

LEWISVILLE CITY COUNCIL/PARK BOARD

SPECIAL CALLED JOINT SESSION

APRIL 11, 2007

Present:

Gene Carey, Mayor

Council Members:

Greg Tierney

David Thornhill

Mike Nowels

Dean Ueckert, Deputy Mayor Pro Tem (absent)

Rudy Durham, Mayor Pro Tem

Park Board Members:

Jeff Pelletier, Chairman

Cally Browning, Vice-Chairman

Patrick Shovlin

Becky Bell

Tippi Sorensen

Alvin Turner

Ken Judkins

Patrick Booth

David Adkisson

City Staff:

Claude King, City Manager

Donna Barron, Assistant City Manager

Steve Bacchus, Assistant City Manager

Julie Heinze, City Secretary

Ronald J. Neiman, City Attorney

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members and Park Board Member present, the regular session of the Special Called Joint Session of the Lewisville City Council and Park Board was called to order by Mayor Carey and Chairman Pelletier at 7:03 p.m. on Wednesday, April 11, 2007, in the Community Room of the Lewisville Municipal Annex, 1197 West Main Street, Lewisville, Texas. Also in attendance was Budget Director Gina Thompson, and Director of Parks and Leisure Services Robert Monaghan.

Discussion of the Park Plaza Project

(Agenda Item 2)

City Manager King addressed the City Council and Park Board Members and explained that this meeting was to discuss the Downtown Park Plaza Project. City Manager King began his PowerPoint Presentation regarding the Downtown Park Plaza Project as follows:

- Originally conceived in 2002 by Council as an attraction/entertainment/leisure space on both sides of downtown. Several “concept” illustrations drafted. Most involved additional property acquisition.
- 4B Review
 - Art.5190.6 (Sec 4B) commonly known as the Texas Economic Development Sales Tax
 - Findings and Construction Section (3A)

City Manager King reviewed the items that been included in the Bond Committee possible projects. City Manager King then returned to this PowerPoint Presentation.

“...require as a public purpose the promotion and development of new and expanded business enterprises and the promotion and development of job training . . . etc.”

- Lewisville 4B Corp formed December 30, 2002
- February 2003. Original preliminary long range financial plan projections for 4B Corp drafted. Included \$1M for Downtown Plaza Project
- February 12, 2003. Preliminary financial plan options reviewed with Park Board. All include Plaza project.
- February 20, 2003. Memo to Park and Library Boards describing four potential financing scenarios for list of proposed projects, including Plaza.
- March 5, 2003. Plans reviewed with Park Board. Plan #1 accepted by Board for further review. Board chair requests second version of plan showing elimination of Plaza and allocation to other projects.
- March 10, 2003. Communication to 4B Board members from Mr. Judkins expressing personal lack of support for Plaza due to newness and concerns about eligibility.
- March 11, 2003. Communication from CM to Mr. Judkins clarifying that Plaza is an eligible 4B project and suggesting that new projects have equal status.
 - e.g. dog park, East Hill Park, baseball field reconstruction are all “new” projects

Discussion of the Park Plaza Project (cont'd)

(Agenda Item 2)

City Manager King stated that just because a project is “new” is not a criteria for elimination. He used the example of the Dog Park or East Hills that would not have been done if that was a criteria as those were both new projects. Mr. Judkins advised that his concerns were based on the fact that he had been the Chairman of the Bond Committee who sold the bond election to the public and he wanted to make sure that the things the public was told would be what the funds were spent. City Manager King stated that he understood Mr. Judkins’ concerns; however, that cannot be a justification to judge each project, that they have to be judged upon if they qualify under the Act and the priorities between projects weighed. City Manager King returned to this PowerPoint Presentation.

- March 12, 2003. Park Board recommends financial plan #1 including Plaza Project in 04/05 (cash)
- April 29, 2003. 4B Corp adopts financial plan as recommended by Park Board
- June 12, 2003. 4B public hearing held; Plaza project described as future project for which a hearing will later be held

- 2003-2007
 - Financial plans amended by 4B Corp periodically to delay Plaza project to later years
 - Council in confidential discussions with property owners in vicinity of Poydras St.
 - Council acquires Holsclaw, Long, Demers tracts using non 4B funds
 - Council continues discussing use of church building/property
 - City obtains NCTCOG grant for “sustainable living” improvements to Church St., Main St. and Poydras Plaza

- 2003-2007 (cont'd)
 - City negotiates (confidentially) with private developers for MF/TH development of church property and other privately held property. Plaza “linkage” a critical element.
 - City retains LDS/Spillette for “outsider” OT ED opinions. Recommendations include arts facility on church site (including future “branch library” specializing in arts materials), improved pedestrian linkages, additional parking for all business, entertainment and recreational activities in OT

Discussion of the Park Plaza Project (cont'd)

(Agenda Item 2)

- Park Board prioritizes various outstanding projects in November 2006
- Council assembles pieces at retreat (some in exec session due to property acquisition issues)
 - Extend Plaza to Elm St./Church St. Actual design TBD
 - Improve, integrate and screen alleys. Actual design TBD
- Pieces (cont'd)
 - Add parking capacity for business, recreational and entertainment activities
 - Construct Arts Activity Center on church property (south side)
 - Extend pedestrian streetscaping along Church and Main Street west of Charles

Tentative funding sources/uses

4B	Plaza land/parking	\$1.00M
Zone Z	AAC/plaza/parking	\$1.00M
TIRZ CO's	AAC/plaza land/parking	\$8.00M
COG	Plaza/pedestrian improvements	\$1.40M
CIP/GF	Alleys/parking/grant match/land	\$3.00M (up to)
Tree Mit.	Any	\$.25M
	Previous land acquisition	-\$3.0M

- Priorities
 - Reviewed by Park Board November '06
 1. East Side Rec Center
 2. Sr. Center Expansion
 3. Lake Park Infrastructure
 4. Hike and Bike Trails
 5. Memorial Park Rec Center Gym
 6. Trinity Trail
 7. East Hill Park
 8. Old Town Plaza
- East Side Rec Center
 - Always considered “long-range” project
 - Funds for land acquisition re-allocated to RR St. Park in 2006
 - Deleted from long range financial plan when board opted for debt issuance for RR St. Park

- No analysis yet on projected demand vs. existing centers, master-planned “East Hill” facility, and new types of centers

Discussion of the Park Plaza Project (cont’d)

(Agenda Item 2)

- Sr. Center Expansion
 - Never on any 4B financial plan
 - Impact of future FM facility on demand unknown
- Lake Park Infrastructure
 - Currently included in plan is \$150K year for “infrastructure/campground”
 - Additional new projects for field renovations and associated maintenance added in 2006
- Hike and bike pedestrian trails
 - Actually, citizen survey #1 priority
 - Included in previous 4B plans for “out” years but removed in 2007 plan due to debt issuance for RR St. Park
- Memorial Park Gym
 - No analysis yet on existing vs. projected demands
- Trinity Trail
 - Funded through RR St. Park from 4B proceeds (tentatively) and GO Bond
 - DCTA not including funding across lake yet
 - Costs unknown
- East Hill Park
 - Long range
 - Costs unknown
- LV Ferguson Plaza objectives
 - Green space
 - Additional hardscape
 - Parking
 - Bandshell/gazebo
 - Alley screening
 - Additional property
 - Pedestrian linkages
 - Use for concerts, farmers market, festivals, special events

Discussion of the Park Plaza Project (cont'd)

(Agenda Item 2)

- Detailed scope and design TBD (like all 4B projects at the PH stage)
- Plazas and Urban Parks: Wide variety
 - Dallas: Dealey, Founders, Kennedy, Memorial, Pioneer, Ferris, Lubben, Main St. Garden (new)
 - Austin: Brush Square (fire and O. Henry museum, Dickinson House); Wooldrige Square (concerts, chess); Republic Square (movies, yoga, farmers market)
 - Shreveport: Municipal Plaza Park (international garden, hardscape, festival location)
- Of all the 4B projects proposed to date, the Plaza may have the strongest linkage to the actual stated purpose of the Act
- In adopted 4B budget for '06-07 (cash)

City Manager King then showed an artist rendering of the Plaza.

Discussion was held regarding the legislative process for 4B and how the election wording had to be submitted to the voters.

Ms. Bell stated that it was not the intention of the Park Board to have a negative impact on this project; she just felt there had been a loss of communication between the Park Board and the City Council. City Manager King stated that there had never been any expectation that the Park Board priorities had to match with the City Council.

Discussion was held regarding the discussions held between the years of 2003 to 2007 and the information the Park Board had received. Park Board Chairman Jeff Pelletier addressed his concerns that while the Park Plaza had been listed as a line item on the financial list, no information had been submitted to the Park Board; therefore, they were not aware this project was a priority for the City Council. City Manager King advised that due to property acquisitions for this Park Plaza, the City Council was not able to discuss this with the Park Board in order to not expose what they were trying to accomplish.

Mayor Carey reminded the Park Board they had a lot of input on the funds that have already been spent. He stated that this is just a small part of those funds. Mayor Carey apologized for any miscommunication that had occurred between the City Council and Park Board; however, there were reasons due to property acquisition that the City Council could not discuss the Park Plaza with the Park Board.

Discussion was held regarding the information that was submitted to the voters regarding projects and the ballot wording. Councilman Nowels stated that there had not been a specific list of projects that had been submitted to the voters, just what type of projects.

Discussion of the Park Plaza Project (cont'd) (Agenda Item 2)

Discussion was held regarding all the projects that had been accomplished with these funds today. Councilman Nowels advised that in the past five years \$40 million had been spent on various projects, such as the swimming pools and the library. The Park Board Members expressed concern that they had not been included on this particular Park Plaza Project.

Mr. Judkins expressed concern about the use of Zone Z Funds and the Park Board not being involved with that decision. City Manager King advised that the major problem with the Zone Z Funds is that they have not been spent. He further advised that the consideration of Zone Z funds had occurred at the City Council Retreat in February of 2007.

Mayor Pro Tem Durham questioned if any of the Park Board Members felt that the 4b Funds should not be used on the Park Plaza. The Park Board Members all advised that they did not feel these funds could not be used on the Park Plaza.

Park Board Vice-Chairman Cally Browning reviewed the ballot wording and stated she felt this Park Plaza met the definition of an urban park.

Mayor Carey assured the Park Board that the City Council did not take their prioritization lightly; however, similar to City staff recommendations during City Council meetings, the Council may choose a different option.

Park Board Member Alvin Turner advised that he appreciated everything the City Council does. He stated that he appreciated the opportunity the Park Board had to express their opinion on the \$40 million put into parks in the past five years. Mr. Turner acknowledged that he understood the City Council could not release information due to property acquisition and felt everything had just got twisted around.

Councilman Tierney stated that for the past number of years there had been continued discussion regarding the old church property because the City Council could not make a decision and they kept arguing back and forth. He further stated that the decision for the Park Plaza had not been concrete until this past retreat.

Park Board Member Becky Bell stated that she would have preferred that someone from the City Council had contacted Park Board Chairman Jeff Pelletier and let him know that while the City Council appreciated their input, they were going to go ahead with the Park Plaza.

Discussion of the Park Plaza Project (cont'd)

(Agenda Item 2)

Councilman Nowels addressed Ms. Bell's comments and acknowledged her feelings; however, reminded her that the City Council had to keep this information "pretty close to the vest". He advised that they had tried to keep them apprised as much as possible. Park Board Vice-Chairwoman Cally Browning stated that Councilman Nowels was correct, it had been included in the 10 Year Plan.

Mayor Pro Tem Durham requested clarification that the Park Board's concerns were the order of their propriety list compared to what the City Council priority list. Mr. Judkins stated that they had been asked to prioritize and then they did not hear anything until November and their lowest project had come back as a done deal.

City Manager King acknowledged the Park Board's concerns that they had limited information and had been asked to prioritize based on that information and then four months later their lowest is the number one project from the City Council list.

Discussion was held regarding this project is not a done deal; it is still in the conceptual phase although there is a goal to accomplish this project.

Park Board Member David Adkisson stated that the funds that had been used have had an impact.

Mayor Carey questioned if the Park Board had to prioritize tonight would they still keep the Park Plaza at the same location on their list. Park Board Member Becky Bell stated that she would prefer to discuss that with the Park Board before making a decision; however, she did not feel it would remain dead last.

Adjournment

MOTION: Upon a motion made by Councilman Tierney and seconded by Councilman Thornhill, the Council voted four (4) "ayes" and no (0) "nays" to adjourn the Special Called Joint Session of the Lewisville City Council and Park Board at 8:25 p.m. on Wednesday, April 11, 2007. The motion carried.

MOTION: Upon a motion made by Park Board Member Ken Judkins and seconded by Park Board Member Patrick Shovlin, the Park Board voted nine (9) "ayes" and no (0)

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“nays” to adjourn the Special Called Joint Session of the Lewisville City Council and Park Board at 8:25 p.m. on Wednesday, April 11, 2007. The motion carried.

Adjournment (cont'd)

These minutes approved by the Lewisville City Council on the 21st day of May, 2007.

APPROVED

Gene Carey
MAYOR

These minutes approved by the Lewisville Park Board on the ____ day of _____, 2007.

APPROVED

Jeff Pelletier
CHAIRMAN

ATTEST:

Julie Heinze
CITY SECRETARY