



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
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, February 3, 2020, at 6 p.m. in the Civic Center, Denton, Texas.

Present: Frances Punch, David Shuck, Kent Boring, George Ferrie, Denona Lee, Alana Presley Taylor, James Emerich

Absent: None

Staff Present: Gary Packan, Director; Laura Behrens, Assistant Director; Drew Huffman, Parks Superintendent; (Eddie) Ferdinand Valdez, Management Analyst; Heather Gray, Business Manager; Caroline Seward, Area Program Manager

Denton Parks Foundation: Brooke Moore, Executive Director

Guests: Elizabeth Hayes, Erika Peters, Rick Baria

Chair Punch called the meeting to order at 6 pm.

1. ITEMS FOR CONSIDERATION

A. Consider approval of the minutes of January 6, 2020.

Chair Punch requested a motion to approve the Parks, Recreation and Beautification Board meeting minutes of January 6, 2020. Ferrie motioned, and Emerich seconded. Motion passed (7 - 0).

B. Consider recommending approval of the adoption of the Subsidy and Resource Allocation Policy for the Parks and Recreation Department (PARD).

Gray reviewed the Subsidy and Resources Allocation Pyramid and Policy.

- This item will go to City Council on February 25, 2020.

Shuck asked if there were updates or changes to the policy since the last presentation in the October 2019, Parks Recreation and Beautification Board meeting. Gray confirmed not much has changed except verbiage from Cost Recovery to Subsidy and Resource Allocation Policy.

Chair Punch requested a motion recommending approval of the adoption of the Subsidy and Resource Allocation Policy for the Parks and Recreation Department (PARD). Ferrie motioned, and Boring seconded. Motion passed (7 - 0).

C. Receive an informal report regarding the status the accreditation application through the National Recreation and Park Association Commission for Accreditation of Park and Recreation Agencies.

Packan commented that this item is tabled for next month's (March 2020) Parks, Recreation and Beautification Board meeting.

D. Receive an informal report regarding potential park developments in the Hunter and Cole Ranch Development.

Packan reviewed the potential park developments in the Hunter and Cole Ranch Development.

Shuck asked clarification if the developer is not required to pay a fee if they meet the criteria to build park spaces based on our current ordinance. Packan confirmed that developers that meet the criteria do not need to pay the fee.

Boring asked if there will be provisions of reevaluating the ordinance and fee. Packan mentioned that the target is to reevaluate every three years. Gary gave an example of land valued today cost more than it was purchased.

Boring asked what the Parks and Recreation Department preference regarding receiving land or fee payments from developers. Packan explained that it depends based on the location and the needs of the community or utilize the money paid from the developers to purchase parks in an area.

Shuck inquired if there is a factor in which HOAs will want to change the agreement after the developers built the neighborhoods and parks. Packan responded that the new development communities would have a tax to maintain and upkeep the parks in the area unless the City of Denton chooses otherwise.

Boring mentioned if there will be restrictions that the public can't use the park spaces because it is in an HOA community. Packan responded that there would be no restrictions, and the public park spaces will be accessible to the overall public. The only public restrictions are private amenity centers since these are generally paid by HOA dues.

Taylor asked if the public access easements will have available parking. Packan responded that pocket parks, neighborhood parks, and trails would most likely have street parking, and City Parks will have parking lots. Packan also mentioned there would be approximately fifty-eight (58) miles of connected trails in the new development.

Moore asked if there will be pavilions built in any of the parks that could be rented out. Packan confirmed that there would be pavilions built and rented out. Huffman responded that pavilions would be built based on our standards. Staff gave an example of updates that were redone several years back at North Lakes Park and South Lakes Park

Punch wanted clarification regarding the size of neighborhood parks. Packan responded that neighborhood parks are five (5) acres.

Packan opened Google maps and showed future development plans for Hunter and Cole Ranch development. There was a group discussion regarding developers maintaining the parks.

Punch asked if the City is losing anything by the developers maintaining the park facility. Packan explained that this is a benefit to the department. Transferring the maintenance expenses to the developer will save the city funding while still accomplishing our goals. The new parks at Hunter and Cole Ranch would require additional staffing the size of a small city to support the newly developed park spaces. Packan explained how the ordinance needs to be

written in such a way that that is reasonable for developers, the Parks and Recreation Department and meets the needs of the City of Denton.

Boring asked if staff can explain what an Municipal Maintenance District (MMD) is. Packan responded that these are special taxing districts. The new developments will have several districts that will have additional taxes and will have their own boards. Packan explained further that the City has the right to have a board member in these districts, and they do pay a higher tax compared to the typical citizen would pay. These higher tax communities will have a higher level of service and standards (such as landscaping and monuments) that is above the typical newly built communities.

Ferrie explained that the MMD was discussed last year in the City Council meeting. Ferrie mentioned that these houses would be expensive, and these amenities and park spaces could be built revolving the feeling of the neighborhood developed in the area. Packan discussed the type of parks that will be built in these new developments. Shuck mentioned that this could be an advantage for Denton residents not living in these newly developed homes because they can experience the amenities and not be obligated to pay the taxes to maintain the parkland.

Emerich asked how a home buyer will know there will be a newly built sports field near their newly built home prior to the construction of the neighborhood. Emerich explained that the homeowners could complain about the lighting coming from the sports field. Packan responded that it is too early to know because the development of the communities is still in the early stages. Packan mentioned that most likely, the properties and park facilities will be outlined on phasing plans so people who are interested in purchasing a home through a sales agent will have a general concept of the layout of the neighborhoods. Huffman explained how the lighting technology used in sport fields is more advanced today, and the output of the light can be controlled from spilling over to homeowner properties.

Punch asked for clarification if the park development fees will increase in the next several months, will the cost go up for developers as well. Packan explained that if the park dedication and development ordinance is updated the fees will be adjusted, and the developers will pay the new adjusted fees.

E. Receive an informal report regarding updates to the new Dog Park at North Lakes Park.

Drew reviewed the updates regarding the new Dog Park at North Lakes Park.

Shuck asked about the parking at the new Dog Park at North Lakes Park. Huffman mentioned about the paved ADA accessible parking and maintaining the crushed asphalt in the Remote Control (RC) parking area.

Punch asked about the shade structure. Huffman pointed out on the presentation where the shade structure will be placed and mentioned the Parks Foundation is raising money for the shade.

Taylor asked the cost for the shade structure. Staff commented that it can vary between \$10,000 - \$15,000 each. Staff commented that they are currently exploring options and looked at companies such as Polygon. Emerich asked about fabric tarp shade structures. Packan mentioned that fabric tarp shade structures cost more. Huffman mentioned that metal roofs tend to last thirty (30) years before being replaced, and the life span of the tarps would need to be replaced in just several years.

Taylor had concerns that there is a lack of shade for the summer heat and mentioned if there is something we can do outside the box to get more shade structures in the Dog Park. Moore commented that it been challenging to find donations for the shade structures. Punch asked clarification on the cost of the shade structure and dimensions that are on the PowerPoint slides. Huffman mentioned these are examples of one of the shade structures approximately twelve feet long and could range around \$7,000, and the other is twenty feet long, costing approximately between \$14,000-\$20,000. Alana asked if the shade structures can be purchased and installed one at a time. Huffman confirmed that the shade structures could be installed one at a time.

F. Receive an informal report regarding Denton Parks Foundation updates.

Moore gave an informal report regarding the Denton Parks Foundation updates.

- Dog Park Funding
- Marketing & Advocacy Campaigns (30 Day Challenge and I Heart Parks)
- Fundraising Events (Galentine's Day and the Adult Easter Egg Hunt)
- Friends of the Park Membership Program
- Parksters, Denton's Youth Outdoor Engagement Program

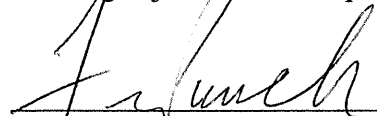
2. CONCLUDING ITEMS

Requests:

- Punch – Item C that got tabled tonight's meeting regarding CAPRA, add to the March 2020, Parks Recreation and Beautification Board meeting.
- Punch – Add to the March 2020, Parks Recreation and Beautification Board meeting regarding the revised absence provision for Boards, Commissions, and Committees
- Boring asked updates to Integrated Pest Management (IPM) in the March Park Board meeting.
 - Packan explained that the IPM is planned to go back to City Council in March.
- Shuck commented regarding someone requesting updates regarding the goat program.
 - Huffman mentioned that goat program is being reviewed for the next budget year. Huffman also mentioned the goats were eating and clearing out privet bushes.

Chair Punch requested a motion to adjourn the meeting. Shuck motioned, and Ferrie seconded. Motioned passed (7 - 0).

Meeting adjourned at 7:30pm.



FRANCES PUNCH
CHAIR- PARKS, RECREATION AND BEAUTIFICATION BOARD
CITY OF DENTON, TEXAS