1. CALL MEETING TO ORDER

2. INVOCATION/PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

3.I. Approval Of The February 2019 Minutes

Documents:

   PARKBOARDMINUTESDRAFT2.20.2019.PDF

4. OPEN FORUM

   a. Public Communication
   b. Sports Committee Communication

5. ACTION ITEMS

5.I. Discuss And Consider Park Land Dedication Compliance For The Avilla Oakridge Residential Development.

Documents:

   EXHIBITS-AVILLA OAKRIDGE.PDF
   ITEM SUMMARY-AVILLA OAKRIDGE.PDF

5.II. Discuss And Consider Amendment To Facilities Use Agreement Regarding Percentage Of FISD Residents Required For Practice Reservation Requests.

6. DISCUSSION ITEMS

6.I. Discuss And Consider Adult Pickle Ball Request.

7. DEPARTMENT REPORT

   Parks Update- Witt/Curry
   Special Events Update- Beasley/Curry

8. BOARD COMMUNICATION

9. ADJOURNMENT

If you are a qualified individual with disability that requires special arrangements and you plan to attend this meeting, please contact the City of Forney at 972-564-3148 at least 48 hours in advance of the meeting. You may also call Relay Texas at TDD 1-800-735-2989. The City shall give "primary consideration" to the request of a qualified individual with a disability when determining the type of auxiliary aids and services to be offered. The Mick Spellman, Jr. Parks Building is wheelchair accessible. Braille is not available.

I, Richard Curry, Director of Parks and Recreation for the City of Forney, Texas, do hereby certify that this
Agenda was posted at City Hall, in place readily accessible to the general public at all times, on/or before the 20th day of March, 2019 at 7:00 p.m. and remained so posted for a least 72 continuous hours preceding the scheduled time of said meeting.
2/20/2019 - Minutes

1. CALL MEETING TO ORDER
Chairman Thomas Anich called the meeting to order at 7pm. Present were Commissioners Clint McNear, Derald Cooper, Dianna Lawrence, Thomas Anich, Anne Enloe, Jeremy Skellenger and Toby Daniels. Also present were Community Development Director Peter Morgan, Parks and Recreation Director Richard Curry and Sports Coordinator Dodie Witt. Present from the Sports Committee were Norris Dorsey with Forney Adult Softball Association, Cheryl Mason with Forney Youth Baseball Association and Ron Cook with Forney Soccer Association.

2. INVOCATION/PLEDGE OF ALLEGIANCE- Anne Enloe

The Invocation was lead by Chairman Thomas Anich.

The Pledge was lead by Parks and Recreation Director Richard Curry.

3. CONSENT AGENDA

3.I. Approval Of The January 2019 Minutes.
Commissioner Enloe made a motion to approve the January 2019 minutes. The motion was seconded by Commissioner Skellenger. The motion passed with 7 ayes and 0 nays.

4. OPEN FORUM

a. Public Communication:

Ben Williamson had a question about the Facility Use Agreement in regards to Rec vs. Non-Profit.

Stephanie Smith asked the term of the Facility Use Agreement and if the City new the numbers of kids on club teams vs. rec teams.

Jilly McCoy spoke in regards to plans of a dog park.

Lori Wilhite spoke in regards to watering stations on the trail and at the Amphitheater Concession stand and that all restrooms are locked except at the Family Rec Pavilion. Park staff will research dog fountains for the Amphitheater Concession Stand.

Kali Kennedy asked if selling donor bricks for a dog park could help with the cost of a dog park.

B. Sports Committee Communication:

Norris Dorsey spoke in regards to the $70 adult use fee in the Facility Use Agreement.

5. ACTION ITEMS

5.I. Discuss And Consider Park Land Dedication Compliance For The Wellington Ridge Planned Development And Take Any Action Necessary.
Commissioner Skellenger made a motion to accept the 300 acre tract and the 45 acre tract on aerial provided by Dean Flowers, owner. The motion was seconded by Commissioner Enloe. The motion passed with 7 ayes and 0 nays.

5.II. Discuss And Consider Park Land Dedication Compliance For The Gateway IV Preliminary Plat And Take Any Action Necessary.
Commissioner Lawrence made a motion to approve the preliminary plat as submitted. The motion was seconded by Commissioner Daniels. The motion passed with 7 ayes and 0 nays.

5.III. Discuss And Consider Pinson Farm RFQ And Take Any Action Necessary.
Commissioner Enloe made a motion for Staff to recommend Architexas to Council. The motion was seconded by Commissioner Lawrence. The motion passed with 7 ayes and 0 nays.

5.IV. Discuss And Consider Pinson Farm Architectural (Structural Engineering) Report And Take Any Action Necessary.
No action taken.

5.V. Discuss And Consider Changes To The Facilities Use Agreement For 2019 And Take Any Action Necessary.
Commissioner Daniels made a motion to approve the 2019 Facilities Use Agreement upon final legal review and clarifying items 4 and 5 on Exhibit A under City Responsibilities.

6. DISCUSSION ITEMS

7. DEPARTMENT REPORT

Parks Update - Witt/Curry
Special Events Update - Beasley/Curry

8. BOARD COMMUNICATION

9. ADJOURNMENT
Commissioner Skellenger made a motion to adjourn at 8:03pm. The motion was seconded by Commissioner Enloe. The motion passed with 7 ayes and 0 nays.

Minutes respectfully Submitted by
Dodie Witt, Sports Coordinator
City of Forney
PASSED AND APPROVED BY THE PARKS & RECREATION BOARD OF THE CITY OF FORNEY, TEXAS this________________ day of ________________________, 2019.
___________________________
Thomas Anich, Chairman
PROPOSED DEDICATION

Date

Sheet No.

TRACT 3

a tract of land situated in the (Heirs of) Samuel Smith Survey, Abstract No. 450, City of Forney, Kaufman County, Texas, and being part of a called

INST. NO. 2016-0004290

O.P.R.K.C.T. CALLED 5.61 ACRES

recorded in Instrument No. 2009-00001523 of said Official Public Records, and being more particularly described as follows:

COMPANY EASEMENT

VOL. 561, PG. 568

100 50 100 200

3/8" IRF

1" = 100' @ 24X36

N45°54'56"W

described in Warranty Deed to TGBTG Enterprises LUV GP LLC recorded in Instrument No. 2016-0010034 of said Official Public Records;

continuing with said approximate centerline of County Road 219 - Reeder Lane and with the southwest line of said 3.82 acre tract, South

T

O.P.R.K.C.T.

of land described in Warranty Deed to TGBTG Enterprises LUV GP LLC recorded in Instrument No. 2016-0010043 of said Official Public Records;

Gateway Boulevard (120-foot wide right-of-way, Cab. 3, Pg. 250, Plat Records of Kaufman County, Texas);

607.72'

S46°20'07"E

D.R.K.C.T.

566.34'

5/8" IRFC

SANITARY SEWER CLEAN OUT

STORM SEWER BOX

CABLE TV BOX

CABLE TV HANDHOLE

TRAFFIC BARRIER

UNIDENTIFIED HANDHOLE

UNIDENTIFIED MANHOLE

FIBER OPTIC VAULT

FIBER OPTIC MARKER FLAG

FIBER OPTIC MARKER SIGN

GAS VAULT

GAS VALVE

TELEPHONE MARKER FLAG

PIPELINE MARKER SIGN

ELEVATION BENCHMARK

WATER MARKER FLAG

WATER MARKER SIGN

WATER HAND HOLE

WATER BOX

GREASE TRAP

UNDERGROUND ELECTRIC LINE

FENCE

BUILDING LINE

EASEMENT LINE

POINT OF COMMENCING

MEADOW RIDGE FARM, LP

10,397 ACRES 509,499 SQ. FT.

1,989 ACRES 234,952 SQ. FT.

17,340 ACRES 702,452 SQ. FT.

NET

PROPOSED DEDICATION

LEGAL DESCRIPTION

Township: 38 North, Range: 9 East, Sec.: 17

This is to certify that the survey was performed and the map was prepared for the reasons and purposes as described above, and for no other reason or purposes, and the map was prepared for the purposes of conveying and describing certain real property and the best and most accurate map possible to be prepared for such purposes.

J. Andy Dobbs

February 2019

ATTACHMENTS

ATLASNS LAND TITLE SURVEY

18,997 ACRES

(HEIRS OF) SAMUEL SMITH SURVEY

ABSTRACT NO. 450

CITY OF FORNEY

KAUFMAN COUNTY, TEXAS

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Kimblye Horn

Forney, Texas 75126

Ph. 972-770-1300

Fax. 972-774-1155

www.khorn.com

265. INTENTIONALLY DELETED.

27. INTENTIONALLY DELETED.

28. INTENTIONALLY DELETED.

29. INTENTIONALLY DELETED.

30. INTENTIONALLY DELETED.

31. INTENTIONALLY DELETED.

32. INTENTIONALLY DELETED.

33. INTENTIONALLY DELETED.

34. INTENTIONALLY DELETED.

35. INTENTIONALLY DELETED.

36. INTENTIONALLY DELETED.

37. INTENTIONALLY DELETED.

38. The Coserv Gas Easement recorded in Volume 5558, Page 563, Deed Records of Kaufman County, Texas does affect the surveyed property and

is shown hereon.

39. INTENTIONALLY DELETED.

40. The Water Easement recorded in Volume 5688, Page 164, Deed Records of Kaufman County, Texas does not affect the surveyed property.

41. The 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established

shown hereon.

42. INTENTIONALLY DELETED.

43. INTENTIONALLY DELETED.

44. INTENTIONALLY DELETED.

45. INTENTIONALLY DELETED.

46. INTENTIONALLY DELETED.

47. INTENTIONALLY DELETED.

48. INTENTIONALLY DELETED.

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50. INTENTIONALLY DELETED.

51. INTENTIONALLY DELETED.

52. INTENTIONALLY DELETED.

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54. INTENTIONALLY DELETED.

55. INTENTIONALLY DELETED.

56. INTENTIONALLY DELETED.

57. INTENTIONALLY DELETED.

58. The surveyed property is part of "TRACT 1" described in Gateway Parks Master Covenant recorded in Volume 5841, Page 98, Deed Records of

Kaufman County, Texas. The surveyor is unable to determine its exact location.

59. INTENTIONALLY DELETED.

60. INTENTIONALLY DELETED.

61. INTENTIONALLY DELETED.

62. INTENTIONALLY DELETED.

63. INTENTIONALLY DELETED.

64. INTENTIONALLY DELETED.

65. INTENTIONALLY DELETED.

66. INTENTIONALLY DELETED.

67. INTENTIONALLY DELETED.

68. The Water Easement recorded in Volume 5688, Page 164, Deed Records of Kaufman County, Texas does not affect the surveyed property.
Parks and Recreation Board
Agenda Item
Summary Report

Meeting Date: March 20, 2019
Submitted by: P. Morgan

Item Title: Discuss and consider park land dedication compliance for the Avilla Oakridge residential development.

Consent Item [ ]
Action Item [X]

Documentation Attached: Concept Plan

Item Summary:

Purpose:
Approval is requested to rezone part of the Meadow Ridge Farm (Gateway) Planned Development. The request involves 17.5 acres of land located between N. Gateway Boulevard and Reeder Lane. The Concept Plan shows 209 total residential units and does not show any land dedication for park purposes. The requested residential is a cottage style product. The property will not be individually platted, and some structures will contain multiple dwelling units. Staff is still researching how to define the product for the purposes of calculating fees-in-lieu of a land dedication. Further information will be provided at the meeting.

Forney Park Land Dedication Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current level of service is 1 acre per 77.3 people. This level of service is based on the 2018 total population: 20,280 divided by the existing parkland of 262.35 acres.</td>
<td></td>
</tr>
<tr>
<td>3.1 persons per household (PPH) for single-family and 1.2 PPH for multi-family based on NCTCOG population estimates.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family: 77.3 people ÷ 3.1 PPH = 25 Dwelling Units (DU) = 1 acre per 25 DU</td>
<td></td>
</tr>
<tr>
<td>Multi-family: 77.3 people ÷ 1.2 PPH = 64 DU = 1 acre per 64 DU</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fee-in-lieu of land</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Assume 1-acre costs $28,169 (Based on previous City land purchase)</td>
<td></td>
</tr>
<tr>
<td>Single-family: $28,169 ÷ 25 DU = $1,126 per DU</td>
<td></td>
</tr>
<tr>
<td>Multi-family: $28,169 ÷ 64 DU = $440 per DU</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Park Development Fee</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>One park serves 1,844 people, based on a total population of 20,280 being served by 11 parks. The cost of improvements is an average of $136 per person based on an average City park development cost of $250,000.</td>
<td></td>
</tr>
<tr>
<td>Single-family: $136 x 3.1 PPH = $422 per DU</td>
<td></td>
</tr>
<tr>
<td>Multi-family: $136 x 1.2 PPH = $164 per DU</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Park Fee</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family: $1,126 + $422 = $1,548 per DU</td>
<td></td>
</tr>
<tr>
<td>Multi-family: $440 + $164 = $604 per DU</td>
<td></td>
</tr>
</tbody>
</table>