

**MINUTES OF THE JOINT SPECIAL SESSION OF THE
COMMUNITY DEVELOPMENT CORPORATION
JUNE 13TH, 2019**

The Joint Special Session of The Community Development Corporation of the City of The Colony, Texas, was called to order at 6:51 p.m. on the 13th day of June, 2019, 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
Allen Harris	Secretary	Present	Kathy Neal - Staff
Don Beckel	Treasurer	Present	Jackie Kopsa - Staff
Donna Cole	Member	Present	Brant Shallenberger - Staff
Stephen Sohn	Member	Present	

City Council -

Mayor McCourry	Present
Brian Wade	Present
Richard Boyer	Present
Joel Marks	Present
David Terre	Present

And with six board members present a quorum was established and the following items were addressed:

1. Call to Order

*City Council – Mayor McCourry called the meeting to order for City Council at 6:51p.m.
CDC Board – President Braby called the meeting to order for the CDC Board at 6:51p.m.*

2. 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 the Recreation and Community Center Expansion Feasibility Study –

David Swain, Recreation Manager, explained that a Facility Assessment Study on the indoor recreation facilities was done by the consultant, Barker Rinker Seacat Architecture. The consultant toured the recreation and community center to assess the condition of each facility. Staff discussed with the consultant the critical elements missing from the current facilities and the features and program elements they would like to have, and based on those discussions the consultant has given these options for consideration –

- *Option A – Repair existing facilities – fix walls, doors, and windows, renovate fixtures, improve lighting, address any ADA needs, upgrade all surfaces, re-build the gym side of the building. The estimated cost is \$3.5 - \$5.3 million.*

- *Option B – Renovate and Expand in Place – keep the facilities where they are and expand the square footage where available and do needed repairs. The estimated cost is \$12.1 - \$14.6 million.*
- *Option C – Swap buildings and renovate and expand – move the Recreation Center to the senior center and the senior center to the recreation center. If this option is chosen, both locations could be out of service at the same time. There is more room to grow at the senior center location. This option could be done in phases. The estimated cost is \$17.2 - \$20.9 million.*
- *Option D – Tear down and start from scratch at the current location or a different location and replace existing facilities with a new Multi-Generation facility. The estimated cost is \$21.2 - \$29.2 million.*
- *Cost estimates are based on the design, construction documents and bidding completion by February, 2021 and mid-point construction of July, 2021.*

Pam explained there are still many items that need to be discussed and decided on if there is a new indoor facility and the CDC Board should consider being the primary source for funding the capital in addition to help subsidizing the operations.

The Mayor expressed concern of an aggressive time line as the city's bonding capacity took a hit as a result of the recent legislative session in Austin. Pam explained that the timeline is in perspective of the cost and it is not from a staff perspective; staff has not had any discussions that this would happen in 2021.

b. Receive presentation from MHS Planning & Design on the CDC and Parks Master Plan –

Hunter presented an outline of the Master Plan and some results from the Citizen Survey. They gathered a lot of input from meetings with city staff, City Council, Parks & Recreation staff, athletic groups, community leaders, the EDC Board, and CDC Board meetings, and received 833 responses from a Citizen Survey.

Some results of the Citizen Survey –

- *Areas of strength –
Wide variety of amenities in the park system, there is a successful partnership with the Corp and third party operators, and we have a great trail system*
- *Areas for improvement –
Lack of indoor recreational facilities, trail linkages need to progress more quickly, and the city should expand their partnership with the school district for additional shared use facilities*
- *Top priorities in the survey –
Community-wide Multi-Generational Recreation Center
Spray Grounds / Splash Pads
Multi-Use Trail*
- *Asked if the current Recreation Center meets today's needs, 49% who responded said no; and in ten years 74% who responded said the current facility won't meet the needs*
- *Many of the responses were neutral regarding the Senior/Community Center, but 24% said the current facility does not meet today's needs and 45% said in 10 years the current facility won't meet the needs*
- *67% who responded agree that the city should use municipal bonds to fund a new Recreation Center*

Hunter said they are on schedule to come back in August for the Master Plan to be adopted. Pam added that the plan needs to be adopted in time to send it to Texas Parks & Wildlife for review in time for the board to apply for grants.

c. Discuss Council's overall vision and expectations for use of CDC funds –

Joel Marks said to spend money wisely. Consider building an inner trail system along the creeks.

Regarding the Splash Pad project, the Mayor expressed his concern for safety, water conservation, and does not think this a prudent thing to do in today's environment. There is a need to expand facilities, but the recent legislative session has really affected the city's funding abilities and he has concerns about that.

Dave Terre thinks upgrades should be done to the current Recreation Center without spending a lot of money, the trails are great, upgrades at Five Star are a necessity and a priority, and we need to make more happen at Stewart Creek Park.

Richard Boyer said it's going to be difficult to decide how to spend money on necessities and amenities and still continue to grow as a city.

d. CDC's proposed CIP list for Fiscal Year 2019-20 –

Pam said the current CIP list has projects totaling \$2.7 million. The early bond payment to retire the Five Star debt will be made in July. There will be additional funding available from new residential developments that will be paying park dedication fees and some funds from closed projects.

Some of the items on the CIP list were discussed –

- *Security Cameras at Five Star – This is a pod system that can be aimed in different directions and has a zoom feature; this system is also being considered for Stewart Creek Park. Staff is doing research on this camera; it would be presented to the Technology Board, IT and Brett in Security before purchasing.*
- *Splash Pad – There is \$140,000 left from other phases of Kids Colony projects and funds from park dedication fees that can be used. This project can be done in phases. The first phase will include the pavilion, infrastructure, concrete surface, footings for shade; Phase II would include the restroom building, vertical elements and shade. This would be built so more elements can be added at another time. There haven't been any discussions regarding the use of the budgeted funds if this project doesn't happen. Citizens have been asking for this for a long time.*
- *Five Star Upgrades – Some of the concrete needs repaired / replaced, there are wood beams in the concession stand facility that need to be stained, and general maintenance items need attention.*
- *West Shore Park Improvements – This includes a playground, pavilion, parking on West Shore Dr., kayak launch, and a trail. We hope to get a grant for this project and the completion of the new Parks Master Plan will help us in the grant process.*
- *Light Pole Assessment – Need to make sure these are structurally sound.*
- *Turner Parking Lot – Add asphalt for aesthetics and have the ability to put in parking spaces; this does not include the overflow parking area.*
- *Shoreline Trail Erosion – Considering re-routing a portion of the trail.*

e. Lake Parks Fund proposed CIP's for FY 2019-20

- *Park Entry System – Considering an automated system. Add a lane to the trail side at the gatehouse as a through lane if you have an annual permit, and have the other lane for purchasing a day pass, camping permit, or getting assistance from the gate attendant.*
- *Boat Ramp Exit Road – Creating an entrance and exit connection road.*
- *Security Cameras – Considering the same system being researched for use at Five Star.*
- *Shade over Picnic Tables – Some tables don't have shade and some may need to be relocated.*
- *Drinking Fountain – Replacement for the fountain at the Tribute Trail.*

City Council expressed agreement for these projects.

An item was left off the CDC CIP list –

- *911 Memorial at the new Fire Station #4 - \$65,000*

*Brant said that a spreadsheet has been created to see the history and progress of projects.
Pam added that addition of a Project Manager has been a great help.*

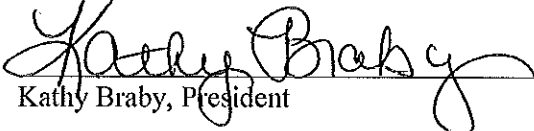
3. Adjourn

President Braby adjourned the meeting for the CDC Board at 9:12p.m.

Mayor McCourry adjourned the meeting for City Council at 9:12p.m.



Kathy Neal, Recording Secretary



Kathy Braby, President