



AGENDA
MARCH 13, 2018
LAVON PARKS & RECREATION BOARD
CITY HALL, 120 SCHOOL ROAD - LAVON, TEXAS
REGULAR MEETING
7:00 P.M.

1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ITEMS OF INTEREST/ COMMUNICATIONS.

Members of the Board may notify others of community events, functions and other activities.

- X-treme Green Household Hazardous Waste Event – March 17 and 18, 2018
- Easter Celebration – March 24, 2018
- Lavon Economic Development Corporation (LEDC) Small Business Bazaar – April 28, 2018

4. CITIZENS COMMENTS

Citizens, who wish to address the Board, may discuss matters not on the agenda and who have not previously expressed to the Board or City Hall a desire to discuss such matters. The only response from the Board can be to request these items to be placed on a future agenda.

5. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the Minutes of the September 12, 2017 meeting.

B. Discussion and action regarding the Easter Celebration.

C. Discussion regarding Park Board vacancy.

D. Discussion regarding a park land dedication ordinance.

6. BOARD TO SET FUTURE MEETINGS AND AGENDAS

Board Members and staff may request items be placed on a future agenda or a special meeting be called.

- April 10, 2018 regular meeting

7. PRESIDING OFFICER TO ADJOURN PARK & RECREATION BOARD MEETING

Notes to the Agenda:

1. Members of the City Council, Economic Development Corporation, Planning and Zoning Commission, and Reinvestment Zone #1 (TIF) Board of Directors may be in attendance at this meeting.

2. The Board may vote and/or act upon each of the items listed in this Agenda except for discussion items and the Board reserves the right to retire into executive session under Sections 551.071 – of the Texas Open Meetings Act concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

This is to certify that this Agenda was duly posted at City Hall and on the City's website at www.cityoflavon.com on or before 6:00 PM on March 9, 2018.

Kim Dobbs, City Administrator | City Secretary



3/17/2018 8am-3pm

3/18/2018 8am-Noon

at City Hall 120 School rd.

**HAZARDOUS MATERIALS WILL ONLY BE ACCEPTED ON
SATURDAY 3/17 FROM 8AM-NOON**

Acceptable Hazardous items are:

Household Hazardous Waste--Aerosols, pesticides, flammables, paint, corrosives, batteries

Electronics—Computers, Cable TV Boxes, Routers, Laptops, Telephones, Printers and Televisions

Household metal appliances—Refrigerators, Washers, Microwaves, Freezers, Dryers, Stoves/Ovens

Automotive—Tires, Oil, Gasoline, Antifreeze

Document Shredding is available from 8am-Noon

YOU MUST PRESENT A CURRENT CITY OF LAVON TRASH/SEWER BILL. ACCOUNTS WITH PAST DUE AMOUNTS MUST BE PAID PRIOR TO DISPOSAL.

City of Lavon Easter Celebration

Saturday March 24

3pm-4:30pm

at Lavon City Park

Lunch courtesy of

The City of Lavon

Activities include:

Face painting, Bounce House,

Easter Bunny Visit

Egg Hunt for children ages 1-10

Happy Easter





Spring Small Business Bazaar

Saturday, April 28, 2018

Noon to 5 PM
(Setup @10am)

City Hall Gymnasium and Park Pavilion Area
120 School Rd

Reserve a spot today!

Name of Business _____

Type of Sales Products or Services _____

Name of Contact/Owner _____

Telephone _____ E.mail _____

Address _____, City _____ Zip _____

Reserve **6' x 8' Booth in Gymnasium** ___ with table **\$25/** ___ without table **\$15**

Reserve **10' x' 10' Booth in Park Pavilion Area** ___ with table **\$25/** ___ without table **\$15**

For question and information contact Micki Hollien 214 934 7190 micki.hollien@lavonedc.com

Checks payable to: **Lavon Economic Development Corp**

Mail to LEDC P.O. Box 340, Lavon **OR** visit our office at City Hall 120 School Rd. Lavon TX 75166



MINUTES
SEPTEMBER 12, 2017
CITY OF LAVON PARKS & RECREATION BOARD
LAVON CITY HALL, 120 SCHOOL RD., LAVON, TX
REGULAR MEETING
7:00 P.M.

1. MR. TIEGS CALLED THE MEETING TO ORDER AT 7:05 P.M. WITH A QUORUM PRESENT.

ATTENDING: MIKE GULINO, SEAT ONE
PAUL SHIRLEY, SEAT TWO
DANETTE MCCRARY, SEAT THREE
BRADLEY TIEGS, SEAT FOUR, CHAIRMAN
CHUCK TESKE, MAYOR, SEAT FIVE

2. MR. TIEGS LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MAYOR TESKE DELIVERED AN INVOCATION.

3. ITEMS OF INTEREST/ COMMUNICATIONS

Items noted included: National Night Out (October 3, 2017), Fall Festival (October 21, 2017) and the LEDC Small Business Bazaar (November, 25, 2017).

4. CITIZENS COMMENTS

There were none.

5. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the Minutes of the August 8, 2017 Meeting.

MOTION: APPROVE THE MINUTES AS WRITTEN.

MOTION MADE: GULINO
SECONDED: SHIRLEY
APPROVED: UNANIMOUS

B. Discussion regarding Fall Festival.

The staff presented information regarding vendors who have committed to the festival as well the need for volunteers for the festival. A slideshow of last year's event was shown.

C. Discussion regarding proposed developments.

Ms. Dobbs presented a report regarding proposed developments including Crestridge Meadows and Lavon Farms. Discussions included parkland and trails within the developments.

D. Discussion regarding park land.

The Board discussed the benefit of having a Master Park Plan to inform the public and developers of the residents' desires regarding parks and trails.

E. Discussion and action regarding a community garden.

Mr. Tiegs presented and the Board discussed details regarding development of a community garden. Questions posed by the board included maintenance and costs to the residents or city. The Board discussed options regarding the possibility of partnering with a local school or business. Ms. McCrary suggested a resident survey be conducted to see gather information about citizen interest in the project.

6. SET FUTURE MEETINGS AND AGENDAS

The Board will next meet on October 10, 2017. Possible agenda items include:

- Community Garden
- Master Park Plan
- Fall Festival

7. MR. TIEGS ADJOURNED THE MEETING AT 7:40 P.M.

DULY PASSED and APPROVED on the ___ day of _____ 2018.

Brad Tiegs, Chairman

Attest:

Kim Dobbs, City Administrator | City Secretary

Park Land Dedication Ordinance Information March 2018

A park land dedication ordinance is generally preceded by the adoption of a Master Park Plan or at minimum park planning standards.

The three main elements of a park land dedication ordinance typically are:

1. Land Dedication
2. Fee-in-Lieu of Land Dedication, and
3. Park Development Fee

An example of Land Dedication is a requirement that a developer has to dedicate one acre of land for each 50 dwelling units.

An example of a Fee-in-Lieu of land would be that an established fee per dwelling unit (ie \$1000) would be paid by the developer prior to plat filing instead of any land dedication. This might be because there is not any suitable land for dedication within the development property.

An example of a Park Development Fee per unit would generally accompany either of the first two for the development of the park. A developer would have an option to pay the fee or construct the park improvements.

If a developer installs and dedicates a park, credit is calculated within the framework.

Occasionally, depending on the property specifics, a combination of the two are employed.

Any framework must be **roughly proportionate** to the impact of the development on the system.

Common goals:

1. Establish a level of service that would provide that recreation amenities would be located within $\frac{1}{2}$, $\frac{3}{4}$ or 1 mile of each resident.
2. Establish minimum improvements or elements for each park site that include shade, picnic tables-benches, trash receptacles, and a play structure.
3. All parks area accessible.

Policy Elements for Dedication or Fee-in-Lieu of Land would include:

- Explanation of how the dedication area and fee were derived.
- Separate calculations for single family v. multi-family development.
- A statement that fees are due prior to filing of the final plat for single-family and prior to the issuance of a building permit for multi-family.
- A deadline for expending the funds (typically ten years) and refund procedures
- Credit calculation for privately owned-maintained park and recreation amenities that are open to the public

CITY PARKLAND DEDICATION COMPARISON					
City	Population	Park Development Fee		Fee-in-Lieu of Dedication	
		SFR DU*	MFR DU*	SFR DU*	MFR DU*
Bryan	83,260	\$385	\$292	\$162	\$133
Cedar Hill	48,343	\$250	\$250	\$250	\$250
College Station	112,141	\$362-375 (Based on Service Area)	\$152-315 per bedroom (Based on Service Area)	\$250-274 (Based on Service Area)	\$105-115 per bedroom (Based on Service Area)
Denton	133,808	\$291	\$187	market value	market value
Flower Mound	73,547	\$1,388	\$1,388	market value	market value**
Highland Village***	16,642	\$971-\$2,068 (Based on Service Area)	\$971-\$2,068 (Based on Service Area)	\$971-\$2,068 (Based on Service Area)	\$971-\$2,068 (Based on Service Area)
La Porte	35,086	\$318	\$318	\$490	\$490
Mansfield	65,631	\$750	\$750	\$500	\$500
New Braunfels	73,959	\$500	\$500	\$100	\$100
Rockwall	43,586	\$208-\$1,801 (Based on Service Area)	\$208-\$1,801 (Based on Service Area)	\$156-\$1,347 (Based on Service Area)	\$156-\$1,347 (Based on Service Area)

Requirements of each city may contain caveats and maximums not reflected herein. Comparison provided for illustrative purposes only.

**Cost per unit*

***May not apply to an MFR project on a platted lot*

****The Highland Village fees are one fee, assessed in three components, which includes both acquisition and development. The fees as represented in this table are not calculated separately. For each dwelling unit, the fee can be from \$971 to \$2,068 total, depending on the service area as provided in the ordinance.*

A Study of Parkland Dedication and Development Fees

by

Mundo and Associates, Inc.

**For Open Space Land Reserves, Parkland and Recreational Lands
Dedication and Development**

National Recreation and Parks Association

National Standard- 9.5 acres per 1,000 population

9.5 acres x 43,560 square feet in an acre = 413,820 sf
413,820 sf/1,000 population = 414 sq. ft. per person

***“To meet open space reserve, parkland or recreational facilities National
Standard”***

**Goal would be 414 sq.ft per person for lands of open space
reserve, parkland and recreational lands fully developed.**

Assume an average of 3 people per household

3 people x 414 sq. ft. per person = 1,242 sq. ft. per dwelling unit of open space
reserve, parkland and recreational lands

1,242 sq. ft per dwelling unit divided by 43,560 sq. ft. in an acre = 0.0285 acres
per dwelling unit.

Standard for land dedication in proposed Zoning Ordinance uses 0.03 acres per DU

Also assuming \$15,000 per acre as a value

\$15,000 per acre x 0.03 acres per DU = \$450 fee per dwelling unit in lieu of the
land

Fee in lieu of land dedication of \$450 per dwelling unit to a dedicated fund

Assume an average cost of \$300,000 to develop a 5 acres park

5 acres x 43,560 sf per acre=217,800 sq. ft. in a 5 acre park

\$300,000 divided by 217,800 sq. sf. = \$1.38 per square foot to develop a 5 acre park

\$1.38 per square foot x 1,242 sq. ft. per DU = \$1,714 per dwelling unit to develop a 5 acre park

**Fee in lieu of park development is \$1,714 per dwelling unit to a dedicated fund
Lavon Open Space Reserve, Parkland and Recreational Lands Fund**

Example:

200 acres for land development with 25 acres commercial and 175 acres in residential

Reserve 20% for roads and development features

140 acres in dwelling units at 5 dwelling units per acre equals 700 homes

700 dwelling units x \$1,714 = \$1,199,800 Dedicated for development into

The Fund for park development

Option to the recreational lands and development fees is have the general fund pay for park development after the home development is over.

Proposed Amendment to the Subdivision Open Space Reserve, Parks and Recreation Land Regulations

Open Space Purpose

A) Lavon is planned as lower density development with natural areas being a component of the neighborhood planning (Comprehensive Plan Goal PG4) and with development of housing allowing for retention of lands for open space and recreation development (Comprehensive Plan Goals HP13).

B) Further, the requirements are allowing Lavon to meet the National Recreation and Park Association (NRPA) recommended standard of 9.5 acres of land per 1,000 population.

1. Because of the importance of open space reserves, parks and recreation areas to the quality of life and the health and safety of Lavon citizens all development projects in the City shall be required to provide an open space reserve, parkland or recreation land dedication or provide a fee in lieu of land dedication plus develop park and recreational facilities within those lands or provide a fee in lieu of development of the open space reserve, park or recreational facility. Required open space reserve, park land or recreational lands shall be dedicated fee simple by plat. Prior to building permit approval fees shall be paid, as required, to the Lavon Open Space Reserve, Parklands and Recreation Lands Fund.

A) For residential development five acres is the minimum size of open space reserve, park or recreation facilities land dedication.

B) Storm water detention facilities or public facility uses or lands reserved for future public facility use shall not meet the requirement for open space reserves, parks or recreational areas.

C) If open space reserves, park or recreational area dedication is not dedicated to public use, an owners association shall be established to maintain the dedication.

D) Site design of the open space reserve, parkland or recreation land dedication shall reviewed as part of the site design requirements for each development.

E) Residential developments shall provide open space reserve, park or recreation land dedication at the rate of 0.03 acre per dwelling unit for residential development over 12 dwelling units.

F) Multifamily Dwelling development with 8 or more dwelling units shall provide a private property managed, site plan approved, landscaped park area with a children playground equipment all within the multifamily development meeting the standard of 0.03 acres per dwelling unit.

G) Residential developments with publically dedicated open space reserves, parkland area and recreational land that are not planned for recreational development and without an approved development site plan shall require a contribution to the Lavon Open Space Reserve, Parkland and Recreational Area Fund a Fee in lieu of development in accordance with the Lavon Fee Schedule