



DALLAS PARK AND RECREATION BOARD AGENDA

**THURSDAY, OCTOBER 10, 2019
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
214-670-4078**

8:00	am:	Director's Search Committee, 6FN
9:00	am:	Administration and Finance Committee, 6FN
9:00	am:	Planning and Design Committee, Room 6FN
10:00	am:	Park and Recreation Board, Room 6FN

RECEIVED

2019 OCT -4 AM 11:43

CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Robb P. Stewart, Chair
Taylor Toynes, Vice Chair
Harrison Blair
Maria Hasbany
Terrance Perkins
Amanda Schulz
Sonya Woods

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

DALLAS PARK AND RECREATION BOARD
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL – ROOM 6FS
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, OCTOBER 10, 2019
(9:00 A.M.)

CONSENT ITEMS

PARK BOARD AGENDA ITEM NO. 4 – Norbuck Park (9) – Authorize issuing an alcohol permit to Tanna Woods, to serve alcohol at the Too Cold to Hold event to be held at Norbuck Park, located at 200 North Buckner Boulevard. The event will be held on Saturday, February 1, 2020 from 6:00 a.m. to 12:00 p.m. – Estimated Revenue: \$250 (This is a recurring item)

PARK BOARD AGENDA ITEM NO. 5 – Dallas Arboretum (9) – Authorize a twelve (12) month Annual Funding Agreement with the Dallas Arboretum and Botanical Society, Inc. in the amount of \$394,098.00 to provide services and program support within the City of Dallas for the period of October 1, 2019 through September 30, 2020 – Not to exceed \$394,098.00 – Financing: General Funds (This is a recurring item)



Dallas
Park and Recreation

DALLAS PARK AND RECREATION BOARD – PAGE 2
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL – ROOM 6FS
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, OCTOBER 10, 2019
(9:00 A.M.)

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

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2019 OCT -4 AM 11:44

CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Jesse Moreno, Chair
Jeff Kitner, Vice Chair
Barbara Barbee
Lane Conner
Timothy W. Dickey
Bo Slaughter

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

DALLAS PARK AND RECREATION BOARD
PLANNING AND DESIGN COMMITTEE
DALLAS CITY HALL – ROOM 6FN
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, OCTOBER 10, 2019
(9:00 A.M.)

ACTION ITEMS

PARK BOARD AGENDA ITEM NO. 6 – Glendale Park (3) – Authorize an application for an Urban Outdoor Recreation Grant in the amount of \$1,020,000.00 from the Texas Parks and Wildlife Department for Glendale Park Phase 1 Implementation located at 1515 East Ledbetter Drive – Financing: This action has no cost consideration to the City (see Fiscal Information)

BRIEFING ITEMS

1. Wagging Tail Dog Park Plans
2. Shadybank Park Plans
3. Carpenter Park Plans
4. Upcoming Items



Dallas
Park and Recreation

DALLAS PARK AND RECREATION BOARD – PAGE 2
PLANNING AND DESIGN COMMITTEE
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CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

AGENDA

**DALLAS PARK AND RECREATION BOARD
DALLAS CITY HALL – ROOM 6FN
1500 MARILLA STREET
DALLAS, TEXAS 75201**

**THURSDAY, OCTOBER 10, 2019 10:00 A.M.
(Public Speakers sign in by 9:30 A.M.)**

Calvert Collins-Bratton, President (District 13)

Barbara A. Barbee, District 1	Bo Slaughter, District 8
Jesse Moreno, District 2	Maria Hasbany, District 9
Taylor I. Toyne, District 3	Robb P. Stewart, Vice President, District 10
Harrison Blair, District 4	Jeff Kitner, District 11
Terrence Perkins, District 5	Lane Conner, District 12
Timothy W. Dickey, District 6	Amanda Schulz, District 14
Sonya Woods, District 7	Vacant, District 15

1. Speakers
2. Approval of Minutes of the September 19, 2019 Park and Recreation Board Meeting

SPECIAL RECOGNITION

3. Park Board Resolution recognizing Willis C. Winters for his service to the Park and Recreation Department

CONSENT AGENDA (ITEMS 4 – 6)

ADMINISTRATION AND FINANCE COMMITTEE

4. Norbuck Park (9) – Authorize issuing an alcohol permit to Tanna Woods, to serve alcohol at the Too Cold to Hold event to be held at Norbuck Park, located at 200 North Buckner Boulevard. The event will be held on Saturday, February 1, 2020 from 6:00 a.m. to 12:00 p.m. – Estimated Revenue: \$250 (This is a recurring item)
5. Dallas Arboretum (9) – Authorize a twelve (12) month Annual Funding Agreement with the Dallas Arboretum and Botanical Society, Inc. in the amount of \$394,098.00 to provide services and program support within the City of Dallas for the period of October 1, 2019 through September 30, 2020 – Not to exceed \$394,098.00 – Financing: General Funds (This is a recurring item)

PLANNING AND DESIGN COMMITTEE

6. Glendale Park (3) – Authorize an application for an Urban Outdoor Recreation Grant in the amount of \$1,020,000.00 from the Texas Parks and Wildlife Department for Glendale Park Phase 1 Implementation located at 1515 East Ledbetter Drive – Financing: This action has no cost consideration to the City (see Fiscal Information)

DALLAS PARK AND RECREATION BOARD – PAGE 2
DALLAS CITY HALL – ROOM 6FN
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THURSDAY, OCTOBER 10, 2019 10:00 A.M.

BRIEFINGS

7. 2019 Aquatics Summer Season Overview
Daniel Huerta, Assistant Director
8. Downtown Dallas Incorporated (DDI) Partnership Update
Oscar Carmona, Assistant Director
9. Klyde Warren Park Phase 2 Usage and Development Agreement Amendments
Louise Elam, Assistant Director

ITEMS FOR INDIVIDUAL CONSIDERATION

10. Klyde Warren Park (14) – Authorize Supplemental Agreement No. 3 to the Use Agreement with the Woodall Rodgers Park Foundation (the “WRPF”), a Texas non-profit, for the management, maintenance, programming, use and operation of Woodall Rodgers Deck Plaza, known as Klyde Warren Park (the “Park”), located at 2012 Woodall Rodgers Freeway, to **a)** include the Klyde Warren Phase 2 (KWP2) Extension as part of the original Park plan; and **b)** provide for the management, maintenance, programming, use, and operation of the Park inclusive of KWP2, as defined herein, and to make certain other modifications to the Use Agreement as set forth herein – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future cost)
11. Klyde Warren Park (14) – Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to **a)** include the Klyde Warren Phase 2 Extension as part of the original Park Plan and to **b)** expand the Park to include the strip of vacant land encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
12. Reverchon Park (2) – Authorize a twenty-year development, operation, and maintenance agreement with one ten-year and two additional five-year renewal options with Reverchon Park Sports and Entertainment, LLC, a Texas limited liability company, for a proposed new athletic field and stadium at Reverchon Park located at 3505 Maple Avenue – Annual Revenue: \$25,000.00

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OTHER/NON-ACTION ITEMS

13. 2019 NRPA reports by Board members

14. Park and Recreation Board Members Liaison Reports: Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Trail, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Park Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park

15. Staff Announcements – Upcoming Park and Recreation Department Events

16. Next Park and Recreation Board Regular Meeting: Thursday, October 24, 2019, at Dallas City Hall

17. Adjournment



DALLAS PARK AND RECREATION BOARD – PAGE 4
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THURSDAY, OCTOBER 10, 2019 10:00 A.M.

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

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Regular Meeting: Robert Abtahi, President, presiding

Present: Robert Abtahi, President; Robb Stewart, Vice-President; Taylor Adams, Barbara A. Barbee, Harrison Blair, Calvert Collins-Bratton, Timothy W. Dickey, Jeff Kitner, Jesse Moreno, Terrance Perkins, Susan Rader, Rodney Schlosser, Ernest Slaughter, Sonya Woods - 14

Absent: Taylor Toynes - 1

President Abtahi called the meeting to order at 10:05 a.m.

Agenda Item 1. Speakers: None

Agenda Item 2. A motion by Bo Slaughter, seconded by Barbara Barbee, to approve the minutes of the September 5, 2019 Park and Recreation Board Meeting, was carried. The vote was unanimous.

CONSENT AGENDA (ITEMS 3 – 10)

ADMINISTRATION AND FINANCE COMMITTEE

No Business

PLANNING AND DESIGN COMMITTEE

Vice President Stewart moved, seconded by Tim Dickey to approved items 3 - 10 on consent. Item number 8 needed to add a "W" to the rendering of the plaque in Tim Dickey's full name to read: Timothy W. Dickey. Motion approved by unanimous vote.

Agenda Item 3. Pike Park (2) – A motion by Robb Stewart, seconded by Tim Dickey to authorize interpretive signage in connection with the Santos Rodriguez sculpture at Pike Park located 2807 Harry Hines Boulevard – Financing: No cost consideration to the City (see Fiscal Information), was carried by unanimous vote.

Agenda Item 4. Bahama Beach (3), Exline Park (7), Harry Stone Park (9) – A motion by Robb Stewart, seconded by Tim Dickey to authorize a professional services contract with TSIT Geotechnical & Consulting LLC for engineering inspection and testing services for the Phase 2 Aquatic Facilities Project at Bahama Beach Waterpark located at 1895 Campfire Circle, Exline Neighborhood Aquatic Center located at 2430 Eugene Street, and Harry Stone Neighborhood Aquatic Center located at 2403 Millmar Drive – Not to exceed \$191,645.00 – Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds), was carried by unanimous vote.

Agenda Item 5. Wheatland Park (8) – A motion by Robb Stewart, seconded by Tim Dickey, to authorize Supplemental Agreement No. 1 to the professional services contract with Urban Engineers Group, Inc. for design and engineering services for a football/soccer complex at Wheatland Park located at 2115 West Wheatland Road – Not to exceed \$69,350.00, from \$49,150.00 to \$118,500.00 – Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds), was carried by unanimous vote.

Agenda Item 6. Land Acquisition and Partnership Match Funding (Citywide) – A motion by Robb Stewart, seconded by Tim Dickey to authorize guidelines and procedures for the use of Land Acquisition and Partnership Match Funding in Proposition B of the 2017 Bond Program – Financing: No cost consideration to the City (**committee considered September 5, 2019**), was carried by unanimous vote.

Agenda Item 7. Services Contract (Citywide) – A motion by Robb Stewart, seconded by Tim Dickey, to authorize the first one-year renewal option to the construction services

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contract with METCO Engineering, Inc. through a Cooperative Purchasing Agreement with Dallas County, to provide job order contracting services for facility projects through November 7, 2020 – Not to exceed \$2,000,000.00, from \$4,000,000.00 to \$6,000,000.00 – Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds) (subject to appropriations), was carried by unanimous vote.

Agenda Item 8. SoPac Trail (9) – A motion by Robb Stewart, seconded by Tim Dickey, to authorize dedication plaques for the SoPac Trail Phase 3 from Lakewood Boulevard to Trammel Drive – Financing: No cost consideration to the City, was carried by unanimous vote. – Tim Dickey wanted to request that the letter “W” be added to his name on the plaque to read: “Tim W. Dickey”

Agenda Item 9. Bachman Lake Projects Grant Application (6) – A motion by Robb Stewart, seconded by Tim Dickey, to authorize **1)** application of a candidate project to Dallas County through the Major Capital Improvement Program (MCIP) 7th Call for projects for the Bachman Lake Connection to the Champion Trail Feasibility Study, **2)** a required local match not to exceed \$150,000 - Financing: This action has no cost consideration to the City (See Fiscal Information for potential future cost), was carried by unanimous vote.

Agenda Item 10. Bluff View Park (13) – A motion by Robb Stewart, seconded by Tim Dickey, to authorize a contract for the construction of Bluff View Park Improvements Project located 4524 Pomona Road with North Rock Construction, LLC, lowest responsible bidder of three – Not to exceed \$218,643.70 – Financing: Park and Recreation Facilities (B) Funds (2017 Bond Program), was carried by unanimous vote.

President Abtahi skipped to Items 15 and 16 (Briefings).

DIRECTOR'S SEARCH

Agenda Item 11. Director's Search – Closed Session – Review Director's Search Committee's recommendations for the Interim Director Position for the Park and Recreation Department

President Abtahi announced executive session under Texas Government Code 551.074 at 12:19 p.m.

President Abtahi closed executive session and convened in Open Session at 12:52 p.m.

Agenda Item 12. Director's Search – A motion by Calvert Collins-Bratton, seconded by Bo Slaughter, to appoint John D. Jenkins as Interim Director to the Park and Recreation Department effective Wednesday, October 23, 2019 with the effective 'Interim Pay' increase of 5% as per the City guidelines regarding interim pay – Financing: Current Funds, was carried by unanimous vote.

ITEMS FOR INDIVIDUAL CONSIDERATION

Agenda Item 13. DART D2 Subway line (14) – A motion by Taylor Adams, seconded by Jesse Moreno to delay this item to the next meeting. Discussion among Park Board members occurred about the merits of delay. Ms. Adams withdrew her motion and moved, seconded by Jesse Moreno, to authorize the approval of a revised resolution for the further development of the concept that includes **1)** temporary use of Pegasus Plaza to enable construction of the Commerce Station with reconstruction of the park upon completion of the station construction, **2)** permanent use of a portion of Pegasus Plaza for a headhouse too allow access to the underground station, **3)** use of an easement for the construction of the subway under Belo Garden, and **4)** continuation of coordination with Dallas Area Rapid Transit (DART) on future plans and agreements required for City Parks for the construction of DART's D2 subway line in downtown Dallas – Financing: No cost consideration to the City (**Board briefed on September 5, 2019**), was carried by unanimous vote.

The revised language of the resolution reads:

SECTION 1. That the Park and Recreation Board ~~recommends~~ and DART agree to continue to discuss and further develop the concept of using the Pegasus Plaza site to

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enable construction of the Commerce Station without the need for significant cut-and-over construction along Commerce Street;

SECTION 2. That the Park and Recreation Board ~~recommends~~ and DART agree that DART and the City of Dallas return to the Park and Recreation Board with an agreed upon fully integrated concept for a reimagined Pegasus Plaza that retains the spirit of the existing park while providing renewed purpose for Dallas citizens and DART riders alike; and,

~~**SECTION 3.** That DART and the City of Dallas consider how public restrooms could be incorporated into a reimagined Pegasus Plaza, and that the station headhouse incorporate safety and security elements that could enhance overall safety and security of Pegasus Plaza; and,~~

SECTION 3. That DART and the City of Dallas incorporate public restrooms into a reimagined Pegasus Plaza subject to community input. DART will also incorporate safety and security elements into the headhouse to enhance overall safety and security of Pegasus Plaza; and,

SECTION 4. That the Park and Recreation Board ~~recommends~~ and DART agree that City staff continue to coordinate with DART on agreements that may be required for City parks, using procedures in accordance with local, state and federal regulations

Agenda Item 14. Service Agreement (All) – A motion by Robb Stewart, seconded by Taylor Adams, to authorize a one-year professional service contract to provide a professional firm to prepare an Annual Park Visitor count and Downtown Parks Economic Impact Study – HR&A Advisors, Inc., most advantageous proposer of three – Total not to exceed \$197,000 – Financing: Mowmentum Park Improvement Fund (subject to annual appropriations) (**Board briefed on August 15, 2019**), was carried by unanimous vote.

BRIEFINGS

Agenda Item 15. Fair Park First Quarterly Report was presented to the Board. Brian Boykin, Manager of Park and Recreation introduced Darren James, Peter Sullivan and Brian Luallen of Fair Park First and Spectra who presented and were available to answer questions.

Agenda Item 16. Reverchon Athletic Field – Proposed Development, Maintenance and Operations Agreement was presented by Trent Williams, Senior Park Manager. Members of Reverchon Park Sports and Entertainment (RPSE) were present to answer questions.

Agenda Item 17. 2019 Summer Program Overview was presented by Crystal Ross, Assistant Director. Ms. Ross highlighted the summer overview and then presented a 2019 Community Partner Award to Ms. Diana Clark for her volunteerism/service to the Park Department and the children of Dallas for over 15 years.

Agenda Item 18. 2019 Aquatics Summer Season Overview was presented by Daniel Huerta, Assistant Director – President Abtahi deferred this item to the October 10, 2019 meeting.

MISCELLANEOUS ITEMS

Agenda Item 19. FY 2019-20 and FY 2020-21 Budget Update was presented by John Jenkins, Deputy Director. Mr. Jenkins passed out a one-page synopsis of the Park and Recreation items approved by the City Council in their budget vote held yesterday, September 18, 2019.

ITEMS FOR SPECIAL BOARD CONSIDERATION

Agenda Item 20. Randall Park (2) – A motion by Robert Abtahi, seconded by Jesse Moreno, to authorize approval of renaming of Randall Park to Willis C. Winters Park – Financing: No cost consideration to the City, was carried by unanimous vote.

SPECIAL RECOGNITION

Agenda Item 21. Special Recognition of Park Board members Taylor Adams and Rodney Schlosser for their service to the Park Board

OTHER/NON-ACTION ITEMS

Agenda Item 22. The Park and Recreation Board Members liaison reports regarding Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas, Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Trail, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park were as follows:

NONE

Agenda Item 23. Staff announcements regarding upcoming Park and Recreation Department events.

Anthony Becker, Park Board Secretary, briefly announced the NRPA Conference in Baltimore, Maryland during the week of September 23, 2019. Mr. Becker asked those Park Board members who are travelling to see him after for further details.

President Abtahi reminded the Board that today is North Texas Giving Day.

Agenda Item 24. Next Park and Recreation Board will be held at Dallas City Hall on Thursday, October 10, 2019.

President Abtahi made a few closing remarks about this being his last meeting as his tenure on the Board has expired. The Board and Park Staff honored him and thanked him for his dedication and service.

Agenda Item 25. President Abtahi adjourned the Board meeting at 1:09 p.m.

Anthony M. Becker, Secretary
Park and Recreation Board

Calvert Collins-Bratton, President
Park and Recreation Board

NOTE: For more information on discussion of any issue heard during this meeting, refer to the tape recording retained in the Park Department's Central File.

10/10/19
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10/10/19

MEMORANDUM

DATE: October 4, 2019

TO: Calvert Collins-Bratton, President, and
Members of the Dallas Park and Recreation Board



SUBJECT: October 10, 2019 Park and Recreation Board Briefings

On Thursday, October 10, 2019, the following briefings will be presented to the Dallas Park and Recreation Board:

2019 Aquatics Summer Season Overview
Daniel Huerta, Assistant Director

Downtown Dallas Incorporated (DDI) Partnership Update
Oscar Carmona, Assistant Director

Klyde Warren Park Phase 2 Usage and Development Agreement
Amendments
Louise Elam, Assistant Director

Should you have any questions, please contact me at 214-670-4071.

A handwritten signature in cursive script, reading "Willis C. Winters".

Willis C. Winters, FAIA, Director
Park and Recreation Department

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: October 10, 2019
COUNCIL DISTRICT: 9
STAFF: John Jenkins, (214) 670-4073

SUBJECT

Authorize issuing an alcohol permit to Tanna Woods, to serve alcohol at the Too Cold to Hold event to be held at Norbuck Park, located at 200 North Buckner Boulevard. The event will be held on Saturday, February 1, 2020 from 6:00 a.m. to 12:00 p.m. – Estimated Revenue: \$250 (This is a recurring item)

BACKGROUND

The Park and Recreation Board has the authority by City Code Sec.32-11.2(3) to approve alcohol consumption on park property. A request has been received by Tanna Woods, with Too Cold to Hold, to serve alcohol from 6:00 a.m. to 12:00 p.m. on Saturday, February 1, 2020. This will be the Tenth (10) year for this recurring event with no issues reported from past events. The estimated attendance is 2,000 participants.

The Alcoholic Beverage Permit Conditions document has been given to the event organizers, who will be required to meet all the conditions to include naming the City of Dallas as an additional Insured as specified by the City's Risk Management Office. Alcohol consumption will be restricted to a designated enclosed area staffed by Dallas Police.

FISCAL INFORMATION

Event organizers will pay a \$200 alcohol permit deposit and a \$250 non-refundable alcohol permit fee. Estimated Revenue: \$250.

COMMITTEE ACTION

The Administration and Finance Committee will consider this request on October 10, 2019 and will present its recommendation to the full Park and Recreation Board on the same day.

STAFF RECOMMENDATION

Staff recommends approval.

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: October 10, 2019
COUNCIL DISTRICT: 9
STAFF: John Jenkins, (214) 670-4073

SUBJECT

Authorize a twelve (12) month Annual Funding Agreement with the Dallas Arboretum and Botanical Society, Inc. in the amount of \$394,098.00 to provide services and program support within the City of Dallas for the period of October 1, 2019 through September 30, 2020 – Not to exceed \$394,098.00 – Financing: General Funds

BACKGROUND

On March 23, 1988, the City entered into a multi-year agreement with the Dallas Arboretum and Botanical Society (DABS), a non-profit organization, to manage and operate the Dallas Arboretum. The agreement was for a twenty-five (25) year period. The agreement was extended on February 27, 2013 for a ten (10) year period. The Management Agreement with Dallas Arboretum and Botanical Society, Inc. does not automatically authorize funding, therefore a separate program funding contract to authorize the stipend payable during the current year is requested. The funds have been identified and appropriated in the City's General Fund by authorization of the City Council and after the approval by the Park and Recreation Board for the current fiscal year.

The stipend payments will support the following programs and services for the period of October 1, 2019 through September 30, 2020:

Operate and maintain the Dallas Arboretum and Botanical Garden for twelve (12) months providing access to the general public, special educational programs, community outreach services and special events.

FISCAL INFORMATION

\$394,098.00 – Current Funds

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: October 10, 2019
COUNCIL DISTRICT: 3
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize an application for an Urban Outdoor Recreation Grant in the amount of \$1,020,000.00 from the Texas Parks and Wildlife Department for Glendale Park Phase 1 Implementation located at 1515 East Ledbetter Drive - Financing: This action has no cost consideration to the City (see Fiscal Information)

BACKGROUND

The Texas Parks and Wildlife Department (TPWD) administers the Urban Outdoor Recreation Grant. Funding for this program comes from a portion of the state sales tax on sporting goods through the Texas Recreation and Parks Account, the Texas Large County and Municipality Recreation and Parks Account, and from the federal Land and Water Conservation Fund. This grant requires a 50% match.

The scoring criteria for this grant program includes: development or the extension of parks; a locally adopted and department-approved park master plan, reduction of the threat to the public availability of a conservation or recreation opportunity; location in an underserved area; involvement of public or private cooperation and meets the goals of TPWD Land and Water Resources Conservation and Recreation Plan.

Glendale Park is a 63.4-acre community park, that was established in 1934 on East Ledbetter Drive near Pentagon Parkway. Glendale Park is identified by the Dallas Park and Recreation Department as the candidate for this funding application due to its completion of a Master Plan outlining the Phase 1 redevelopment priorities and the availability of match funds.

Phase 1 Implementation of the Glendale Park Master Plan will include installation of a new, all-inclusive playground, updated Americans with Disabilities Act (ADA) compliant picnic area and amenities, and a new, ADA accessible pavilion.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

Authorize an application for an Urban Outdoor Recreation Grant in the amount of \$1,020,000.00 from the Texas Parks and Wildlife Department for Glendale Park Phase 1 Implementation located at 1515 East Ledbetter Drive - Financing: This action has no cost consideration to the City (see Fiscal Information) – page 2

FISCAL INFORMATION

This action has no cost consideration to the City. 2017 Bond Funds (\$1,020,000.00) for the Glendale Park Phase 1 Implementation will be used for the match funding requirement.

COMMITTEE ACTION

The Planning and Design Committee is scheduled to review this item on October 10, 2019 and bring it to the full board on the same day.

This item will be scheduled for City Council approval on October 23, 2019.

STAFF RECOMMENDATION

Staff recommends approval.

MAPS

Attached



- PRIORITY LEGEND**
- A RESTROOM BUILDING (MIDDLE SECTION)
 - B PEDESTRIAN BRIDGE OVER LOOP 12 (LEDBETTER ROAD)
 - C-1 TRAIL IMPROVEMENTS AND OUTDOOR EXERCISE AREA (MIDDLE SECTION)
 - C-2 TRAIL IMPROVEMENTS (SOUTH SIDE)
 - D CENTRAL PAVILION AREA (MIDDLE SECTION)
 - E SPLASH-GROUND (NORTH SECTION)
 - F UPDATED PICNIC AREA, BENCHES AND COVERED SEATING (MIDDLE SECTION)
 - G SIGNATURE PLAYGROUND (MIDDLE SECTION)
 - H-1A PARKING LOT EAST SIDE
 - H-1B PARKING LOT WEST SIDE
 - H-1C ACCESS DRIVE CONNECTION EAST AND WEST PARKING LOTS
 - H-1D GRAND ENTRANCE, MONUMENTS AND SIGNAGE
 - H-2 DRAINAGE AND PARKING LOT IMPROVEMENTS (SOUTH SECTION)
 - I BASKETBALL COURT IMPROVEMENTS (SOUTH SECTION)
 - J DOG PARK - APPROXIMATE 40,000 SF WITH 27 FADDOCKS
 - K WAGON WHEELS PARK ATHLETIC FIELDS

MASTER PLAN - PRIORITY LOCATIONS

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: October 10, 2019
COUNCIL DISTRICT: 14
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize Supplemental Agreement No. 3 to the Use Agreement with the Woodall Rodgers Park Foundation (the "WRPF"), a Texas non-profit, for the management, maintenance, programming, use and operation of Woodall Rodgers Deck Plaza, known as Klyde Warren Park (the "Park"), located at 2012 Woodall Rodgers Freeway, to **a)** include the Klyde Warren Phase 2 (KWP2) Extension as part of the original Park plan; and **b)** provide for the management, maintenance, programming, use, and operation of the Park inclusive of KWP2, as defined herein, and to make certain other modifications to the Use Agreement as set forth herein – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future cost)

BACKGROUND

On May 23, 2007, by Resolution No. 07-1536, the City Council approved Development and Use Agreements with the Woodall Rodgers Park Foundation (WRPF) which set forth the terms and conditions for the design, development, construction and use of the Woodall Rodgers Deck Plaza, also known as Klyde Warren Park (the "Park").

On March 11, 2010, by Administrative Action No. 12-1845, the parties entered into Supplemental Agreement No. 1 to amend Section 5.09 of the Use Agreement to clarify that WRPF may sell or possess alcoholic beverages; authorize others to do so; and authorize the consumption of alcoholic beverages on part of the Park area, subject to complying with applicable laws.

On May 29, 2014, by Administrative Action No. 14-5949, the parties entered into Supplemental Agreement No. 2 to the Use Agreement to clarify that the areas shown on the revised Exhibit A attached to the Development Agreement were available to WRPF for all uses previously contained in the Use Agreement and for WRPF's maintenance services, concession services, loading and unloading and other staging needs.

A portion of the Park from St. Paul Avenue to N Akard Street and extending horizontally approximately 150 feet or less to west above Woodall Rodgers Freeway in the same direction beyond N Akard Street, as shown on the original Schematic Design (hereinafter referred to as the Phase 2 West Extension"), was not completed as originally contemplated.

Authorize Supplemental Agreement No. 3 to the Use Agreement with the Woodall Rodgers Park Foundation (the "WRPF"), a Texas non-profit, for the management, maintenance, programming, use and operation of Woodall Rodgers Deck Plaza, known as Klyde Warren Park (the "Park"), located at 2012 Woodall Rodgers Freeway, to a) include the Klyde Warren Phase 2 (KWP2) Extension as part of the original Park plan; and b) provide for the management, maintenance, programming, use, and operation of the Park inclusive of KWP2, as defined herein, and to make certain other modifications to the Use Agreement as set forth herein – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future cost) - Page 2

BACKGROUND (continued)

This action will authorize the City to enter into a Supplemental Agreement No. 3 to the Use Agreement with WRPF for the use, maintenance and management of the (i) Phase 2 West Extension of Klyde Warren Park; and (ii) the strip of vacant land encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on-ramp to the Woodall Rodgers Freeway and adjacent parking. The areas described in (i) and (ii) above collectively hereafter referred to as "Klyde Warren Park Phase 2" or "KWP2").

It is currently contemplated that the completed KWP2 will include expansion of the current public park and plaza space and the addition of visitor experience center, café and event space that may be utilized by local and non-local organizations and entities. The completed KWP2 will provide a world-class platform to promote cultural, civic and social opportunities to the City's residents and visitors.

Following are the proposed amendments to the Use Agreement:

- Expand the definition of the term "Deck" so that all references to the "Deck" in the original Agreement will be deemed to include the KWP2 Deck.
- The Phase 2 West Expansion shown in the original Schematic Design attached as Exhibit "A" to the Development Agreement was not completed as originally contemplated and was not part of the description of the term "Site" in the Use Agreement. This Supplemental Agreement will clarify the definition of Site to collectively refer to the existing Klyde Warren Park and KWP2.
- Revise Exhibit A-1 to add the management, maintenance, programming, use and operation for the expansion areas of Klyde Warren Park to include the KWP2 expansion areas.
- WRPF shall have the sole right, power, responsibility and authority to use, manage and operate the KWP2 Plaza Area as a public park, plaza, event space and city visitor's center (including related incidental uses) in conformance with the Operations Plan.
- Park Director will approve operating hours for public access.
- WRPF shall have the right to select names of the Plaza Area and all improvements located in the Plaza Area. WRPF shall have the right to retain all proceeds and other benefits or consideration received from granting any such rights for the benefit of the development and operations of KWP2 and subject to the terms below:

Authorize Supplemental Agreement No. 3 to the Use Agreement with the Woodall Rodgers Park Foundation (the "WRPF"), a Texas non-profit, for the management, maintenance, programming, use and operation of Woodall Rodgers Deck Plaza, known as Klyde Warren Park (the "Park"), located at 2012 Woodall Rodgers Freeway, to a) include the Klyde Warren Phase 2 (KWP2) Extension as part of the original Park plan; and b) provide for the management, maintenance, programming, use, and operation of the Park inclusive of KWP2, as defined herein, and to make certain other modifications to the Use Agreement as set forth herein – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future cost) - Page 3

BACKGROUND (continued)

- Proposed names for the Plaza Area, (any reference to Plaza Area is inclusive of KWP2 Plaza Area), and any individual element in the Plaza Area with a cost in excess of \$500,000 is subject to the approval of the Park Director.
 - The original Use Agreement stated that proposed names for the Plaza Area and individual elements in the Plaza Area were to be submitted to the City Manager of the City of Dallas and Park Director for prior consent of the City Manager. Also, no exceptions were given for the approval of naming based on dollar amounts of the sponsorship or donation in the original Use Agreement.
- Both the original Use Agreement and this Supplemental Agreement No. 3 allow for the City's use of the Plaza Area or a part thereof for up to three events (in total not to exceed 14 days) during each calendar year during the Term of this Agreement. The City may use the Plaza Area or a part thereof without paying any use fee to the WRPF, unless the Plaza Area or any part thereof has been booked by WRPF or otherwise licensed to a third party.
 - City to reimburse WRPF for costs incurred directly related to the City's use of the Plaza Area, including security costs, personnel and utility costs, clean-up costs and damages to facilities, etc.

All other provisions of the Use Agreement, along with Supplemental Agreements No. 1 and 2 will remain unchanged and in effect as provided therein.

Consideration of authorizing Supplemental Agreement No. 3 to the Development Agreement and the following Texas Department of Transportation (TxDOT) agreements: i) Advanced Funding Agreement and ii) Operations and Maintenance Agreement will be by separate actions.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 23, 2007, by Resolution No. 07-1536, the City Council approved the Development and Use Agreements with the Woodall Rodgers Park Foundation (WRPF) which set forth the terms and conditions for the design, development, construction and use of the Woodall Rodgers Deck Plaza, also known as Klyde Warren Park.

On October 10, 2019, the Park and Recreation Board was briefed regarding this matter.

Authorize Supplemental Agreement No. 3 to the Use Agreement with the Woodall Rodgers Park Foundation (the "WRPF"), a Texas non-profit, for the management, maintenance, programming, use and operation of Woodall Rodgers Deck Plaza, known as Klyde Warren Park (the "Park"), located at 2012 Woodall Rodgers Freeway, to a) include the Klyde Warren Phase 2 (KWP2) Extension as part of the original Park plan; and b) provide for the management, maintenance, programming, use, and operation of the Park inclusive of KWP2, as defined herein, and to make certain other modifications to the Use Agreement as set forth herein – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future cost) - Page 4

FISCAL INFORMATION

This action has no cost consideration to the City.

This action has no cost consideration to the City. The estimated cost for the future development of Klyde Warren Park Phase 2 is approximately \$82.75 million and will be funded by approximately \$10M from Park and Recreation Facilities (B) Fund (2017 Bond Funds), approximately \$42.75 million from private sources, and \$30 million from the North Central Texas Council of Governments of which \$10 million will be reimbursed by approximately \$3 million from TIF Funds and \$7 million from other sources

COMMITTEE ACTION

The Park and Recreation Board will consider this item on October 10, 2019.

This item is scheduled for City Council on November 13, 2019.

STAFF RECOMMENDATION

Staff recommends approval.

MAPS

Attached

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: October 10, 2019
COUNCIL DISTRICT: 14
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to **a)** include the Klyde Warren Phase 2 Extension as part of the original Park Plan and to **b)** expand the Park to include the strip of vacant land encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

BACKGROUND

On May 23, 2007, by Resolution No. 07-1536, the City Council approved the Woodall Rodgers Deck Plaza Development and Use Agreements between the City and the Woodall Rodgers Park Foundation (WRPF) for the development, operation and maintenance of Woodall Rodgers Deck Park (Klyde Warren Park).

On September 18, 2008, Supplemental Agreement No 1 approved by Administrative Action No. 08-2655, allowed for modifications to the existing Woodall Rodgers Deck Plaza Development Agreement. This modification included deleting the entire fifth sentence of Section 2.2 and substituting the following sentence: "Prior to the awarding of Phase I contract by the City, the Woodall Rodgers Park Foundation shall raise and deposit with the City 40% of the estimated cost (\$751,745) to cover its portion of the construction cost for Phase I, which is approximately \$300,590."

On October 8, 2008, by Resolution No. 08-2791, the City Council approved Supplemental Agreement No. 2 to the Development Agreement to amend Sections 2.2 and 2.3 of the Agreement, entitled "WRPF Project Contribution" and "Estimated Funding Allocation," respectively, to: (i) reflect reductions in budgeted construction costs of approximately \$11.3 million; (ii) reallocate Phase 2 work to Phase 3; (iii) acknowledge an additional \$10 million in funding secured from TXDOT by the WRPF, resulting in a total STEP grant allocation of \$20 million; (iv) reflect design and pre-construction cost contributions and/or contractual obligations made by WRPF in excess of \$8 million; and (v) reflect the obligation of the Foundation to fund all costs in excess of the City's and TxDOT's project

Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to a) include the Klyde Warren Phase 2 Extension as part of the original Park Plan and to b) expand the Park to include the strip of vacant land encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs) - Page 2

BACKGROUND - continued

contributions for Phases 1-4 and to apply the full balance of the Foundation's \$20 million minimum in private funding obligation to Phase 5.

A portion of the Park from St. Paul Avenue to N Akard Street and extending horizontally approximately 150 feet or less to west above Woodall Rodgers Freeway in the same direction beyond N Akard Street, as shown on the original Schematic Design attached as Exhibit A to the Development Agreement (hereinafter referred to as the "Phase 2 West Extension"), was not completed as originally contemplated. This action will approve Supplemental Agreement No. 3 to the Development Agreement with WRPF to (i) bring to completion the design, development, construction and financing of the Phase 2 West Extension as part of the Original Park Plan; and (ii) expand the Park to include the strip of vacant land encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot. The areas described in (i) and (ii) above collectively, hereinafter referred to as "Klyde Warren Park Phase 2" or "KWP2".

Following are the proposed amendments to the existing agreement:

- Add the design, construction and financing of Klyde Warren Park to include completion of Phase 2 extension areas that consists of the expansion of the current public park and plaza space and the addition of a visitor experience center, cafe and event space.
- The total cost for the project is \$82.75 million, and includes the following approximate funding sources:
 - \$10M Park and Recreation Facilities (B) Fund (2017 Bond Funds)
 - \$42.75M Private sources
 - \$20M North Central Texas Council of Governments
 - \$10M North Central Texas Council of Governments – to be reimbursed as follows:
 - \$3M TIF Funds
 - \$7M Other sources
- Responsibilities for development of KWP2 include:
 - Design of the structure, deck, utilities, life safety features and KWP2 extension, including environmental clearances, to be managed and funded by WRPF
 - City of Dallas has the right to review all plans prepared by TxDOT and WRPF

Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to a) include the Klyde Warren Phase 2 Extension as part of the original Park Plan and to b) expand the Park to include the strip of vacant land encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs) - Page 3

BACKGROUND - continued

- Construction of the structure, deck and utilities to be managed by Texas Department of Transportation (TxDOT)
 - City to provide their funding to TxDOT under an Advanced Funding Agreement to contribute to the construction of the structure, deck, utilities and life safety features
- Construction of the KWP2 park improvements and amenities to be managed and funded by WRPF

All other provisions of the original Development Agreement, along with Supplemental Agreements No. 1 and 2 will remain intact.

Consideration of authorizing Supplemental Agreement No. 3 to the Use Agreement and the following Texas Department of Transportation (TxDOT) agreements: i) Advanced Funding Agreement and ii) Operations and Maintenance Agreement will be by separate actions.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed the Quality of Life Committee on the Woodall Rodgers Deck Plaza Deal Points on February 12, 2007.

Briefed the City Council on the Woodall Rodgers Deck Plaza Deal Points on February 21, 2007.

Briefed the Park and Recreation Board on the Woodall Rodgers Deck Plaza Updated Deal Points on March 22, 2007.

The Park and Recreation Board on March 22, 2007, authorized the Development Agreement and Use Agreements with the Woodall Rodgers Park Foundation.

On May 23, 2007, by Resolution No.07-1536, City Council authorized the Woodall Rodgers Deck Plaza Development and Use Agreements with the Woodall Rodgers Park Foundation.

On October 8, 2008, by Resolution No. 08-2791, the City Council approved Supplemental Agreement No. 2 to the Development Agreement.

On October 10, 2019, the Park and Recreation Board was briefed regarding this matter.

Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to a) include the Klyde Warren Phase 2 Extension as part of the original Park Plan and to b) expand the Park to include the strip of vacant land encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs) - Page 4

FISCAL INFORMATION

This action has no cost consideration to the City. The estimated cost for the future development of Klyde Warren Park Phase 2 is approximately \$82.75 million and will be funded by approximately \$10M from Park and Recreation Facilities (B) Fund (2017 Bond Funds), approximately \$42.75 million from private sources, and \$30 million from the North Central Texas Council of Governments of which \$10 million will be reimbursed by approximately \$3 million from TIF Funds and \$7 million from other sources.

COMMITTEE ACTION

The Park and Recreation Board will consider this item on October 10, 2019.

This item is scheduled for City Council on November 13, 2019.

STAFF RECOMMENDATION

Staff recommends approval.

MAPS

Attached

Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to a) include the Klyde Warren Phase 2 Extension as part of the original Park Plan and to b) expand the Park to include the strip of vacant land encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs) - Page 5

Map



**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: October 10, 2019

COUNCIL DISTRICT: 2

STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize a twenty-year development, operation, and maintenance agreement with one ten-year and two additional five-year renewal options with Reverchon Park Sports and Entertainment, LLC, a Texas limited liability company, for a proposed new athletic field and stadium at Reverchon Park located at 3505 Maple Avenue – Annual Revenue: \$25,000.00

BACKGROUND

On December 1, 2016, the Park and Recreation Board was briefed regarding potential opportunities for the development and operation of a new ballpark at Reverchon Park. Park and Recreation Department staff (PKR) received direction to hold a public input meeting and then issue a Request for Proposals.

On July 12, 2017 and September 12, 2017, PKR held public meetings with the community and stakeholders. On June 26, 2019 and July 3, 2019, the City of Dallas advertised the Request for Proposals for the subject project. In response to this advertisement, the Office of Procurement Services received one proposal from Reverchon Park Sports and Entertainment, LLC. (RPSE) on July 19, 2019.

It is proposed that RPSE, the developer, and the City enter into a development, operation and maintenance agreement which outlines the roles and responsibilities for the proposed Athletic Field. Following are the proposed deal points:

General

1. RPSE will replace the existing Reverchon baseball field and bleachers with a new, improved facility consisting of:
 - 2,000 seats, including accessible seats, and additional 1500 bleacher seats.
 - A support facility that includes restrooms, concessions, locker rooms, and dugouts for each team.
 - Public restrooms accessible to the users of the rest of Reverchon Park.

BACKGROUND (continued)

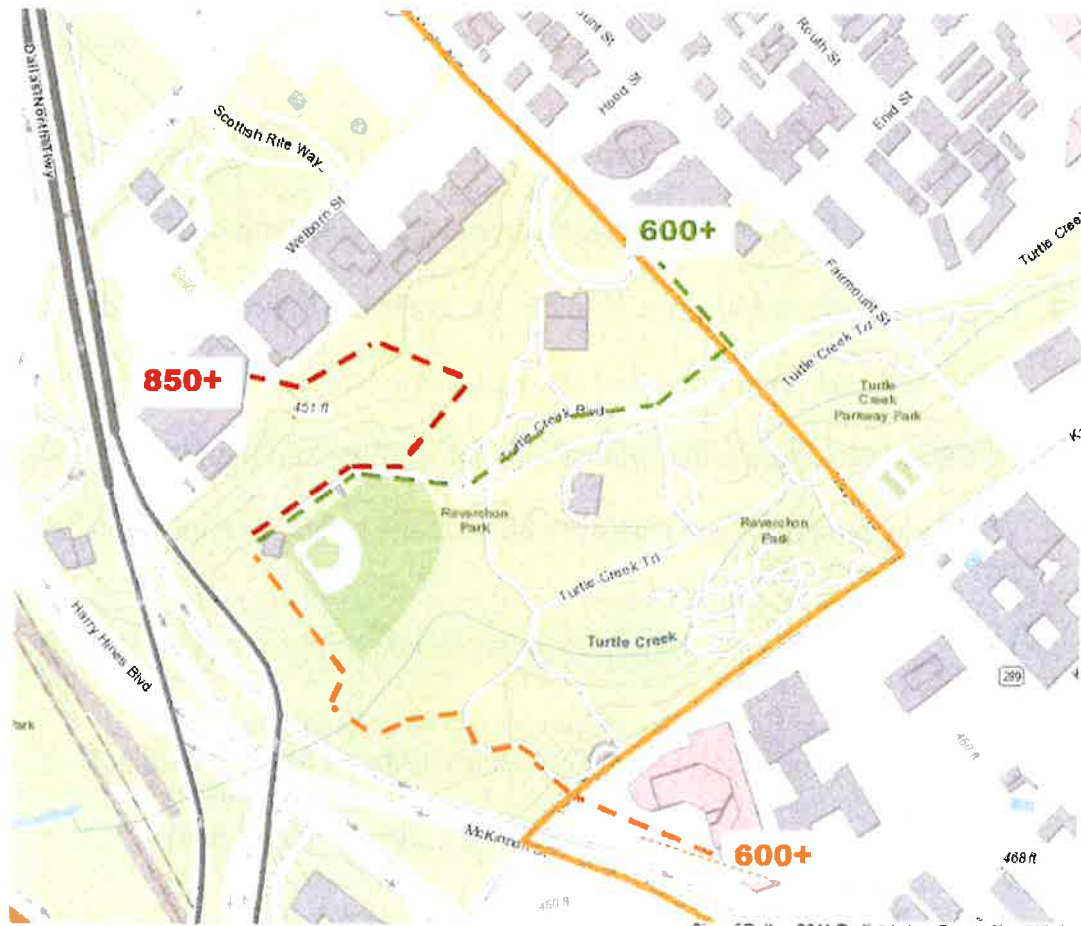
2. RPSE will be responsible for development, design, marketing, sponsorships, branding, advertising, sales, and daily facility operations and maintenance.
3. The term of the agreement will be 20 years with one ten-year and two five-year optional extensions.
4. RPSE will prove necessary funds for Design have been raised no later than the City Council award date. RPSE will prove necessary funds for Construction have been raised no later than 12 months after the City Council award date.
5. The City will have the right to audit and receive accountings from RPSE's Construction Account.
6. RPSE will provide an approved design and start construction no later than 12 months after the City Council award date.
7. RPSE will complete the construction phase no later 18 months from the approval to start construction.
8. RPSE will comply with the City's Business Inclusion and Development Plan, making a good faith effort to achieve the percentage goal for minority and/or women owned business enterprises.
 - RPSE will provide reports of the M/WBE participation at the initiation of design, commencement of construction, and completion of construction.
9. RPSE will carry insurance as required by the City's Risk Management Office for entire agreement period. RPSE will also include construction warranties and Payment and Performance Bonds.
10. RPSE has naming rights, subject to approval of the PKR Director.

Design and Construction

1. The new design will reflect the original spirit of the park. Building materials will contain the same historic character as found in the rest of the park.
2. RPSE will submit Construction Documents to PKR and Park and Recreation Board for review and approval.
3. RPSE will arrange and lead public input meetings and meetings with other stakeholders during the design process.

BACKGROUND (continued)

4. The new design will include signage, styled after existing signage, that directs people to the Reverchon Athletic Field from Maple Avenue and Turtle Creek Boulevard. This is separate from the existing gateway sign.
5. Parking:
 - RPSE will repave the parking lot and consider using permeable paving or similar system. 30 spaces will remain
 - RPSE is currently developing an agreement with adjacent parking garages (see image below) for the additional spaces required for the building permit. RPSE will finalize this parking agreement before the City executes the agreement.
 - Scottish Rite Hospital has over 850 spaces
 - Heritage Auction has over 600 spaces
 - Concord 2 / Balfour Beatty has over 600 spaces



BACKGROUND (continued)

6. RPSE will provide photometrics for exterior lighting. PKR will review and approve the lighting design for the project.
7. PKR will provide tree assessments. If any trees are removed from the site, RPSE will provide tree mitigation.
8. The estimated design and construction cost of the development is \$15,000,000.
9. RPSE will provide new water, electric, and gas service meters and major supply lines to the site.

Operations and Maintenance

1. RPSE will provide all maintenance of the facility, fields, and parking lot. The agreement will denote the boundary of maintenance responsibility in a precise site plan.
2. RPSE will use funds from naming and branding rights, sponsorship, season ticket sales, suite sales, etc. to offset annual operational expenses. City will have approval of all advertisers, advertisements, and placement of any advertising.
3. RPSE will replace the worn areas of the artificial turf field as needed.
4. RPSE will carry insurance that covers routine usage and operation of complex.
5. RPSE will provide a traffic control plan for all proposed (typical and unique) events.
6. The parking lot will always be accessible to the public, except when ticketed events occur at the facility.
7. RPSE to schedule for the professional teams, other amateur leagues, and other events:
 - Professional Baseball – 50 uses from May to September
 - Professional Soccer – 14-16 uses from March to September
 - Professional Rugby – 10-12 uses from January to June
 - Professional Lacrosse – 2 dates from June to September
 - Concerts – 6-12 events per year
 - Community Events (races, festivals) and Holiday Events

BACKGROUND (continued)

8. Rental fees for existing users

Use	Hourly Field Rental Charge	
	Daytime	Evening
League Play	\$85	\$120
League Play (City Affiliated)	\$75	\$110

9. RPSE will pay to PKR, annually, the greater of (i) \$25,000.00; or (ii) that amount equal to the sum of (a) 3.0 percent of net concession (food and beverage sales) revenues generated up to \$4,000,000.00 and (b) 4.0 percent of net concession revenues generated over \$4,000,000.00, to be used for additional maintenance (as a result of the new activity) in the rest of Reverchon Park.

10. RPSE will submit their hours of operation for PKR Director approval.

11. RPSE will comply with all City, State and Federal Ordinances, Regulations, and Codes.

12. Park users will have access to public restrooms. PKR staff will maintain the restrooms serving the park.

13. RPSE will pay for their utility usage.

14. RPSE estimates 1,356,650 attendees for 656 event days, during the first five years.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	January 2020
Complete Design	November 2020
Begin Construction	January 2021
Complete Construction	July 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 1, 2016, the Park and Recreation Board was briefed on the proposed Request for Proposals to prospective developers.

On September 19, 2019, the Park and Recreation Board was briefed on this item.

Authorize a twenty-year development, operation and maintenance agreement with on ten-year and two five-year renewal options with Reverchon Park Sports and Entertainment, LLC, a Texas limited liability company, for a proposed new athletic field and stadium located at Reverchon Park, 3505 Maple Avenue – Annual Revenue: Minimum \$25,000.00 – page 6

FISCAL INFORMATION

Annual Revenue: \$25,000.00

OWNER

Reverchon Park Sports and Entertainment, LLC

Donnie Nelson, Owner

COMMITTEE ACTION

This item will be presented to the full Park and Recreation Board on October 10, 2019.

This item will be scheduled for City Council authorization on November 13, 2019.

STAFF RECOMMENDATION

Staff recommends approval.

MAPS

Attached