



City of Denton

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Parks, Recreation, and Beautification Board Minutes

After determining that a quorum of the City of Denton, Texas, **Parks, Recreation, and Beautification Board** is present, the Chair of the Board thereafter convened into an open meeting on Monday, January 7, 2019, at 6 p.m. in the Civic Center, Denton, Texas.

Present: Frances Punch, Gary Barber, Alana Presley Taylor, George Ferrie, Ben Huttash, David Shuck, and Kent Boring

Absent: None

Staff present: Gary Packan, Director, Laura Behrens, Assistant Director, Drew Huffman, Parks Superintendent, Eddie Valdez, Management Analyst, Glen McLain, Landscape Architect

Guests: Charles Hodges, Developer, Kevin Bankhead, Developer, Mike Elisz, IT Department

Chair Punch called the meeting to order at 6pm.

1. ITEMS FOR CONSIDERATION:

A. Consider approval of the Parks, Recreation and Beautification Board meeting of December 3, 2018.

Punch has two corrections in section C. Named misspelled in two places. Revise name from Punches to Punch.

Barber motioned to approve the Parks, Recreation and Beautification Board meeting of December 3rd and Ferrie seconded. The motion was unanimously approved.

B. Receive a report from staff, hold a discussion, and give staff direction regarding the future park that is to be located at the corner of Heritage Trail and Linden Drive in Rayzor Ranch Town Center.

Charles Hodges gave a presentation of the future park in Rayzor Ranch Town Center.

- Gave the history of Rayzor Ranch.
- Hillview Ranch was the original name before Rayzor Ranch.
- Create a park adjacent to retail services and restaurants.
- Hallmark of the design is the berming configuration. There are four main berms and two smaller berms.
 - The excess dirt will be used for the design of the berm.
 - Berms will be at the exterior sides of the park.

- Create multiple spaces within the park to emulate different experiences within the park.
- The park development dedication is approximately 9.87 acres including exterior, interior, sidewalk and pathways.
- Stone walls will be formed within the berms to create walkways.
- The stone walls provide an opportunity to celebrate the history and natural attributes of the area and Denton.
- Educate people about the natural aspects of the park.
 - Native grass and the grand prairie.
 - There will be different trail signs around the park to educate people about the natural areas.
- Incorporate a centerpiece or sculpture in the promenade.
- Have different species/varieties of trees.
- The south side will be set up as an area for people to gather and picnic.
- There will be stone benches installed for seating and keeps skateboarders and bikers from damaging the seating area.
- There will be irrigation placed in landscape and turf areas.
 - There will be a 10 feet mow strip to give a buffer between the berm and the sidewalk.
- Based on the density of planned development the 9.87 acres is above the required 7.5 acres required to satisfy Park Dedication.

Taylor asked if the other side of the pavement will be the location of the restaurant. Hodges confirms the restaurant location.

Shuck comments that there are great amenities for the residents in the area but lacks parking for people that don't live in the area. Hodges explains:

- There will be parallel parking on both sides of Crescent going on to Bonnie Brae.
- East Park Blvd parking will be across the street from the park.
- For large gatherings, there will be many more parking spaces throughout the area.

Packan asked if people will be able to park at WinCo. Hodges comments based on the guidelines at WinCo, he is not sure if parking is available. Boring asked if the south side of Heritage trail will have parking. Hodges confirms the area on the map of the PowerPoint on the south side of Heritage trail is for multi-family resident parking only.

Taylor asked if there will be opportunities for bike racks. Hodges confirms in all of the nodes will have bike racks.

Boring comments the park is too large of open space, can get too hot with minimal trees and shade, and not sure what the park is best used. Packan explains the idea of the open space is for open play. Packan further explains McKenna Park is within ten-minutes with terrain and the topography of Rayzor Ranch is flat for more suitable unstructured play. Boring comments he would like to see more benches. Hodges confirms there will be eighty (80) benches that are not shown in the presentation.

Shuck asked what is considered a node. Hodges explains a node is any interest point and crossroad. Hodges points out areas in the presentation where the nodes are located.

Barber asked if there are areas for concessions. Huffman proposed vendors could be placed in select areas for events.

Punch is concerned about handicap parking. Hodges confirms handicap parking will be part of the street parking layout. Hodges points out areas in the presentation where handicap parking will be located.

Taylor comments she likes the landscape and design of Rayzor Ranch and would like opportunities to share and educate the community on the historical context of the landscape. Hodges comments one of the nodes could be an opportunity to educate the community.

Taylor asked if there will be a play structure accessible for children. Hodges explains there will be natural play structures that are simple such as the berms. Taylor comments a plastic playscape is better than berms and/or boulders. Taylor also comments her fifteen-year-old child is concerned there are no water features in the park. Hodges prefers not to have a water feature in the park. Hodges explains further there is a problem with microbial growth and bacteria. In one of the parks he designed at Georgetown, the health department said the microbial growth could not be controlled therefore the water feature should not be accessible to the public. Packan asked if they had a water filtration system. Hodges states they did have a water filtration system, but the microbial problem is due to the heat, bacteria, and bad intent.

Ferrie asked if there are still plans to have over 200 parking spaces on the other side of the land labeled on the draft site plan exhibit "3.86 ac, Parkland P-1". Hodges confirms the parking spaces will be built and is the most convenient and safest location to have handicap spaces. Ferrie asked will there be water fountains due to the large size of the open space. Hodges confirms there will be water fountains.

Huttash has concerns with irrigation and feels that people will not use the grass area. Suggested cutting back on the irrigation if possible.

Taylor asked if Parks and Recreation will operate the concrete area. Packan confirms the area will be operated by Parks and can be used for concerts and rentals. The concert area has sloped seating and a slab of concrete for a stage to be installed. Taylor asked about the cost to rent that space. Packan comments we have not established the cost to rent the space at this time.

Huffman goes over the maintenance cost after the park has been built:

- Turf maintenance.
- Fertilization.
 - Tree and landscape maintenance.
- Park inspection.

- Twice (2) a week.
- Mowing (B mowing).
 - Thirty two (32) times a year.
- Litter control every week.
 - Fifty-two (52) cycles.
- Pet stations.
- Electrical, maintenance and repair.
- Irrigation maintenance and repairs.
 - Inspected yearly and monthly.
- Construction repairs such as benches, concrete, etc.
- Special events (4) events are included in the budget.
 - Employee cost.
 - Litter control.
 - Parking control.
 - Electrical and water.
 - Water and Irrigation.
- Total estimated maintenance cost is \$73,000 a year and could go up for other events not related to City events.

Huttash asked how the maintenance cost compares to other city parks. Packan explains based on another budget project PARD worked on, they used the NRPA standard for an average maintenance per acre cost of \$6,857 for a City our size. Packan notes this is just an estimate. Packan also explains Glen Mclain and Drew Huffman will be working on developing a maintenance standard as part of the master plan process that includes creating a formula to use internally for better cost estimates.

Barber asked about lighting. Hodges stated lighting will be provided throughout and he is working with staff to spec them out.

Punch asked if there will be permanent trash structures. Packan comments the presentation doesn't show the full detail but confirms there will be permanent trash structures.

Boring comments his struggle of the minimal parking spaces. Packan explains neighborhood parks does not require parking spaces. Hodges clarifies there will be a lot of parallel parking spaces all over the area and points them out on the presentation. Shucks and Ferrie also comment on their concerns about the parking spaces.

Taylor wants to know if there will be a bus drop off area. Hodges explains they have been working with DCTA the last five years but haven't concluded if there will be a bus drop area yet. A bus stop location is currently located on University in front of Albertsons. Taylor asked if there will be loading and drop off area near the stage for families to park their vehicles. Hodges explains that area is for service vehicle only.

Punch wants clarification from Gary Packan what he wants the Park Board to decide on. Packan confirms he wants the Park Board recommendation and to make sure we are in the right path. Also, Packan explains he intends to finalize the agreement with the City

Attorney to include the process and the design of the park to present to council in February or March.

Boring motions with the Park development and recommendations in mind. Taylor seconds the motion. Motion passed (7-0).

C. Receive an informational report regarding the planning process for the Parks, Recreation & Trail System Master Plan.

Packan reviews the informational report regarding the master plan.

- PARD has been working on the master plan for the last two months prepping, collecting data, research, and inventory before January.
- Staff met with a survey company last week to move forward with an online survey via postcard invitation. People not able to access the survey online can complete the survey in person at the Senior Center, library, etc.
- We will also be reaching out to focus groups and interest groups (including Park Board) to take the survey.
- Survey postcards will be mailed out in late February.
- Kick off survey will be at the State of the City event.
- Staff will be working on the master plan internally instead of hiring a firm.
- The master plan will take 10 – 12 months to complete. Estimated projection is for Park Board to review in November, and City Council to approve in December.
- Staff will be engaged with a mixture of private and public associated groups for subject matter experts to help with the master plan.
- Staff will update Park Board every month regarding the progress of the master plan.

Punch asked if there will be hard copies of the survey at the public meetings. Packan confirms there will be hard copies available and a QR code for people to access the survey on their phone.

McLain reviews what a master plan is, and the methodology of a master plan.

- A master plan is the development of a complex, comprehensive framework for orderly, consistent, planning, acquisition, development and maintenance of Parks and Recreation resources, programs, and facilities.
- The methodology will include six phases. The six phases are data collection, collaboration, needs assessment, identification, recommendation, and implementation.

Packan reviews the NRPA traditional standards and new standards to compare other city parks.

- Staff will be using a combination of both the NRPA standards, traditional standards, and Trust for Public Land (TPL) to measure neighborhood accessibility to a park within a 10-minute walk.
- Currently, the national average to access a park within a 10-minute walk is 54% and Denton is 40%.

- Staff will look for options to increase accessibility through a cooperative agreement with schools for public access, underutilized city properties, and utility corridors.

Taylor asked if this will include the updating of old existing playgrounds in the parks. Packan confirms last summer staff had laid out a playground replacement plan of all playgrounds, including a list of when all playgrounds were built, and when they need to be replaced within a 15-year lifespan. Packan also explains this will also be included in the master plan.

Barber wants to know if there are any capital bond projects the City is obligated to complete. Packan and Behrens confirm four playgrounds are being replaced this year. Nette Shultz Park and Carl Young Park playgrounds are currently scheduled to be replaced. MLK and Quakertown Park playgrounds will be replaced this year using federal grant money. Tennis Center is a bond program. Southwest Park master plan is also a bond program that is pushed next year. Packan clarifies he can send a bond list to the Park Board in the next meeting in February.

D. Receive an informational report regarding a request by the Parks, Recreation and Beautification Board on hours of operation for North Lakes Recreation Center.

Behrens reviews the informational report regarding hours of operation for North Lakes Recreation Center.

- Recently expanded hours across the board in all of the recreation centers to make them consistent.
- Extended the hours based on results from feedback from users.
- Adding the additional four hours at North Lakes cost an additional \$2,799 a year.
- The additional four hours at North Lakes need to work around the rental hours to honor the contract.
- There will be a loss of \$20,000 in revenue if the rental is to be dropped in favor for North Lakes to open all day on Sunday.

Hutash comments it is worth losing the rental to have another day of access to North Lakes Recreation Center. Taylor comments Planet Fitness is a better deal, with better equipment, and are open on Sunday. Taylor asked if there is a way to open the facility in the afternoon or evening on Sunday. Behrens confirms that is what the four hours are for to go around the rental to have the facility open after the rental leaves. In addition, there will be a building attendant present during the rental.

Ferrie asked if the cost is only \$2,799 a year. Packan and Behrens explain the \$2,799 is having one staff on site. However, the department would rather have two staff present for safety purposes which would cost approximately \$6,000 a year.

Punch wants to know if this will accommodate the existing rental contract. Behrens confirms the additional four hours will accommodate the existing contract. Behrens explains we are 100% recovery which could affect how to make up the lost revenue from the additional hours. Behrens explains further we are not trying to compete with larger

fitness centers and trying to keep the cost low to make it affordable for people who can't afford membership with the larger fitness centers.

Ferrie states one of the more significant complaints is people do not want to pay a membership because the facility is not open on Sunday. Behrens explains that we include this question in our survey to make sure that there is a significant need of opening the facility on Sunday. Behrens also explains we want to evaluate if there will be enough of a turnout and what the percentage of that turnout will be.

Hutash asked why the recreation center has to recover their cost. Behrens explains there was an ordinance in the 70s and/or 80s to establish a Recreation Fund that is supported by program fees. The ordinance was created to help the operations of the Parks and Recreation Department to keep the cost low to be all inclusive and give opportunities for people to participate in a sport or recreation center. Programs are fee-based to offset the cost of services provided. It is not 100% cost recovery because the fee only covers direct costs and does not include some of the operations cost such as utility, electric, water, and facility maintenance. Those costs are subsidized by taxpayer dollars. Any additional costs must be covered by the Recreation Fund.

E. Receive an informational report regarding the funding sources available to the Parks and Recreation Department (PAR).

Packan reviews the funding sources list. Packan explains the list was a follow-up request from Taylor.

Barber asked if there is a compiling of a map that shows 915/916 funds used. Packan stated less than two months ago, PAR worked with the IT Department creating a GIS map layers that show the developments. Packan explains this map will help the department analyze how much money is available and which parts of the map are in need of park development and acquisition.

Barber asked if the money can be used for anything else or just for park development only. Packan confirms the money is only used for park land purchase and development only. Huffman also confirms the money can only be used for park development.

Packan adds we are hiring Dr. Compton from Texas A&M to update our park land and development ordinance that was last modified in 1998 and to include updating the formula. Packan explains the current development is not equivalent to today's value. Packan also explains the longer we wait for development to happen, the more we lose ground if the pricing does not get updated. The timeline to present to council will be in August.

Taylor asked about the McKenna Trust Fund, how much money is in that fund, and if there are any plans to use that fund. Packan confirms there is not a whole lot of money there approximately \$50,000 and \$70,000 budgeted. Packan further explains the focus of the fund was geared for the playground and an inclusive structure. Packan had a discussion with the Park Foundation on their interest in doing fundraising for the park and Council

also has asked for an update of the park which will be presented to them on the 15th of January. Packan showed the Bonnie Brae project and what's included as options in that project.

- Southwest corner of the park, the house was purchased by the City and might be torn down.
- The Bonnie Brae right of way (parking lot) will be eliminated.
- Give Council options Bonnie Brae Project:
 - Leave parking lot there and rebuild it and have access of scripture, or
 - Move parking lot off Thomas, south of the water tower, or
 - Possibly move the parking lot north of the water tower and moving the playground on the North.

McKenna Park was part of the 2014 bond program to upgrade the playground. There might not be enough money upgrading the McKenna playground equipment with bond money. Packan explains we might need to use the McKenna trust fund or 915/916 money to get the playground updated.

Taylor has concerns that the current setup of the parking lot is not wheelchair accessible. Packan confirms there will be a connection point with trails with the road improvement. Behrens explains that we need to find out what the street improvements are before making a layout of the park.

Huttash expressed his interest is in preserving the trees in the park. Huffman reported that the plans work around the trees to preserve them. Packan confirms that there will be three concepts of the new plan at McKenna Park.

2. CONCLUDING ITEMS:

Punch encourages the Park Board to sample the artificial turf.

Barber asked about updates to American Legion. Packan comments it is going out for bid.

Shucks Motioned and Barber second to adjourn the meeting. Meeting adjourned at 8:13 pm.