



Wylie Parks and Recreation Board

NOTICE OF MEETING

Special Meeting Agenda

February 22, 2016 – 6:30 p.m.

Wylie Municipal Complex
Council Chambers
300 Country Club #100
Wylie, Texas 75098

- Matt Rose Chair
- Bobby Kinser Vice-Chair
- Dan Chesnut Board Member
- David White Board Member
- Jeff Harris Board Member
- Emmett Jones Board Member
- Lisa Ulmer Board Member

- Robert Diaz Board Liaison
- Shohn Rodgers Parks Manager
- Mike Sferra Public Services Director
- Janet Hawkes Board Secretary

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Board Chair requests that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address the Board regarding an item that is not listed on the Agenda. Residents must provide their name and address. Board requests that comments be limited to three (3) minutes. In addition, the Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

REGULAR AGENDA

1. Consider and act upon approval of the Minutes from the January 11, 2016 meeting.
2. Consider and act upon of parkland dedication for the Woodbridge North Development.

DISCUSSION ITEMS

- N/A

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 19th day of February 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed



Parks and Recreation Board

Meeting Minutes

Monday, January 11, 2016 – 6:30 p.m.
Wylie Municipal Complex
300 Country Club Road #100
Wylie, Texas 75098

CALL TO ORDER

Board Chairman Rose called the meeting to order at 6:30 p.m. with Board Member Chesnut, Board Member Kinser, Board Member Ulmer, and Board Member White present. Board Member Jones and Board Member Harris arrived to the meeting late at 6:31 p.m.

Staff members present were Parks and Recreation Superintendent, Robert Diaz, and Parks Board Secretary, Janet Hawkes.

CITIZENS PARTICIPATION

No Citizens came forward.

BUSINESS ITEMS

- 1. Consider and act upon approval of the Minutes from the December 14, 2015 meeting.**

Board Action:

Board Member Ulmer made a motion, seconded by Board Member White, to approve the minutes from the December 14, 2015. A vote was taken and passed 5-0.

- 2. Consider and act upon the request for the Run for Heroes Event for a vendor fair at Olde City Park on April 2, 2016, with a rain date of April 9, 2016.**

Superintendent Diaz explained to the Board that the vendor application is a reoccurring annual fundraising event to benefit several local charities such as the Wylie Education Foundation. The event includes a 5k walk/run, vendor fair, as well as several booths and displays in Olde City Park. Expected attendance this year is 300-400 people.

Board Action:

Board Member Chesnut made a motion, seconded by Board Member Harris, to approve the vendor application for the 1ST LT. Robert F. Welch III Run for Our Heroes Race and Vendor Fair, on April 2, 2016, with a rain date of April 9, 2016. A vote was taken and passed 7-0.

DISCUSSION ITEMS

No Discussion items.

ADJOURNMENT

There being no further business, a motion to adjourn was made by Board Member Jones and seconded by Board Member Harris. A vote was taken and passed 7-0. The meeting was adjourned at 6:34 p.m.

ATTEST

Janet Hawkes Parks Board Secretary

Matt Rose, Parks Board Chairman



Parks and Recreation Board

AGENDA REPORT

Meeting Date: February 22, 2016
Department: Public Services
Prepared By: Robert Diaz
Date Prepared: February 22, 2016

Item Number: _____
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 4

Subject

Consider and act upon of parkland dedication for the Woodbridge North Development.

Recommendation

Motion to consider and act upon parkland dedication for the Woodbridge North Development.

Discussion

The Applicant is seeking approval for the parkland dedication for the Woodbridge North Development. Herzog Development Corporation is proposing to satisfy the parkland dedication requirements through a combination of land dedication and improvements (funds in lieu of land dedication).

Per City ordinance, the current parkland dedication requirement is five acres per 100 lots. The minimum parkland dedication required for this development, in terms of acreage only, is 18.7 acres. The proposed development has 374 lots on 104.16 acres or 3.59 lots per acre. Corresponding funds in lieu of land dedication would be assessed at \$2,000.00 per lot. If the developer chose to submit funds in lieu of any land dedication, the amount would be \$748,000.00.

The developer proposes to satisfy the parkland dedication requirement by dedicating 2.59 acres of land, none of which is in the flood plain, to the City as parkland/open space. Within the 2.59 acre dedication is a 1.03 acre North Texas Municipal Water District easement which the Board can consider taking as a dedication per the current ordinance. The developer also proposes to install approximately 31,000 square feet of twelve foot concrete hike and bike trail on 8.78 acres of Oncor owned property (overhead line right of way) in the center of the development. Staff has discussed a possible parking lot in the dedicated parkland adjacent to the twelve foot trail in the Oncor easement to provide access to this regional trail to those living outside of Woodbridge North. This piece of trail would provide connectivity westward to an existing trail system in the cities of Richardson and Murphy. The developer also proposes to install approximately \$454,000.00 worth of improvements in the dedicated parkland and in other parts of the development with a remaining balance of cash due to the City in the amount of approximately \$190,000.00 for the West Parkland Acquisition and Improvement Fund Zone.

The proposed twelve foot hike and bike trail in the Oncor easement was not shown in the 2010 Parks, Recreation and Open Space Master Plan or 2012 City of Wylie Trails Master Plan, but the linkage was shown as part of the Collin County Regional Trails Master Plan. However, both plans do address the use of utility corridors for trails. There is currently some trail located in a Oncor easement in the Birmingham Farms Subdivision. Staff has also discussed with the developer a possible connection from the Woodbridge North Development to the retired North Texas Municipal Water District landfill located to the south that could be used as a possible regional park at some point.

The developer also proposes to pass the maintenance of all the dedicated parkland and any improvements made on dedicated parkland or in the Oncor easement to the City of Wylie. Any improvements made on home owners association-owned land would be maintained by the home owners association.

WOODBIDGE NORTH PARK & TRAIL COST PROJECTION

Revised 2-17-2016

DESCRIPTION	QUANTITY	TOTAL	UNIT	PRICE	TOTAL COST
6" Concrete Hike and Bike Trail 12' Wide					
Oncor Right-of-way	31,008		SQ.FT.		
Springwell	3,480		SQ.FT.		
	<u>34,488</u>	<u>34,488</u>	SQ.FT.	\$ 4.75	\$ 163,818.00
4" Concrete Hike and Bike Trail 8' Wide					
Park Trail	6,160		SQ.FT.		
Springwell	6,640		SQ.FT.		
East-West Collector	18,400		SQ.FT.		
McCreary & Tie to Land Fill Park	8,640		SQ.FT.		
Subdivision Street	2,368		SQ.FT.		
	<u>42,208</u>	<u>42,208</u>	SQ.FT.	\$ 3.85	\$ 162,500.80
Saw Cut Concrete Curb	48		L.F.	\$ 12.50	\$ 600.00
Handicap Ramps	6		EA.	\$ 1,500.00	\$ 9,000.00
Enhanced Concrete Street Crossings					
Springwell	456		SQ.FT.	\$ 20.00	\$ 9,120.00
Subdivision Street	324		SQ.FT.	\$ 15.00	\$ 4,860.00
Park & Trail Improvements					
Playground Equipment	1		LS.	\$ 65,000.00	\$ 65,000.00
Picnic Table	2		EA.	\$ 800.00	\$ 1,600.00
Park Trail Bench	2		EA.	\$ 405.00	\$ 810.00
Trash Receptacle	2		EA.	\$ 440.00	\$ 880.00
Shipping	1		LS.	\$ 581.03	\$ 581.03
Park Trail Milage Markers					
6" Posts & Shipping	4		EA.	\$ 650.00	\$ 2,600.00
ID Placards	4		EA.	\$ 100.00	\$ 400.00
Installation	4		EA.	\$ 150.00	\$ 600.00
Landscaped & Seeded Areas					
Trees - 4" Red Oak	7		EA.	\$ 750.00	\$ 757.00
Bermuda Seed for 2.59 Acre Park	2.59		AC.	\$ 700.00	\$ 1,813.00
Irrigation					
Irrigation for Park	1		LS.	\$ 29,158.00	\$ 29,158.00
Total					\$ 454,097.83

Note: Cost of playground equipment is estimated as Total Recreation has not completed their quote as of 2/15/2016. Equipment to be the same as Creekside Park.

WOODBIDGE NORTH PARK FEE CALCULATION

Revised 2-17-2916

	No. of Lots	Park Fee	Total
Proposed	374	\$ 2,000.00	\$ 748,000.00
Cost of Improvements			\$ 454,097.83
Subtotal			\$ 293,902.17
Park Land Dedication Credit			\$ (104,000.00)
Park Fee Cash Contribution			\$ 189,902.17

City Requirement	5 acres for every 100 lots
Park Land Dedication	2.59 Acres
Lot Equivilant	52
Park Land Dedication Credit	\$ 104,000.00

Note:

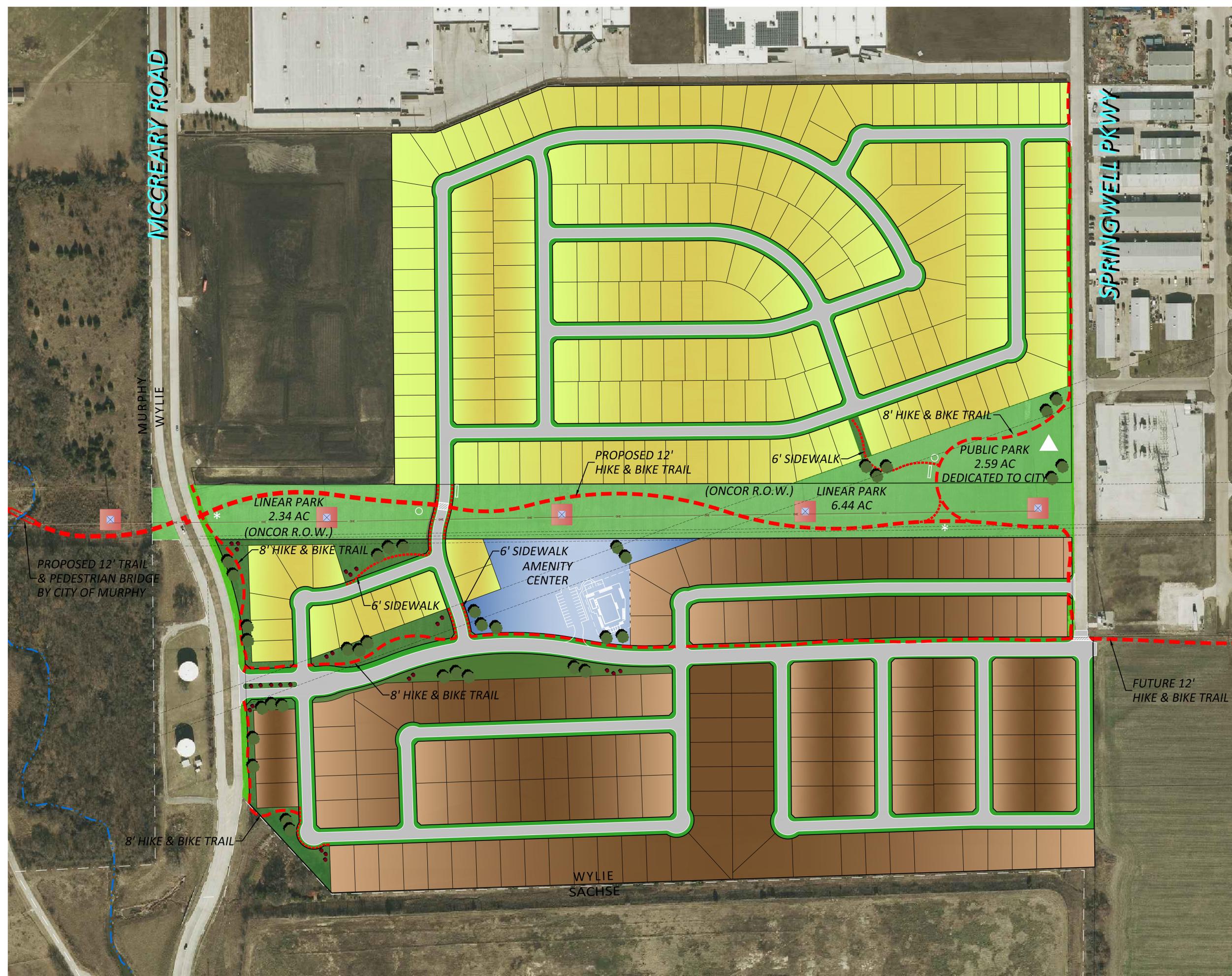
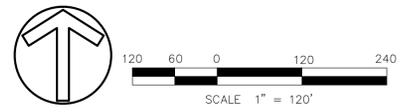
Developer to install park and trail improvements.

City to be responsible for water and maintenace upon completion of the improvements.



REGIONAL TRAIL MAP WOODBIDGE NORTH CITY OF WYLIE, TEXAS

LEGEND	
	EXISTING HIKE & BIKE TRAIL
	PROPOSED HIKE & BIKE TRAIL
	FUTURE HIKE & BIKE TRAIL
	CITY LIMITS



PARK LEGEND	
	PUBLIC PARK
	PRIVATE (H.O.A.) OPEN SPACE
	PROPOSED HIKE & BIKE TRAIL
	PLAY GROUND
	TRAIL CROSSING
	BENCH
	TRASH RECEPTACLE
	MILEAGE MARKER
	ONCOR TOWER
	ONCOR STRUCTURE ZONE

**PARK CONCEPT PLAN
WOODBIDGE NORTH**
104.16 ACRES
WYLIE, TEXAS

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consulting**
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Plano, Texas 75074
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