



City of Colleyville

Park Land Dedication Committee Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Wednesday, August 12, 2015
6:30 p.m.

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. APPROVAL OF MINUTES

October 1, 2014

3. REGULAR AGENDA ITEMS

3a Consideration to use Park Land Dedication Fund monies for the purposes of completing the Cotton Belt Trail Phase III project

4. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, August 7, 2015 by 5:00 p.m.

Rylee Truckenmiller
Administrative Secretary

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the Administrative Assistant at least 48 hours in advance at 817.503.1180, and reasonable accommodations will be made to assist you.



City of Colleyville

Park Land Dedication Committee Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Wednesday, October 1, 2014
6:00 p.m.

Colleyville Public Library
110 Main Street - 2nd Floor

1. CALL TO ORDER

Assistant City Manager/Chief Financial Officer Terry Leake called the meeting of the Park Land Dedication Committee to order at 6:55 p.m.

Roll Call

Present: Suzanne Hughes, Carel Tornes, and David Wheelwright; Staff present: Assistant City Manager/Chief Financial Officer Terry Leake, Parks Manager James Hubbard, and Administrative Assistant Kathy Moore

Absent: Leti Carson

2. APPROVAL OF MINUTES

July 28, 2014

A motion was made by Carel Tornes and seconded by Suzanne Hughes to approve the July 28, 2014 meeting minutes as presented. The motion carried with a unanimous vote.

3. REGULAR AGENDA ITEMS

3a Discussion and consideration of approval to use Park Land Dedication Fund monies for the acquisition of park land and amenities to be included in the Cotton Belt Trail Phase III project

Assistant City Manager/Chief Financial Officer Terry Leake gave a brief overview on the Cotton Belt Trail project; stating that as part of the SH 26 Phase I reconstruction project, a portion of the Longwood property was acquired by TxDOT as right-of-way for the project. Additionally, she added that in order to meet the provisions of the grant for the land acquired by TxDOT, the City is seeking to acquire property to enhance the Cotton Belt Trail Phase III project, which is being built in conjunction with the SH 26 Phase I reconstruction project.

Terry Leake stated that staff is seeking approval from the Board to use up to \$150,000 from Park Land Dedication Fund monies for the acquisition of park land and amenities to be included in the Cotton Belt Trail Phase III project.

Discussion ensued concerning the location of the property to be acquired for the Cotton Belt Trail project and the types of amenities to be included in the project. Carel Tornes made a motion to approve the use of up to \$150,000 from the Park Land Dedication Fund monies for the acquisition of park land and amenities for the Cotton Belt Trail Phase III project. Suzanne Hughes seconded the motion. The motion carried with a unanimous vote.

4. REPORTS

No Reports were presented.

5. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

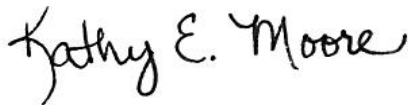
There were no citizen's comments/presentations regarding items not on the agenda.

6. ADJOURNMENT

Suzanne Hughes moved to adjourn the meeting, and Carel Tornes seconded the motion. The meeting of the Park Land Dedication Committee was adjourned at 7:01 p.m.

*APPROVED BY A VOTE OF **3** AYES, **0** NAYS, AND **0** ABSTENTIONS ON THIS THE ____ DAY OF _____, **2015**.*

Minutes taken and prepared by:



Kathy Moore
Administrative Secretary



City of Colleyville Park Land Dedication Committee Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number	Agenda Date	Number
3a	08/12/2015	
Type Regular Agenda Items		
Department Parks and Recreation		
Title		
Consideration to use Park Land Dedication Fund monies for the purposes of completing the Cotton Belt Trail Phase III project		

Explanation

At the meeting on June 2, 2015 the City Council unanimously approved attached Resolution R-15-3877 authorizing the acquisition of real property located at 7100 Colleyville Boulevard for a purchase price not to exceed \$479,052.

As stated in Resolution R-15-3877 the sources of funding for the property acquisition were \$84,450 from the proceeds from the acquisition of property by TxDOT for the State Highway 26 project, Park Land Dedication Funds in an amount of \$150,000, as unanimously approved and recommend by the Parks and Recreation Advisory Board and the Park Land Dedication Committee at their October 1, 2014, meetings, and \$244,602 and all closing costs from the Tax Increment Financing District 1 project plan category of Trails and Public Amenities as amended on November 20, 2012, which can be reimbursed, in the future, to the Tax Increment Financing District Fund by approved funding to be allocated from the Park Land Dedication Fund or the Parks Tomorrow Fund.

The City officially closed on the property on July 14, 2015 and has consulted with Teague Nall and Perkins to develop a plan for site improvements to include the Cotton Belt Trail Phase III connection. Attached is a preliminary site design which currently includes eight trees, three benches, a multi-purpose drinking fountain and an irrigated open space area. Construction of the Cotton Belt Trail through this property is being done in accordance with applicable Americans with Disabilities Act (ADA) and American Association of State Highway Officials (AASHTO) standards. This requires the addition of pedestrian rails and retaining walls, which are needed to minimize the severity of grade changes.

Per Resolution R-15-3877 staff is seeking the Committee's recommendation to utilize \$265,187.97 of Park Land Dedication Fund monies to reimburse the Tax Increment Financing District 1. In addition, per the attached preliminary opinion of probable cost, staff is seeking the Committee's recommendation to use \$230,000 of Park Land Dedication Fund monies for the Cotton Belt Trail Phase III connection along with site improvements and amenities for the property. There is a remaining balance in the Park Land Dedication Fund of approximately \$40,000 that was

previously committed to the Cotton Belt Trail Phase III project, therefore the full amount reflected in the opinion of probable cost is not being requested at this time.

In summary, staff is seeking a recommendation to utilize Park Land Dedication Fund monies in a total amount of \$495,187.97 to reimburse the Tax Increment Financing District 1 and to complete the Cotton Belt Phase III connection and related property improvements.

Attachments

1. Resolution R-15-3877
2. Preliminary Site Design
3. Preliminary Opinion of Probable Cost
4. Financial Status of the Park Land Dedication Fund - As of July 31, 2015

RESOLUTION R-15-3877

A RESOLUTION APPROVING THE ACQUISITION OF REAL PROPERTY LOCATED AT 7100 COLLEYVILLE BOULEVARD

WHEREAS, the City hereby declares a public purpose in acquiring additional real estate for public purposes, including but not limited to parks and trail uses; and

WHEREAS, the City has examined and explored the value of the property at 7100 Colleyville Boulevard (hereinafter the "Property"), and has determined that the fair market value for that tract is \$479,052; and

WHEREAS, by the adoption of this Resolution, the City Council determines that the proposed purchase price represents the fair market value of the Property; and

WHEREAS, the City hereby determines that the passage of this Resolution is in the best interests of the health, safety, and welfare of the public.

WHEREAS, all legal prerequisites for the approval of this Resolution have been met, including but not limited to the Open Meetings Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT all matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Sec. 2. THAT the City Council hereby approves the purchase of the Property for a purchase price not to exceed \$479,052, including closing costs, and authorizes the City Manager to execute all associated documents as approved by the City Attorney.

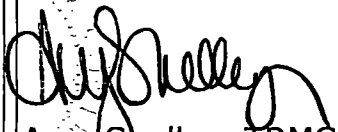
Sec. 3. THAT the sources of funding for the property acquisition are \$84,450 from the proceeds from the acquisition of property by TxDOT for the State Highway 26 project (CSJ No. 0363-01-123 Acct No. Parcels No. 149 and No. 149E), Park Land Dedication Funds in the amount of \$150,000, as unanimously approved and recommended by the Parks and Recreation Board at their October 1, 2014, meeting, and unanimously approved and recommended

by the Park Land Dedication Committee at their October 1, 2014, meeting to be used for property acquisition for the construction of the Cotton Belt Phase III project, and \$244,602 and all closing costs from the Tax Increment Financing District 1 project plan category of Trails and Public Amenities as amended on November 20, 2012, which can be reimbursed, in the future back, to the Tax Increment Financing District Fund by approved funding to be allocated from the Park Land Dedication Fund or the Parks Tomorrow Fund.

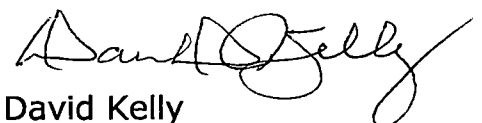
AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF 7 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 2nd DAY OF JUNE 2015.

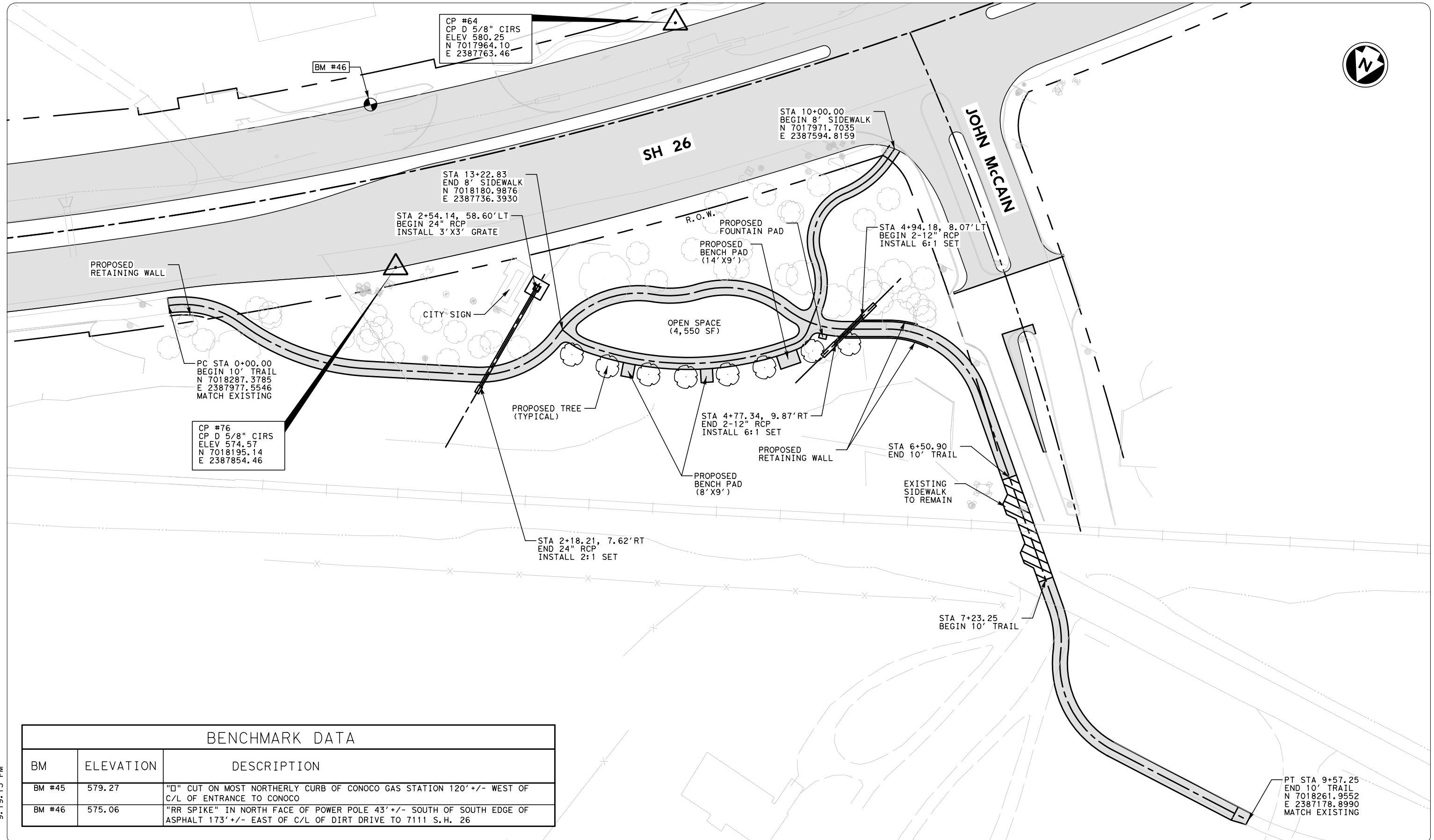
ATTEST:


Amy Shelley, TRMC
City Secretary

CITY OF COLLEYVILLE


David Kelly
Mayor

FILE: V:\Projects\COL14095\CAD\SHEETS\RDWY*PRO LAYOUT-01.dgn
DATE: 8/4/2015 9:19:13 PM



BENCHMARK DATA		
BM	ELEVATION	DESCRIPTION
BM #45	579.27	"D" CUT ON MOST NORTHERLY CURB OF CONOCO GAS STATION 120' +/- WEST OF C/L OF ENTRANCE TO CONOCO
BM #46	575.06	"RR SPIKE" IN NORTH FACE OF POWER POLE 43' +/- SOUTH OF SOUTH EDGE OF ASPHALT 173' +/- EAST OF C/L OF DIRT DRIVE TO 7111 S.H. 26

no.	revision	by	date



scale
horiz
1"=60'
vert
N/A
date
X 0000



teague nall & perkins
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Fort Worth, Texas 76102
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TBPE Registration No. F-230
www.tnpinc.com

This document is for interim review
and is not intended for construction,
bidding or permit purposes.

Ryan Michael Jones,
P.E., Tx. Reg. 110010
8/4/2015

City of Colleyville, Texas
Improvements for
COTTONBELT TRAIL
PROJECT OVERVIEW

tnp project
COL14095
sheet
4
of
20



6950 Colleyville Boulevard Preliminary Site Design and Trail Connection

LEGEND

-  10' Trail
-  8' Pedestrian Walkway
-  Irrigated Open Space



TEAGUE NALL AND PERKINS

CONSULTING ENGINEERS

**PRELIMINARY
OPINION OF PROBABLE COST**

OWNER: City of Colleyville
PROJECT DESCRIPTION : **Cotton Belt Trail Extension**
At John McCain Road
DATE: August 6, 2015

ITEM NO.	DESCRIPTION OF ITEMS	TOTAL QUANTITY	UNIT	UNIT PRICE	COST
1	GENERAL SITE PREPARATION	1.27	AC	\$9,000.00	\$11,430
2	UNCLASSIFIED STREET EXCAVATION	200	CY	\$9.00	\$1,800
3	BORROW/EMBANKMENT	1,500	CY	\$7.00	\$10,500
4	FURNISH & INSTALL TOPSOIL 4"	1,860	SY	\$2.00	\$3,720
5	ZOYSIA SOD	1,860	SY	\$5.00	\$9,300
6	CONCRETE CURB	20	LF	\$4.00	\$80
7	RETAINING WALL	600	SF	\$55.00	\$33,000
8	ADA COMPLIANT CURB RAMP	1	EA	\$1,400.00	\$1,400
9	CONC SIDEWALK (6")	1,267	SY	\$57.50	\$72,853
10	BENCH PAD (6")	252	SY	\$57.50	\$14,490
11	STORM SEWER, 12"	50	LF	\$45.00	\$2,250
12	STORM SEWER, 24"	74	LF	\$65.00	\$4,810
13	SAFETY END TREATMENT, 2:1, 24"	1	EA	\$1,100.00	\$1,100
14	SAFETY END TREATMENT, 6:1, 12"	2	EA	\$750.00	\$1,500
15	GRATE INLET, 3'X3'	1	EA	\$2,500.00	\$2,500
16	PEDESTRIAN FENCE (PR1 RAIL)	280	LF	\$80.00	\$22,400
17	FOUNTAIN WITH DRAIN PIT	1	EA	\$5,500.00	\$5,500
18	TREE (100 GAL)	8	EA	\$600.00	\$4,800
19	IRRIGATION	1	LS	\$5,000.00	\$5,000
20	MOBILIZATION (10%)	1	LS	\$23,550.00	\$23,550
21	STORMWATER POLLUTION PREVENTION PLAN	1	LS	\$3,000.00	\$3,000
SUBTOTAL					\$234,983
PREPARED BY: Ryan Jones, P.E.			10% (+/-) CONTINGENCY		\$23,550
REVIEWED & APPROVED: Christopher Hartke, P.E.			TOTAL		\$258,533

FINANCIAL STATUS OF PARK LAND DEDICATION FUND AT 7-31-2015

TOTAL REVENUES	\$4,718,538
TOTAL INTEREST INCOME REC'D	\$553,918
LESS EXPENSES:	
KIDSVILLE DONATION	\$1,000
LANDSCAPING NATURE CENTER	\$1,169
NATURE CENTER TREES	\$1,035
KIMSEY PARK APPRAISALS	\$4,700
CITY PARK SOD	\$72,881
TPWD KIMSEY PARK GRANT	\$8,800
COTTONBELT TRAIL I	\$161,447
COTTONBELT TRAIL I ROW ACQUISITION	\$32,323
WEBB HOUSE RESTORATION	\$98,584
COTTONBELT TRAIL II	\$147,006
MC DONWELL SCHOOL TRAIL	\$162,790
PARK PROPERTY	\$508,047
CASTLETON TRAIL	\$18,956
MC PHERSON PARK PHASE I	\$1,084,147
LOG BARN	\$111,000
SPARGER PARK TRAIL	\$82,838
COTTONBELT TRAIL III	\$140,490
PLEASANT RUN SOCCER COMPLEX IMPROVEMENTS	\$124,444
LD LOCKETT / COTTON BELT TRAILHEAD IMPROVEMENTS	\$21,490
WEBB HOUSE TRAIL	\$20,000
COTTONBELT TRAIL III - 6950 COLLEYVILLE BLVD PURCHA	\$150,000
TOTAL EXPENSES	\$2,953,146
LESS ENCUMBERANCES:	
COTTONBELT TRAIL II	\$61,292
COTTONBELT TRAIL III	\$44,807
WEBB HOUSE TRAIL	\$0
PLEASANT RUN SOCCER COMPLEX IMPROVEMENTS	\$75,556
LD LOCKETT / COTTON BELT TRAILHEAD IMPROVEMENTS	\$328,510
COTTONBELT TRAIL III - 6950 COLLEYVILLE BLVD PURCHA	\$0
TOTAL ENCUMBRANCES	\$510,165
TOTAL AVAILABLE AT 7-31-2015	<u><u>\$1,809,145</u></u>