

Melissa Community & Economic Development Corporation (4B)
May 19, 2022
City of Melissa, TX

1. The meeting was called to order at 7:10pm by Doug Zadow.
2. Roll call taken. Present: Doug Zadow, Amy Burchett, Diane Miller, Paula Birmingham, Tarnesha Nickens
 - Tarnesha voted as alternate since Jamie Maddock, Terry Chaloupka and Dirk Bush were absent.
3. Citizen Forum
 - Geoffrey Hall and Wade Peterson from Pacheco Koch were in attendance for a presentation on potential park improvements.
4. Motion by Amy Burchett second by Tarnesha Nickens to approve April 21,2022 meeting minutes.
Vote: 5/0/0
5. Financial report was presented by Doug Zadow.
6. Discuss and act on Phase 4 of Z-PLEX.
 - i. Symmetry has started on next FIFA standard field.
 - ii. Perimeter fence is being installed.
7. Discuss and act on Phase 5 of the Z-PLEX.
 - i. U90C expected to close on property within next couple of weeks.
 - ii. Once closed, Piazza can begin mass grading and preparing for installation of fields.
 - iii. It is expected to take roughly 65 days for fields to be completed.
 - iv. Restrooms and Concession buildings will be prefab.
8. Discuss and act on Phase 6 of the Z-PLEX.
 - i. Proposed Phase 6 is two pieces.
 - ii. 6A will be to expand lake, additional irrigation pump, additional private tennis courts, construct road, additional parking, and infrastructure for cottages.
 - iii. 6B will be parking, water, sewer surrounding third party Melissa Athletic Center (MAC)
 - iv. Proposed structure will be around 100,000 square feet and will include five basketball courts, ten volleyball courts, Futsal indoor soccer, an e-sport room, 100+ seat cafeteria with food court, classrooms, offices, a walking track with exercise equipment, men's and women's locker rooms and indoor storage for outdoor equipment.
9. Discuss and act on Phase 1 of 90-Acre Park.
 - i. Sidewalk being formed around lake.
 - ii. Utilities going in around the parking lot area.
 - iii. Continue to distribute large berm of dirt on south side of lake.
10. Presentation by Pacheco Kock on Phase 2 Possibilities of 90-Acre Park
 - i. Board agreed that next features should be to continue to improve on the lake and passive activities.
 - ii. Top priority items proposed were enhancing the lake by adding an amphitheater with seating berm and performance stage with power. Further to enhance the lake add two to three fishing piers. In addition it was proposed to create a signature pavilion for larger gatherings that would have restrooms, storage area for onsite tables etc. The concept is much like Trinity Falls. The last item proposed would be some type of sport courts with a cover.
11. Discuss and act upon Phase 2 of Country Ridge Park.
 - i. Sign for Country Ridge Park off Throckmorton and solar lights around Lake Perry Fisher are last outstanding issues.

- ii. Lake Perry Fisher not draining properly. When it rains water overflows the lake on southwest side and submerges trail. Ron has notified EST and they are working with Meritage for grading surveys.
12. Presentation by Pacheco Koch on Phase 3 Possibilities for Country Ridge Park
 - i. Board discussed possibilities to include a bluebonnet field closest to Throckmorton parking lot, adding additional vegetation that promotes monarch butterflies, expanding Throckmorton parking lot.
 - ii. It was also requested to add a plaque on both ends of Lake Perry Fisher to honor Perry Fisher.
 - iii. It was requested to add a concrete trail from Throckmorton parking lot to the concrete trail around Lake Perry Fisher in addition to the decomposed granite trail just constructed.
 - iv. Mile markers along the trail were also proposed.
 - v. Lastly it was suggested to plant some iris beds along the concrete fence on Throckmorton parking lot.
 - vi. Amy suggested that we would put some projects together and request assistance from the volunteers from The Collin County Master Gardeners Association.
13. Discuss and act on restoration of Scott-Barker House.
 - i. Phoenix 1 is to provide a quote for a turnkey solution to use the house as a welcome center/art center much like the restoration that Phoenix 1 did for the Saigling House in Plano.
 - ii. A quote was requested from Piazza Construction to restore the house for the same use but not adhering to historical marker standards. After further review, they decided that it is not their expertise and decided not to bid.
 - iii. Piazza Construction suggested Alliance Builders. Ron has asked Piazza to provide contact information and an introduction to pursue a bid.
14. Discuss and act on Clemons Creek at State Highway 121 sub-surface crossing.
 - i. Avilla Springs and TXDOT have created a deceleration lane into Avilla Springs from SH 121 very near the location of this sub-surface crossing.
 - ii. Due to this recent development, PK will have to assess if we need to shift the location from the original spot. The same sub-surface trail will be constructed it just may have to shift to the other side of the creek.
 - iii. PK will request from Tyler plans for various planned development in the area.
 - iv. This is a grant project that depending on the new location we will have to provide update to Collin County Parks and Open Space Committee.
15. Subcommittee Updates:
 - Update on City & Parks Projects
 - i. Hunters Ridge gazebo and sign have been repainted.
 - Park Improvements
16. Discuss and act upon new park projects for consideration
17. Presentation by Pacheco Koch on Zadow Park Possibilities to upgrade playground area.
 - i. Proposed to remove horseshoe pits and build up dirt under pecan trees to add artificial turf to alleviate the continuous mud issues.
 - ii. Discussed removing sand volleyball court and replacing with upgraded playground.
 - iii. Proposed to replace playground equipment with an area that is for 5–12-year-olds and then a separate play structure for tots that would include swings.
 - iv. In addition, the Board discussed extending the parking lot at Harrison to connect with the parking lot at Scott Barker House.
 - v. Also, it was suggested to add lights with an hour twist timer to basketball court area.

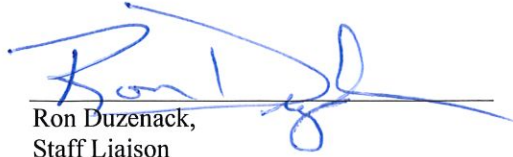
18. Motion by Paula Birmingham second by Amy Burchett to adjourn.

Vote: 5/0/0

Meeting ended at 8:49pm.



Doug Zadow,
Board President



Ron Duzenack,
Staff Liaison