



**LITTLE ELM COMMUNITY DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS**

**Wednesday, March 16, 2016 – 6:00 PM**

**REGULAR MEETING**  
100 West Eldorado Parkway  
Town of Little Elm Town Hall Center  
**2<sup>nd</sup> Floor Glass Conference Room**

**MINUTES**

**Present:** Jerry Beliveau, President; Edee Hansen, Member; Steve Petrasic, Member; Roger Housel, Vice President; Steve McGee, Secretary; and Jeannette Westenhofer, Treasurer

**Town Staff:** Chad Hyde, Director of Parks & Recreation; and Missy Meador, Parks & Recreation

**Absent:** Robert Gwinn, Member; and James Dominy, Town Council Liaison

1. **Roll call and call to order of Regular Community Development Corporation Meeting:** President, Jerry Beliveau called meeting to order at **6:07 pm**.
2. **Request by the CDC Board for discussion and recognition of excused absences to be placed on the next regular meeting agenda:** Upon motion by Roger Housel and second by Edee Hansen, unanimous vote to excuse Jerry Beliveau and Jeanette Westenhofer from the December 9, 2015 Regular Meeting. **Motion passed.**
3. **Discussion and action to approve the minutes of the December 9, 2015 Regular Meeting:** Upon motion by Edee Hansen, second by Steve McGee, with approved changes. Unanimous vote. **Motion passed.**
4. **Public comments:** Persons may address the board on items not on the printed agenda. Please observe the time limit of five (5) minutes. In accordance with the state of Texas Open Meeting Act, the Corporation may not comment or deliberate such statements during the period, except as authorized by Section 551.072, Texas Government Code. **There were no public comments.**
5. **Parks Master Plan Updates:** presented by Chad Hyde. **No action taken.**
  - **Little Elm Park – Phase 3:** boat ramp/dock – final walkthrough and still working on some issues. Boat wash station by KLEB installed and still need to hook-up water. Rails of courtesy dock need repaired – boats were breaking them. Steve McGee asked if we could get extra benches at the playground. Chad will look into budget for purchase of benches. Discover Kayak (paddleboard and kayak rentals) will operate out at LE Beach.
  - **Beard Park:** Trail under construction on Corp land – low impact lease. Crushed granite with geoweb under, will be placed on the trail. Estimated budget \$3m for

Lakefront trail/bridges. Lakefront trail \$1.2m grant – have funding now to begin construction.

- Recreation Center Expansion: Final permits done. Turning dirt next week. 9-month build. Scheduled open January 2017.
- McCord Park – Phase 2: Dog park grant included. Should be getting grant for splash pad.
- Hart's Branch Trail: Trail funded with grand and our matching funds. Move forward after Lakefront Trail. Will tie into Sunset Pointe and Lakefront Trail – connected through sidewalks.
- Valencia and Frisco Hills Trails: Developer designing trails now and installing next year.
- Lakefront District: Palladium foundation done. Retail and restaurants in that plan.
- CDC projects – Cottonwood Park hitting stations and batting areas installed and finishing. Sand PO in place and scheduled to order replacement beach sand. Beach drainage project scheduled for Fall 2016.
- Cottonwood Park – Huge hit from flood. Working on now to repair fencing, etc. Marina put in request to Corp to expand with 50 more slips and expand parking. Parking will mirror current on opposite side.

**6. Identify and Discuss New Agenda Topics:**

- Cottonwood Park Master Plan – Master plan the whole park. We should plan sooner than later. Possible grants available. Make more of a day use park.
- Farmers Market – on hold for 2016. Looking to move to Lakefront in 2017.

**7. Adjournment:** Adjourn the meeting at 7:25 pm. Unanimous vote. Motion passed.

**Pursuant to the Texas Open Meeting Act (Chapter 551, Texas Government Code), one or more of the above items may be considered in executive closed session, closed to the public. Any decision on any item will be taken or conducted in an open session following the conclusion of the executive closed session.**

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aid services such as interpreters for hearing impaired, readers or large print are requested to contact the Executive Director's office at 972-731-3296 two days prior to the meeting so appropriate arrangements can be made. BRAILLE IS NOT PROVIDED.**

Respectfully,

**Chad Hyde**  
CDC Liaison  
Director of Parks & Recreation  
[chyde@littleelm.org](mailto:chyde@littleelm.org)  
972-377-5564

Passed and approved this 8th day of June 2016