



# Minutes—Meeting Summary

## Community Connection Semi-Annual Town Hall Meeting

Monday, February 6, 2017

White Rock Church of Christ, Fellowship Hall

9220 Ferguson Rd, Dallas, TX 75228

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### FERGUSON ROAD INITIATIVE

*Serving Far East Dallas: Casa Linda/Forest Hills, Greater Casa View, White Rock East, & White Rock Hills Neighborhoods*

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#### MEETING PURPOSE

Hear community announcements, members elect the 2017-2019 FRI Board, meet new city manager T.C. Broadnax, understand the importance of a community plan, brief community on White Rock Hills Community Recreation Center, & gather input from community input forum

#### OUTCOMES

1. Approved tonight's Agenda & Minutes from September 19, 2016
2. Elected FRI Board of directors
3. Met the new City Manager T.C. Broadnax.
4. Reviewed the importance of Area Land use Plans
5. Participated in Community Input Activity
6. Closed with Southwest Raffle

#### Roles

- *Sponsors:* FRI Board of Directors
- *Facilitator:* Vikki J. Martin, President
- *Scribe:* Erica Heffner
- *Timekeeper:* Susan Hopper

#### GROUND RULES

- Listen to and respect comments and ideas of others.
- Honor time limits.
- Stick to the agenda.
- Share your experience and perspective.

#### DECISION MAKING

We strive for consensus at all of our meetings, and fall back to a majority vote of those present when needed.

## PARTICIPANTS

### MEMBERS

**Diane Anderson, White Rock Village CW**

Ann Bagley, Forest Meade NA

Lee Barron, Braeburn Glen NA

Ken Benson, Highland on the Creek NA

Bobbi Bilnoski, FRI, Consultant

Jerry Clancy, FRI Board

Sunny Coffman, St. Andrews NA

Bill Coleman, FRI Board

Theresa Daniel, County Commissioner, Dist. 1

Mary Day, Eastwood Hills NA

Bea Deen, White Rock Village NA

Samer Fallouh, Claremont Addition NA

Samia Fallouh, Claremont Addition NA

Cannon Flowers, Sr. Affairs Commission, Dist. 7

Carol Gardner, Claremont Addition NA

Kerry Goodwin

Melissa Gray, White Rock Forest NA

John Hopper, Casa Linda Forest NA

Susan Hopper, Casa Linda Forest NA

Kimberly Humphries, White Rock Center Hope

Jan Johnson

Neely Kerr, Casa View Oaks NA

Mary Kimbrough, Hillridge CW

Diana Koen, White Rock Village CW

Ronald Koen, White Rock Village CW

Gary Lawler, FRI

Demetria McCain, Claremont Addition NA

Mari Madison, Casa View Oaks NA

Harold Marshall, Truett CW

Jean Marshall, Truett CW

Vikki Martin, FRI Board,

Claremont Addition NA

Daniel Micciche, DISD

Trustee. Dist 3

Nicole Miller, Hillridge NA

Matt Nicolette, Lakeland Hills CW

Mike Nurre, Casa View Oaks CW

William Oney, St. Mark's

Presby Ch

Dan Ortman, FRI, Forest Hills NA

Cozy Palmer, Forest Hills NA

Francisco Pataro, White Rock Forest NA

Gabriella Pataro, White Rock Forest NA

Robert Porterfield, Casa Linda Forest NA

Melissa Prycer, Lakeland Hills CW

Yvonne Salazar, Braeburn Glen NA

Mark Schumann, Eastwood Hills NA

Mia Laura Schumann, Eastwood Hills NA

Debbie Shaw, Claremont Addition NA

Stanley Smith, Lakeland Hills CW

Ed Snyder, FRI, Lakeland Hills CW

Jan Steele, Truett CW

Ann Stevenson, Uplift Education

Olivier Swinnen, FRI Board, Lakeland Hills CW

Maria Valenzuela, FRI, Claremont Addition NA

Debbie Van Zant, FRI, Casa View Estates

Nancy Weber, Lakeland Hills CW

Phil Wuertz, Highland on the Creek

Mary Wuertz, Highland on the Creek

### GUESTS

Sara Albert, FRI Board

Paul Bennett, Braeburn Glen NA

T. C. Broadnax, City Manager

Jenna Bryan, Reading Partners

Amanda Buckley

Joanne Burlou, Lakeland Hills CW

Yamilec Calvario, Uplift School

Ellen Childress, Truett CW

John Childress, Truett CW

Erica Cole

Mary Crockham, White Rock

Village CW

Linda Downey, Claremont

Addition NA

Mandrell Drakes

Lorena Drennan, Forest Oaks NA

Elizabeth Dry, Promise of Peace

Judy Edwards, Hillridge NA

Judith Fears, Dallas County

Community Court

Kevin Felder, Hillview Terrace

Chimeka Foster, City of Dallas

Caleb Hand, Lakeland Hills CW

Dee Ann Hanchey, Casa View Oaks

Erica Hefner, Lakeland Hills

Chandra M. Henson, Enclave

at Grove Hill NA

Frank Honeycutt

Valerie Hooper

Pat Johnson

Brent Johnson, City of Dallas

Cal Johnson, Truett CW

Tammy Johnston

Michael Jung, City Plan

Commission

Scott Kaserman, Little Forest Hills NA

Hannah Knox

Kristen Kramer, City Attorney

Blake Kresl, Highland on the Creek NA

Michelle Lowe, City of Dallas, Code

Leong F. Lim, DPARD

Ken Montgomery, Casa View

Haven NA

Erin Moore, Aide, Co. Comm.

Theresa Daniel

Carolyn Owens, Lakeland Hills CW

Joli A. Robinson, City of Dallas

Gloria Sandoval, City of Dallas

Stan Shanks, Hillridge NA

Jeremy C. Smith, Hillridge NA

Mary Sparks, Sr. Affairs

Commission, Dist 9

Susan Stephens

Gloria Tarpley, City Plan

Commission, Chr.

Desi Tanner, Truett CW

Manuel Valadez, Buckner

Terrace NA

Mary Valedex, Buckner

Terrace NA

Jeanine Wehby

Trent Williams

Daniel Wood, Buckner Terrace NA

Gerry Worrall

Tiffinni Young, City Council,

District 7

## MINUTES

Vikki Martin started the meeting at 6:54 p.m. She acknowledge our key Founder Circle Sponsor, Baylor Scott White Medical Center at White Rock, the community for their incredible support of North Texas Giving Day, the Year End Gift Campaign and the East Dallas networkers for their financial support of FRI. She also acknowledged Chris Rebeck, president of Bishop Lynch High School, for his recent support of the FRI Board Strategic Planning Retreat. She introduced elected and appointed officials.

### KEY ANNOUNCEMENTS:

**VITA:** Kerry Goodwin with Volunteer income Tax Assistance (VITA) announced that this is FRI's 12<sup>th</sup> year with VITA. We have served 1354 families, generated \$2.44MM in refunds this year through 80 volunteers, and have generated \$15MM in refunds over the past 10 years. VITA will be operating at the First Community Church, located at 9120 Ferguson Road in 2017.

*Uplift:* Ann Stevenson, Chief Administrating Officer with Uplift Schools, announced that construction on the White Rock Hills Preparatory School at Ferguson Road and I-30 is on schedule for completion in July 2017. She also introduced the school's community liaison, Yamilec Cavario. Application for PK-5 are currently being accepted.

*Airbag Recall,* Ken Benson – alerted the community about the massive air bag recall, encouraged the public to go online and check the VIN number at [www.airbagrecall.com](http://www.airbagrecall.com).

*Promise of Peace,* Elizabeth Dry, Executive Director, shared with the community that the Texas Medical Foundation awarded Bayles Elementary School for their garden efforts in collaboration with POP.

**Action Item:** Dan Micciche made and Bobbi Bilnoski seconded a motion to approve the September 19, 2016 meeting minutes. The motion passed.

**Action Item:** Bill Coleman, FRI Nominating Committee, said the slate of candidates for the FRI Board of Directors called for two renewals (Jerry Clancy and Dr. William G. Jones) and two new members (Sara Albert and Nicole Miller) for a total of 16. The members present voted to elect the Nominating Committee's slate of officers.

#### FRI Board of Officers and Directors 2017

**Sara Albert**

Food Law & Policy, Attorney

**Jerry Clancy, *Treasurer***

Lone Star Credit Union, President

**Bill Coleman, *Secretary***

Resident

**Daniel Clayton**

St. Rep. Toni Rose, Aide

**Gary Hasty**

Heroes Housing, CEO

**Doug Hunt**

Access Self Storage, Business Owner

**Christopher Jackson**

Wynne-Jackson, VP Development

**Dr. William "Gerry" Jones, *Vice President***

Forest Hills Neighborhood Association, Resident

**Ethan Joubran**

Lakewood, Resident

Plasticity Brain Centers, VP Operations

**Jay Krishnaswamy**

Baylor Scott White Medical Center, CEO

**Vikki J. Martin, *President***

Claremont Addition Neighborhood Association,  
Resident

**Nicole Miller**

Lakeland Hills Crime Watch, Resident

**Daniel Ortman**

Forest Hills Neighborhood Association, Resident  
IT Consultant, Citigroup

**Christopher Rebuck**

Bishop Lynch High School, President

**Ed Snyder**

Lakeland Hills Crime Watch, Resident

**Olivier Swinnen**

Lakeland Hills Crime Watch, Resident  
Resource One Credit Union, Manager

### **City Manager, T.C. Broadnax**

After starting last Monday he has had an opportunity to get to know some of the challenges in the neighborhoods, namely animal control, homelessness and wrap around services, code enforcement, focused bond package. Community revitalization is actually working in areas where things are not comfortable. [tc.broadnax@dallascityhall.com](mailto:tc.broadnax@dallascityhall.com)

Top priorities are to understand the budget and improve transparency, next to take a deep dive into animal control issues, to become a regional convener of homelessness welcoming partners, and hiring another Police Chief. Long term bonds are more advised over short term. Members at the meeting voiced concern over animal control and the Police and Fireman pensions.

### **Area Land Use Plans**

**Gloria Tarpley, Plan Commission Chair** discussed the importance of an Area Land Use Plan. When neighborhoods re-define zoning they must go through a process involving stakeholders, homeowners, planning commissioners, businesses and all with the idea to lay out the idea and vision for the future development of an area and its zoning. The master plan gives the city a tool to understand how communities would prefer space to be dedicated.

**1998, Lower Ferguson Road Corridor, (re-branded White Rock Hills), Vikki Martin** outlined that crime and economic degeneration was the rationale for the WRH community to engage in an Area Plan. Many of the ideas generated from the 1998 study have already come to fruition: the rebuilding of Highland Road from Ferguson to Jim Miller (completed in 2005 for \$3MM), the WRH Library (completed in 2012 for \$8.5MM), and continued progress towards the realization of the WRH Community Recreation CENTER. Additionally, the community has worked to alleviate flooding, creek erosion, improved infrastructure improvements, and beautification.

**1999, Garland Rd, San Rafael-NW Hwy/2010 Garland Road Vision Plan, Gerry Worrall** led the Garland Road Vision Plan. Mayor pro tem Gary Griffith wanted to explore how to attract the local economy and retail into this area of the district. The idea was to enhance Buckner and Garland Roads and have packages ready for the bond. He expanded his committee to include neighborhoods, the found funding partners which resulted in an emphasis on land use and beautification. The Greater East Dallas Chamber has taken on the project to keep updating it.

**2012, 2-Points, (re-branded White Rock East), Ann Bagley** reported that the areas they focused on were Peavy and Gross Roads. They looked at how to improve the quality of life and highlighted education, safety, and access to transportation for the elderly. The community is proud of the tremendous work that has been done to improve G. W. Truett Elementary School through their advocacy.

**2016, Greater Casa View Area, Amanda Buckley** stated that demographic data was considered and the community voiced focused their interests on the Casa View Shopping Center at Gus Thomasson, Harry Stone Recreation Center and a desire to implement a "rails to trails" program. The main theme of the study was to explore how the community can be connected with one another and with the City. This study was recently completed in December 2016.

## **White Rock Hills Community Recreation CENTER**

See the pdf of the powerpoint that was presented regarding the CENTER and attached to this email.

### **Ed Snyder, FRI Economic Development Committee, Chr.**

- **Long-term goal** is to continue to plan and work toward the CENTER including an urban farm that will be integrated into the park.
- **Short-term goal** is planning, development and construction of park improvements for a First Phase that will enhance the community and encourage economic development.
- District 7 and 9 council members have committed to FRI that they will work together to contribute bond funds from the 2017 bond program toward this first phase that *will not require private matching funds*. The exact amount has not yet been determined. These funds will be used to design and construct at grade park improvements for park and recreational activities that will be determined by receiving community input. The First Phase will be designed to accommodate the future recreation center as much as is feasible. The First Phase will require the preparation and approval of another master plan that will amend or supersede the existing master plan.
- City staff and council members are exploring adding hike and bike trail improvements that would be funded by 2017 bond funds. This would connect FRI to the city's trails.
- City staff will be the operator of the First Phase and all subsequent phases using city operation funds. There will not be a private third party operator. However, the city is open to private programming operators for programs that are outside of the normal city park and recreation activities. These private operators will contract directly with the city to provide these programs.

### **Councilpersons Tiffinni A. Young & Mark Clayton**

The \$5 million CENTER request with required match *is no longer viable* due to the current economic and political climate of the City at this time.

Agreement was made with the assumption of a third party operator contracting with DPARD, which is necessary to raise private philanthropy dollars. DPARD's board of directors has decided not to pursue third party operators and instead will operate all of their recreation centers.

Therefore the community is released from the required matching funds, and DPARD will take the lead in funding the CENTER thru future bond programs.

DPARD and District 7 & 9 will step up and request funds in the 2017 bond program to build a park and trail connection on the site as a phase one project. This would be a more immediate benefit to the community, funded by the City, and built around the masterplan for the future recreation center. The funds for the Center will be on future bonds.

FRI is still willing to introduce DPARD to long-term foundations partners that might have an interest in contributing to the center as a way of meeting the poverty, housing, education and nutritional needs of the community.

### **It will be replaced with:**

- DPARD – CENTER Design & Construction Documents – amount TBD. These documents are needed in order to proceed with the CENTER construction. Estimated costs 300K – 500K
- DPARD – Trail Connection Land Acquisition – estimated cost \$850K

- DPARD – Site Development Funding – estimated costs \$1M
- District 7 & 9 - Joint Funding of a Park (including Master Plan Development and Construction) - estimated costs \$3MM

**Congratulations to Bob Porterfield** for winning the Southwest Airline Ticket Raffle!

**CLOSING** Martin referred the community to reviewed the calendar of upcoming events located on their agendas.

Meeting Adjourned at 8:25 p.m.

**Next FRI Community Connection Town Hall Meeting:** *Monday, September 11, 2017, 6:30 p.m., WRCC*