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STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY :AE DEPUTY

NOTICE OF MEETING

COLLIN COUNTY PARKS FOUNDATION ADVISORY BOARD

Notice is hereby given that the Collin County Parks Foundation Advisory Board will meet on **Thursday, July 8, 2021 at 5:30 p.m.** at the **Collin County Commissioners Courtroom, 2300 Bloomdale Road, Suite 4192, McKinney, TX 75071**, for the purpose of:

AGENDA

1. Call to Order;
2. Approval of April 8, 2020, Minutes;
3. Distribution and any discussion related to the application packets received for the Project Funding Assistance Program, 3rd Series, 2018 Bond (\$2 million);
4. Updates of the status of funded projects through the Project Funding Assistance Program;
5. Updates on Myers Park improvements;
6. Possible future agenda items;
7. Adjourn

CERTIFICATE

I certify that the above notice of meeting was filed and posted with the County Clerk at the Collin County Jack Hatchell Administration Building, McKinney, Texas on the 25th day of June 2021, per the official time/date stamp of the County Clerk's Office.

Dawn Redwine

Stacey Kemp, County Clerk
Collin County, Texas

By: 
Stacey Espinosa
Deputy

**Collin County
Parks Foundation Advisory Board**

**Minutes
April 8, 2021**

Item No. 1 Call to Order

Steve Bolen called the meeting to order at 5:34 p.m., with the following members present: Steve Bolen, Bill Fraser, Ron Tykoski, Tim Bennett, Carson Underwood, Chris Catullo and David Downs; absent: Dollie Thomas. Collin County staff present in person: Clarence Daugherty, Tracy Homfeld and Dawn Redwine; Guests: Judy Moody. Steve began moderation of the meeting.

Item No. 2 Approval of March 11, 2021, Minutes

Ron made a motion to approve the minutes, which passed unanimously

Item No. 3 Myers Park on-site overview with discussion of construction improvement projects and consideration of any action related thereto

- A. Judy gave an overview of the history of the property, its past and current uses, along with some of the past and current difficulties of the property.
 1. Myers family donated the land to the county to be used for youth. The deed states that it has to be used for Collin County youth, have a designation for Boy Scouts and Girl Scouts, and have a designating to the museum.
 2. There are a total of 158 acres. Myers family donated some, Collin County purchased some and some was bought by local farmers who in turn built on the property and then donated it to Collin County.
 3. Yearly budget is \$900,000, only \$112,000 is for operations, the rest is for salaries.
 4. The average revenue is \$220,000 with the Landing being the most used building.
 5. FFA and 4H can have one free show a year.
 6. Collin County Master Gardeners have a demo and research garden on site. They started it in 2010. They have also built a shade over the garden and the bridge in that area was built by the Boy Scouts.
 7. The back of the property is where they host outdoor events such as Mud Runs, 5K Runs, Cross County Meets, Monster Truck shows, and more.
 8. The Farm museum is a one women show and she has her own budget. She is very involved with the homeschool community and teaches old trades such as sewing, basket weaving, and soap making. She was able to keep this up during Covid by mailing packages of supplies for activities and then showing a demo on Facebook. There is also running tractors on site that she uses to offer driving classes.
 9. David asked how the park makes up for the gap in the budget. Judy answered that one of the ways is that they receive old equipment from other departments when that department buys new.
 10. Carson asked what is the biggest expense. Judy answered that equipment is the biggest expense, but that is budgeted for. Also pond maintenance and advertising. Clarence mentioned that labor is a big expense as well.
 11. David asked if there are any gaps in the weekends when events are not scheduled. Judy replied that there are not many. The only thing that keeps people away usually is the extreme heat or cold.

12. Carson asked if the advertising is wide spread. Judy answered that they usually do not advertise to a wide area because they get so much local business already it's not necessary.
13. David asked how much the venues cost to rent. Judy answered that they are \$300-\$500 a day. The Court wants them to make money, but not compete with the community businesses. The best package is the Wedding at the landing and gazebo for \$3,800. She stated that the pole barn is also used for event.
14. Clarence gave a little history of what the site used to look like when he and Bill used to work for the county years ago.

*****At this time a walking tour began*****

- B. All present members walked to the Stall Barn where Judy presented information.
 1. There are 180 stalls.
 2. BB Owens trust built the barn and then donated it to Collin County.
 3. Concrete is uneven, beams are bent, there are water leaks, stalls pulling up off the ground, doors don't meet with up with the ground even when locked.
 4. Carson asked if a plumber has been contacted. Judy answered no, that is one of the items that money is needed for. There needs to be a full work up and there is no budget for renovations of this size.
 5. Carson asked if LED lights are being used. Judy answered that in the Show Barn, yes, but not in the Stall Barn.
- C. The members then walked to the front side of the Show Barn.
 1. Judy pointed out that the pipes from the bottom of the building are exposed, steps are broken and that it is currently fenced off for safety purposes.
 2. She mentioned that you could see the cracks in the foundation on the inside.
- D. The members then walked towards the Gazebo and stopped at the top of the steps.
 1. Judy pointed out that the steps and the railing were added when the new parking lot was recently poured. She pointed out the Pole Barn that you could see in the distance and how the screens can be lowered in the case the weather warrants it.
 2. Beyond the Pole Barn is a white farmhouse that is used for the Myers Park office.
 3. She pointed out that in the same area are 2 historical buildings. One is a Confinement that was donated to the park by Jerry Jones. The other is a Granary. It was brought in from Moore Farms, which is present day Trinity Falls. It was taken apart log by log to bring it to the park. It is believed to be the oldest historical building standing in Collin County.
 4. Judy pointed out the Botanical Garden and said has the most blooms from June-Aug and the hillsides have been seeded for Bluebonnets.
 5. Lastly Judy pointed in the direction of the Amphitheater and stated that it can hold 300 people. It also has its own bathrooms enclosed in a stone building, but the foundation is shifting.

*****At this time it was stated that the attendees were welcome to drive around to see more, but the walking tour is complete. The members then walked back to the Show Barn.*****

- E. Clarence continued discussions.
 1. Clarence explained that using Open Space Bond funds for Myers Park improvements are not against any policy and that Bond funds have been granted to Myers Park in previous years. He explained that there are bond funds available that need to be used and the Commissioners Court would like the money to come from Board approval as opposed to

the application process because of the urgency of the repairs. The application process will take much longer.

2. Clarence asked for consideration to give money from the Bond funds to Myers Park for items that Judy has compiled on a list.

- F. At this time Judy handed out a packet of photos that included:
 1. The Granary and the Confinement buildings. She mentioned that a Historical Architect would need to be hired in order to keep the integrity of the buildings.
 2. The Amphitheatre. She pointed out the flooding, sinking, and concrete separation that need repairs.
 3. The non-paved road areas. She explained that they need to be paved just as the rest of the property is. This included 2 roads and a segment that connects the back of the Show Barn to the parking lot.
 4. The Stall Barn. Photos show concrete issues that need repaired.
 5. The Show Barn North East End that needs repaired.

- G. Next Judy passed out a packet with the financial information.
 1. The packet listed all monies that were granted to Myers Park from Parks and Open Space Bond Funding from FY2009-FY2021.
 2. Tracy explained that not all of that money was needed and \$1.1 million is sitting in a contingency fund and of that, \$163,000 was from Myers Park's unused money.
 3. The packet also showed the proposal for the new work that needs to be done totaling \$630,000. She explained they are only estimates, they did not hire consultants to get the numbers, however the numbers do include hiring consultants if approved.

- H. Discussions of all presented items began among the members.
 1. Steve asked if the Board were to grant the request of \$630,000, would there be a 50/50 match as in the stipulations for the Bond Application Process. Tracy answered that no, Myers Park has never had a 50/50 match for their funding since it is County owned.
 2. David asked when the staff would like a decision to be made and Clarence answered that if able, an answer would be needed tonight and the item would go before Commissioners Court in a few weeks if Board approves. Steve mentioned that if no decision was made tonight that a meeting could be scheduled to come back and discuss more and vote.
 3. Ron asked for clarification and reiterated that the \$630,000 would not be part of the \$2 million that the Board will be awarding during the upcoming 3rd series application process, to which many agreed that it was not.
 4. Steve mentioned that in the past there has been extra, over the \$2 million, that the Board was able to award as needed. Tracy said there would still be about \$500,000 to use with the \$2 million. David mentioned that it would only take a few years to build that back up again if used this year.
 5. Several addressed concerns as to if \$630,000 was enough for the work that needs to be done. They agreed the numbers seem low based on their own personal experiences. David thinks that \$750,000 would be more reasonable and if more was needed after that, the staff could come back to the Board and request more.
 6. Tim asked why the Historical Building have the highest cost being \$400,000 of the \$630,000. Judy explained that it will take special work and labor. A Historical Architect will have to come in, do an analysis, and then do the work. She has already been in contact with a couple of them for pricing. Judy said there are less than a handful in the whole state that are qualified to do the work. Ron asked if the buildings are in the Historic Registry, but Judy and Clarence both agreed that they are not. Tim asked if the analysis only could be approved, but Clarence explained that Bond money needs to be used for things that will last at least 20 years and analysis alone doesn't fit that

requirement. Carson asked about preserving the inside only of the historical buildings and modernizing the outside to help with costs. Judy said that could be a possibility and she is willing to play around with the numbers and do what will work best for the budget allowed.

7. Ron asked if the needs are listed in order of biggest need on the handout from Judy, to which she answered yes.
8. Carson asked if there is a number too high that they could recommend, but Judy said if they approve the \$630,000, then she would come back and ask for more if needed.

I. With no further discussion, David made a motion to recommend for Commissioners Court to approve \$750,000 from Bond Funding be given to Myers Park to be used on the items that were presented today, and to disperse the money among the items as needed. Carson seconded and the motion was unanimously approved.

J. Carson asked that the Board be notified of the date in which the item will be presented to the Commissioners Court.

Item No. 4 Discussion of future agenda items

Steve opened the floor to any suggested topics, but none were given, however it was mentioned that the 2018 Bond Fund 3rd series applications will be handed out at the next meeting, which will be July 8, 2021.

Item No. 5 Adjourn

David moved to adjourn at 7:08.