

Regular Meeting: Max W. Wells, President, presiding

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

Absent: None.

President Wells convened the regular meeting at 9:13 a.m. A quorum of the Board was present.

Agenda Item 1. Speakers - None.

Agenda Item 2. A motion by Barbara Barbee, seconded by Sean Johnson, for approval of the minutes of the November 17, 2016 Park and Recreation Board Meeting, was carried. The vote was unanimous. Raquel Rollins absent when vote taken.

CONSENT AGENDA (ITEMS 3-9)

ADMINISTRATION AND FINANCE COMMITTEE - MISCELLANEOUS

Agenda Item 3. Fair Park (7) – A motion with amendments by Rodney Schlosser, seconded by Lawrence Jones, to authorize extending the food and beverage concession contract with Ed Campbell Concessions, Inc. to operate food and beverage service at the Fair Park Coliseum for a period of six months, commencing on January 1, 2017 and terminating on June 30, 2017; concessionaire will pay 31.5% of gross sales less sales tax to the City and make improvements to the premises in an amount of \$1,000 earmarked to the Fair Park Capital Improvement Trust Fund - Estimated Annual Revenue: \$8,933, was carried. The vote was unanimous. Raquel Rollins absent when vote taken.

BACKGROUND

On August 8, 2007, the City authorized a five year concession services contract with two one-year options between the City of Dallas and Ed Campbell Concessions, Inc. to provide food and beverage services at the Fair Park Coliseum. Both renewal options were exercised and on February 10, 2014, a Supplemental Agreement was approved via an Administrative Action to further extend the contract on a month-to-month basis through December 31, 2014 in order to allow the City of Dallas additional time to explore its options for future food and beverage options at Fair Park's rental facilities.

On September 3, 2014, the Mayor's Fair Park Task Force briefed the City Council and the Park and Recreation Board on their recommendations for Fair Park that included (1) enhance access and connectivity with the community and city; (2) establish a community park on the south side of property, and (3) empower new organization as operational and marketing authority for Fair Park.

On September 18, 2014, the Park and Recreation Board was briefed on "The Future of Fair Park" which identified and addressed a number of issues related to a proposed change in governance. The briefing included an overview of campus members and service provider contracts, to include food and beverage concessions.

On November 6, 2014, the Park and Recreation Board authorized extending the contract with Ed Campbell Concessions, Inc. to operate food and beverage service at the Coliseum Building for a period of one year, commencing on January 1, 2015 on a month-to-month basis, but in no event shall extend beyond December 31, 2015. The City has the right to assign, transfer or convey this Contract, as amended, in whole or in part, to another entity.

On November 19, 2015, the Park and Recreation Board authorized extending the food and beverage concession contract with Ed Campbell Concessions, Inc. to operate food and beverage service at the Fair Park Coliseum for a period of one year, commencing on January 1, 2016 and terminating on December 31, 2016 with the concessionaire to pay 31.5% of gross sales less sales tax to the City and make improvements to the premises in an amount of \$2,000. The City has the right to assign, transfer or convey this Contract, as amended, in whole or in part, to another entity.

Staff is seeking to Park Board authorization to extending the food and beverage concession contract with Ed Campbell Concessions, Inc. to operate food and beverage service at the Fair Park Coliseum for a period of six months, commencing on January 1, 2017 and terminating on June 30, 2017; concessionaire will pay 31.5% of gross sales less sales tax to the City and make improvements to the premises in an amount of \$1,000.

City Council has not made a determination on the future of Fair Park, therefore, a long term agreement is not recommended due to the possible transfer of Fair Park management to a private not for profit group. Extending the concession services agreement with the Ed Campbell Concessions, Inc. will allow for uninterrupted food and beverage service to clients through June 30, 2017 until more information is known on the future of Fair Park's operations.

FISCAL INFORMATION

\$8,932.53 – Estimated Annual Revenue

Agenda Item 4. Fair Park (7) – A motion with amendments by Rodney Schlosser, seconded by Lawrence Jones, to authorize extending the food and beverage concession contract with Fiesta Enterprises, Inc. to operate food and beverage service at Centennial Hall, for a period commencing on December 10, 2016 and terminating on June 30, 2017; concessionaire will pay 26% of gross sales less sales tax to the City for gross sales under \$5,000, 28% of gross sales less sales tax for gross sales of \$5,000 - \$40,000 and 31% of gross sales less sales tax for gross sales of \$40,000.01 and higher and make improvements to the premises, in an amount of \$2,000 earmarked to the Fair Park Capital Improvement Trust Fund - Estimated Annual Revenue: \$20,323, was carried. The vote was unanimous.

BACKGROUND

On December 9, 2009, the City authorized a five year concession services contract between the City of Dallas and Fiesta Enterprises, Inc. to provide food and beverage services at Centennial Hall. The current contract will expire on December 9, 2016.

On September 3, 2014, the Mayor's Fair Park Task Force briefed the City Council and the Park and Recreation Board on their recommendations for Fair Park that included (1) enhance access and connectivity with the community and city; (2) establish a community park on the south side of property, and (3) empower new organization as operational and marketing authority for Fair Park.

On September 18, 2014, the Park and Recreation Board was briefed on "The Future of Fair Park" which identified and addressed a number of issues related to a proposed change in governance. The briefing included an overview of campus members and service provider contracts, to include food and beverage concessions.

On November 6, 2014, the Park and Recreation Board authorized extending the contract with Fiesta Enterprises, Inc. to operate food and beverage service at the Centennial Building for a period of one year, commencing on December 9, 2014 on a month-to-month basis, but in no event shall extend beyond December 9, 2015. The City has the right to assign, transfer or convey this Contract, as amended, in whole or in part, to another entity.

On November 19, 2015, the Park and Recreation Board authorized extending the food and beverage concession contract with Fiesta Enterprises, Inc. to operate food and beverage service at the Centennial Hall for a period of one year, commencing on December 10, 2015 and terminating on December 9, 2016 with the concessionaire to pay concessionaire will pay 26% of gross sales less.

Sales tax to the City for gross sales under \$5,000, 28% of gross sales less sales tax for gross sales of \$5,000 - \$40,000 and 31% of gross sales less sales tax for gross sales of \$40,000.01 and higher and make improvements to the premises in an amount of \$2,000. The City has the right to assign, transfer or convey this Contract, as amended, in whole or in part, to another entity.

Staff is requesting that Park and Recreation Board authorize extending the contract with Fiesta Enterprises, Inc. to operate food and beverage service at Centennial Hall for a period commencing on December 10, 2016 and terminating on June 30, 2017. Fiesta Enterprises will also make improvements to the premises in an amount of \$1,000.

City Council has not made a determination on the future of Fair Park, therefore, a long term agreement is not recommended due to the possible transfer of Fair Park management to a private not for profit group. Extending the concession services agreement with the Fiesta Enterprises, Inc. will allow for uninterrupted food and beverage service to clients through June 30, 2017 until more information is known on the future of Fair Park's operations.

FISCAL INFORMATION

\$20,322.74 – Estimated Annual Revenue

Agenda Item 5. Fair Park (7) – A motion to call the question by Jesse Moreno, seconded by Marlon Rollins, was carried by majority vote. A motion to defer by Rodney Schlosser, seconded by Barbara Barbee, to refer this item to the Administration and Finance Committee for further consideration on December 15, 2016, extending the food and beverage concession contract with Weiss Enterprises, Inc. to operate food and beverage service at the Automobile Building, for a period of six months, commencing on January 1, 2017 and terminating on June 30, 2017; concessionaire will pay 27% of gross sales less sales tax to the City and make improvements to the premises in an amount of \$1,000 - Estimated Annual Revenue: \$195,268, was carried. Yolanda Williams, voted nay.

Agenda Item 6. Partnership Policy (All) – A motion by Yolanda Williams, seconded by Celina Barajas, for the Administration and Finance Committee to reconsider this item on December 15, 2016, failed. A motion with amendments by Rodney Schlosser, seconded by Marlon Rollins, to authorize adoption of the proposed Dallas Park and Recreation Board Partnership Policy – Financing: No cost consideration to the City, was carried. The vote was unanimous, with the following amendments:

1. Adopt pages 1-4
2. Delete roman numeral V. on page 4 which states "Letter of Agreement Template is attached"

BACKGROUND

On May 21, 2009, Mike Conduff, President of the Elm Group, presented a briefing titled "True Leadership – What Every Board Must Do" to the Park and Recreation Board. The briefing included information on board policies and identified the characteristics of the most effective policies. Subsequent to that briefing, Mike Anglin, former Park and Recreation Board Member was appointed to work with Mike Conduff and executive staff to undertake a review of each of the Park and Recreation Board policies.

On April 1, 2010, Mike Conduff conducted a work session with the Park and Recreation Board to review the existing list of Park and Recreation Board Policies. The conclusion of the work session identified certain Park and Recreation Board policies recommended to be sunset.

On April 15, 2010, the item was presented and approved unanimously by the Park and Recreation Board to sunset the identified policies and that the Director is authorized to develop and implement procedures for the sunsetted policies. This was further clarified by the Park and Recreation Board on November 8, 2012.

In 2014, Max Wells, President of the Park and Recreation Board appointed a park board adhoc committee to review the remaining policies for needed updates. The committee made the following recommendations concerning the Partnership Policy:

- Not charge park partners a special event fee for events meant to benefit park property (ex. Friends of Northaven Trail annual fundraising event).
- Streamline the process which is too lengthy and cumbersome for some potential partner groups.

The Administration and Finance Committee was briefed several times over the past year on the revised process and timelines for developing and finalizing partnership agreements. The attached proposed policy was last reviewed and discussed at the November 3, 2016 meeting of the Park and Recreation Board Administration and Finance Committee and is recommended for consideration and approval by the Park and Recreation Board.

FISCAL INFORMATION

No cost consideration to the City.

PLANNING AND DESIGN COMMITTEE - MISCELLANEOUS

Agenda Item 7. White Rock Hills Recreation Center (9) – A motion by Amy Monier, seconded by Robb Stewart, to authorize a settlement in lieu of proceeding with condemnation, of a tract of land containing approximately 108,436 square feet, from Casa Blanca Village, LLC, for the proposed White Rock Hills Recreation Center located at 2165 Highland Road – Not to exceed \$1,865,000 (\$1,850,000 plus closing costs and title expenses not to exceed \$15,000) – Financing: 2006 Bond Funds, was carried. The vote was unanimous.

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR A NEGOTIATED PRICE HIGHER THAN THE AUTHORIZED PURCHASE AMOUNT.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the PROPERTY INTERESTS in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER refused the FIRST RESOLUTION PURCHASE AMOUNT, but has agreed to the SETTLEMENT AMOUNT stated herein; and

WHEREAS, the City Council desires to authorize the City Manager to acquire the PROPERTY INTERESTS in the PROPERTY for the negotiated PURCHASE AMOUNT stated herein: Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the following definitions shall apply to this resolution:

“CITY”: The City of Dallas

“FIRST RESOLUTION”: Resolution No. 14-1267 approved by the Dallas City Council on August 13, 2014

“PROJECT”: White Rock Hills Park Project

“USE”: The construction, maintenance, and use as park property. The property is not officially dedicated as municipal park land until such time the property is developed for its intended use. Provided, however to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

“OWNER”: Casa Blanca Village, LLC., provided, however, that the term “OWNER” as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

“PROPERTY INTEREST”: Fee Simple, subject to the exceptions, reservations, covenants, conditions and/or interests, if any provided in the conveyance instrument approved as to form by the City Attorney.

“PROPERTY”: Approximately 108,436 square feet of land Dallas County, Texas, and being the same property more particularly described in “Exhibit A”, attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining hereto.

“FIRST RESOLUTION PURCHASE AMOUNT”: \$1,200,000

“SETTLEMENT AMOUNT”: \$1,850,000

“CLOSING COSTS AND TITLE EXPENSES”: Not to exceed \$15,000

“REVISED AUTHORIZED AMOUNT”: \$1,865,000

SECTION 2. That the City Manager, and/or the City Manager’s designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to the CITY of the PROPERTY INTERESTS in and to the PROPERTY pursuant to the conveyance instrument approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating the transaction.

SECTION 3. That the Chief Financial Officer is authorized to draw checks for the difference between the FIRST RESOLUTION AMOUNT and the REVISED AUTHORIZED AMOUNT, payable as follows:

\$650,000, payable out of 2006 Bond Funds – Fund 2T00, Dept. PKR, Unit T329, Activity RFSI, Object 4210, Program PK06T329, Encumbrance PKR13019376.

\$3,000, payable out of 2006 Bond Funds – Fund 2T00, Dept. PKR, Unit T329, Activity RFSI, Object 4230, Program PK06T329, Encumbrance PKR13019376.

SECTION 4. That the payment referenced in Section 3 shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney.

SECTION 5. The SETTLEMENT AMOUNT - \$1,850,000 and the CLOSING COSTS AND TITLE EXPENSES - \$15,000 together shall not exceed the REVISED AUTHORIZED AMOUNT - \$1,865,000.

SECTION 6. That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 7. 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 8. Bachman Lake Park (6) – A motion by Amy Monier, seconded by Robb Stewart, to authorize proceeding with advertisement for construction procurement for the Bachman Lake Park Tree Mitigation Project at Bachman Lake Park associated with the 48” wastewater interceptor line located at 3500 West Northwest Highway - Estimated construction cost of the project is approximately \$215,000 - Financing: This project will be paid for by Dallas Water Utilities, was carried. The vote was unanimous.

BACKGROUND

The new 48" Wastewater Interceptor line project traversing Bachman Lake Park was completed in early 2016, and won the 2016 CMAA North Texas award for best Public Works Project over \$15 million dollars. The project was designed and managed by Dallas Water Utilities (DWU), with Park and Recreation Staff being closely involved in all aspects of this major infrastructure project for the City. During construction of the interceptor line, a number of mature trees had to be removed from Bachman Lake Park that were disturbed by the construction, and require mitigation under Dallas City Code. DWU originally scheduled installation of the mitigation trees as part of the upcoming Bachman Lake Dam Project.

Since the Dam Project has been delayed indefinitely, DWU and the Park Department jointly decided that the mitigation trees could not wait for an indefinite project, and decided to proceed with construction procurement for the mitigation tree package as a separate project, funded by DWU and managed by the Park Department. The work will include all mitigation trees required as part of the 48" Interceptor Project to replace trees lost during construction of that project. This work will also include irrigation for all replacement trees.

FISCAL INFORMATION

The entire cost of this project is being paid for by Dallas Water Utilities. Planning and Design Staff will manage bidding and installation of the project. No cost consideration to the Park and Recreation Department.

Estimated construction cost of the project is approximately \$215,000.00.

Agenda Item 9. Crawford Memorial Park, Fretz Park, Kidd Springs Park, Lake Highlands North Park, Samuell-Grand Park, Tietze Park New Facility Aquatic Centers (1, 2, 5, 10, 11, 14) – A motion by Amy Monier, seconded by Robb Stewart, to authorize proceeding with advertisement for construction procurement for six new family aquatic centers located at Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Belt Line Road, Samuell-Grand Park located at 6200 East Grand Avenue, Kidd Springs Park located at 700 West Canty Street, Lake Highlands North Park located at 9344 Church Road and Tietze Park located at 2700 Skillman Street – Estimated Construction Cost: \$31,550,000 – Financing: Elgin B. Robertson Land Sale proceeds (\$23,200,000), 2006 Bond Funds (\$600,000 for Crawford Park master plan implementation), Aquatics Multi-Year Funds (\$100,000), Samuell Park Expendable Trust Funds (\$500,000) and Potential 2017 Bond Funds (\$7,150,000) was carried. The vote was unanimous.

BACKGROUND

Kimley-Horn and Associates has completed design services through construction document services for the construction of six new family aquatic centers at Crawford Park, Fretz Park, Samuell-Grand Park, Kidd Springs Park, Lake Highlands North Park and Tietze Park.

Base Bid

Regional Family Aquatic Centers (Crawford, Fretz and Samuell-Grand Parks)

- Children's Play Pool with multi-level play unit with sprays and slides and ground geyser sprays in zero beach entry
- Two single rider body flume slides with a single plunge pool
- Eight lane lap pool with one meter diving board
- Lazy river with crossing activity
- Shade structures
- Bathhouse to include concessions, men's and women's locker rooms, two family rest rooms, office, lifeguard room
- Pool filtration equipment building

Community Family Aquatic Centers (Kidd Springs and Lake Highlands North Parks)

- Children's Play Pool with multi-level play unit with sprays and slides and ground geyser sprays in zero beach entry
- Two single rider body flume slides with a single plunge pool
- Six lane lap pool with one meter diving board
- Shade structures
- Bathhouse to include: concessions, men's and women's locker rooms, family rest room, office, lifeguard room
- Pool filtration equipment building

Neighborhood Family Aquatic Center (Tietze Park)

- Children's Play Pool with multi-level play unit with sprays and slides and ground geyser sprays in zero beach entry
- One slide with a run-out
- Four lane lap pool
- Shade structures
- Bathhouse to include: concessions, men's and women's locker rooms, family rest room, office, lifeguard room
- Pool filtration equipment building

Construction Costs:

	<u>Original Construction Budget</u>	<u>Current Construction Estimate</u>
Crawford	\$5,600,000	\$7,000,000
Fretz	\$4,200,000	\$6,000,000
Samuell	\$5,000,000	\$6,200,000
Kidd Springs	\$3,500,000	\$4,650,000
LHN	\$3,500,000	\$4,400,000
Tietze	<u>\$2,600,000</u>	<u>\$3,300,000</u>
	\$24,400,000	\$31,550,000*

*Recommend difference of \$7,150,000 to be funded by 2017 Bond Program

It is anticipated that there will be two bid packages:

Bid Package One: Crawford, Fretz, Samuell-Grand Parks to be awarded May 2017.

Bid Package Two: Kidd Springs, Lake Highlands North, Tietze Parks to be awarded May 2018.

Schedule

- Began Design January 2016
- Completed Design December 2016
- Begin Construction July 2017 (Crawford Park)
- Begin Construction August 2017 (Fretz and Samuell Grand Parks)
- Begin Construction August 2018 (Kidd Springs, Lake Highlands North and Tietze Parks)
- Complete Construction April 2018 (for Crawford, Fretz and Samuell Grand Parks)
- Complete Construction April 2019 (for Kidd Springs, Lake Highlands North and Tietze Parks)

This project requires full-year operating and maintenance funding in the amount of \$570,063 for Crawford Park, \$523,110 for Fretz Park and \$522,714 for Samuell-Grand Park. Required operating and maintenance funding for Kidd Springs, Lake Highlands North and Tietze Parks yet to be determined.

FISCAL INFORMATION

Elgin B. Robertson Land Sale proceeds - \$23,200,000

2006 Bond Funds - \$600,000 (for Crawford Park master plan implementation)

Aquatics Multi-Year Funds - \$100,000

Samuell Park Expendable Trust Funds - \$500,000

Potential 2017 Bond Funds - \$7,150,000

NON-ACTION ITEM

Agenda Item 10. Recent Police Activity in the Park System presented by Rick Watson, Deputy Chief, Dallas Police Department.

BRIEFINGS

Agenda Item 11. John Jenkins, Deputy Director, Park and Recreation Department introduced W. Scott Winston, Senior Vice President and Joe Ray, Senior Vice President, Bok Financial to present Park and Recreation Trust Fund of the City of Dallas – Annual Update Briefing.

Agenda Item 12. John Jenkins, Deputy Director, Park and Recreation Department presented Sunset Review Briefing.

Agenda Item 14. Louise Elam, Assistant Director, Park and Recreation Department introduced Trent Williams, Senior Architect, Park and Recreation Department to present Reverchon Park Ballfield – Proposed Redevelopment Briefing. A straw vote by a majority of the Board was in favor of staff conducting community meetings prior to proceeding with a Request for Proposal (RFP).

Agenda Item 13. DISD Aquatics Partnership Briefing, this item was deferred.

OTHER/NON-ACTION ITEMS

Agenda Item 15. 2017 Bond Program Update presented by President Wells. Refer to file for handout presented to the Board.

Agenda Item 16. Committee Reports, no reports given.

Agenda Item 17. 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, no reports given.

Agenda Item 18. Announcements – Upcoming Park and Recreation Department Events:

Willis Winters: Future Park Board Briefings.
Daniel Huerta: ESPN Heart of Dallas Bowl Game.
Steven Baker: Park and Recreation Department Deck the Hall Event.
Oscar Carmona: Ribbon Cutting and Dedication Ceremonies for the Nancy Lieberman Dream Court Installation on the basketball court at William Mae Butler Park and J.W. Ray Park.

OTHER/NON-ACTION ITEMS

Agenda Item 19. President Wells announced the next Park and Recreation Board Regular Meeting on Thursday, December 15, 2016.

Agenda Item 20. President Wells adjourned the meeting at 12:26 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.