



## City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

### **Parks, Recreation, and Beautification Board Minutes**

---

After determining that a quorum of the City of Denton, Texas, **Parks, Recreation, and Beautification Board** is present, the Chair of the Board thereafter convened into an open meeting on Monday, November 5, 2018, at 6 p.m. in the Civic Center, Denton, Texas.

**Present:** Frances Punch, Gary Barber, Kent Boring, Ben Huttash, Alana Presley Taylor, George Ferrie, and David Shuck

**Absent:** None

**Staff present:** Gary Packan, Director, Laura Behrens, Assistant Director, Jason Donnell, Associate Planner, Haywood Morgan Jr, Urban Forester, Dani Shaw, Human Services Coordinator, Glenn McLain, Park Planner, Eddie Valdez, Management Analyst

#### **1. ITEMS FOR CONSIDERATION**

##### **A. PRB18-050 Consider approval of the Parks, Recreation and Beautification Board Meeting minutes of October 1, 2018.**

Shuck moved; Barber seconded; (Motion passed 7-0).

##### **B. PRB18-048 Receive an informational report regarding a request by the Board for information on the impact of homelessness in City parks.**

Behrens reviewed the informational report. Shaw provided additional information on the City's role and current programs aimed at addressing homelessness as well as resources available for individuals experiencing homelessness.

##### **C. PRB18-046 Receive a report from staff, hold a discussion, and give staff direction regarding the adoption of an ordinance granting approval, in accordance with Chapter 26 of the Texas Parks and Wildlife Code, of the non-park use of a part of Lake Forest Park for the purpose of dedicating Duffy's Way and a portion of land to the City of Denton for public roadway and drainage, and granting a sanitary sewer easement for the Good Samaritan East Development Offsite Utilities Project.**

Donnell reviewed the presentation. Barber asked about the value of the property. Packan explained that values can come from DCAD information and appraisals. We are working internally to develop a consistent process for appraising the property. Packan also explained that development can potentially impact the dog park with additional traffic. Punch asked if anyone knew what the neighboring "Good Sam" residents thought of the

development. Donnell said we have not reached out to them since it is not our development and it is some distance away.

Paul McCracken, a representative from Kimley-Horne, stated it is the City that desires the build out of the street per the mobility plan. The applicant may not be responsible for any payment since it is seen as a transfer of property from one City department to another. The applicant is also willing to put in the road. The appraisal is not only based on property value but also on how much was paid for the land. The developer is asking for the Board to recommend providing an easement for the sanitary sewer, drainage and the right of way of Duffy's Way. The right of way would be based on a to-be-determined amount after working with city administration to identify the true value and report back to the Board and developer.

Punch and Barber asked if that type of recommendation can be done. Packan confirmed that it can with conditions.

Punch asked the development representative to confirm his quoted amount. The representative stated recommendation would be to convey easements at minimum amounts for each easement.

Shelton, the property developer, stated this project has been in the works for several months and would like for the process to continue moving forward and requested a recommendation tonight so that the 30-day notice can be posted.

Boring inquired about the impact on the trees. Morgan confirmed that a tree study has been done, a minimal number of trees are impacted, and mitigation would be covered by the ordinance.

Packan summarized the minimum amount of \$6,622.86 up to a possible \$74,974.90 as presented by the developer. This will be finalized after meeting with staff.

Shuck motioned to amend the original proposal for stated minimum amounts. Barber seconds. Motion passes.

Barber motioned to recommend moving forward with the easements, Ferrie seconded. During the discussion, Barber asked that more notice be given for these types of action items. All in favor, Huttash opposed (Motion passed 6-1).

**D. PRB18-047 Receive a report from staff, hold a discussion, and give staff direction regarding the acquisition and development of land located at the corner of Carnegie Ridge Road and Ridglea Court.**

Packan reviewed the presentation. Taylor asked for clarification on sidewalk removal. Packan explained that the request to remove the sidewalk is because there is no connection to a street. Taylor was concerned about how this impacts the Mobility Plan.

Boring asked if due diligence could be done to explore connectivity before accepting any proposal to remove the sidewalk.

Shuck still uncomfortable with accepting the property with the development cost falling on the City. The developer should pay for the development of a park. Punch agreed.

Packan pointed out that the park goes towards the goal of getting a park within a 10-minute walk of residents. Not a preferred piece of property, but adds a small playground to the area.

Boring asked if buying another piece of property is an option. Packan stated no research has been done on available property in the area.

Ferrie is not supportive of putting this much money into the project. Suggested putting in grass only.

Packan suggested bringing back additional options for the board to consider.

Barber asked if 915/916 funding is in the area. Packan reported that it is available from earlier phases of neighborhood development.

Huttash supports the park as proposed.

Staff will bring back additional options in the future.

**E. PRB18-049 Receive a report from staff, hold a discussion regarding the creation of the new Urban Forestry Program within the Parks and Recreation Department.**

Packan introduced Morgan and reviewed the presentation.

Boring asked if there are any plans for a citizen forester class. Morgan stated he would be looking at what is being offered in the area and may bring it back next year.

Taylor asked what type of tree items would be reviewed by the Board. Packan stated items such as the tree plan and master plan would come to the Board.

**F. PRB18-045 Receive a report update from staff, hold a discussion, and give staff direction regarding the design and construction of the new North Lakes Dog Park.**

Packan reviewed the presentation. Clarification was given on what is included in the base cost and what is considered an amenity. Concern was expressed by Barber and Huttash about depending on the Parks Foundation for funding.

Taylor asked that water runoff be fully explored to mitigate any potential contamination issues.

Ferrie moved to go forward with 3 and 3a. Another consideration is to remove the smallest pen for additional savings. Shuck seconded; (Motion passed 7-0).

## **2. CONCLUDING ITEMS**

Packan recapped upcoming Council items and future Park Board items.

Taylor requested a “cheat sheet” of funding sources.

Meeting adjourned at 8:58pm