

Regular Meeting: Robert Abtahi, President, presiding

Present: Robert Abtahi, President; Robb P. Stewart, Vice President; Harrison Blair, Calvert Collins-Bratton, Timothy W. Dickey, Jeff Kitner, Jesse Moreno, Susan Rader, Rodney Schlosser, Paul Sims, Ernest Slaughter, Taylor I. Toyne, Yolanda F. Williams, Sonya Woods – 14

Absent: Barbara A. Barbee – 1

President Abtahi convened the regular meeting at 10:06 a.m. A quorum of the Board was present.

Due to an audio glitch, President Abtahi called a 5-minute recess at 10:09 a.m. At 10:13 a.m., President Abtahi reconvened the Park Board meeting.

Agenda Item 1. Speakers:

- 1 – Winston Norton II, spoke about Glendale Park crosswalk.
- 2 – Derrick Battie, spoke about Glendale Park crosswalk and restrooms.
- 3 – Richard P. Sheridan, spoke about Glendale Park renovation.
- 4 – Victor Toledo, Greenleaf Ventures, spoke about Cedar Run Park.

Agenda Item 2. A motion by Rodney Schlosser, seconded by Bo Slaughter, to approve the minutes of the May 17, 2018 Park and Recreation Board meeting, was carried. The vote was unanimous.

Agenda Item 3. Rick Watson, Deputy Chief DPD: issues related to the Park Department – due to a scheduling conflict, Deputy Chief Watson was unable to attend the meeting and will be placed on the next agenda.

CONSENT AGENDA (ITEMS 4 - 19)

ADMINISTRATION AND FINANCE COMMITTEE

President Abtahi removed Agenda Item 6 from Consent for Individual Consideration.

Agenda Item 4. Tokalon Park (9) – A motion by Robb Stewart, seconded by Jeff Kitner, to authorize an alcohol permit request by Colin Carroll to serve alcohol at the Lakewood 4th of July Parade to be held at Tokalon Park, located at 7100 Tokalon Drive. The event will be held on Wednesday, July 4, 2018 from 7:00 a.m. to 1:00 p.m. – Estimated Revenue: \$250 (This is a recurring item), was carried. The vote was unanimous.

Agenda Item 5. Flag Pole Hill Park (10) – A motion by Robb Stewart, seconded by Jeff Kitner, to authorize an alcohol permit request by Todd Bowen to serve alcohol at the Lake Highlands Oktoberfest to be held at Flag Pole Hill Park, located at 8015 Doran Circle. The event will be held on Saturday, September 29, 2018 from 8:00 a.m. to 12:00 a.m. – Estimated Revenue: \$250 (This is a recurring item), was carried. The vote was unanimous.

Agenda Item 6. Master Agreement (Citywide) – A motion by Robb Stewart, seconded by Yolanda Williams, to reject this item based on the recommendation from the Administration and Finance Committee to request that staff place this item out for re-bid, was carried by unanimous vote. The item would authorize a three-year master agreement for the purchase of steel drum receptacles, lids, and bases with Tamra Group, Inc. dba Engage Industrial Solutions, lowest responsive and responsible bidder of four – Total award not to exceed \$405,889 – Financing: General Funds (**deferred on May 17, 2018**)

Agenda Item 7. Texas Discovery Gardens (7) – A motion by Robb Stewart, seconded by Jeff Kitner, to authorize an increase to the Texas Discovery Gardens general admissions fee, beginning July 1, 2018. Financing: No cost consideration to the City (**committee briefed May 17, 2018**), was carried. The vote was unanimous.

PLANNING AND DESIGN COMMITTEE

Agenda Item 8. Aquatics Centers Phase 2 (3, 6, 7, 9) – A motion by Robb Stewart seconded by Jeff Kitner, to authorize an architectural services contract to Kimley-Horn and Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Aquatics Phase 2 projects to be constructed at Bachman Park (2750 Bachman Drive), Bahama Beach Waterpark (1895 Campfire Circle), Exline Park (2525 Pine Street), and Harry Stone Park (2403 Millmar Drive) Road – Not exceed \$2,600,000 – Financing: 2017 Bond Funds, was carried. The vote was unanimous.

Agenda Item 9. Runyon Creek Trail (8) – A motion by Robb Stewart, seconded by Jeff Kitner to authorize 1) acceptance of a reimbursable matching grant in the amount of \$1,000,000 from Texas Parks and Wildlife Department's Urban Outdoor Recreation Grant program for the development of Runyon Creek Trail Phase 2; and 2) execution of an agreement with the Texas Parks and Wildlife Department for the construction of the trail located at 1900 East Camp Wisdom Road – Financing: No cost consideration to the City (future match funding provided by 2012 Bond Funds and the University of North Texas at Dallas), was carried. The vote was unanimous.

Agenda Item 10. Northaven Trail Phase 2A (13) – A motion by Robb Stewart, seconded by Jeff Kitner, to authorize a hike and bike trail license agreement with Oncor for use of Oncor property for construction, operation, and maintenance of Northaven Trail Phase 2A from Cinderella Lane to Preston Road – Financing: No cost consideration to the City, was carried. The vote was unanimous.

Agenda Item 11. Northaven Trail Phase 2A (13) – A motion by Robb Stewart, seconded by Jeff Kitner, to authorize a Project Specific Agreement with Dallas County (County Transportation Major Capital Improvement Projects 40226) for trail design and construction of Northaven Trail Phase 2A from Cinderella Lane to Preston Road – Not to exceed \$4,961,437.04 – Financing: 2006 Bond Funds (\$788,738.52); 2012 Bond Funds (\$1,703,230.00); City of Dallas total – \$2,491,968.52; and Major Capital Improvement Program (MCIP) Funds (\$2,469,968.52) for Overall Total Project Cost (\$4,961,437.04), was carried. The vote was unanimous.

Agenda Item 12. Northaven Trail Phase 2B and 2C (6, 13) – A motion by Robb Stewart, seconded by Jeff Kitner, to authorize Amendment No. 1 to the Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 40226, for Northaven Trail Phase 2B and 2C from Denton Drive to Cinderella Lane, to provide funding for additional costs – Not to exceed \$133,012.52 – Financing: 2006 Bond Funds and 2012 Bond Funds, was carried. The vote was unanimous.

Agenda Item 13. Northaven Trail Phase 2A (13) – A motion by Robb Stewart, seconded by Jeff Kitner, to authorize a construction contract to RoeschCo Construction, Inc., best value proposer of seven, for the Northaven Trail Phase 2A located from east of Preston Road to Cinderella Lane – Not to exceed \$3,616,700 – Financing: 2006 Bond Funds (\$791,587.85); 2012 Bond Funds (\$1,028,012.15); and Dallas County Major Capital Improvement Projects (MICP) Funds (\$1,797,100), was carried. The vote was unanimous.

Agenda Item 14. Mockingbird Bridge (9) – A motion by Robb Stewart, seconded by Jeff Kitner, to authorize an advanced funding agreement with the Texas Department of Transportation for voluntary local government contributions to transportation improvement projects for Bridge Improvements of the Mockingbird Lane/Peavy Bridge over Buckner Boulevard – Not to exceed \$72,122.56 – Financing: 2006 Bond Funds, was carried. The vote was unanimous.

Agenda Item 15. Public Arts Projects list (Citywide) – A motion by Robb Stewart, seconded by Jeff Kitner, to authorize the approval of revisions to the proposed Public Art Projects list for the 2017 Bond Program in compliance with the City's Public Art Ordinance (Dallas City Code, Chapter 2, Article X) – Financing: No cost consideration to the City, was carried. The vote was unanimous.

Agenda Item 16. Singing Hills Recreation Center (8) – A motion by Robb Stewart, seconded by Jeff Kitner to authorize a construction contract with 3i Contracting, LLC, best value proposer of six, for the Singing Hills Replacement Recreation Center Phase 2 located at 6805 Patrol Way – Not to exceed \$5,950,000 – Financing: 2017 Bond Funds, was carried. The vote was unanimous.

Agenda Item 17. Interlocal Agreement (Citywide) – A motion by Robb Stewart, seconded by Jeff Kitner, to authorize a contract with METCO Engineering through an interlocal agreement with Dallas County to provide Job Order Contract services for facility projects through November 7, 2019, with two one-year renewal options – Not to exceed \$4,000,000 for year one – Financing: Funding is subject to appropriations from Bond Funds and General Funds, was carried. The vote was unanimous.

Agenda Item 18. Music Hall at Fair Park/African American Museum/Aquarium Annex (7) – A motion by Robb Stewart, seconded by Jeff Kitner, to authorize a Design-Build services contract with Harrison, Walker & Harper, LP. to provide pre-design and pre-construction services; an early construction package; and architectural and engineering services for the design and construction of the Facility Improvements at the Music Hall at Fair Park (909 First Avenue), African American Museum (3536 Grand Avenue) and Aquarium Annex (1458 First Avenue), – Not to exceed \$930,303 – Financing: 2017 Bond Funds, was carried. The vote was unanimous.

Agenda Item 19. Hall of State (7) – A motion by Robb Stewart, seconded by Jeff Kitner, to authorize an architectural services contract with M. Arthur Gensler, Jr & Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, procurement, and construction administration phases for the Hall of State Facility Improvements Project, 3939 Grand Avenue – Not to exceed \$1,257,359 – Financing: 2017 Bond Funds, was carried. The vote was unanimous.

BRIEFINGS

Agenda Item 20. Park Property Surveys briefing was presented by Oscar Carmona, Assistant Director

Agenda Item 21. Reverchon Ball Park briefing was presented by Louise Elam, Assistant Director, and Trent Williams, Senior Park Manager.

ITEM FOR INDIVIDUAL CONSIDERATION

Agenda Item 22. Reverchon Ball Park (2) – A motion by Jesse Moreno, seconded by Calvert Collins-Bratton to authorize a 30-year development, operation and maintenance agreement with two, five-year renewal options with Reverchon Sports and Entertainment, LLC, a Texas limited liability company, for a proposed new baseball field and stadium located at Reverchon Park, 3505 Maple Avenue – Annual Revenue: \$18,000, was placed with amendments: 1) that the number of free uses for the City of Dallas be changed from 6 to 12 usages; 2) that Reverchon Sports and Entertainment, LLC deposit the necessary funds into a dedicated bank account no later than December 31, 2018. The Board discussed these amendments.

Rodney Schlosser added a friendly amendment requesting that construction begin by December 31, 2019.

Mr. Schlosser added another friendly amendment that this contract mirrors the other contracts presently in place regarding revenue sharing.

Mr. Schlosser moved, seconded by Robb Stewart to call the question. The motion failed.

At 12:50 p.m., President Abtahi called the Board into closed session under Texas Government Code 551.071 of the Texas Open Meetings Act (TOMA).

At 1:12 p.m., President Abtahi reconvened the Board into open session. The Board continued their discussion.

Mr. Schlosser withdrew his earlier friendly amendments and replaced it with: a sharing of 20% of gross revenue from concessions, which is consistent with concession agreements in place with other entities and the Park Department.

Paul Sims added a friendly amendment requesting the term of the contract be changed from 30-year lease to a 20-year lease term with a ten-year renewal and two five-year renewals.

The final vote to approve the item with the following amendments: 1) that the number of free uses for the City be increased from 6 to 12 usages; 2) that RSE deposit the necessary funds into a dedicated bank account no later than December 31, 2018, and construction commences not later than one year after that; 3) that RSE share 20% of gross concessions revenues; and 4) that the terms of the lease be changed from 30-year lease to a 20-year lease with a 10-year renewal with two additional 5-year renewals, was carried. The vote was 11-2 (Williams and Woods voting Nay; Barbee and Toyne Absent).

OTHER/NON-ACTION ITEMS

Agenda Item 23. 2017 Bond Program Update was presented by Louise Elam, Assistant Director

Agenda Item 24. 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, Oak Lawn Park and Arlington Hall Conservancy, Senior Affairs Commission, 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 were as follows:

NONE

Agenda Item 25. Staff announcements regarding upcoming Park and Recreation Department events.

Daniel Huerta, Assistant Director, announced this weekend Fair Park is hosting the "Fair Park Sparks" event.

Oscar Carmona, Assistant Director, announced the groundbreaking at Flag Pole Hill Park playground Tuesday, June 19, 2018.

Agenda Item 26. Next Park and Recreation Board Regular Meeting will be held Thursday, June 21, 2018 at Samuell Grand Recreation Center.

Agenda Item 27. President Abtahi adjourned the Board meeting at 1:30 p.m.


Anthony M. Becker, Interim Secretary
Park and Recreation Board


Robert Abtahi, 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.