year 2021-2022

*Pam reviewed the items on the list –*

*Early Principal Bond Payment – Pay off the debt service for the Hawaiian Falls Parking Lot Recreation Center Building Fund – Set aside money to fund the project*

*Equipment - Replace some original pieces that have been used since 2003 and replace other equipment that is worn out. The Ventrac, which has multiple uses, would be split with the Lake Parks Fund.*

*Cascades/Grandscape Trail – Underpass Trail Lighting*

*Image Enhancements – Trees & Irrigation*

*Five Star Maintenance Yard Expansion – For additional storage of maintenance equipment*

*Five Star Playgrounds – Current structures are the originals*

*Aquatic Park Trail Connection to the Park Loop Trail*

*North Colony Blvd. Pedestrian Hybrid Beacon*

*Kids Colony Splash Park Phase II – Parking Lot Addition, Restroom, Fitness Area, Splash Park Elements*

*Aquatic Park –*

*Security cameras for the pavilions, parking lot and guest sales area*

*New lagoon skimmer which would replace the current original skimmer*

*Portable vacuum system to replace the maxi-sweep*

*Replace the outdoor handicap pool lift*

*Minor repairs to the Splash Zone*

*New picnic tables, lounge chairs and trash cans.*

D. Lake Parks Fund proposed CIP list for Fiscal Year 2021-2022

*Pam reviewed the items on the list –*

*Ventrac – Split the cost with CDC*

*Adding more RV sites long enough to accommodate big rigs*

*Road and erosion repairs*

*Concrete permanent bypass road for the boat ramp.*

*A suggestion was made to make improvements to the entrance of the park to give it a more professional and upscale appearance.*

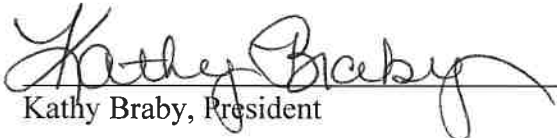
- B. Discuss Council's overall vision and expectations for use of CDC funds –  
*The Mayor explained that City Council will conduct their retreat to discuss things for next year; if anything specific for CDC comes from that meeting, he will contact Pam and Kathy to schedule a meeting.*

***ADJOURNMENT***

Mayor McCourry adjourned the meeting for City Council at 8:13pm.

With there being no further business to discuss, the meeting was adjourned at 8:13pm.

  
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Kathy Neal, Recording Secretary

  
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Kathy Braby, President