

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 Rollins, Rodney Schlosser, Paul Sims, Robb Stewart, Yolanda F. Williams – 15

Absent: None

President Wells convened the regular meeting at 10:00 a.m. A quorum of the Board was present.

President Wells recognized Matthew Houston and Gerald Worrall III for their service on the Park and Recreation Board.

Agenda Item 1. Speakers:

Robert Kent not present.  
Kirby Warnoh not present.

## **MINUTES**

Agenda Item 2. A motion by Lawrence Jones, seconded by Barbara Barbee, to approve the minutes of the November 19, 2015 Park and Recreation Board meeting, was carried. The vote was unanimous.

## **CONSENT AGENDA** (ITEMS 3 - 12)

### **ADMINISTRATION AND FINANCE COMMITTEE - MISCELLANEOUS**

Agenda Item 3. Park and Recreation Department (All) – A motion by Rodney Schlosser, seconded by Barbara Barbee, to authorize approval of the proposed Dallas Park and Recreation Board Alcohol Special Use Permit Policy - Estimated Revenue: \$10,125, was carried. The vote was unanimous.

## **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.

In 2014, Max Wells, President of the Park and Recreation Board appointed an adhoc committee to review the remaining policies for needed updates. Executive staff presented the “Alcohol Special Use Permit Policy on December 11, 2014 and recommended to the committee that the policy be updated.

The proposed policy changes, reviewed and discussed at the October 15, 2015 Administration and Finance Committee meeting, are intended to (1) streamline defined special event attendance City-wide; (2) provide greater flexibility for defined enclosed areas, and (3) allow permits for tournaments at fenced in sports complexes.

## **FISCAL INFORMATION**

Estimated Revenue: \$10,125

Agenda Item 4. Cedar Crest Golf Course (4) – A motion by Rodney Schlosser, seconded by Barbara Barbee, to authorize relief associated with loss of revenue to Ira McGraw, Golf Pro, at the Cedar Crest Golf Course located at 1800 Southerland Avenue - Not to exceed \$47,827 – Financing: Golf Improvement Funds, was carried. The vote was unanimous.

## **BACKGROUND**

Cedar Crest Golf Course opened for play in early 1918 and has not been renovated since 2003. The Park and Recreation Department proposed to renovate the golf course beginning in May 2015 with a scope of work to include bunker replacement, greens contouring and replacement, soil preparation, grassing, and landscape form and planting selections, driving range and practice area improvements. Golf course renovations are necessary to retain a product that will generate attendance and revenues required to sustain the golf system through operations and capital improvements. The renovation project went before Park Board for construction approval and in December 2014, the project was published for construction bids. After receiving only one bid for the renovation project, and City Auditor review, the renovation work was cancelled in April 2015 and not re-bid due to inability to complete the bidding process and renovation work during the 2015 growing season.

Park and Recreation Department staff acknowledges the impact of not being able to proceed with the planned renovation project in 2015, resulted in a loss of revenue by Ira McGraw and an adverse affect on his ability to pursue opportunities related to his business. Therefore, staff proposes to compensate Mr. McGraw for losses through a one-time compensation of \$47,827.

|   |          |
|---|----------|
| - Total projected loss due to cancelled renovation: |          |
| ▪ Reduced merchandise sales                         | \$13,757 |
| ▪ Lost merchandise discounts                        | \$ 1,160 |
| ▪ Lost tournament revenue                           | \$13,020 |
| ▪ Lost banquet facility events                      | \$19,890 |
| Total Lost Revenue Relief                           | \$47,827 |

## **PLANNING AND DESIGN COMMITTEE - MISCELLANEOUS**

Agenda Item 5. Bachman Creek Greenbelt (13) – A motion by Amy Monier, seconded by Barbara Barbee, to authorize a development and maintenance agreement with QuikTrip Corporation (QuikTrip), for the purpose of designing, constructing, and maintaining a trailhead for the Bachman Creek Greenbelt Trail located at 3900 Shorecrest Drive – Financing: No cost consideration to the City, was carried. The vote was unanimous.

The City of Dallas owns municipal parkland known as Bachman Creek Greenbelt (approximately 41 acres) located at 3900 Shorecrest Drive, just north of Love Field Airport. This passive-use park is used for open space. A trail runs through the park along the north side of Bachman Creek which connects to and is a part of the Bachman Lake Park Trail in adjacent Bachman Lake Park to the west. Currently, there is no direct publicly accessible access to Bachman Creek Greenbelt for nearby residential neighborhoods. There is a need for and the proposed trailhead project will provide direct, publicly accessible access to Bachman Creek Greenbelt for the surrounding neighborhood via the proposed trailhead to the existing hike and bike trail. The development of a trailhead will increase access, visibility, and use of Bachman Creek Greenbelt. Future trails are planned to the west which will connect the Bachman Lake Park Trail to the future Elm Fork Greenbelt Trail, an important segment of the Dallas Integrated Trail Circuit, providing off-road access to the downtown and beyond.

The trailhead project will include parking adjacent to Lemmon Avenue and West Northwest Highway, landscaping, seating, paving, and a drinking fountain. Because of the configuration of and limited space available for the proposed trailhead, access drive, and parking lot, the proposed park's driveway and parking spaces will be shared by park users, QuikTrip, and its patrons. Signage will be posted and maintained identifying that the parkland parking spaces are available for use by park and QuikTrip patrons.

The agreement will be subject to the following terms:

- 1) The term is for 20 years with two consecutive 5-year renewal options.

#### **BACKGROUND**

- 2) The City grants QuikTrip, as the immediately adjacent property owner, a license for the non-exclusive use of the trailhead and trailhead parking lot.
- 3) QuikTrip, at its own cost, is responsible for the development of the design and construction plans and specifications for the improvements to the trailhead project at Bachman Creek Greenbelt. QuikTrip will submit the design to the Park and Recreation Department for review and approval prior to commencement of construction.
- 3) QuikTrip will hire a contractor to construct improvements. The City of Dallas shall have the right to observe and inspect the construction work. QuikTrip and its contractors will be responsible for all permits and other approvals. The City will take possession of the improvements upon acceptance.
- 4) City of Dallas may terminate the Agreement without cause after giving ninety days' notice or with cause after thirty days' notice.
- 5) QuikTrip shall have the right to make changes during the term of the agreement subject to approval by the City and the limitations enumerated in the agreement.
- 6) The City shall have the right to enter the premises and to make changes, repairs, and alterations to maintain the trailhead and parking area.
- 7) QuikTrip shall be responsible for all operations, management, and maintenance of the improvements, including the cost for all utilities for the improvements in accordance with those specified in the agreement.

QuikTrip will design, construct, and maintain the parking, landscape, and other trailhead project improvements. No permitting, platting, licensing, or other approval required by the City for the development and operation of QuikTrip will be contingent upon any of the trailhead improvements or use of parkland. The City of Dallas shall retain full and unencumbered ownership and control of all parkland. There will be no transfer, lease, or sale of parkland.

The consummation of the agreement is contingent upon Park Board and Council approval of a public hearing, scheduled for consideration on February 10, 2016, for the use of parkland in accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004).

Agenda Item 6. Bachman Creek Greenbelt (13) – A motion by Amy Monier, seconded by Barbara Barbee, to authorize a public hearing to be held on February 10, 2016 to receive comments for the proposed use of a portion of the Bachman Creek Greenbelt, totaling approximately 42,323 square feet, for driveway access and parking by QuikTrip Corporation – Financing: No cost consideration to the City, was carried. The vote was unanimous.

**WHEREAS**, the City of Dallas owns land in Dallas know as Bachman Creek Greenbelt located at 3900 Shorecrest Drive, north of Love Field Airport, which has been maintained by the City as parkland since 1930; and

**WHEREAS**, QuikTrip Corporation proposes to design, construct, and maintain a trailhead on approximately 42,323 square feet of parkland in Bachman Creek Greenbelt which will provide accessible public access to the existing hike and bike trail; and

**WHEREAS**, QuikTrip Corporation has requested a non-exclusive use of the trailhead, access driveway, and parking for itself and its patrons, and the Park and Recreation Board is agreeable to providing the property for this non-exclusive license; and

**WHEREAS**, the Texas Parks and Wildlife Code, Chapter 26 (Section 26.001 through 26.004), requires that before a municipality may approve any program or project that requires the use or taking of any public land designated and used as parkland, the governing body of such public municipality must determine that there is no feasible and prudent alternative to the use or taking of such land, and that the program or project includes all reasonable planning to minimize harm to the remainder of the park; and

**WHEREAS**, prior to making this determination, notice must be given and a public hearing be held relative to the proposed change of park use; and

**WHEREAS**, the City Council desires to give notice and hold such hearing in accordance with the law with respect to the utilization of Bachman Creek Greenbelt.

**Now, Therefore,**

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

**SECTION 1.** That the Park and Recreation Department is hereby authorized and directed to advise in writing of such proposed use of the park property by delivering a notice for publishing to the official newspaper to be advertised once each week for three consecutive weeks, the last publication to be not less than one week nor more than two weeks before the date of the hearing, which shall be held in the City Council Chambers on February 10, 2016.

**SECTION 2.** That the approval of the aforementioned project by the City Council, at the close of said hearing, shall be construed as making the proper findings as to the use, taking and conveyance of parkland, consistent with the Texas Parks and Wildlife Code and the Texas Local Government Code.

**SECTION 3.** 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.

Agenda Item 7. Kidd Springs Park (1) – A motion by Amy Monier, seconded by Barbara Barbee, to authorize application for an *Environmental Solutions for Communities Grant* in the amount of \$50,000 from Wells Fargo and the National Fish and Wildlife Foundation (NFWF) for the Dam Safety and Shoreline Erosion Control project at Kidd Springs Park – Financing: This action has no cost consideration to the City, was carried. The vote was unanimous.

**WHEREAS**, the City of Dallas be authorized to apply for a grant for the *Environmental Solutions for Communities Grant*, in the amount of \$50,000 from Wells Fargo and the National Fish and Wildlife Foundation (NFWF) for the Dam Safety and Shoreline Erosion Control Project at Kidd Springs Park 700 West Canty Street; and

**WHEREAS**, this grant application is for the Dam Safety and Shoreline Erosion Control Project at Kidd Springs Park; and

**WHEREAS**, the grant program does not require a funding match, however, projects which meet or exceed a 1:1 match will be more competitive.

**Now, Therefore,**

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

**SECTION 1.** That the President of the Park and Recreation Board and the City Manager are authorized to submit a grant application for the *Environmental Solutions for Communities Grant*, in the amount of \$50,000 from Wells Fargo and the National Fish and Wildlife Foundation (NFWF) for the Dam Safety and Shoreline Erosion Control Project at Kidd Springs Park.

**SECTION 2.** That the City's 2006 Bond Program \$500,000 allocation for the Kidd Springs Project will be used to exceed the matching fund criterion for the application. If successful, the grant will provide for a portion of the project which would not be possible without the additional funds.

**SECTION 3.** 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.

Agenda Item 8. Kiest Park (4) – A motion by Amy Monier, seconded by Barbara Barbee, to authorize approval of a new public art location for the Vaughan Brothers Art Project at Kiest Park located at 3080 South Hampton Road recommended in collaboration with the Oak Cliff Foundation, members of the Oak Cliff community, Park and Recreation Staff and Public Art Staff – Financing: No cost consideration to the City, was carried. The vote was unanimous.

**BACKGROUND**

This action is for approval of the location for a new public art commission for the Vaughan Brothers Art Project only.

The proposed location is visible from Hampton Road and Perryton Road. It is a short distance from the main entrance to Kiest Park and is close to the walking trail, near parking areas and proximate to the location where a candle-light vigil took place on the night of Stevie Ray Vaughan's death.

On November 3, 2015 community members, representatives from the Oak Cliff Foundation, Park and Recreation Staff and Public Art Staff met at Kiest Park to review potential locations and concluded that the attached proposed location provided a level area for installation and that the area has good visibility and access to walking trail and parking.

The Oak Cliff Foundation has raised and transmitted to the City \$61,000 to date. This donation will supplement the Public Art project budget.

**FISCAL INFORMATION**

|   |                 |
|---|-----------------|
| 2006 Bond Program:                                  |                 |
| Public Art Budget Implementation                    | \$59,000*       |
| Public Art Budget Administration                    | <u>\$14,800</u> |
| Total   | \$74,000        |
| Private Funding from Oak Cliff Foundation, to date: |                 |
| Public Art Budget Implementation                    | \$28,000*       |
| Public Art Budget Maintenance Endowment             | <u>\$33,000</u> |
| Total   | \$61,000**      |

\*Total art implementation budget is \$87,000

\*\*An additional \$7,000 is currently being raised.

Agenda Item 9. Park and Recreation Department (All) – A motion by Amy Monier, seconded by Barbara Barbee, to authorize the adoption of a resolution which supports a *Smart Growth for Dallas* study to be conducted by The Trust for Public Land – Financing: No cost consideration to the City, was carried. The vote was unanimous.

## **BACKGROUND**

*Smart Growth for Dallas* is a proposal from The Trust for Public Land to use community engagement and GIS data to help Dallas prioritize future investments in parks, open spaces, and green infrastructure. The program is built on The Trust for Public Land's "Climate-Smart Cities" framework, which has been deployed in a dozen cities across the country. The Trust for Public Land will seek private funding to pay for the program. The study will provide valuable information on the following ecological, social, and economic objectives:

- **Ecological Objectives**
  - o Identify priority locations for deployment of green assets to reduce urban heat island effect
  - o Identify priority locations for deployment of green assets to improve water quality and stormwater management
  - o Identify priority locations for deployment of green assets to improve long-term flood protection
- **Social Objectives**
  - o Analyze current strengths and gaps in park facility usage and activation, to identify targets for future investment of green assets
  - o Identify priority locations for deployment of green assets to improve connectivity between parks, trails, bike lanes, transit networks, residential, and employment centers. Identify education campuses with need for increased green space or park access
  - o Identify opportunities for green asset investments to reduce barriers between social groups, improve park access for vulnerable and underserved populations, and make Dallas' parks and open space more equitable
  - o Identify highest priority neighborhoods for increased access to active recreation features for city residents, supporting more active and healthy lifestyles
- **Economic Objectives**
  - o Use a survey of residents and GIS analysis to quantify the economic value of recreation benefits that may be provided by creating a park on a specific parcel of land.
  - o Calculate the economic value of medical care cost savings that may be realized by Dallas residents through their likely usage of a new park.
  - o Calculate the added market value that the creation of a park could bring to existing nearby residential properties.

The program will also include the following Community Engagement activities:

- Community forums: Conduct a series of large- and small-format meetings across the city to frame objectives, gather non-GIS data, and share results of program
- Technical Advisory Committee: Composed of representatives from the project partners, City of Dallas staff, and community stakeholders. Will provide expert input regarding planning objectives, data sources, and priorities.
- Story Website: Interactive mapping website of Dallas' parks, open spaces, and green assets. Will share results of Smart Growth for Dallas in a variety of formats, including videos featuring Dallas residents and park users.

Results will be in the form of GIS-Based Analysis & Mapping, as follows:

- City-scale map identifying areas of high-opportunity, based on analysis of triple-bottom line objectives
- List of specific high-priority parcels that meet criteria for acquisition or green infrastructure intervention.
- Economic valuation of parcels identified in report will be available for a select number of parcels
- Interactive web-based platform to provide customizable map-based analysis of land in Dallas based on identified economic, social, and ecological objectives

- Provides extensive data and priority modeling results at the parcel level
- Users may identify high-value parcels, analyze parcels against spatial data, and make individual parcel reports

With the results of the GIS analysis in-hand, The Trust for Public Land will contribute their expertise to the City of Dallas in project design and development, green infrastructure planning, real estate, and fundraising to help implement on-the-ground smart growth strategies.

## **PLANNING AND DESIGN COMMITTEE – PLANS AND SPECIFICATIONS**

Agenda Item 10. Elm Fork Shooting Sports (6) – A motion by Amy Monier, seconded by Barbara Barbee, to authorized proceeding with advertisement for construction procurement for fire line improvements at Elm Fork Shooting Sports located at 10751 Luna Rad – Estimated Cost: \$291,087 – Financing: 2003 Bond Funds (\$21,074), 2006 Bond Funds (\$247,313) and Park and Recreation Beautification Funds (\$22,700), was carried. The vote was unanimous.

### **BACKGROUND**

JBI Partners, Inc. has completed design services through construction administration services for fire lane and fire line improvements at Elm Fork Shooting Sports.

#### Base Bid

- Fire lane
- Fire line

#### Schedule

- Began Design March 2015
- Complete Design October 2015
- Begin Construction May 2016
- Complete Construction December 2016

This project requires full-year operating and maintenance funding in the amount of \$900.

### **FISCAL INFORMATION**

2003 Bond Funds - \$21,074.00

2006 Bond Funds - \$247,312.74

Park and Recreation Beautification Funds - \$22,700.21

Agenda Item 11. Kleberg/Rylie Recreation Center (8) – A motion by Amy Monier, seconded by Barbara Barbee, to authorize proceeding with advertisement for construction procurement for structural repairs at Kleberg/Rylie Recreation Center located at 1515 Edd Road – Estimated Cost: \$415,900 – Financing: Park and Recreation Program Funds, was carried. The vote was unanimous.

### **BACKGROUND**

Jaster Quintanilla Engineers LLP has completed design services through construction documents services for Structural Repairs to Kleberg/Rylie Recreation Center.

#### Base Bid

- Structural repairs to existing gymnasium include: repair heaving concrete slab at north gym wall
- Remove exterior masonry veneer from south gym wall
- Install damp-proofing material and base flashing and re-install new masonry veneer and re- finish gymnasium wood flooring

- Replace missing metal roof panels, repair metal down spouts, replace metal exit double door and frame, re-point masonry joints throughout building and repair roof leaks in various locations of facility

Alternates

- Replace entrance storefront system at entry door.
- Repair exterior concrete ramp adjacent to northeast corner of recreation center

Schedule

- Began Design August 2015
- Complete Design November 2015
- Begin Construction May 2016
- Complete Construction December 2016

This project requires full-year operating and maintenance funding in the amount of current OP's funding as this project involves strictly structural repairs and no additional building footprint or systems upgrades are anticipated.

**FISCAL INFORMATION**

Park and Recreation Program Funds - \$415,900

Agenda Item 12. Southern Skates Roller Rink Facility (4) – A motion by Amy Monier, seconded by Barbara Barbee, to authorize proceeding with advertisement for construction procurement for structural repairs at Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road – Estimated Cost: \$150,000 – Financing: Southern Skates Roller Rink Funds, was carried. The vote was unanimous.

**BACKGROUND**

Jaster-Quintanilla Dallas, LLP has completed design services through construction documentation services for Structural Repairs at Southern Skates Roller Rink Facility.

Base Bid:

- Installation of helical piers along the east and south exterior walls to stabilize existing foundations
- Exterior work: repairs to cracked concrete panels via epoxy injection
- Re-sealing of panel joints where required and re-grading of grounds along east perimeter property to improve site drainage
- Interior repairs include drywall and ceramic tile patching repairs in restroom area

Alternate: New paint scheme for interior spaces.

Schedule

- Began Design June 2015
- Complete Design November 2015
- Begin Construction May 2016
- Complete Construction December 2016

This project will not require additional operating and maintenance funding from current operating costs amounts due to upgrades. This project involves structural and cosmetic repairs with no increase to building footprint or building systems.

**FISCAL INFORMATION**

Southern Skates Roller Rink Funds - \$150,000 (Project #0327-15-0128-001)



**ITEM FOR INDIVIDUAL CONSIDERATION**

Agenda Item 13. A motion by Marlon Rollins, seconded by Sean Johnson, to authorize adoption of the proposed 2016 Park and Recreation Board Meeting Schedule – Financing: No cost consideration to the City [This item was deferred on November 5, 2015], was carried. The vote was unanimous.

**NON-ACTION ITEMS**

Agenda Item 14. Recent Police Activity in the Park System was not presented.

**BRIEFING**

Agenda Item 15. Recreation Master Plan and Comprehensive Plan was presented by Ryan O'Connor, Senior Program Manager, Andrew Dobshinsky, W.R.T. and Leong Younger, Pros Consulting.

**OTHER/NON-ACTION ITEMS**

Agenda Item 16. 2015 National Recreation and Park Association Congress Reports presented by Yolanda Williams, Sean Johnson and Raquel Rollins.

Agenda Item 17. No committee Reports.

Agenda Item 18. 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, Friends of the Katy Trail, Friends of Oak Cliff Parks, Lee Park and Arlington Hall Conservancy, Send A Kid To Camp, State Fair of Texas, Texas Discovery Gardens, Trinity Commons Foundation, Trinity River Audubon Center, White Rock Lake Conservancy/White Rock Lake Foundation/For the Love of the Lake, The Woodall Rodgers Park Foundation.

Agenda Item 19. Staff Announcements – Upcoming Park and Recreation Department Events:  
Willis Winters: 2016 National Recreation and Park Association Congress, Park Ambassadors Program.  
Daniel Huerta: Fair Park Events.  
Jennifer McRorey: Holiday programming on City Hall Plaza, Best Buy Grant for the Juanita J. Craft Recreation Center.

Agenda Item 20. President Wells announced the next Park and Recreation Board Meeting Thursday, December 17, 2015.

Agenda Item 21. President Wells adjourned the Board meeting at 12:35 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.