



DALLAS PARK AND RECREATION BOARD AGENDA

THURSDAY, SEPTEMBER 15, 2022
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
214-670-4078

- 8:30 am: Administration and Finance Committee 6FS – **CANCELLED**
Videoconference/ in person
- 8:30 am: Planning and Design Committee, 6FS –
Videoconference/ in person
- 10:00 am: Park and Recreation Board, Room 6FN-
Videoconference/ in person

RECEIVED

2022 SEP -9 AM 11: 13

CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Robb P. Stewart, Chair
Maria Hasbany, Vice Chair
Calvert Collins-Bratton
Timothy W. Dickey
Jeff Kitner
Priscilla Rice
Bo Slaughter

Public Notice

220847

POSTED CITY SECRETARY
DALLAS, TX

DALLAS PARK AND RECREATION BOARD
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL Room 6FS / Videoconference
THURSDAY, SEPTEMBER 15, 2022
(8:30 A.M.)

CANCELLED

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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CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Public Notice

220848

POSTED CITY SECRETARY
DALLAS, TX

Lane Conner, Chair
Fonya Naomi Mondell, Vice Chair
Harrison Blair
JR Huerta
Rudy Karimi
Taylor Toynes
Daniel Wood

DALLAS PARK AND RECREATION BOARD
PLANNING AND DESIGN COMMITTEE
DALLAS CITY HALL Room 6FS– VIDEOCONFERENCE
THURSDAY SEPTEMBER 15, 2022
(8:30 A.M.)

This meeting will be held by videoconference and in the 6FS Conference room at City Hall.

Public are encouraged to attend the meeting virtually via the link below. City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols

Link: <https://bit.ly/3L54XE0>

Password: g2qQ3kDD99N

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Hines Park (6) – Authorize an application for the North American Wetlands Conservation Act (NAWCA) Fund - Small Grant program in the amount of \$100,000 from the U.S. Fish and Wildlife Service for the Hines Park Wetlands Project, located at 9601 Harry Hines Boulevard - Financing: no cost consideration to the City. (**Committee only**)
2. Land Acquisition (12) – Authorize an acquisition from Clearview Investments, Ltd. of approximately 4.59 acres of land located at 6251 Mapleshade Lane for development of a future park — Not to exceed \$2,350,000.00 (\$2,336,500.00 plus closing costs and title expenses not to exceed \$13,500.00) — Financing: Capital Gifts Donation and Development Fund

DISCUSSION ITEM

Cedar Crest Golf Course: Legends Drive – Ryan O'Connor, Assistant Director



Dallas
Park and Recreation

DALLAS PARK AND RECREATION BOARD – PAGE 2
PLANNING AND DESIGN COMMITTEE
DALLAS CITY HALL Room 6FS / Videoconference
THURSDAY, SEPTEMBER 15, 2022
(9:00 A.M.)

Handgun Prohibition Notice for Meetings of Governmental Entities

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RECEIVED

2022 SEP -9 AM 11: 13

CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Public Notice

220849

POSTED CITY SECRETARY
DALLAS, TX

AGENDA
DALLAS PARK AND RECREATION BOARD
DALLAS CITY HALL Room 6FN - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, SEPTEMBER 15, 2022 10:00 A.M.

Arun Agarwal, President (District 15)

JR Huerta, District 1	Bo Slaughter, District 8
Fonya Naomi Mondell, District 2	Maria Hasbany, District 9
Taylor Toyne, District 3	Robb P. Stewart, District 10
Harrison Blair District 4	Jeff Kitner, District 11
Priscilla Rice, District 5	Lane Conner, District 12
Timothy W. Dickey, District 6	Calvert Collins-Bratton 13
Daniel Wood, Vice President District 7	Rudy Karimi, District 14

This meeting will be held by videoconference and in the 6FN Conference Room at City Hall.

Public are encouraged to attend the meeting via the link below. City hall is available for those wishing to attend the meeting in person following ALL current pandemic-related public health protocols

Link: <https://bit.ly/3RKbqWW>

Password: AtZbmzRY969

Members of the public wishing to speak in accordance with speaker guidelines should register at <https://www.dallasparcs.org/107/Park-and-Recreation-Board> before 12 pm Wednesday, September 14, 2022

1. Public Speakers (on any business)
2. Approval of Minutes of the September 1, 2022, Park and Recreation Board Meeting

SPECIAL PRESENTATION

Wellmed Charitable Foundation Update – Crystal R. Ross, Deputy Director
Wellmed Charitable Foundation Presentation – Crystal R. Ross, Deputy Director

CONSENT AGENDA (3)

PLANNING AND DESIGN

3. Land Acquisition (12) – Authorize an acquisition from Clearview Investments, Ltd. of approximately 4.59 acres of land located at 6251 Mapleshade Lane for development of a future park — Not to exceed \$2,350,000.00 (\$2,336,500.00 plus closing costs and title expenses not to exceed \$13,500.00) — Financing: Capital Gifts Donation and Development Fund (**committee considered on September 15, 2022**)

ITEM FOR INDIVIDUAL CONSIDERATION

4. Cedar Crest Golf course (4) – Authorize a supplemental Agreement to the golf-pro concession contract between the City of Dallas and IAMJ Enterprises, Inc., who manages the Cedar Crest Golf Course, located at 1800 Southerland Avenue –Not to exceed \$754,891.00 – Financing: General Funds (\$534,891.00), Multi-Year Funds (\$220,000.00) (**Board deferred on September 1, 2022**)

DALLAS PARK AND RECREATION BOARD – PAGE 2
DALLAS CITY HALL Room 6FN - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY SEPTEMBER 15, 2022 10:00 A.M

BRIEFINGS

5. Fair Park First Annual Update – John Lawrence, Assistant Director
6. Traffic and Parking Infrastructure (Fair Park) – John Lawrence, Assistant Director

WORKSHOP

7. Budget Update – Rachael Berry, Assistant Director
8. 2017 Bond Program Update – Christina Turner-Noteware, Assistant Director

OTHER/NON-ACTION ITEMS

9. Staff Announcements – Upcoming Park and Recreation Department Events
10. Park and Recreation Board Members Liaison Reports: Arts and Culture Advisory Committee, Audubon Dallas/Cedar Ridge Preserve, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas Inc./Downtown Parks, Friends of Bachman Lake, Friends of Fair Park, The Friends of Katy Trail, Friends of Northaven Trail, Friends of Preston Ridge Trail, Friends of Santa Fe Trail, Send a Kid To Camp, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Loop (Circuit Trail), The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Park Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park
11. Next Park Board meeting, 10:00 am Thursday, October 6, 2022
12. Adjournment

DALLAS PARK AND RECREATION BOARD – PAGE 3
DALLAS CITY HALL Room 6FN - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, SEPTEMBER 15, 2022 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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DRAFT

Park and Recreation Board
Dallas City Hall – Park and Recreation
1500 Marilla Street 6FN
Dallas, Texas 75201
September 1, 2022 – 10:00 A.M.

Regular Meeting: Arun Agarwal, President, presiding

Present: Arun Agarwal, President; Daniel Wood, Vice-President; Fonya Naomi Mondell, Harrison Blair, Calvert Collins-Bratton, Lane Conner, Timothy W. Dickey, Maria Hasbany, JR Huerta, Rudy Karimi, Jeff Kitner, Priscilla Rice, Bo Slaughter, Robb Stewart, Taylor Toynes – 15

Absent: NONE.

This was a virtual meeting held via Cisco Webex and in person in the 6FN conference room. The public were able to view the Open Session meeting on the internet. The public were also able to attend in person.

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

Agenda Item 1. Speakers – The following people registered to speak. Some of the speakers might no longer have been available or connected when it was their turn to speak.

Edith Rodriguez – public speaker was unable to connect virtually.

Agenda Item 2. Minutes - A motion by JR Huerta, seconded by Bo Slaughter, to approve the minutes of the August 18, 2022, Park and Recreation Board meeting was carried by unanimous vote.

SPECIAL RECOGNITION

- Special Recognition of former Park Board member Lorena Tule-Romain for her service to the Park and Recreation Board.

Director Jenkins and President Agarwal thanked Ms. Tule-Romain for her service and presented her with a plaque.

President Agarwal acknowledged Deputy Director, Crystal R. Ross for an announcement.

Deputy Director Ross announced the retirement of Mr. Rafael Arredondo.

Director Jenkins and President Agarwal thanked Mr. Arredondo for his 30 years of service to the Park and Recreation Department and presented him with a special recognition, and plaque.

CONSENT AGENDA (3-4)

ADMINISTRATION AND FINANCE

Agenda Item 3. Jaycee Zaragoza Park (6) – A motion by Bo Slaughter, seconded by Robb Stewart to Authorize an alcohol permit to Autumn Garrison, to serve alcohol at the Brass and Jazz Festival to be held at Jaycee Zaragoza Park, located at 3114 Clymer Street. The event will be held on Saturday, October 8, 2022, from 4:00 p.m. to 8:00 p.m. – Estimated Revenue: \$250, was carried by a unanimous vote.

Agenda Item 4. Flag Pole Hill (10) – A motion by Bo Slaughter, seconded by Robb Stewart, to Authorize an alcohol permit to Marcus Grunewald, to serve alcohol at the BMW of Dallas Social Run to be held at Flag Pole Hill Park, located at 8100 Doran Circle. The event will be held on Thursday, November 3, 2022, from 4:00 p.m. to 10:00 p.m. Estimated Revenue: \$250 (This is a recurring item, was carried by a unanimous vote.

ITEM FOR INDIVIDUAL CONSIDERATION

Agenda Item 5. Cedar Crest Golf course (4) – A motion by Robb Stewart, seconded by Jeff Kitner to **defer this item until the September 15, 2022**, board meeting was carried by a unanimous vote. Authorize a supplemental Agreement to the golf-pro concession contract between the City of Dallas and IAMJ Enterprises, Inc., who manages the Cedar Crest Golf Course, located at 1800 Southerland Avenue –Not to exceed \$754,891.00 – Financing: General Funds (\$534,891.00), Multi-Year Funds (\$220,000.00)

BRIEFINGS

Agenda Item 6. Robert's Rules of Order – City Attorney's Office

Mr. Bert Vandenberg – Senior Assistant City Attorney and Mr. Laura Morrison – Senior Assistant City Attorney, presented and were available for questions and feedback from the Board.

WORKSHOPS

Agenda Item 7. Budget Update – Rachael Berry, Assistant Director

Santosh Chacko – Manager, provided an update to that the City Manager has submitted a budget amendment to the City Council. The amendment will be considered at the September 7, 2022 budget workshop.

Agenda Item 10. 2017 Bond Program Update – Christina Turner-Noteware, Assistant Director

Ms. Turner-Noteware introduced Jared White – Interim Senior Project Manager.

Ms. Turner-Noteware and Mr. White presented and were available for questions and feedback from the Board.

OTHER/NON-ACTION ITEMS

Agenda Item 11. Staff Announcements – Upcoming Park and Recreation Department Events.

Deputy Director Ross announced the following upcoming events:

The Academy on September 8th and 9th 2022

Anderson Bonner State Historical Marker & Monument Dedication Ceremony on September 10, 2022, 10:00 am at the North End of Anderson Bonner Park

Ball Park Field Dedication Honoring Wayne Smith on Saturday, October 1, 2022, 10:00 am at Exall Park

Golden Games starting on Saturday, September 10 and running through Sunday, September 18

Elmwood Parkway Trail Ribbon Cutting on Tuesday, September 13, 2022, at 11:00am – 1998 Rugged Drive

Agenda Item 12. 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, Friends of Preston Ridge 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:

Board announcements:

Daniel Wood thanked the Recreation services team for the kickoff event of the Golden Games, he announced the Groundbreaking Ceremony at the Texas Discovery Gardens on September 8 at 9:00 am, he invited the Board Members to the check out the programming at Fair Park.

Maria Hasbany announced the Hispanic Heritage Celebration at the Arboretum on September 10, 2022, and announced Kelly Clarkson would be at Klyde Warren Park on September 3, 2022 hosting auditions for a karaoke competition.

Rudy Karimi announced the #DallasTrailSafety campaign has ended.

Robb Stewart announced the North Lake Highlands Public Improvement District donated \$5,000.00 to the Youth Boxing Gym.

Calvert Collins-Bratton thanked Mr. Brett Johnson – Urban Biologist, for hosting an informational coyote safety meeting, she announced Klyde Warren Park is celebrating their 10th anniversary on October 12, and hosting a Party in the Park, the Turtle Creek Conservancy is hosting a movie in the park on October 14, 2022. She thanked State Representative Yvonne Davis for a grant from the Texas Parks and Wildlife for the Park and Recreation Department.

DRAFT
Jeff Kitner thanked Mr. Karimi for creating the content for the #DallasTrailSafety campaign, he announced there was still time to participate in the #SlideChallenge, and Director Jenkins will be participating in the challenge at one of the aquatics centers, he announced the Public Art Dedication ceremony at Anderson Bonner Park on September 10, 2022.

Taylor Toynes thanked the park maintenance staff for their work at the annual For Oak Cliff back to school festival.

Harrison Blair announced the creation of the Eloise Lundy Friends Group, he announced the Southern Gateway Foundation has reached another funding goal, he thanked the Arboretum for hosting the Black Chamber of Commerce.

Bo Slaughter announced the opening of the State Fair of Texas on September 30, 2022.

Lane Conner thanked Mr. Karimi and Mr. Kitner for their collaboration on the #SlideChallenge and #DallasTrailSafety campaigns.

JR Huerta thank the reservations and maintenance divisions for their work at Keist Park for the Gay World Series.

Priscilla Rice invited Board Members to attend a Hispanic Heritage Celebration on September 15, 2022, in the City Hall Lobby hosted by Councilman Resendez, and invited the Board to a Hispanic Heritage Celebration at Fireside Recreation on September 24, 2022, hosted by Councilman Atkins and Councilman Resendez.

President Agarwal thanked the maintenance staff for their work on responding to flooding in some parks.

Agenda Item 13. Next Park Board meeting. The next Park Board meeting will be Thursday, September 15, 2022, at 10:00 a.m.

Agenda Item 14. President Agarwal adjourned the Board meeting at 1:02 pm.

Anthony M. Becker, Secretary
Park and Recreation Board

Arun Agarwal, President
Park and Recreation Board
Date: 9/15/2022

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.

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: September 15, 2022
COUNCIL DISTRICT(S): 12
STAFF: Christina Turner Noteware, (214) 671-7966

SUBJECT

Authorize an acquisition from Clearview Investments, Ltd. of approximately 4.59 acres of land located at 6251 Mapleshade Lane for development of a future park — Not to exceed \$2,350,000.00 (\$2,336,500.00 plus closing costs and title expenses not to exceed \$13,500.00) — Financing: Capital Gifts Donation and Development Fund

BACKGROUND

This item authorizes the acquisition from Clearview Investments, Ltd. of approximately 4.59 acres of land (Property) located at 6251 Mapleshade Lane for development of a future park (Exhibit A). The total purchase price for this acquisition is \$2,350,000.00 based on an independent appraisal (\$2,336,500.00 plus closing costs and title expenses not to exceed \$13,500.00).

This property is adjacent to the planned Timberglen Trail/Preston Trail Connection which is currently under design. The Property consists of two parcels of undeveloped land primarily covered by upland and low-land forest. McKamy Branch runs along the eastern boundary of the Property providing riparian habitat.

The acquisition of the Property will fill a parkland gap and provide parkland to nearby residents. Frankford Park is the nearest parkland, located over one-half mile away.

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time as the entire property is developed for its intended use.

Maintenance

- City will be responsible for maintenance after acquisition of the Property.
 - i) Estimated annual operating and maintenance cost of the undeveloped Property: \$10,000.00.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior actions.

Authorize an acquisition from Clearview Investments, Ltd. of approximately 4.59 acres of land located at 6251 Mapleshade Lane for development of a future park — Not to exceed \$2,350,000 (\$2,336,500 plus closing costs and title expenses not to exceed \$13,500)—Financing: \$2,350,000 – Page 2

FISCAL INFORMATION

Fund	FY2022	FY2023	Future Years
Capital Gifts Donation & Development Fund	\$2,350,000.00	\$0.00	\$0.00
Maintenance and Operation Costs	\$0.00	\$10,000.00	\$10,000.00
Total	\$2,350,000.00	\$10,000.00	\$10,000.00

COMMITTEE ACTION

The Planning and Design Committee will consider this item on September 15, 2022 and present its recommendation to the full Park and Recreation Board on the same day.

This item is tentatively scheduled for City Council consideration by the Real Estate Division on September 28, 2022.

STAFF RECOMMENDATION

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the property is developed for its intended use.

MAP

Attached

Exhibit A

Field Notes Describing Land in Block A/8728 To Be Acquired From Clearview Investments, Ltd.

Being situated in the Martha McBride Survey, Abstract No. 553, Collin County, Texas, and being all of Lot 8A, Block A/8728 of the Amended Plat of the Preston-190 Addition, an addition to the City of Dallas dated January 25, 2001 and Recorded in Volume 4864, Page 1651 of the Map Records of Collin County, Texas and being a portion of the property conveyed to Americo Financial, Ltd. (predecessor in title to current owner; Clearview Investments, Ltd.) by Deed dated August 27, 1991 and recorded in Volume 3715, Page 424 of the Deed Records of Collin County, Texas and containing 198,233 Square Feet, or 4.5508 Acres of land, according to the map or plat thereof.

This description is approved as to form.



Scott Holt, RPLS
Chief City Surveyor



Date

Field Notes Describing a 1,759 Square Foot (0.0404 Acre)
Tract of Land In City Block F/8728
City of Dallas, Collin County, Texas
To Be Acquired

BEING a 1,759 Square Foot (0.0404 Acre) tract of land in the City of Dallas, Collin County, Texas, lying in the Martha McBride Survey, Abstract No. 553, and being a part of the property conveyed to Clearview Investments, Ltd. by deed recorded in Volume 3715, Page 424 of the Deed Records of Collin County, Texas, and being a part of Lot 16, Block F/8728 of the Preston Villa Addition, an addition to the City of Dallas recorded in Volume 2, Page 63 of the Map Records of Collin County, Texas being more particularly described as follows:

BEGINNING at a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD Cap") set in the North line of Mapleshade Lane (a variable width Right-of-Way at this location), conveyed as a Street Easement to the City of Dallas as recorded in Volume 94190, Page 2360 of the Deed Records of Collin County, Texas, at the intersection with the West line of said Lot 16, being also the Southeast corner of the Amended Plat of the Preston – 190 Addition, an addition to the City of Dallas recorded in Volume 4864, Page 424 of the Deed Records of Collin County, Texas *FROM WHICH* a 5/8-inch diameter iron rod found at the Easterly Point of Curvature of a curve on the said North line of Mapleshade Lane bears South 75°12'43" West a distance of 112.94 feet (N:7054441.04, E:2492676.84):

THENCE North 28°50'41" East, departing the last said North line of Mapleshade Lane and with the common line between said Preston – 190 Addition and Lot 16 a distance of 36.03 feet to a 5/8" I.R. w/COD Cap set at the common Westerly corner of Lot 17, Block F/8728 and said Lot 16, being also the Northwest corner of the herein describe tract of land (N:7054472.60, E:2492694.23):

THENCE South 89°23'01" East, departing the last said East line of the Preston – 190 Addition and with the common line between said Lots 16 and 17 a distance of 150.23 feet to a 5/8" I.R. w/COD Cap set at the intersection with the above referenced North line of Mapleshade Lane, at the most Easterly corner of the herein described tract of land (N:7054471.15, E:2492863.23):

THENCE Southwesterly with the said North line of Mapleshade Lane along a Curve to the Left having a Radius of 521.50 feet, a Central Angle of 13°16'04", an Arc Length of 120.76 feet and a Chord which bears South 81°50'45" West a distance of 120.49 feet to a 5/8" I.R. w/COD Cap set at the Point of Tangency:

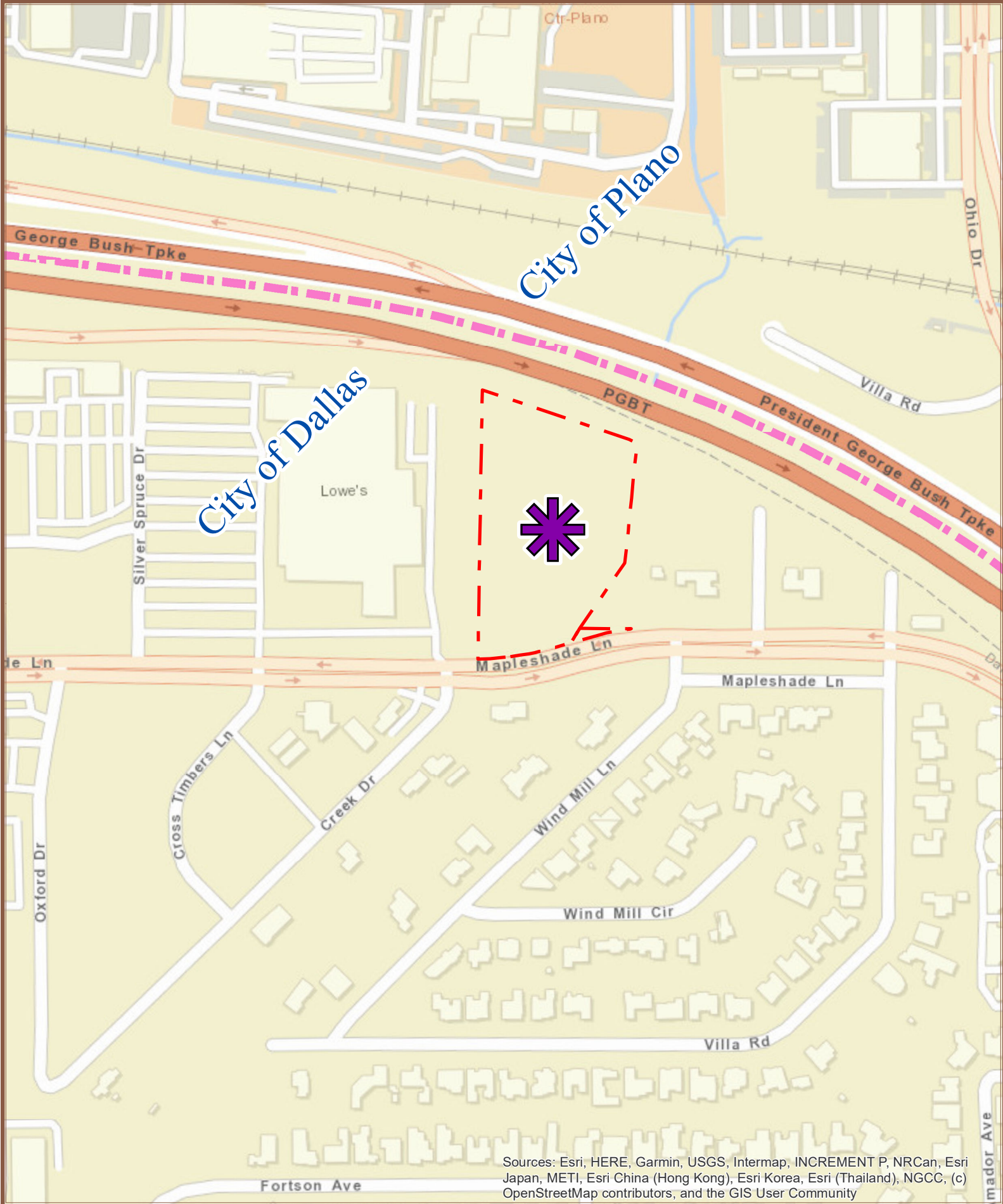
Field Notes Describing a 1,759 Square Foot (0.0404 Acre)
Tract of Land In City Block F/8728
City of Dallas, Collin County, Texas
To Be Acquired

THENCE South 75°12'43" West, continuing with the said North line of Mapleshade Lane a distance of 50.35 feet to the **POINT OF BEGINNING**, containing 1,759 Square Feet, or 0.0404 Acres of land.

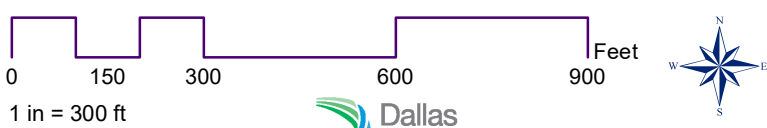
BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (Realization of 2011).

Scott Holt
1/6/2022





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



6251 Mapleshade Ln

District #12

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

DATE: September 15, 2022

COUNCIL DISTRICT: 4

STAFF: John Lawrence (214) 670-4073

SUBJECT

Authorize a supplemental Agreement to the golf-pro concession contract between the City of Dallas and IAMJ Enterprises, Inc., who manages the Cedar Crest Golf Course, located at 1800 Southerland Avenue –Not to exceed \$754,891.00 – Financing: General Funds (\$534,891.00), Multi-Year Funds (\$220,000.00)

BACKGROUND

Cedar Crest Golf Course, located at 1800 Southerland Avenue, is one of five full-service golf courses owned by the City of Dallas. The Park and Recreation Department (PKR) utilizes a public/private partnership to manage and operate the City's golf courses which operate year-round. The pro shop operations at Cedar Crest Golf Course are managed by certified golf professional, IAMJ Enterprises, Inc., through a contract with the City. The golf professional is also responsible for managing, operating, staffing, programming, and marketing the facility at his own expense. Programming includes tournaments, leagues, lessons, merchandising, and concessions. PKR personnel maintain the grounds of Cedar Crest Golf Course. Cedar Crest Golf Course averages 35,000 rounds of golf annually while producing over \$619,000 in annual revenue on average (general fund and multi-year fund). City of Dallas golf course facility and grounds operations are managed through city forces and the business operations are managed by private contractors who are PGA Professionals. This public/private contractual partnership maximizes the revenue potential and return on investment for both the operator and the City of Dallas.

Cedar Crest Golf Course has experienced an infestation of Poa Annua, an invasive and chemically resistant turfgrass pest, within the greens. This infestation caused difficulty in growing and maintaining adequate turf coverage on the course greens which in turn negatively impacted the playing surface and thus decreasing customer satisfaction with the product. In an effort to combat this infestation, staff and the golf professional decided to close the course for two weeks to over-seed the greens with the intent being to provide a quality putting surface until the Bermuda grass began to grow. Unfortunately, this action

BACKGROUND (Continued)

did not address the infestation and the turf conditions continued to decline. Park Department golf course maintenance staff contacted turf specialists and agronomists in the region to develop a plan to replace the greens over a three-month period. This plan required the closure of the golf course beginning July 1, 2022, and then a series of actions were taken in order to remove the infected turf and replant with Tif-Eagle greens turf and reopen the course by October 1, 2022. The golf course closure and associated work resulted in a time in which the golf pro had no opportunity to generate revenue from the facilities but continued to have financial responsibility for many aspects of the operation. Substantiated and validated expenses of approximately \$230,061.00 were incurred by IAMJ Enterprises, Inc., against which he had no opportunity to generate revenue. During the period the course was closed, expenses such as maintaining the telephone lines, liquor license, insurance, pest control, and golf shop security system continued. The costs for staff to close and re-open the pro shop and café and losses for merchandise liquidation were also considered for compensation. Fixed costs will be paid monthly after receipt of documentation (e.g., invoices) evidencing his expenditures.

The City, through PKR, proposes to compensate IAMJ Enterprises, Inc., for professional services compensation in an amount not to exceed \$517,292.00 for concessionaire closure relief as a result of loss of revenue during closure of the golf course and to account for the time it will take to regenerate the customer base of Cedar Crest Golf Course. This closure impacted the public's perception of the golf course. By allocating funds to, IAMJ Enterprises, Inc., for his professional oversight during construction, he will have the opportunity to create new golf programs, invest in staff, rebuild the customer base, and create additional opportunities to generate interest in Cedar Crest Golf Course. Mr. Molayo, IAMJ Enterprises, Inc., will provide professional services by preparing the marketing plan for the course re-opening focused on community engagement, provide professional input during the grow-in by monitoring the greens, and complete other tasks during the shutdown.

During the term of the renovation and three months after reopening of the course, the City will assume all utility costs for the golf course, pro shop, and cart barn in an amount not to exceed \$7,538.00.

The proposed professional compensation is based on other municipal contract models used during similar golf course closures

This contract amendment will amend the golf professional concession contract with Ira Molayo, IAMJ Enterprises, Inc., previously approved by Council on June 11, 2008, by Resolution No. 08-1654.

Authorize a supplemental Agreement to the golf-pro concession contract between the City of Dallas and IAMJ Enterprises, Inc., who manages the Cedar Crest Golf Course, located at 1800 Southerland Avenue –Not to exceed \$754,891.00 – Financing: General Funds (\$534,891.00), Multi-Year Funds (\$220,000.00)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 11, 2008, City Council authorized five concession contracts for one hundred twenty-six months, or ten and one-half years, each, with one sixty-month extension option each for Golf Pro Shop Management with Bob Smith at Tenison Park Golf Courses, Mickey Ray Piersall at L. B. Houston Golf Course, IAMJ Enterprises, Inc. at Cedar Crest Golf Course, and Tony Martinez at Grover C. Keeton Park Golf Course by Resolution No. 08-1654.

On June 11, 2008, the Park and Recreation Board authorized five concession contracts for one hundred twenty-six months, or ten and one-half years, each, with one sixty-month extension option each for Golf Pro Shop Management with Bob Smith at Tenison Park Golf Courses, Mickey Ray Piersall at L. B. Houston Golf Course, IAMJ Enterprises, Inc. at Cedar Crest Golf Course, and Tony Martinez at Grover C. Keeton Park Golf Course.

On September 14, 2012, by way of Administrative Action No. 12-2445, the parties entered into a supplemental agreement to clarify that the Concessionaire is responsible for the collection and payment of all sales and use taxes associated with the greens fees and all other services and goods provided under the contract.

On March 10, 2016, the Park and Recreation Board authorized the closing of Cedar Crest Golf Course to make improvements and renovations and provided concessionaire's expenses during such closing for a period beginning May 1, 2016 and ending on or about September 30, 2016.

On April 13, 2016, City Council authorized the closing of Cedar Crest Golf Course to make improvements and renovations and provided Concessionaire's expenses during such closing for a period beginning May 1, 2016 and ending on or about September 30, 2016 by Resolution No, 16-1542.

On September 20, 2018, the Park and Recreation Board authorized the sixty (60) month extension option at Cedar Crest Golf Course for Golf Pro Shop Manager Ira Molayo, IAMJ Enterprises, INC.

On January 28, 2019, City Council authorized the sixty (60) month extension option at Cedar Crest Golf Course for Golf Pro Shop Manager, IAMJ Enterprises, Inc., by Resolution No. 18-1827.

Authorize a supplemental Agreement to the golf-pro concession contract between the City of Dallas and IAMJ Enterprises, Inc., who manages the Cedar Crest Golf Course, located at 1800 Southerland Avenue –Not to exceed \$754,891.00 – Financing: General Funds (\$534,891.00), Multi-Year Funds (\$220,000.00)

FISCAL INFORMATION

\$754,891.00 – Financing: General Funds (subject to annual appropriations)

Fund	FY 2022	FY 2023	Future Years
2022 General Fund	\$534,891.00	0	0
2022 Multi-Year Fund	\$220,000.00	0	0

COMMITTEE ACTION

The Administration and Finance Committee will consider this request on September 1, 2022 and will present a recommendation to the full Park and Recreation Board on the same day.

This item is tentatively scheduled for Council consideration on September 14, 2022.

STAFF RECOMMENDATION

Staff recommends approval.

OWNER

IAMJ Enterprises, INC.

Ira. Molayo, Director of Golf Operations

MAP

Attached



Cedar Crest Golf Course

John C. Phelps Trail

Loris Lane Trailhead

Interurban Trail

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTORA, and the GIS User Community



**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET
COMMITTEE ONLY**

DATE: September 15, 2022
COUNCIL DISTRICT(S): 6
STAFF: M. Renee Johnson, (214) 670-8871

SUBJECT

Authorize an application for the North American Wetlands Conservation Act (NAWCA) Fund - Small Grant program in the amount of \$100,000 from the U.S. Fish and Wildlife Service for the Hines Park Wetlands Project, located at 9601 Harry Hines Boulevard - Financing: no cost consideration to the City.

BACKGROUND

The U.S. Fish and Wildlife Service administers the NAWCA Small Grant. Funding for this program supports public-private partnerships carrying out projects in the United States that further the goals of the North American Wetlands Conservation Act. These projects must involve long-term protection, restoration, and/or enhancement of wetlands and associated uplands habitats for the benefit of all wetlands-associated migratory birds. It is a competitive, matching grants program.

Hines Park is a 13.6-acre Conservancy Park, that was established in 2000 in Northwest Dallas. Hines Park is identified by the Dallas Park and Recreation Department as the candidate for this funding application due to its unique wetland that has developed, naturally over the last two decades, and supports over 28 species of birds, four species of waterfowl, three species of amphibians, and 102 species of native plants as identified through i-Naturalist and BioBlitz events recently held at the park.

The Dallas Park and Recreation Department intends to restore and enhance conditions at Hines Park that will help maintain the natural features of this critical wetland pond located within the park boundaries. The department's restoration activities will include removal of the nutria that have damaged existing waterflow, the addition of an inlet water pipe, and planting of native shoreline flora for erosion control.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior actions.

FISCAL INFORMATION

No cost consideration to the City.

Authorize an application for the North American Wetlands Conservation Act (NAWCA) Fund - Small Grant program in the amount of \$100,000 from the U.S. Fish and Wildlife Service for the Hines Park Wetlands Project, located at 9601 Harry Hines Boulevard - Financing: no cost consideration to the City- Page 2

COMMITTEE ACTION

The Planning and Design Committee will consider this item on September 15, 2022 and will present its recommendation to the Park Board on October 6, 2022.

This item does not require council action.

STAFF RECOMMENDATION

Staff recommends approval.

MAP

Attached