

City of
Lindale

Parks & Open Space
Master Plan

Prepared by:
MHS Planning & Design
Tyler, Texas

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF LINDALE,
TEXAS ADOPTING THE PARK MASTER PLAN

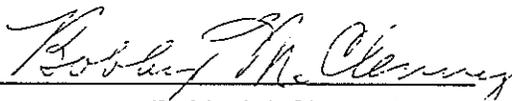
WHEREAS, the City Council authorized the development of a Parks & Open Space Master Plan for the City of Lindale, Texas; and

WHEREAS, a quality park system is a key component of the quality of life in cities;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LINDALE, TEXAS, THAT:

1. The Parks and Open space Master Plan attached hereto as Exhibit "A" is hereby approved and adopted.
2. Future decisions of the City regarding the development of the park system shall be made after consulting the Park Master Plan.

PASSED AND APPROVED THIS 26 DAY OF
January, 1998.


Bobby McClenny, Mayor

ATTEST:


Owen Scott, City Secretary

City of Lindale
Parks & Open Space Master Plan
1998 - 2008

Table of Contents

I.	Introduction	Page 1
II.	Plan Development Process	Page 2
III.	Goals And Objectives	Page 5
IV.	Facility Concepts And Standards	Page 8
V.	Parks And Open Space Inventory	Page 13
VI.	Parks and Open Space Needs Assessment	Page 16
VII.	Plan Recommendations And Priorities	Page 22
VIII.	Existing And Available Mechanisms	Page 26
IX.	Conclusions	Page 28

Appendix

- A. Citizens Survey Results
- B. Texas Recreation & Parks Account Program

I. INTRODUCTION

In November of 1996, the City of Lindale hired MHS Planning & Design to assist in the development of a park and open space program for Lindale and the surrounding area. The results of that process are contained in this Parks and Open Space Master Plan 1998-2008.

This plan contains sections on plan development, goals and objectives, facility concepts and standards, park inventory, needs assessment, priorities, and existing and available mechanisms to help implement the plan.

This plan should be viewed as a flexible tool to assist in decision making on park, recreation, and open space issues. As such, the plan should be periodically reviewed and updated to enhance its usefulness.

II. PLAN DEVELOPMENT PROCESS

This plan was developed using a citizen based format that included input from the Lindale City Council, Parks Advisory Committee, and a citizens survey. The information obtained was used to determine the current and future needs for parks and recreation in the Lindale area. The response from the community was most helpful in the development of this plan and the input received provided the framework for this plan.

The primary service area for this master plan is the Lindale City Limits, as well as the unincorporated area within a five mile radius of Lindale. In addition to those residents living in the rural areas outside of Lindale, the service area includes the Hide-A-Way Lake development. Hide-A-Way Lake is a gated master planned residential community that currently contains 4,250 people. Within the next ten years the population of Hide-A-Way lake is anticipated to top out at 4,925. Although many of the residents of the development are of retirement age, it is estimated that over 300 families with school age children currently live at Hide-A-Way Lake. Many of the basic recreational needs of the Hide-A-Way population are satisfied by the golf courses, parks and lakes within the development. There are however, no soccer, football, baseball, or softball facilities at Hide-A-Way. Youth from the development regularly participate in organized sports offered in Lindale.

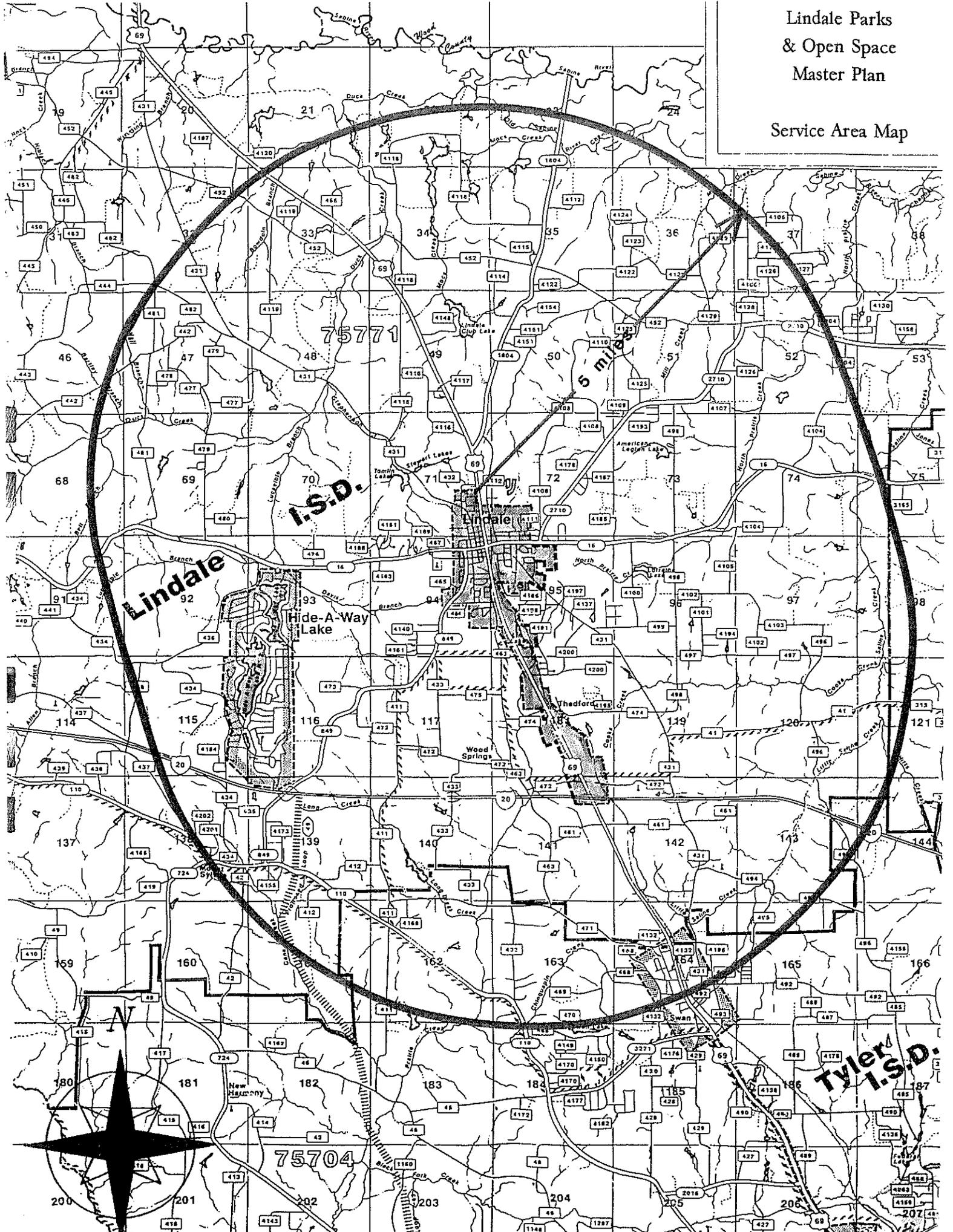
Although the population of Lindale is currently estimated to be 2,590 people, the total population within the service area is estimated to be 7,950. The large service area population is attributed to the fact that Hide-A-Way Lake and 360 households in rural areas fall within

the service area boundary.

The population for the service area, using a 1% annual growth rate is projected to be 8,825 in the year 2008.

Lindale Parks
& Open Space
Master Plan

Service Area Map



III. GOALS AND OBJECTIVES

In order to guide future decisions on parks and open space, the following goals and objectives are provided.

Goal - PARKS

Provide a variety of parks, open spaces, and recreation facilities compatible with the environment and designed to serve both the active and passive recreational needs of the citizens of Lindale and the surrounding area.

Objective

Adopt and follow a park classification system containing guidelines to help direct the size, geographic distribution, population served, suitable facilities and service area for ornamental parks, playground parks, neighborhood parks, community parks, regional parks and greenbelts.

Objective

Adopt a systematic program for developing the Faulkner Park property north of Lindale into a high quality recreational facility that will meet the specific needs of area residents.

Objective

Ensure that all parks and facilities meet the most current standards for playground

safety and accessibility.

Objective

Actively seek and utilize Texas Parks and Wildlife Department grant funding and private funding whenever possible for park land acquisition and development.

Goal - OPEN SPACE

Realize that the natural environment and ecosystems are substantial elements that contribute to the character of Lindale and should be preserved and protected.

Objective

Preserve the unique natural characteristics of the Faulkner Park property while providing recreational opportunities to the citizens of Lindale.



Objective

Be pro-active in the protection and/or acquisition of unique natural open spaces for public use.

Goal - PARK MAINTENANCE & OPERATION

Cost effectively maintain and operate the parks and open space network in a manner which provides a safe, clean and orderly atmosphere and promotes optimum utilization of the park system by the citizens of Lindale.

Objective

Improve maintenance of parks through written preventative maintenance schedules, develop a park equipment replacement fund, and increase funding for maintenance as additional parks come on line.

IV. FACILITY CONCEPTS AND STANDARDS

A city's park and open space system should contain five major types of park and open space facilities. These facilities are as follows:

Playgrounds

A playground is usually a 2 to 5 acre site and serves the area within a 0.25 mile radius with primarily active recreational opportunities. Facilities commonly found in a playground include swings, slides, climbing apparatus, wading or spray pools, open turf areas and benches.

Neighborhood Parks

A neighborhood park is a site of approximately 5 to 20 acres and serves the area within a 0.5 mile radius with both active and passive recreational opportunities. Facilities found in neighborhood parks include play apparatus, picnic areas, shelters, play courts, unlighted play fields, natural open space and restrooms.

Community Parks

A community park is a site of approximately 25 to 150 acres with a service area of 2.0 miles. In small communities and rural settings the service area for a community park may expand up to 10 miles. Facilities usually included in such a park are tennis courts, separate or multi-purpose sports fields, play apparatus, picnic areas, walking/jogging trails, swimming pools, open space and restrooms.

Regional Parks

A regional park is normally a site of 200 to 1000 acres which serves the area within a 10 mile radius of the park with a wide range of recreational opportunities. Although the list of facilities that are suitable for location in regional parks is endless, some of the most common facilities are sports fields, tennis courts, basketball courts, swimming pools, campgrounds, bicycle and hiking trails, nature areas, a golf course, recreation center, restrooms and ample parking. As indicated by the broad range of facilities, both active and passive recreational opportunities should be provided by such a park.

Greenbelts

Greenbelts or greenbelt parkways are linear parks usually developed around a natural resource such as a creek or lake shore. The potential benefits of a Greenbelt system are numerous. Not only can a Greenbelt system preserve valuable open space and natural habitat, it can provide a natural environment for walking, jogging, and bicycling trails; provide a transportation corridor linking neighborhoods to parks, schools and shopping areas and provide a variety of passive recreational opportunities all free or relatively free from automobile interference. Greenbelts can also serve as a natural buffer between land uses, serve as utility (underground) easements and can usually be acquired at a relatively inexpensive price due to the potential of flooding. Design standards for Greenbelts are relatively loose in order to allow the maximum use of the natural environment in the design. Greenbelt corridor widths are often determined by the existing topography, severity of flooding and other unique natural features. Greenbelt corridors of less than fifty (50)

"useable" feet should be avoided and narrow corridor sections kept to a minimum. One hundred foot corridor widths and wider give flexibility in design and are encouraged wherever possible.

Level of Service

Level of service is the term used to describe the importance or the roll of a park system in a community and is expressed in acres of park land per 1,000 persons. For the last forty years, the targeted level of service for communities has been 10 acres of park land for every 1,000 people.

In recent years, the standard has been modified to more specifically reflect the unique characteristics of each community and a range of levels of service has been more widely utilized. Based on the specific needs of a community, levels of service ranging from 5 acres of developed park land per 1,000 people to 15 acres of developed park land per 1,000 people are typically targeted.

It is important to note that the level of service for parks and open space is based on useable space and, therefore, undeveloped or unusable park land should not be a factor in the level of service calculation. Although private recreational facilities and golf courses should be considered when establishing the desired level of service to be provided by a community, the actual acreage is not typically used in the level of service calculation.

Outdoor recreational facilities and open spaces on public school campuses that are available to general public are often included in level of service calculations. Since school facilities such as playgrounds and sports fields are only available to the overall population during non-school hours, a 0.5 multiplier should be applied to the acreage available to more accurately reflect the usefulness of the areas to the overall park system and recreational needs of the community.

For Lindale, the long range goal should be for each portion of the City to fall within the service area of a playground or neighborhood park and a community park once the City's population reaches 5,000 persons. The City should constantly strive to provide developed parkland at a ratio of not less than 10 acres per 1,000 people.

PARK CLASSIFICATIONS FOR SMALL & RURAL COMMUNITIES

Classification	Service Area	Size	Population Served	Usual Facilities	Development Costs (Range)
Pocket Park or Ornamental Park	1/4 Mile	2500 sq. ft. to 1 acre	500-2500	Landscaping, fountain, sidewalk, gazebo, benches	\$8,000- \$65,000
Playground Park	1/4 Mile	5000 sq. ft. to 1 acre	500-2500	Paved area, playground apparatus, landscaping sidewalk, drinking fountain, lawn area, benches	\$20,000- \$90,000
Neighborhood Park	½ Mile	5 acres to 20 acres	2,000-10,000	Playground apparatus, picnic area(s), pavilion, play courts, play fields, restroom, landscaping & parking	\$50,000- \$250,000
Community Park	2 - 10 Miles	25 acres to 150 acres	10,000-50,000	Tennis courts, sports fields, playground apparatus, picnic area(s), pavilions, walking/jogging trails, swimming pools, open space, landscaping, recreation centers, restrooms & parking	\$200,000- \$4,000,000
Regional Park	10 Miles	200 acres to 100 acres	Entire urban area	Sports fields, tennis courts, lakes, golf courses, swimming complexes, campgrounds, hike/bike trails, bridle paths, nature areas, restrooms & ample parking	\$2,000,000 & up
Greenbelts & Special Areas	Varies	Varies	5,000 to entire community	Landscaping, multi-purpose trails, benches, information kiosks, telephones, exercise courses & drinking fountains	\$250,000 to \$500,000 per mile for Greenbelts

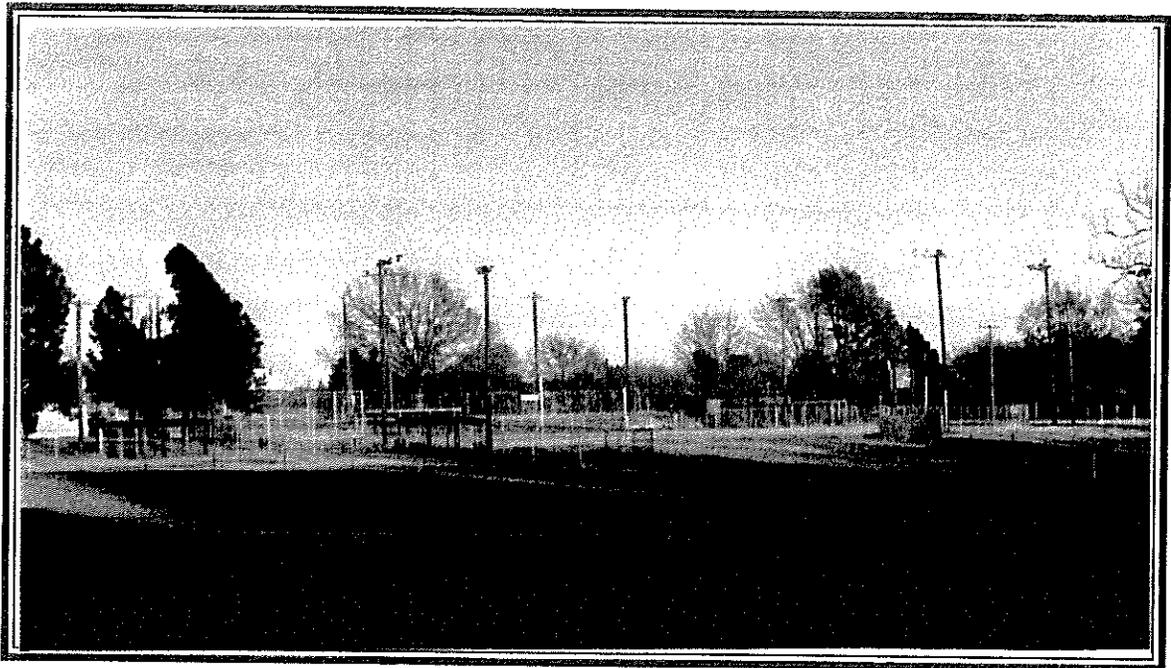
***DEVELOPMENT COSTS DO NOT REFLECT LAND ACQUISITION**

V. **PARKS AND OPEN SPACE INVENTORY**

The service area for this master plan contains approximately 50,265 acres of rolling East Texas country side. There are five developed parks in the entire service area.

Four of the existing parks are located in the Hide-A-Way Lake development and are private parks only available for the use of residents of the development.

Pool Park is the only park within the entire service area that is available to the general public.



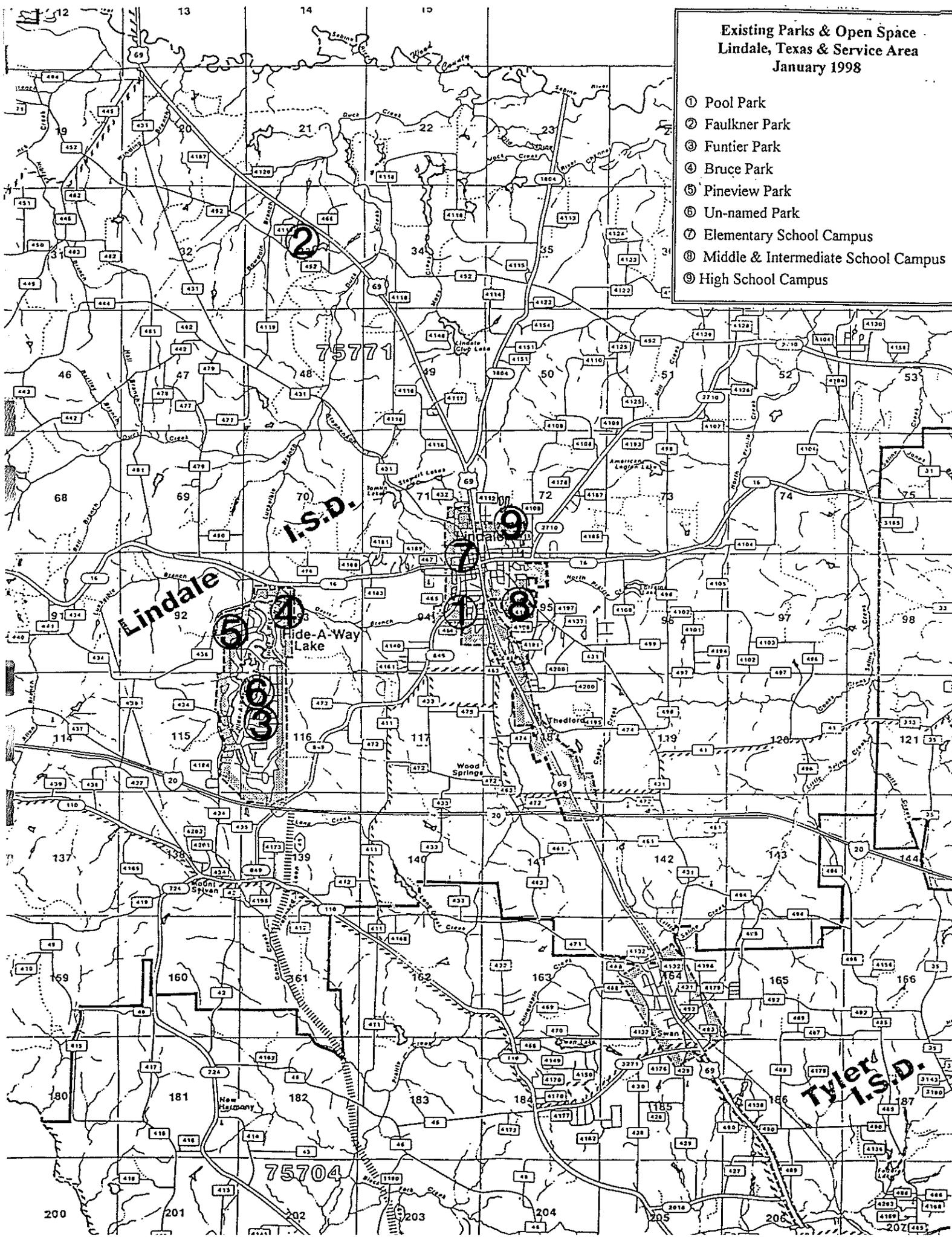
There are three Lindale Independent School District campuses that contain outdoor recreational facilities which contribute to the recreational inventory. Although the facilities are primarily used for school related activities the general public has access to the facilities during non-school hours.

**Lindale Service Area
Inventory of Outdoor Recreational Facilities**

Public Parks	Acreage	Facilities
Pool Park	23.6 acres	1 playground 5 baseball/softball fields 1 pavilion
Faulkner Park	170.2 acres	undeveloped
Private Parks (Hide-A-Way Lake)		
Funtier Park	5.5 acres	4 tennis courts 1 basketball court 1 practice field 1 picnic pavilion 1 playground
Bruce Park	2.3 acres	1 playground
Pineview Park	2.0 acres	2 tennis courts 2 basketball goals 1 playground
Un-named Park	± 3.0 acres	1 sandy beach 1 swimming pool 1 pier
27 hole golf course		
Marina & 3 boat ramps		
Lindale ISD		
Elementary School campus		1 playground open area
Middle & Intermediate School campus		8 tennis courts 1 playground open area
High School campus		1 practice field open area
Football Stadium		1 lighted football field

Existing Parks & Open Space
Lindale, Texas & Service Area
January 1998

- ① Pool Park
- ② Faulkner Park
- ③ Funtier Park
- ④ Bruce Park
- ⑤ Pineview Park
- ⑥ Un-named Park
- ⑦ Elementary School Campus
- ⑧ Middle & Intermediate School Campus
- ⑨ High School Campus



Lindale

I.S.D.

Tyler I.S.D.

75771

75704

200

207

VI. PARKS AND OPEN SPACE NEEDS ASSESSMENT

In an effort to assess the recreational needs in Lindale, interviews were conducted with city staff, a high school focus group, the Park Master Plan Advisory Committee, and the City Council. In addition, a citizens survey was conducted to further determine the desires for recreational facilities in the area. The interviews and citizens survey proved most useful in quantifying needs for specific types of recreational opportunities as well as the general needs for additional parks and open space.

The following are highlights obtained from the tabulated surveys: (for complete survey results - see Appendix A)

- ▶ 69% of all respondents feel the existing parks and recreational facilities are fair or poor
- ▶ 61% feel that they can not reasonably walk to a city park from their home
- ▶ 94% feel that additional parks and recreational facilities are needed in Lindale
- ▶ 88% believe that parks are well worth the cost to the taxpayers
- ▶ 82% feel uninformed about recreational opportunities in Lindale
- ▶ The most important consideration regarding future parks is not the number of facilities, but the initial quality and ongoing maintenance of new parks
- ▶ When asked what additional recreational facilities were desired in Lindale - non-organized, semi-passive activities were given the highest priority. The top ten facilities desired are:

1. Outdoor swimming pool
2. Multi-use trails
3. Playgrounds
4. Exercise/fitness facilities
5. Picnic areas
6. Indoor recreation center
7. Multi-sports complex
8. Nature areas
9. Soccer fields
10. Water features (creeks, lakes, etc.)

The following needs assessment for outdoor recreational facilities is based on input from the citizens of Lindale, elected and appointed officials and Section IV - Facility Concepts and Standards.

RECREATIONAL FACILITY DEVELOPMENT

The needs for recreational facility development are directly tied to the current supply of facilities, interviews, and the results from the citizens survey. Recreational facilities needed within the service area are:

Outdoor Swimming Pool - The only swimming pool within the service area is located at Hide-A-Way Lake and available only to those residents of the private development. There is a need for an outdoor pool in the Lindale park system to serve the recreational swimmer, as well as competitive swimmers.

Multi-Use Trail System - There are currently no trails in the Lindale park system for walking

or jogging. There is a significant need for all weather lighted multi-use trails in all areas of the service area. Trails should be designed to be of a measured length i.e. ¼, ½, or 1 mile long for use as an exercise facility. The uses projected for such trails include walking, jogging, roller blading and bicycling, and therefore trail widths of between seven feet and ten feet will be needed. Walking and jogging trails was the number two facility priority in the citizens survey.

Playgrounds - There are six playgrounds within the entire service area. With the exception of the new playground at Pool Park, the existing playgrounds within the service area are somewhat outdated and in need of replacement. All new playgrounds should be designed to provide a broad range of play activities and meet the standards set by the Consumer Products Safety Commission and the Americans With Disabilities Act.

Picnic Facilities - There is a need in the service area for additional picnic facilities. Picnic settings should include a table and grill and be placed in diverse settings.

Indoor Recreation Center - A multi-use indoor recreation center is needed in the service area. Such a center should include recreational opportunities for all age groups and ability levels. Facilities should include a basketball/volleyball court, aerobics and weight training workout area, and a game room. There are currently no facilities of this nature in the area that are open to the public.

Natural Open Space - The Lindale park system is virtually void of quality natural open space.

Future parks should contain some natural areas to provide a diverse landscape, wildlife habitat, as well as, for the enjoyment of park patrons.

Soccer Fields - The recreational soccer program in Lindale currently contains 180 boys and girls between 4 and 14 years of age. The program operates on private property and school property as available. There is a need to develop a soccer complex to accommodate the youth soccer program and for use as a tournament facility for area teams.

Baseball/Softball Fields - There are currently 49 teams (18 girls softball teams and 31 boys baseball teams) that practice and play on the five fields at Pool Park. The Lindale ISD is in the process of constructing a girls softball field. Although the existing facilities accommodate the current number of teams, league growth is anticipated which will require additional fields. If additional fields are to be constructed, a new location must be identified since there is no room at Pool Park for further field expansion.

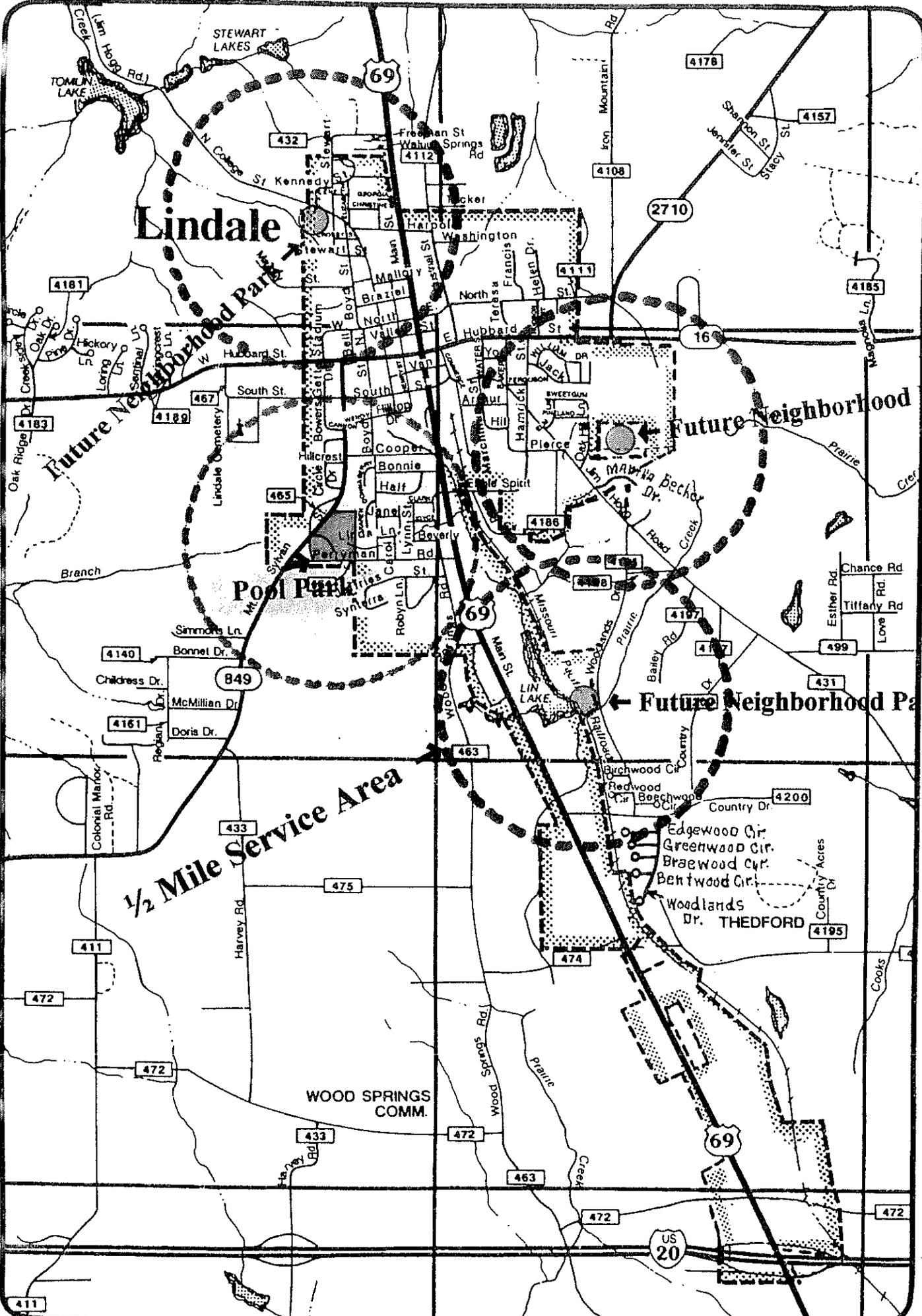
Miscellaneous Recreational Facilities - Although the facilities listed above received the most support in the assessment of needs, several other types of facilities also received support. These include tennis courts, water features, campgrounds, basketball courts, multi-purpose practice facilities, adult softball fields, and sand volleyball courts.

PARK LAND AND OPEN SPACE ACQUISITION

The total land area within the service area that is dedicated to recreational use is estimated to be 215 acres. Eighty percent of this land is at Faulkner Park, which is currently

undeveloped. Although the vast majority of the specific recreational needs for Lindale can be physically located on the Faulkner Park tract, there is a need for additional park land acquisitions.

Since Faulkner Park is located five miles north of Lindale on US Highway 69 it will not serve the neighborhood park needs currently present in Lindale. As previously mentioned, neighborhood parks should be between 5 and 10 acres in size and serve residents within a one-half mile radius of the park. Pool Park is classified as a community park but also serves as a neighborhood park. It is, however, the only park in Lindale and by no means meets all of the needs of neighborhood parks within the community. Based on the desired service area for neighborhood parks, there is a need to acquire land for three additional neighborhood parks in Lindale.



Lindale

Future Neighborhood Park

Pool Park

1/2 Mile Service Area

Future Neighborhood Park

Future Neighborhood Park

WOOD SPRINGS COMM.

69

US 20

4181

432

4178

4157

2710

4185

16

4183

467

465

4186

499

4140

849

463

4197

4177

431

4161

463

4200

411

433

475

474

4195

472

472

433

472

463

472

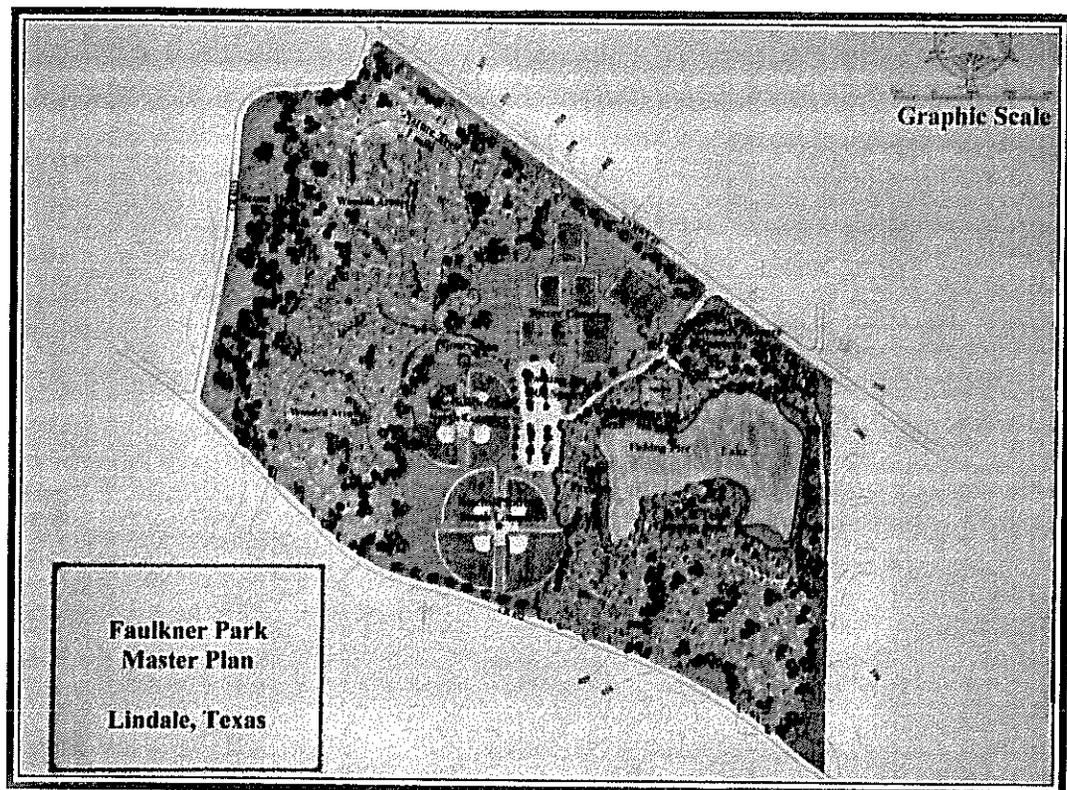
472

411

VII. PLAN RECOMMENDATIONS AND PRIORITIES

Based on the local needs analysis, the citizens survey, inventory of outdoor recreation opportunities in the service area, the area demographics, and expected growth, the following prioritized recommendations are presented. In keeping with the goals and objectives previously established, these recommendations should be implemented prior to the year 2008. The park and open space priorities are listed in descending order of importance.

1. Development of all weather multi-use trails for walkers, joggers, in-line skaters and bicyclists. Trails should initially be developed at Faulkner Park, possibly around the existing 9 acre lake. The proposed trail should be constructed of asphalt or concrete with benches placed along the trail for resting areas and as observation points.



2. Development of a soccer complex. The complex should include fields of various sizes to accommodate the specific needs of the different age groups involved in league play. The complex should also include ample parking, restrooms and a concession. The soccer complex should be located on the Faulkner Park property.
3. Development of additional playgrounds. A playground should be constructed at Faulkner Park to provide diversity to the facilities available at the park. The playground should be designed to accommodate toddlers (ages 1-5) and older children (ages 6-12) and conform to the standards established by the Consumer Products Safety Commission and the Americans with Disabilities Act.
4. Development of picnic facilities. Picnic facilities should include a table, grill, and trash receptacles all mounted on concrete slabs. The location of picnic settings should take into consideration site aesthetics and proximity to parking. Approximately twenty five percent of the picnic settings should be handicapped accessible. Initially emphasis should be placed on developing picnic areas at Faulkner Park.
5. Development of fishing opportunities for citizens of all ages. A fishing pier on the 9 acre lake at Faulkner Park should be constructed.

The pier should be designed and constructed to not only serve fishermen, but serve as an outdoor classroom for environmental education.

6. Development of tennis courts. Courts should be constructed in pairs and lighted for extended usefulness. The first pair of tennis courts should be constructed at Faulkner Park.
7. Develop a baseball/softball complex. The baseball/softball complex should initially contain six fields with the ability to expand to eight fields as the need arises. The complex should be constructed at Faulkner Park and generally replace the fields at Pool Park. Two of the existing baseball fields at Pool Park should be converted into practice fields and the other three fields removed to make room for other recreational facilities.
8. Develop a swimming pool at Pool Park. The pool should be designed to accommodate both recreational and competitive swimmers. This project should be thoroughly investigated prior to construction to ensure that sufficient operation and maintenance funds are available to successfully run the facility.
9. Acquire a tract of land for a neighborhood park on the east side of US

Highway 69. The site should be between 5 and 10 acres in size. The site ideally should contain some open areas and some areas with mature trees.

10. The city should constantly work with the development community to identify opportunities for public/private partnerships for the acquisition and development of parks.

VIII. EXISTING & AVAILABLE MECHANISMS

In order to implement this park and open space plan these mechanisms or tools are available to the City of Lindale.

Subdivision Regulations - Parkland dedication ordinances of varying degrees are available to be made a part of the existing subdivision regulations of the City. Such an ordinance could facilitate acquisition and development of the park and open space network in developing portions of the City.

Texas Recreation & Parks Account Program - This program administered by Texas Parks and Wildlife is a 50% - 50% matching grant program which may be used to aid communities in acquisition and development of parks and open space (see Appendix B for additional information).

Pay As You Go - This method of financing park improvements involves budgeting for land acquisition, development and maintenance of park facilities through the City's Annual Budget process. Allocations for park improvements are made and spent annually through the standard budget process.

SENATE BILL 376-4B - SALES TAX REVENUES - Funds generated by this special sales tax can be used for developing and maintaining public recreational facilities.

General Obligation Bonds - These bonds are issued by the City following an election in which

the voters authorize their issuance for specific stated purposes as well as the necessary tax increases to support them. These bonds pledge the property or ad valorem taxing power of the City.

Certificates of Obligation - These certificates have basically the same effect as general obligation bonds except that they do not require an election to authorize them. An election can be petitioned by five percent of the registered voters of the City. These certificates are issued on the authorization of the City Council. Repayment is based on the property taxing power of the City, utility system revenues or a combination of the two.

User Fees - This method of financing requires the eventual user of each park to pay a fee for the use of each facility. Fees to be charged each user can be established to pay for debt service, maintenance and operation of the park system.

IX. CONCLUSIONS

Based upon the analysis contained in this plan and the desires of the citizens of Lindale, additional recreational opportunities and facilities are currently needed.

The primary needs can be satisfied by developing the Faulkner Park land. The natural beauty of this tract, coupled with the list of facilities proposed, will make a major impact on the supply of diverse recreational opportunities within the service area. The Faulkner Park project has potential to draw users from a much larger area than just the service area. The proposed facilities - soccer complex, baseball complex, and campground should be viewed as economic development tools to draw visitors to Lindale for tournaments or weekend outings.

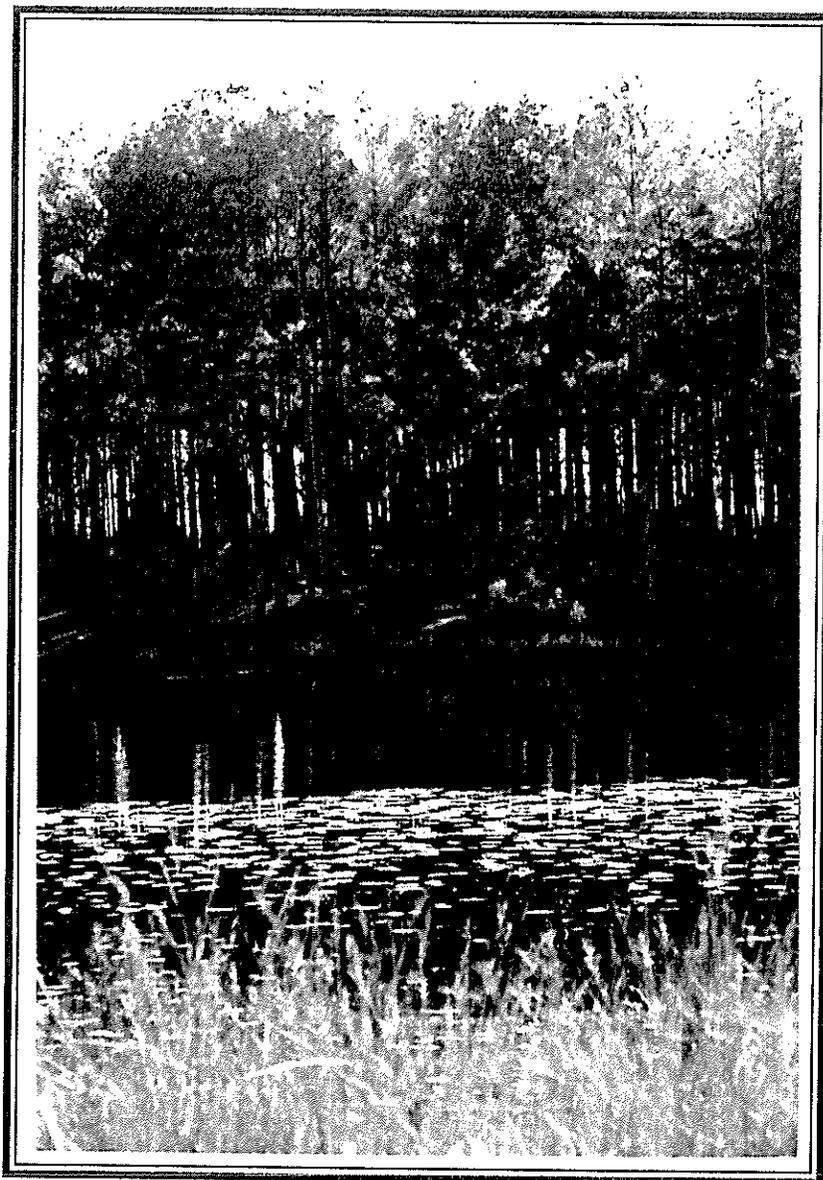
Although Faulkner Park will satisfy a significant amount of the current demand for recreational facilities, it should not be viewed as satisfying the entire needs of the community. The city should pursue sites for neighborhood parks as well.

With the proposed park development will come additional maintenance and operational needs in order to best utilize and care for the new facilities. The proposed park system contained in this plan will enhance the quality of life in Lindale and the surrounding area, and will meet the growing outdoor recreational needs of the citizens.

The plan should be viewed as a flexible tool to guide the City in decisions on park and open space issues. The document should be reviewed on an annual basis and adjustments to the

plan made as new developments occur.

It has been the pleasure of MHS Planning & Design to perform this study for the City of Lindale and we look forward to its successful implementation in the years ahead.



Appendix A

Citizens Survey Results

City of Lindale Citizens Survey Results

1. How would you rate the existing parks & recreational facilities in Lindale?

Excellent	Good	Fair	Poor	Don't Know
2%	22%	28%	41%	7%

2. Can you reasonably walk to a city park in Lindale from your home?

Yes	No
39%	61%

3. Are additional parks and recreational facilities needed in Lindale?

Yes	No
94%	6%

4. What additional parks and recreation facilities would you like to have in Lindale? Please rank by preference your first five choices (#1-highest priority to #5-lowest priority).

Tennis Centers	Indoor Recreation Centers	Outdoor Swimming Pool	Picnicking Areas	RV Park	Multi-Sports Complex (outdoor)	Campgrounds	Soccer Fields	Exercise Fitness Facilities	Adult Softball Fields	Water Features (creeks, lakes, etc.)
5	15	50	10		15	5	20	25	5	
4	16	8	16	4	12	12		8	8	12
3	15	18	18	3	15	6	9	18	6	12
4		4	6		6		4		4	4
1	4	6	2		1	2	1	3	2	2

Multi-Use Trails	Nature Areas	Basketball Courts	Sand Volleyball Courts	Shelters/Pavilions	Open Areas for general play	Base Ball Fields	Play Grounds	Rodeo Arena Improvements	Youth Soft ball fields	Other
20	5	5	5			5	30	5	5	
16	12	4	4			4	8		8	
15	18	6	6	12	6	9	9		9	
10	8	2	8	4	2		6		2	
3	3		3	2	2	1	2		1	

Other Requests were: Bowling Alley, Indoor Track, Roller Skating Rink

5. The following series of statements are intended to identify your opinions concerning parks and recreation issues. Please respond by checking the most appropriate answer:

More Neighborhood parks are needed:

Strongly Agree	Agree	Disagree	Strongly Disagree
40%	42%	15%	2%

More large community parks are needed (5-10 acres in size)

Strongly Agree	Agree	Disagree	Strongly Disagree
43%	34%	21%	2%

Residential neighborhoods, schools and parks should be connected with linear parks such as trails along creeks and other corridors.

Strongly Agree	Agree	Disagree	Strongly Disagree
31%	40%	25%	4%

Parks should be developed along with new residential subdivisions.

Strongly Agree	Agree	Disagree	Strongly Disagree
27%	40%	29%	4%

Users should assume more of the costs of providing recreational services & facilities.

Strongly Agree	Agree	Disagree	Strongly Disagree
15%	51%	25%	9%

Parks & recreational facilities are well worth the cost to taxpayers.

Strongly Agree	Agree	Disagree	Strongly Disagree
38%	50%	8%	4%

Most Citizens are well informed about parks and recreational opportunities in Lindale.

Strongly Agree	Agree	Disagree	Strongly Disagree
	19%	71%	11%

Bicycle lanes should be developed along with the street network.

Strongly Agree	Agree	Disagree	Strongly Disagree
30%	42%	28%	

The most important consideration regarding future parks in Lindale is (check your highest priority):

Quality of facilities in design & construction	Number of facilities	Maintenance of facilities	Access to facilities & Parking	Other (Explain)
38%	6%	47%	9%	see below

COMMENTS:

- Taxes are enough already!
- Security of Facilities

6. The acquisition of park land and the development & maintenance of park facilities can be expensive. In addition to state grants, where should park funding come from?

Park User Fees	Property Tax	Sales Tax	Bond Program	Other
51%	6%	25%	19%	see below for comments

Comments:

- Participation by the Lindale Economic Development Council.
- Community Involvement: donated labor, etc.
- City Budget
- No Taxes
- Combination of all above

Comments:

- I believe quality in design and construction is vital...However, Maintenance will keep up the Parks for years to come. I hope this helps the growing community in Lindale
- We should really build a park for Lindale residents. This is imperative because it will help to entertain our children, and keep them from other mischief.
- Suggest indoor track.
- I think we need facilities for senior citizens -- like a building for activities, since Tyler is the closest.
- I strongly agree with having recreation areas in Lindale. It will keep people here on weekends or vacations -- making businesses prosper around Lindale & make Lindale grow.
- We do think that the parks & recreation of Lindale need to be improved. We thank you for considering the improvements.
- Being an older widow lady, I really don't know how to answer these questions as I should. I'm really out of touch of what young people like to do, as they get tired of any one thing real easy. As I'm on a fixed income, I don't welcome any more taxes, of course.
- My property taxes are breaking me now. I am so broke, I'm stuck here. Can't save any extra to relocate. Don't make it worse on people in my shoes by raising property taxes or city taxes again!!
- 2 acre parks are sufficient
- Green areas should be required by ordinance (question 5-D)
- Unprecedented - City Parks should be cost free to consumer (question 5-E)
- Please consider blocking access to park areas from cars. Currently autos can drive across any & all of Pool Park; This is dangerous to small children & tears up the existing grounds. During my tenure on the Council the City Manager promised to put up cable & posts around the park to protect it and the patrons, but it never happened. I still believe this is a valid consideration.

- I think Lindale could benefit from having a roller skating rink. Everyone loves to go roller skating. Its good exercise & fun.
- You can have parks smaller than 5 acres
- Do not build a park without long range plans for upkeep & maintenance...We do not need eyesores.
- At this time I do not see a need for additional parks until further growth -- I for one do not need or want any more taxes of any kind. Keep rising taxes and people will not choose to live here, because the taxes are too high.
- With the new Target facilities more public tennis courts will be needed. It is almost impossible to play on Saturdays because of the tennis teams and their tournaments. Why not use some of the land at the Pool Park for tennis courts?
- Need walking areas for senior citizens
- Empty lots need to be mowed more than twice a year (and not mow over trash, but pick it up before mowing. A better drain system for run off water after a heavy rainfall is needed.
- Why would I want to walk to the Park in Lindale?
- Lindale parks and recreation system would be just another problem to cope with. People don't appreciate things. All they do is tear up, and then we are out the expense of getting it fixed. This would also, cause big problems like drug dealers, beer drinkers, people murdered or rape. The state of Arkansas are closing down their road side parks, because of the crime rate is too high. You would need to hire a security guard. We would need a curfew. And then you would need to raise our property taxes which are too high now. This community is mostly retired people, which likes a quiet community. We are located close to Tyler, where most of our young people go for recreation.
- I feel user fees should be charged on a swimming pool to pay for life guards & upkeep. When tournaments are going on - charge a parking fee. And charge a users fee for lights used at night on the baseball, soccer or tennis areas.
- How about a slide at Pool Park? **FIX THE SWINGS THERE ALSO.** How about a trail around the outside of the park that you could push a stroller around so a parent could walk while children play?
- I'd love to see more parks, sidewalks, and play facilities for our children.
- Bowling appeals to old and young. Same for a big swimming pool.
- I would like to see more people involved in running the programs at the new park or at the existing Pool Park. The current summer baseball program would benefit by new leadership with new ideas. Not just one man having control over everything. Who owns Pool Park..The City..or Robert Coomer?
- **NEED ADEQUATE RESTROOMS!**

Appendix B

Texas Recreation & Parks Account Program

TEXAS RECREATION & PARKS ACCOUNT PROGRAM

The Texas Recreation & Parks Account (TRPA) was established by an act of the 73rd State Legislature in 1993, through House Bill 706. TRPA replaced the Local Park, Recreation & Open Space Fund, which existed from 1979 to 1993.

TRPA provides 50% matching grant assistance to eligible local governments throughout Texas for the acquisition and development of public recreation areas and facilities. TRPA receives its funding from a portion of the state sales tax on sporting goods. Even though TRPA receives its revenue from a portion of the state sporting goods sales tax, it is temporarily dependent upon the amount of revenue generated through the state cigarette tax. After September 1st, however, up to \$15.5 million may be available for local grants, and the Account will no longer be dependent on the cigarette tax.

TRPA grants are awarded by the Parks & Wildlife Commission twice each year when funds are available, and are administered by the Department's Grants-In-Aid Program. Awards are based on needs determined through local planning efforts, and other issues identified through public hearing processes. Applications are assessed for eligibility and then prioritized (or scored) by GIA staff utilizing the "Project Priority Scoring System". Detailed program guidelines and procedures are established by the Parks & Wildlife Commission in the TRPA Grants Manual.

For more information about TRPA, please refer to other sections of the Procedural Guide, or call Grants-In-Aid at 512/448-2609.

GENERAL INFORMATION YOU MUST KNOW

The Parks & Wildlife Department Grants-In-Aid Program (hereafter referred to as Department) administers the Texas Recreation & Parks Account Program (TRPA) to assist local units of government with the acquisition and development of public recreation areas and facilities throughout the State of Texas. The Program provides 50% matching fund, reimbursement grants to eligible local governments. Grants are awarded by the Parks and Wildlife Commission twice each year, when funds are available.

The maximum grant which may be applied for per application is \$500,000 (\$1 million total project), and only one application per sponsor, per review cycle will be accepted. These limits were established by the Parks and Wildlife Commission in February and August 1989, respectively.

WHO IS ELIGIBLE TO RECEIVE FUNDS

Eligible applicants include political subdivisions of the State of Texas legally responsible for providing public recreation services to their citizens. This includes cities, counties, some river authorities and some municipal utility districts. Questions regarding eligibility may be resolved by contacting Grants-In-Aid.

WHEN TO SUBMIT APPLICATIONS

Application proposals may be submitted at any time; however, they are reviewed at approximately six-month intervals with established deadline submission dates set for January 31st and July 31st of each year. Applications received after each deadline will be retained and considered during the following six-month review period.

Application packets may be obtained by contacting Grants-In-Aid at (512/448-2609). Specific information regarding application preparation and submission may be found in other sections of the Procedural Guide.

Sponsors are encouraged to contact the Department's Habitat Assessment Program (512/389-4635) and Endangered Resources Program (512/448-4311) early in the project planning stages to ensure that intended land uses will not cause adverse environmental impacts to the project site(s) or endangered plant or animal species. Proposed projects which will cause adverse environmental impacts may not be considered by the Department.

WHAT TO EXPECT AFTER YOU SUBMIT AN APPLICATION

The process of reviewing applications requires about six months to complete. This process includes a technical review by Grants-In-Aid, Statewide Planning & Research, and the Department's Resource Protection Division, as well as by the appropriate state historical agency. In addition, each project must be reviewed by the applicable regional planning council of governments, pursuant to the Texas Review & Comment System (TRACS).

After an initial review of the application by Department staff an on-site visit is conducted. When the Department has received all of the information necessary to complete the application and a site visit has been conducted, the project is scored according to the Project Priority Scoring System. After all of the projects in the current review are scored, they are put in priority order by score, and staff recommendations are presented to the Parks and Wildlife Commission. The Parks & Wildlife Commission makes all final decisions regarding awards of program funds. Each project sponsor will be notified regarding the staff's recommendation, and advised about the public hearing when the Parks and Wildlife Commission will take formal action. The public is welcome to attend and participate at the hearing. A process flow-chart can be found in the Procedural Guide for your information and assistance (see "Process Flow-Chart").

THIS IS A REIMBURSEMENT PROGRAM

Fifty percent (50%) of the actual expenditures, up to the support ceiling of the grant, will be reimbursed during the project period as billings are submitted. Your original project estimates will determine the support ceiling. Allow for cost escalation.

For acquisition projects, do not take title to project lands or negotiate a price for the property until the grant has been approved, fair market value has been established by two independent appraisals approved by the Department, or authorization to proceed with the acquisition has been received from the Department.

Plans and specifications must be approved by the Department before advertising for bids, and before any force account work is initiated (for development projects).

Each project will be audited and a final inspection conducted by the Department before final payment is made.

The legal sponsor is responsible for application content, project administration and program compliance. If other individuals are utilized to write an application or assist with the project administration, the Department can only recognize the legal sponsor as the responsible party. All project correspondence, documentation and commitments must be made and submitted by the legal project sponsor.

WE ARE JOINTLY COMMITTED

Both the Department and project sponsor are committed to long-term program compliance. This includes compliance at TRPA assisted sites, and at previously assisted Land & Water Conservation Fund and Texas Local Parks, Recreation & Open Space Fund assisted grant sites. Even after the project is completed and all grant funds have been reimbursed, our commitments to the requirements of the TRPA Program continue. These on-going commitments include:

1. That all property acquired and/or developed with fund assistance remain dedicated in perpetuity and be used only for public recreation, with the exception of leased lands which may revert to other uses upon lease expiration;
2. No overhead utility lines may be installed;
3. The project area(s) must be open to the public and utilized for public recreation, free from discrimination pursuant to Title VI of the Civil Rights Act of 1964;
4. The project area(s) must be maintained so that it is safe, attractive and inviting to the public.
5. A permanent Program acknowledgement sign or plaque must be installed and maintained at all project site(s).
6. The Department will conduct periodic post completion inspections of project area(s) to ensure that program compliance continues after the project is completed. Inspections will be unannounced. Sponsors who fail to comply with long-term program commitments may jeopardize future eligibility for funds for new projects and/or be subject to legal actions by the state and/or federal government to enforce program compliance.

PROJECT PRIORITY AND LOCAL NEED

One major change in the TRPA Program is the way the Department assesses recreational need. In the past, projects have been prioritized if they met local and regional needs identified in the Texas Outdoor Recreation Plan. Priority is now given to projects proposing to meet priority needs determined locally in a Department-approved, sponsor-endorsed parks, recreation and open space master plan, prepared by the project sponsor. Although it is not necessary to have a local master plan, projects will receive priority if they have a plan which meets minimum Department requirements and propose plan elements in their project which meet identified priority needs (see Local Master Plan Standard Requirements in the "Project Priority Scoring System").

CULTURAL RESOURCES (HISTORICAL/ARCHEOLOGICAL) APPLICATION REVIEW

The submission of your grant application directly to the Texas Historical Commission is no longer required. Please submit an original and four (4) copies of your application (separately bound) to Grants-In-Aid. Upon receipt of the application the Department will coordinate the review of your project with the appropriate state historical agency. Historical/archeological clearance must be received prior to Department issuance of a grant contract agreement. If an archeological/historical survey is required, sponsors will be notified. The cost of a survey required by the Department is eligible for grant reimbursement, if budgeted. The Texas Antiquities Code must be followed with respect to archeological and historical sites and structures.

BARRIER-FREE ACCESSIBILITY

All new development and projects requesting assistance to expand, renovate, or redevelop existing park sites must ensure that support facilities in the area proposed for TRPA assistance meet current barrier-free accessibility standards. If funds are needed to make existing facilities accessible, they may be included in the proposed project. Program funds will not be approved unless accessibility requirements are satisfactorily realized.

Also regarding barrier-free accessibility, construction plans and specifications for approved grant projects must be reviewed and approved by the Texas Department of Licensing & Regulation - Elimination of Architectural Barriers Program prior to Department approval, and prior to the beginning of construction. For information contact:

TEXAS DEPARTMENT OF LICENSING & REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS PROGRAM
P.O. Box 12157 Austin, Texas 78711
512/463-3211

Construction plans and specifications should be submitted directly to the Department of Licensing & Regulation.

PUBLIC HEARING REQUIREMENTS

All projects must receive at least one public hearing prior to the submission of the application for consideration.

The hearing may be a separate public meeting, or it may occur at the time the relevant governing body passes a resolution authorizing the application submission. In either case, the public hearing must be properly posted and advertised (pursuant to state law) and there must be an opportunity for public comment.

Projects involving floodplain or wetland areas are subject to additional requirements. (See "Instructions for Preparing an Environmental Assessment".)

Sponsors must certify on the "Applicant's Certification" that this requirement has been met.

A-128 AUDITS REQUIRED

Local governments that receive over \$25,000 per year in state or federal funds shall have an audit made in accordance with OMB Circular No. A-128. The audits will be conducted annually by an independent accounting firm retained by the grant sponsor. A copy of the audited financial statement and the A-128 portion of the audit will be furnished to the Department.

GRANT PERFORMANCE AND COMPLIANCE IS MONITORED

Due to the limited availability and excessive requests for TRPA funds, the Parks & Wildlife Commission adopted the "Summary of Guidelines for Administration of Local Park Grant Assistance Projects". These guidelines identify performance and compliance standards for sponsors with active Department grants, and for sponsors with previous TRPA, Land & Water Conservation Fund or Texas Local Parks, Recreation & Open Space Fund project grants seeking new project funding.

The intent of the "Administration Guidelines" is to ensure that sponsors participating in the program are expending funds in a timely and efficient manner. They are also intended to ensure that all previously assisted grant sites are in full compliance with federal and state program requirements prior to receiving new grant funds (see "Summary of Guidelines for Administration of Local Park Grant Assistance Projects").

LOCAL SOURCES OF MATCHING FUNDS

TRPA grant funds are provided on a matching basis with the local sponsor providing fifty-percent (50%) of the project costs. The sponsor's matching share can come from a number of sources including, but not limited to, the following:

1. Capital improvement and revenue bonds;
2. Local appropriations
3. The value of privately donated (or volunteer) land, cash, equipment, materials and labor;
4. The value of sponsor or government owned non-parkland;
5. The value of land to be received as the result of local mandatory park dedication requirements;
6. In-kind labor, equipment and materials to be provided by the sponsor or another government entity;
7. Other state/federal grant funds or programs which are not administratively prohibited (with the exception of the State Boat Ramp and State Pumpout Programs);

Questions regarding matching share eligibility should be directed to Grants-In-Aid.

ACQUISITION CRITERIA

TYPES OF ACQUISITIONS

Acquisition of lands, man-made improvements and waters, additions to existing parks, forests, wildlife areas, beaches, wetlands, and other similar areas dedicated to public outdoor recreation may be eligible for assistance. The following are examples of types of acquisitions which are eligible for assistance:

1. Land with frontage on the Gulf of Mexico, rivers, lakes, streams, estuaries, wetlands, reservoirs and ponds that will provide water-based public recreation opportunities, and the acquisition of water bodies themselves.
2. Land for creating water impoundments to provide for water-based public recreation opportunities.
3. Land that provides special recreation opportunities such as floodplains, wetlands, areas adjacent to scenic highways and open space.
4. Natural areas, preserves and outstanding scenic areas where the objective is to preserve the natural/aesthetic values. This includes areas of physical or botanical importance and wildlife areas. These areas must be open to the general public for recreation use to the extent that the natural attributes/resources of the areas will not be seriously impaired or lost.
5. Land within urban areas for neighborhood parks, community parks, athletic complexes for non-professional sports, golf courses, greenbelts, and both passive and active recreational uses.

MEANS OF ACQUISITION

Acquisition of lands/waters or interests therein may be accomplished through purchase, eminent domain/condemnation, dedication, transfer, donation, or a combination of these methods. When the acquisition is proposed by donation, the nature of any restriction on the use of the area or condition of donation will be examined to ensure that it is compatible with the purpose of the project.

Sponsor or publicly owned lands which have never been dedicated, platted, managed or acquired for public park or recreation uses may be used as the sponsor's matching share for a project. Land which will be deeded to the sponsor as a result of a local ordinance requiring the mandatory dedication of land for park, recreation and open space purposes will be eligible for acquisition assistance if the dedication does not occur prior to Department authorization. When proposed as such, all acquisition procedures and documentation requirements must be followed, as outlined in this Procedural Guide (even though technically these are not true acquisitions).

ACQUISITION OF STRUCTURES

Acquisition projects may include structures and impoundments which are:

1. To be used for public recreation or related support facilities; or
2. A part of the recreation area to be acquired and are to be removed, demolished, or drained in the case of an impoundment.

Applications must identify all improvements and discuss the proposed use, disposition or mitigation.

ACQUISITION OF LESSER INTERESTS

Proposed acquisitions of interests in lands/waters of less than fee simple title are acceptable where such lesser rights will ensure the desired public use. Such proposals will be evaluated on their merit and contribution to public recreation, such as permanent park or conservation easements.

RESERVATIONS AND RIGHTS NOT ACQUIRED

Reservations and rights held by others are permissible only if it is determined that the outdoor recreation activities and environment would not be adversely affected such as the holding of mineral rights, property liens, easements, etc. The applicant shall list all outstanding rights or interests held by others on the boundary map. Reservations must also be discussed in the environmental assessment. The environmental assessment must explain how these outstanding rights are to be dealt with to assure that the recreation interests and the environment will not be adversely affected.

ACQUISITION FOR DELAYED DEVELOPMENT

Assistance may be available to acquire property on which recreational development is not planned until a future time. During the interim between the time the property is acquired and the time it is developed, the property should be open for those public recreational purposes which the land is capable of supporting, or which can be achieved with minimum public investment. Sponsors submitting applications to acquire land for future development must submit a master plan for development with the application. Non-recreational uses, such as agriculture or grazing, which are occurring on the property at the time of acquisition, may continue for up to three years, contingent on prior Department approval. In such cases the project sponsor shall not receive reimbursement for the land until the non-recreational use is terminated.

If development will be delayed for more than two years from the date of acquisition, the following information must be included in the project application:

1. Justification as to why the immediate acquisition is necessary.
2. A schedule for development, pursuant to the master plan.
3. Discussion of any non-recreational property uses, including when such uses will terminate. Non-recreational uses must terminate within three years from the date of acquisition.
4. Assurance that any income derived during the interim period will be used on the project site only.
5. Identification of the type of public recreation access to be provided during the interim period.

It is not necessary that the eventual future development be carried out with grant assistance, or that such unassisted recreational development be Department approved as long as it is in accordance with the purpose and master plan for which the acquisition was made. Once developed, all improvements on land acquired with fund assistance must be operated and maintained in accordance with program requirements. If acquisition assistance is received, development of the property must begin within three years of project approval. Public access to the site must be made available immediately after the site is acquired.

ACQUISITIONS WHICH WILL NOT BE ASSISTED

Generally, grant assistance will not be made for the following:

1. Historic sites and structures. Exceptions may be made with Department approval only when it is clearly demonstrated that the acquisition is primarily for public recreation purposes and that the historic aspects are secondary to the recreational purposes. This exclusion need not prevent the consideration of a project calling for the acquisition of real property interest contiguous to (or near) historic sites/structures which meet priority recreation needs. The acquisition must be in accordance with the Texas Antiquities Code if it is adjacent to or includes a site listed as a State Archeological Landmark (SAL) or if it is a site eligible for listing as a SAL.
2. Museums, sites for museums or sites primarily for archaeological excavation.
3. Public school property. Acquisition assistance will not be made for school property to help meet minimum acreage requirements, as established by state law or local regulations.
4. Areas and facilities to be primarily used for semi-professional or professional arts or athletics (such as amphitheaters, rodeo arenas, stadiums, etc.).
5. Game refuges or fish hatcheries. Acquisition of areas/facilities to be used solely for game refuges or fish production.
6. Areas containing luxury lodges, motels, cabins or similar elaborate facilities. Acquisition of sites containing elaborate facilities, as referenced, which are to be operated by the project sponsor or a concessionaire to service the public with food or lodging.
7. Agricultural land primarily for agricultural purposes.
8. Areas for which the primary purpose of the acquisition is for non-recreational uses (such as an area to be impounded or excavated to serve as a future public water supply).
9. Lands already within the public domain which were previously dedicated, platted, managed or acquired for public park, recreation and open space use are not eligible to serve as the sponsor's matching project share.

ACQUISITION ELIGIBILITY QUESTIONS SHOULD BE DIRECTED TO GRANTS-IN-AID PRIOR TO THE SUBMISSION OF A GRANT APPLICATION.

DEVELOPMENT CRITERIA

Development projects may consist of basic outdoor recreation facilities (and related support facilities) to serve the general public, provided that the funding of the project is in the best public interest in accord with local plans, and endorsed by the regional planning commission or council having jurisdiction where the project is proposed. Facilities may be developed, renovated or redeveloped on lands or waters owned or adequately controlled by the project sponsor. Plans for recreational development should be based on public needs, expected use, and the type and character of the project areas. Facilities should be attractive to the public, and in general, they should be consistent with the natural setting and topographic limitations of the site. Recreational improvements should be designed so that they are harmonious with the natural environment. Emphasis should be given to public health, safety, the natural environment, barrier-free access, and the protection of recreational and community values of the area. These considerations should be part of the planning and design criteria for all grant-assisted areas.

Development projects may consist of the complete or partial development of a public recreation area. All projects must be logical units of work to be accomplished within three years or less.

The remainder of this chapter will deal with information which should be considered during the planning stage of a project, eligible and non-eligible costs, plus eligible and non-eligible types of facilities. More specific information may be found elsewhere in the Procedural Guide or by calling the Grants-In-Aid.

BARRIER-FREE ACCESS IS A MUST

All facilities developed with grant assistance must be designed in accordance with the Texas Architectural Barriers Act (Article 9102 - Texas Civil Statutes), and the Americans With Disabilities Act of 1990 (ADA) (Public Law 101-336). Acceptable design criteria have been published for the Texas State Program for Preventing Architectural Barriers. Copies of this publication may be obtained from:

TEXAS DEPT. OF LICENSING & REGULATION - ELIMINATION OF ARCHITECTURAL BARRIERS PROGRAM
P. O. Box 12157 Austin, Texas 78711
512/463-3211

Sponsors are encouraged to make all recreational facilities accessible to users who are physically and/or mentally disabled. Sometimes, however, physical limitations of the site do not allow for total accessibility.

DEVELOPMENT ON SCHOOL PROPERTY

Although school districts are not eligible for grant assistance, facilities on public school grounds for joint school-general public use are allowed provided that the following conditions are met:

1. The project meets all requirements of the grant programs, including requirements for development on leased property; and
2. The proposed facilities are not required as part of the normal curriculum of the educational institution.

The lease agreement must include a schedule of times the fund-assisted facilities will be available to the public, a metes and bounds description of the project area which includes the areas to be developed, and an ingress/egress route to the assisted facilities. Adequate signage must be installed prior to the final grant payment/reimbursement and maintained (throughout the term of the lease) at the project site indicating when the fund-supported facilities are available to the general public. Project proposals for development on school property will be evaluated to ensure that the proposed facilities are primarily intended for general public use.

DEVELOPMENT ON LEASED PROPERTY

Sponsors requesting development funds are required to have full legal control of the property proposed for development. Adequate legal control of the property means that the sponsor either has fee simple title to the property, is proposing to acquire the property as part of the project, or will lease the property from another educational or governmental entity. Leased property will only be eligible for fund support if it meets all of the following requirements:

1. Sponsor has (or will have) full surface legal control of property proposed for assistance; and
2. Sponsor and lessor can guarantee that the project area will remain dedicated to public recreation use throughout the term of the lease. The lessor must be willing to comply with all program guidelines for the entire term of the lease; and
3. Project area must be leased to the sponsor for a minimum of 25 years for most projects, and in some cases for up to 40 years for major capital expenditures like aquatic and related facilities; and
4. The lease cannot be revocable at will by the lessor.

Prior to the submission of an application involving leased property it is suggested that the sponsor contact Grants-In-Aid to discuss program requirements. The sponsor should submit a copy of the draft lease agreement for Department approval prior to its execution to ensure eligibility and avoid unnecessary delays. The draft agreement should include a boundary map, project area metes and bounds (if possible), and a letter from the lessor indicating a willingness to enter into the agreement when the project is approved.

COSTS WHICH ARE ELIGIBLE FOR ASSISTANCE

Development projects may include new construction, renovations, redevelopment, demolition, site preparation, site planning, application preparation costs, engineering and architectural services, and most activities necessary to accomplish project objectives. (Note: Only costs incurred at the site of the project are eligible for support. Off-site work is not eligible for grant assistance.) The cost of conducting cultural resources surveys, U.S. Army Corps of Engineers 404 Permits and wetland determinations if required, may also be included as eligible costs to the project.

RENOVATION/REDEVELOPMENT VS. REPAIR/MAINTENANCE

The following explains the differences between renovation/redevelopment and repair/maintenance projects. Projects requesting assistance to renovate and/or redevelop facilities (or areas) are eligible for assistance. PROJECTS INVOLVING REPAIRS AND/OR MAINTENANCE OF FACILITIES ARE NOT ELIGIBLE FOR ASSISTANCE.

The following definitions are used by the Department to clarify the differences between these types of projects (Source: Webster's Dictionary):

REPAIRS: Repair is defined in terms of "to restore to a sound or good state after decay...; to remedy...or mend." Work on existing facilities, which merely maintains portions of such facilities in a sound and useful state is classified as repair.

RENOVATION: Renovate is defined in terms of "to renew, make over..." Work on existing facilities to completely renew, update, or modernize such facilities so the finished product will meet present-day standards and be comparable to newly constructed similar facilities, is classified as renovation.

In this regard, repairs would normally consist of minor work intended to mend a specific part of a facility which has become broken or otherwise inoperative, to return it to a useful state, or periodic minor work designed to merely maintain a specific part of a facility so such facility will be in a good state of maintenance and repair. In contrast, renovation normally consists of major work to encompass all parts of a facility required to modernize and update such facility to meet current standards of design, construction, and usefulness.

REDEVELOPMENT: Redevelop is defined in terms of "to develop again." Redevelopment of existing park areas which includes the demolition of obsolete facilities and the construction of new facilities (for either similar or different recreational uses) may be eligible for assistance.

ELIGIBLE TYPES OF DEVELOPMENT

BALLFIELDS: Including site preparation/grading, lighting, fencing, irrigation, turf establishment, dugouts, bleachers, goals, bases, scoreboards and scorekeeper booths.

BOATING, FISHING AND HUNTING FACILITIES: Including boat ramps, breakwaters, docks, piers, sewage pumping facilities, buoys, channels, mechanical launching devices, fish cleaning facilities, lighting, stream improvements, clearing and planting for food/cover, skeet/trap/rifle/pistol/archery ranges, wildlife management areas and trails.

NOTE: Prior to consideration of funding for boating access facilities, sponsors must attempt to secure funding from the Department under the State Boat Ramp and State Pumpout Programs. To request assistance for these types of facilities through the local park grant assistance program, your application must include documentation confirming your efforts to secure the referenced source of assistance. Grants-in-Aid can provide further information about the State Boat Ramp and Pumpout Programs.

PICNIC FACILITIES: Including pavilions, tables, shelters, grills, concrete pads, area lighting and trash receptacles.

PLAYGROUNDS: Including surfacing, borders, equipment, benches and lighting.

AQUATIC FACILITIES: Including swimming/wading/wave/spray pools, beaches, bathhouses, service/mechanical buildings, heaters, lifeguard towers, showers, fencing, deck areas and lighting.

TRAILS: Including jogging and exercise trails, nature and hiking trails, bicycle, motorcycle and multiple purpose trails, observation stations, overlooks, bridges, low-water crossings, boardwalks, exercise stations, interpretive and directional signage, sidewalks and barrier-free access ways to other areas/facilities.

CAMPING FACILITIES: Including tent and RV pads, group facilities, tables, grills, utility hook-ups, dump stations, information stations, service buildings, and area lighting (as long as these facilities do not create unfair competition with the private sector).

BEAUTIFICATION: Including landscaping, burial/removal/relocation of overhead utility lines, erosion controls, dredging/restoration of water bodies, fountains and gazebos.

RECREATIONAL SUPPORT FACILITIES: Including park roads, parking, fencing, utilities, irrigation, small maintenance structures, restrooms, signs, trash receptacles, service buildings with restroom/concession/storage/maintenance areas, drinking fountains, sidewalks, ramps, bleachers, scoreboards, security/area lighting, plus improvements to recreation and support facilities that promote energy conservation.

COMMUNITY GARDENS: Including fencing, storage bins and sheds, irrigation, composting areas, benches, sidewalks, parking and restrooms.

SPORT COURTS: Including basketball, tennis, volleyball, badminton, and related lighting, fencing, surfacing, nets, goals, windbreaks and bleachers.

CULTURAL AND EXHIBIT FACILITIES: Only small amphitheatres, bandstands, and exhibit or interpretive facilities are eligible. This includes small demonstration arboretums, nature exhibits and interpretive centers. Assistance will not be provided if these facilities function primarily for professional, semi-professional, academic, historic, economic or other non-recreational uses.

RENOVATIONS AND REDEVELOPMENT: Projects involving the renovation of existing outdoor recreation facilities, and projects involving the redevelopment of outdoor recreation areas, may be eligible for assistance. (For more information refer to "Renovation/Redevelopment vs. Repair/Maintenance".)

GOLF COURSES: Including construction, irrigation, landscaping, roads, parking, utilities, moderate clubhouse and maintenance facilities, and cart paths.

DEVELOPMENT WHICH WILL NOT BE ASSISTED

Development projects which do not have a well defined objective are not eligible. Projects which do not directly contribute to public recreation activities are not eligible. Support facilities which are not directly related to public recreation are also not eligible. Projects for which the sponsor cannot demonstrate full legal control of the property proposed for development are not eligible for assistance.

Generally, development assistance will not be made available for the following facilities:

RESTORATION/PRESERVATION OF HISTORIC STRUCTURES: The restoration and renovation of historic structures are not eligible for grant assistance. Public recreation facilities and support facilities in conjunction with historical structures or sites may, however, be eligible for assistance. They must be in accordance with the Texas Antiquities Code (Revised 9/1/87) if the development is adjacent to or on a site listed (or eligible to be listed) as a State Archeological Landmark.

AREAS/FACILITIES TO BE USED PRIMARILY FOR PROFESSIONAL OR SEMI-PROFESSIONAL ARTS AND ATHLETICS: Such as stadiums, amphitheatres, and rodeo arenas.

AMUSEMENT FACILITIES: Such as merry-go-rounds, ferris wheels, miniature railroads, pioneer towns, livestock and produce facilities or related types of developments, convention facilities, and commemorative exhibits.

EMPLOYEE RESIDENCES AND FURNISHINGS

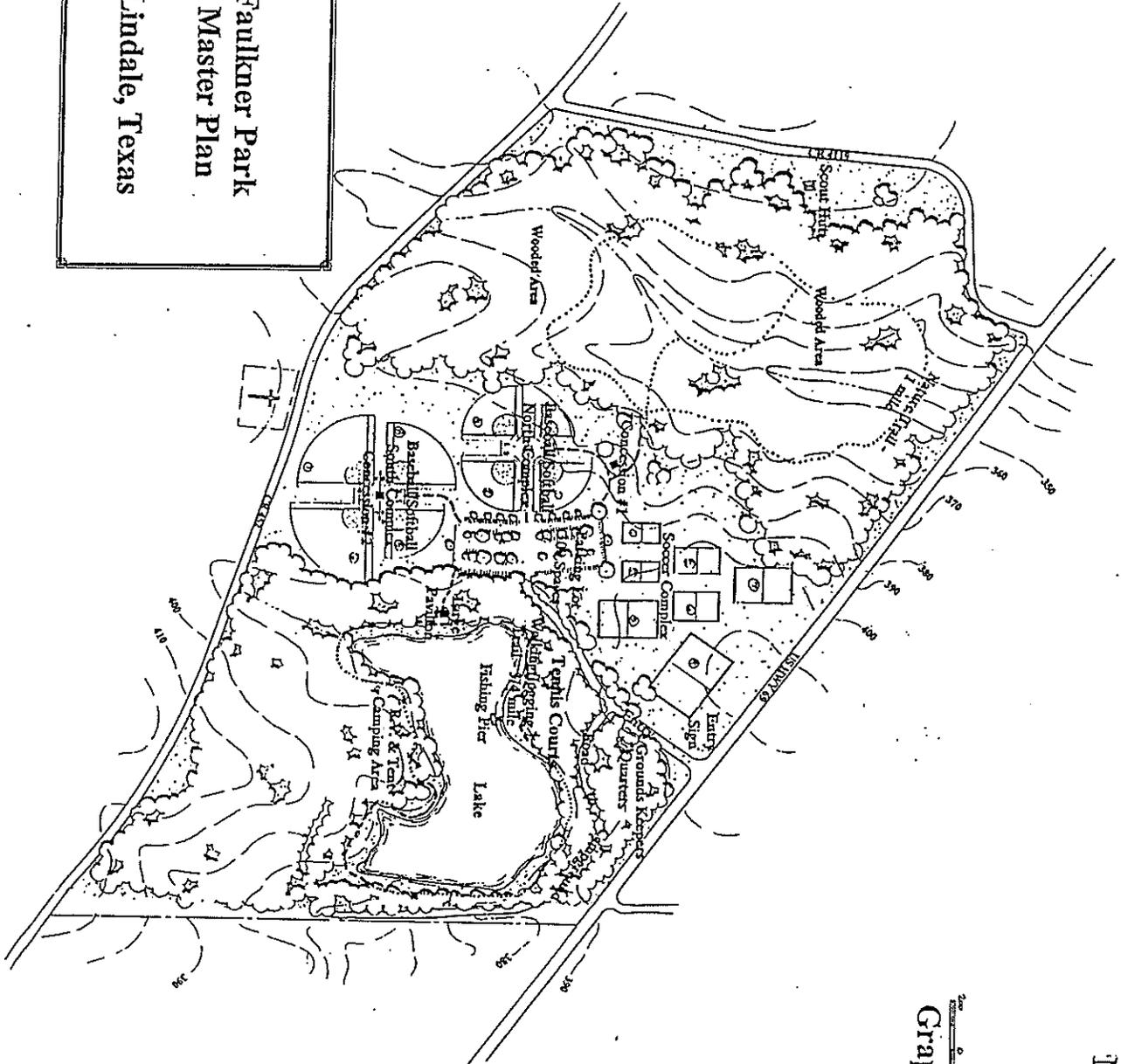
CONSTRUCTION/RENOVATION OF LODGES, MOTELS OR LUXURY CABINS

SUPPORT FACILITIES FOR NON-ELIGIBLE FACILITIES: If the support facility will serve both eligible and non-eligible facilities, assistance may be provided on a pro-rated basis for that portion of the facility which will support the public recreation activities.

MARINAS AND RELATED SUPPORT FACILITIES

SOME FACILITIES WHICH ARE NOT ELIGIBLE FOR GRANT ASSISTANCE MAY BE CONSTRUCTED IN A FUND ASSISTED AREA IF THEY ARE COMPATIBLE WITH THE PUBLIC RECREATION USES OF THE AREA. DEPARTMENT APPROVAL MUST BE RECEIVED PRIOR TO THE DEVELOPMENT OF NON-RECREATIONAL FACILITIES WITHIN TRPA ASSISTED AREAS. QUESTIONS REGARDING ELIGIBILITY SHOULD BE DIRECTED TO GRANTS-IN-AID.

Faulkner Park
Master Plan
Lindale, Texas



North
A

Graphic Scale
0 50 100 150 200 Feet

	<p>Faulkner Park Master Plan Lindale, Texas</p>	<p>MHS PLANNING & DESIGN</p>	<p>Plot Office Box 7422 Tyler, Texas 75711 409.947.4444 409.947.7422 Fax</p>
DATE	DRAWN BY	CHECKED BY	DATE
11/15	[Signature]	[Signature]	9/17
SCALE	SHEET NO.	TOTAL SHEETS	DATE
1/4" = 1'	100	10	11/15

Preliminary Cost Estimate Faulkner Park - Phase I City of Lindale, Texas

The following items are recommended to be included in Phase I of Falkner Park:

1.	Utilities - (Water, Electrical, & Sewage)	40,000
2.	Entry Road (to main parking lot) 1100 LF - 24' wide-asphalt	40,000
3.	Parking Lot - 150 spaces	90,000
4.	Trail around lake (3/4 mile-asphalt) 7' wide	83,000
5.	Soccer Complex (including grading, turf, irrigation, bleachers and goals)	
	Field 1 - U-6 (90' x 150')	17,000
	Field 3 - U-10 (150' x 240')	23,800
	Field 4 - U-12, U-14 & U-16 (200' x 300')	29,500
	Field 5 - U-8 (120' x 180')	16,200
6.	Central concession/restroom building	100,000
7.	Horseshoe pits	2,000
8.	Tennis Courts - 2 lighted courts	74,000
9.	Playground	50,000
10.	Fishing pier/outdoor classroom	14,000
11.	Entry sign & project signage	2,000
12.	Picnic Settings (5 @ \$3,200 ea.)	16,000
13.	Tree planting	5,000
14.	Design Fees (surveying, architectural, engineering and planning)	
	@ 10%	<u>60,500</u>
	Total	\$663,000

* Costs are preliminary only and prepared without the benefit of detailed engineering data. All costs shown are based on 1997 dollars. Final construction costs will vary.

Proposed Funding:

Texas Parks & Wildlife	(50%)	\$331,500
City of Lindale	(50%)	\$331,500