

Regular Meeting: Max W. Wells, President, presiding

Present: Max W. Wells, President; Jesse Moreno, Vice President; Celina Barajas, Barbara A. Barbee, Lawrence Hochberg, Sean Johnson, Lawrence S. Jones, Amy W. Monier, Susan Rader, Marlon Rollins, Raquel Rollins, Rodney Schlosser, Paul Sims, Robb Stewart, Yolanda F. Williams – 15

Absent: None

President Wells convened the regular meeting at 10:02 a.m. A quorum of the Board was present.

Agenda Item 1. Speakers:

1. Stan Aten regarding Fair Park.

MINUTES

Agenda Item 2. A motion by Lawrence Jones, seconded by Rodney Schlosser, for approval of Minutes of the January 21, 2016 Park and Recreation Board Meeting, was carried. The vote was unanimous.

CONSENT AGENDA (ITEMS 3 - 4)

PLANNING AND DESIGN COMMITTEE – CONTRACT AWARDS

Agenda Item 3. Cedar Crest Golf Course (4) – A motion by Robb Stewart, seconded by Lawrence Hochberg, to authorize a contract for golf course renovations to include the replacement of existing greens and bunkers at Cedar Crest Golf Course located at 1800 Southerland Avenue – Signet Golf Associates II, Inc., lowest responsible bidder of four – Not to exceed \$525,493 – Financing: Golf Improvement Funds [PKR-2016-00000032], was carried. The vote was unanimous.

WHEREAS, on December 11, 2015, four bids were received for golf course renovations to include the replacement of existing greens and bunkers at Cedar Crest Golf Course located at 1800 Southerland Avenue.

<u>Bidders</u>	<u>Base Bid</u>	<u>Alter. Nos. 1 & 2**</u>	<u>Total Bid</u>
Signet Golf Associates II, Inc.	\$485,643.20	\$39,850.00	\$525,493.20
Landscape Unlimited, LLC	\$587,280.00	\$41,250.00	\$628,530.00
Wadsworth Golf Course	\$624,990.00	\$48,570.00	\$673,560.00
United Golf, LLC	\$811,152.00	\$117,367.00	\$928,519.00

**Alternate No. 1 - provides for installation of new tee and tee extensions.

**Alternate No. 2 - provides for installation of drainage basins.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a contract with Signet Golf Associates II, Inc. for golf course renovations to include the replacement of existing greens and bunkers at Cedar Crest Golf Course, in an amount not to exceed \$525,493.20.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with Signet Golf Associates II, Inc., after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$525,493.20 to Signet Golf Associates II, Inc. from Golf Improvement Funds, Fund 0332, Department PKR, Unit 9363, Object 4599, Activity PK19, Program PKP9363, CT-PKR16019531, Commodity 91200, Vendor VS90207.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

PLANNING AND DESIGN COMMITTEE – PLANS AND SPECIFICATIONS

Agenda Item 4. Bachman Recreation Center (6) – A motion by Robb Stewart, seconded by Lawrence Hochberg, to authorize proceeding with advertisement for construction procurement for extensive major maintenance improvements at Bachman Recreation Center located at 2750 Bachman Drive – Estimated Cost: \$1,016,690 – Financing: 2006 Bond Funds, was carried. The vote was unanimous.

BACKGROUND

Quimby McCoy Preservation Architecture, LLP has completed the bidding documents for extensive major maintenance improvements at Bachman Recreation Center.

Base Bid

- The work includes re-roofing the entire building (except for the metal sloped roof), replacement of corroded roof metal decking, replacement of roof drains, re-grading in front of the building and relocation of selected exhaust fans.

Alternate(s)

- Cleaning and re-painting exterior steel canopy and column over pool equipment
- Cleaning and repairing exterior masonry
- Removing and replacing joint sealant at perimeter of building base
- Removing and replacing storefront and exterior doors on gym
- Cleaning and re-painting the porte-cochere and replacing the light fixtures

Schedule

- Began Design June 2013
- Completed Design January 2016
- Begin Construction July 2016
- Complete Construction January 2017

There are no associated new operating and maintenance costs for this project.

FISCAL INFORMATION

2006 Bond Funds - \$1,016,690

ITEM FOR INDIVIDUAL CONSIDERATION

Agenda Item 5. Joey Georgusis Park (3) – A motion by Amy Monier, seconded by Marlon Rollins, to authorize the exchange of approximately 23.78 acres of land valued at \$517,967, being part of Joey Georgusis Park located at 4524 W. Davis Street, for 12.993 acres of land located at 1148 Pinnacle Park Boulevard valued at \$1,850,000 based on fair market value as determined by an independent fee appraisal – Financing: No cost consideration to the City [This item was deferred on January 21, 2016, the Board returned this item to the Planning and Design Committee for further consideration], was carried. The vote was unanimous.

BACKGROUND

The City of Dallas owns land totaling approximately 23.78 acres at 4524 W. Davis Street known as part of Joey Georgusis Park (Tract A). The park property, originally acquired in 2007 is currently undeveloped.

The park property in the proposed exchange was included in a referendum to voters of the City of Dallas on May 22, 2013 which authorized the Park and Recreation department to convey the property, by sale or exchange, in accordance with Texas Local Government Code Section 253. The property was subsequently offered for sale or exchange through the City's Real Estate office following state public bidding procedures with a minimum bid of \$517,967 based on an independent appraisal.

The law permits the sale or exchange of parkland after the issue of the sale is submitted to and approved by the voters of the municipality at an election as mandated by the Texas Local Government Code, Chapter 253, Section 253.001. The proceeds of the sale or exchange may be used only to acquire and improve property for park purposes.

The property was advertised on January 11th and 12th 2015 and bids due on January 29, 2015, with the requirement that the City of Dallas reserved the right to reject any and all bids and with the restriction prohibiting the placement of industrialized housing on the property to be sold. Additionally, the proceeds of the conveyance must be used for the enhancement of the City of Dallas Park and Recreation Department park system.

One bid was received from SLF III–The Canyon in Oak Cliff, L.P. The bidder offered the exchange of approximately 12.993 acres of land valued at \$1,850,000 as determined by an independent appraisal. Additionally, as part of its bid, once the exchange is completed, SLF III–The Canyon in Oak Cliff, L.P. will maintain the land exchanged to the City of Dallas thereby incurring no cost to the Park and Recreation department for the upkeep of the land until such time that the land is developed as parkland. The Canyon in Oak Cliff, L.P. will construct and maintain two ponds on the property and will construct a trail that will extend the future Coombs Creek Trail to Westmoreland Road.

The exchange is advantageous to the Park and Recreation department. The appraised value of the land to be received in the exchange is in excess of the value of the land currently owned by the Park and Recreation department. The land to be received will better serve the citizens of the City of Dallas being located within the boundaries of the nearly 200-acre *The Canyon in Oak Cliff* Planned Development District No. 811 and adjacent to the open areas of the planned development. The land to be received is developable and also has direct access to an existing public road, Pinnacle Park Boulevard.

On May 16, 2013, the Park and Recreation Board approved a resolution concerning the potential sale or exchange of park land, including Elgin B. Robertson Park and a portion of Joey Georgusis Park, that recommended the use of any proceeds from the sale or exchange of park land for the implementation of the Aquatic Facilities Master Plan. There are no proceeds from this exchange that could be utilized for the implementation of the Aquatics Facilities Master Plan.

FISCAL INFORMATION

No cost consideration to the City.

NON-ACTION ITEMS

Agenda Item 6. Recent Police Activity in the Parks System and Open Carry Legislation presented by Chief David Brown and Rick Watson, Deputy Chief, Dallas Police Department.

BRIEFINGS

Agenda Item 7. Interpretive Signs of Seven Historical Parks in Dallas, this item was deferred.

OTHER/NON-ACTION ITEMS

Agenda Item 8. Status on the Trinity River Standing Wave presented by John Reynolds, Senior Project Coordinator, Park and Recreation Department and Leong Lim, Senior Park and Recreation Manager, Park and Recreation Department. At 12:07 p.m., President Wells announced a closed session. At 1:41 p.m., President Wells adjourned the closed session and reconvened the public session.

Agenda Item 9. No committee reports.

Agenda Item 10. No 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, Lee Park and Arlington Hall Conservancy, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, The Woodall Rodgers Park Foundation/Klyde Warren Park.

Agenda Item 11. Staff Announcements – Upcoming Park and Recreation Department Events:
Willis Winters: Council Retreat.
Daniel Huerta: Public meetings for Aquatics Master Plan.
Jennifer McRorey: City Council Recognition on February 17, 2016 for Pals Boxing and Janie C. Turner Recreation Center.

Agenda Item 12. President Wells announced next Park and Recreation Board Regular Meeting on Thursday, February 18, 2016.

Agenda Item 13. President Wells adjourned the Board meeting at 2:03 p.m.

Dawna M. Ray, Secretary
Park and Recreation Board

Max W. Wells, 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.