



TOWN OF TROPHY CLUB
SPECIAL MEETING AGENDA
PARKS & RECREATION
BOARD

1 Trophy Wood Drive
Trophy Club, Texas 76262

July 29, 2024

6:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

PUBLIC COMMENT(S)

This is an opportunity for citizens to address the Board/Commission on any matter pursuant to Texas Government Code Sec. 551.007. The Board/Commission is not permitted to discuss or take action on any presentations made concerning matters that are not listed on the agenda. Presentations are limited to matters over which the Board/Commission has authority. Speakers have up to four (4) minutes or the time limit determined by the Presiding Officer. Each speaker must have submitted their request to speak by completing the Speaker's Form or may email dwilson@trophyclub.org

ITEMS

1. Consider a recommendation from the Parks & Recreation Board to the Town Council of the preferred option for dedicated pickleball courts in the Town of Trophy Club.

ADJOURN

The Board/Commission may convene into executive session to discuss posted items as allowed by Texas Government Code Sections 551.071 through 551.076 and Section 551.087.

Notice is hereby given that a quorum of the Town of Trophy Club Town Council may be in attendance at this meeting. The Town Council will not deliberate or take any action.

CERTIFICATION

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Trophy Club, Texas, in a place convenient and readily accessible to the general public at all times on the following date and time: July 22, 2024, at 12:45 p.m., and said Notice of Meeting was also posted concurrently on the Town's website in accordance with Texas Government Code Ch. 551 at least 72 hours prior to the scheduled time of said meeting.

/s/ Chase Ellis

Chase Ellis, Director of Parks and Recreation

If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 6822372900, 48 hours in advance, and reasonable accommodations will be made to assist you.



PARKS & RECREATION BOARD COMMUNICATION

MEETING DATE: July 29, 2024

FROM: Chase Ellis, Director of Parks & Recreation

AGENDA ITEM: Consider a recommendation from the Parks & Recreation Board to the Town Council of the preferred option for dedicated pickleball courts in the Town of Trophy Club.

BACKGROUND/SUMMARY: Over the past two years, the Trophy Club community has engaged in discussions and preliminary designs for the development of dedicated Pickleball courts. This initiative aims to meet the growing demand for recreational facilities tailored to residents' needs. On April 22, 2024, after contracting with McAdams for the design, construction bid, and construction administration, McAdams began analyzing past information and current sites while engaging the community in discussions to develop three options to be presented to the Parks and Recreation board.

McAdams is presenting three options for consideration. Option 1 provides pickleball courts at both Harmony Park (4 courts) and Independence Park (4 courts). Option 2 provides pickleball courts next to Town Hall (6 courts). Option 3 provides pickleball courts at Harmony Park (6 courts). The attached McAdams report provides site layout details as well as cost estimates for each of the options.

BOARD REVIEW/CITIZEN FEEDBACK: The Town hosted two public engagement events to solicit input from the public regarding potential pickleball locations. The first event, which was held at Harmony Park on June 22, 2024, received approximately 45 attendees. The second event, which was held at Independence Park on June 29, 2024, received approximately 15 attendees.

On Wednesday, July 17th, the Parks & Recreation Board Park Improvement Subcommittee met with Town staff to review community input and the three recommended options. At that meeting, the subcommittee voted unanimously to recommend Option 3, which involves six Pickleball courts being constructed at Harmony Park, to the full Parks & Recreation Board.

FISCAL IMPACT: The total amount dedicated to the pickleball project in FY 2024 is \$1.3 million, which is included in the Capital Improvement Projects Fund. Below are the estimated design and construction amounts for each of the three options.

Option 1: Construction: \$1,312,960 + Design (\$147,000) Total: \$1,459,960

Option 2: Construction: \$1,506,230 + *Design (\$147,000) Total: \$1,653,230 *site selection may include additional design fee

Option 3: Construction \$1,005,240 +Design (\$147,000) Total: \$1,152,240

LEGAL REVIEW: N/A

ATTACHMENTS:

1. 2024-07-15 TTC24001 Dedicated Pickleball Court - Council Presentation Information
2. PowerPoint Presentation

ACTIONS/OPTIONS:

Staff recommends that the Parks & Recreation Board review pickleball court options presented by McAdams and make a recommendation to the Town Council of the preferred option for dedicated pickleball courts in the Town of Trophy Club.

FACILITIES PROGRAMMING PRESENTATION

PUBLIC ENGAGEMENT

Two public engagement events were held at Harmony Park on June 22nd from 10am-12pm and at Independence Park on June 29th from 4-6pm. Participants were invited to discuss the dedicated pickleball courts and share their input. A vote on location preference for the courts was taken using sticker dots – total votes are listed below. Participants were also able to leave comments and recommendations on sticky notes for the Town staff and consultant team.

VOTES ON PREFERRED LOCATION FOR COURTS FROM BOTH EVENTS

- > Independence Park = 19
- > Harmony Park = 46
- > Town Hall Site = 11

PARTICIPANT COMMENTS

Harmony Park Event Comments:

- > Minimum 6 courts because pickleball is a community activity for those who play in TC
- > Shade, benches, bathroom, water/ice, 6 courts to have all levels, HP – 6 less busy side of neighborhood
- > 4 or more divided courts at Harmony
- > Good lighting is important for evening play
- > “4 and 4” to spread out
- > Put courts in one location, Harmony is where we all play currently, bathrooms at Harmony now, shade at Harmony, parking at Harmony is best
- > 4 courts is good to start, space with covered area to wait, water dispenser
- > Clear rules on usage, sign-up and priorities (leagues, etc.)
- > Control access to courts (\$) to offset maintenance cost, like pool pass
- > HG Supply land
- > Divide courts between 2 locations, approach club corp for tennis courts
- > Use current courts – Harmony, 6 courts, TC residents, usually less \$
- > Harmony, 6 courts, 3’ fence on west side with benches outside
- > 4 or more courts, charge a per use fee or require a permit
- > Dedicated pickleball courts at Harmony, 6 courts
- > Easy, cheap, Harmony re-surface, 6 courts
- > Lights you can turn on anytime past midnight!
- > Water fountain please! Or bottle fill up station
- > There are tennis courts in TC already, need pickleball courts!! We are way behind all the surrounding towns which already have pickleball courts.
- > Pickleball started at Harmony! Please keep it [here](#).
- > All other activities are other side, east side only has pickleball, keep it here

- > Fewer babies being born – fewer soccer, etc. – more pickleball courts
- > Players have been driving over to Harmony even though there are pickleball courts over there, because more players in one area make better play.
- > More courts in one place is better for better games! A's vs A's and B's vs B's
- > Open play scheduled, reservation capability for other times
- > Please do not split up the courts. Put all in one spot. Pickleball is made for drop-in – mix it up
- > Plenty of space, additional facilities already here, heart of TC (Harmony Park)
- > No through traffic at harmony so it would be just the community using them, utilized more on this side, more courts on the other side already
- > Seems easiest to build at Harmony
- > At least 4-6 courts al in one place for better play, mixing up more players
- > Indoor courts would be ideal so you could use year-round. I would pay membership fee.
- > I had given up hope + faith on town leadership trying the last 5 years. Please RESTORE my faith + trust.
- > 1) We need courts on both sides of town
- > 2) We need to keep current tennis courts
- > 3) Can we please actually do it!!
- > Indoor courts would be amazing!
- > Benches with shade, water, restrooms, queuing station, minimum 4 courts, maybe 4 at each Indy/Harmony
- > All full shade – Ditto
- > How are we charging a fee?
- > Harmony is best place, 2 miles into Trophy Club, less traffic, would be just for TC residents
- > Benches with shades please
- > Not by the street, make it flow, move the bocce courts, don't take over soccer fields
- > Dedicated pickleball courts
- > 1. Shade/benches, water, 2. Room for expansion, 3. League play need minimum 4 courts so will need more for future
- > Shaded full court, sun sail, indoor
- > Is there room by TC Park by the dog park?
- > Get 'er done! Plenty of space at Harmony, leave room for expansion, separate tennis courts without pickleball stripes
- > Remove court reservation for private instructor, it is wrong! Lessons should be registered through town if it is provided by town.
- > *Revenue idea: build enough to host tournament so town can charge or take in revenue
- > Want competitive plan conditions: facilities, space, parking
- > 3-4' mesh fence with benches nearby
- > If @ Indy... think about replacing baseball practice field with pickleball stadium
- > What about INDOOR? Could charge fee or membership
- > Bocce Ball never used – reduce to one court

- > Would like 1. Dividers between courts, 2. Only rest area for people waiting to play, 3. Water machine with ice option
- > Good lighting, full coverage
- > Traffic will be issue @ Independence
- > Get courts built with bathroom and can add to later – room for expansion later
- > Parking/traffic by Indy
- > Indoor courts would be ideal! Thx
- > 4. Beginners – intermediate – advance divisions

Independence Park Event Comments:

- > 1st choice Harmony Park, existing infrastructure; 2nd choice Independence
- > Indoor courts at some point would be nice. Could play all year round. Maybe get someone to start a business – membership opportunity.
- > Preference order: 1. Independence Park, 2. Town Hall, 3. Harmony Park
- > Convert 2 tennis courts at Ind. Park to 4 or 6 courts – look at Unity Park in Highland Village
- > Needs: seating area, shade structure, water fountain
- > I feel that the Independence Park area has plenty of opportunity on this side of town. I'd like to see more recreational opportunities at Harmony.
- > Could build 6 courts on existing Medlin tennis courts but would likely need to redo corners for concrete + fencing
- > Traffic congestion is already apparent at Independence Park side of town.
- > 1st choice is the Ind. Park.
- > Add shade structure for rentals/parties or pavilion; possibly cover the courts at Ind. Park
- > Change Harmony Park tennis courts: to 4 temp. pickleball courts w/ temp nets that can move and roll so people can still play tennis (look at Bicentennial Park in Southlake)
- > Have designated open play times where people put stacks of paddles + wait for the next court after game is finished. (look at Keller Bear Creek Park)
- > 4 in each place is a possibility but really may be better to have all in one place – with separate could have too few people in each place
- > Indoor courts would be ideal!
- > Prefer Harmony Park with Town Hall as secondary location
- > Way to know if courts available, perhaps reserve, also specified open play times
- > Independence Park is my first choice. Town Hall 2nd. Please if possible minimum 6 courts. You will get more players at Independence Park
- > Include expected maintenance cost for 10 years
- > Possible profit for league play or tournaments or a key card system, membership for residents to keep courts locked (like Timarron in Southlake)
- > HP: PB next to tennis courts. Bocce move east/west, BBall to New soccer corner and move over HP1 and HP2
- > "Could we build a sport court when relocating basketball court at Harmony?"

- > “Would rather sacrifice league play and split 3-4 between the parks. Save the drive to elsewhere.”
- > Indoor pickleball courts
- > Prefer Independence 1st, Harmony 2nd, and Town Hall 3rd. Concern with Town Hall is easy access to non-residents. Need bleachers for those waiting to get on court. Need lights for night play.

Consultant Notes from Conversations during Harmony Park Event:

- > Keeping proposed courts in 1 spot ideal
- > Indy seems to have a larger population of kids and students present using park amenities
- > 25-30 players coming to play pickleball at Harmony as part of the league, like to play with rotating King and Queen
- > Location is more secluded at Harmony
- > For league play = 4 courts minimum, 6 is ideal
- > Start at Harmony/Town Hall – Expand the facilities at Town Hall later
- > Previous proposal at Indy included stadium seating layout – located at practice baseball field. Another resident informed that the field is still used regularly for baseball practice.
- > 8 courts would be too many and cause interference, 6 courts are ideal
- > Seating/rest area for between play is desired
- > What about the Indy Dog Park? Trophy Club Park = lake bottom and flooding may be an issue
- > Traffic on school days close to Indy Park – Council has been tasked with how to address
- > Lighting = want even light coverage for evening play
- > Fee for entry – Is the pool going to be free?
- > Don’t want the park and facilities to look piece milled if courts placed at Harmony

Consultant Notes from Conversations during Independence Park Event:

- > Bicentennial has portable nets to view. Hurst court nets are not ideal, they are flimsy.
- > Review Unity Park in Highland Village (12 courts)
- > Remove tennis courts at Indy, replace with 6 pickleball courts. There are now tennis courts at Medlin that are public. Consultant mentioned that the courts are owned by the school district and the Town can’t claim them and promote them as an option for people to play on.
- > Stripe the tennis courts at Harmony Park for 4 courts (noted that the clipped corners may not allow for 4 courts to fit)

Letter from the Stolley's

My wife and I have been Trophy Club residents for 28 years. We vote for the pickleball courts to be built at Harmony Park for the following reasons:

1. Harmony Park tennis courts have been used as pickleball courts for the past 3+ years. Pickleball is played at Harmony Park seven days a week. The courts are used approximately 90% of the time for pickleball and 10% for tennis.
2. Harmony Park already has restrooms, electricity, water, bocce ball, and tennis/pickleball converted courts. Harmony Park already has sufficient parking spaces for all these activities. Harmony Park also has a large picnic pavilion that could be used for events.
3. Harmony Park has minimal traffic since it is approximately 2 miles from Highway 114.
4. Harmony Park is used primarily by Trophy Club residents. During the week, Harmony Park has almost no activity except for pickleball. However, a location near Independence Park would have more outside visitors and very heavy traffic due to thousands of students attending school in that area and businesses on the west side.
5. ****Harmony Park has consistently had pickleball players 7 days a week for the past 3+ years. The Harmony Park location has been proved and tested to work with no issues. The residents around Harmony Park are used to the sounds of pickleball, unlike the residents of Independence Park. We think that's a huge plus.

We highly recommend the pickleball courts to be built at Harmony Park at one of these two locations:

1. Convert all the Harmony Park tennis courts to pickleball courts. (There are numerous tennis courts on the west side of Trophy Club.)
2. Build pickleball courts at Harmony Park on a small portion of the soccer fields on the northwest corner by Indian Creek and the parking lot. The soccer ball fields are not used five to six days during the week.

Dan and Rebekah Stolley
13 Sunrise Court

CONCEPTUAL DESIGN OPTIONS

Town staff and the consultant team collaborated to identify 3 design options to present to Town Council for review based on historical knowledge, public engagement, site opportunities and constraints. Below are summaries for each concept that includes the location, number of courts, approximate construction budget, and design description. The concept design option graphics are included at the end of this section. The budget amounts listed are conceptual and may change through the construction documentation and bidding phases.

OPTION 1

The first option pursues a theme of equality as residents from across the Town of Trophy Club expressed a desire to have dedicated pickleball courts close to their residence. To achieve this, the conceptual design places 4 courts at both Harmony and Independence Park. The design is divided into Option 1A and 1B.

OPTION 1A

- > **Location:** Harmony Park
- > **Courts:** 4 courts
- > **Budget:** Approx. \$780,883
- > **Design Description:** This conceptual design proposes 4 dedicated pickleball courts directly to the south and east of the existing tennis courts to create a cohesive playing facility. A primary goal of this site configuration is to have the additions blend seamlessly with the existing facilities. Community gathering space is important to residents and has been provided with the addition to allow waiting pickleball and tennis players to congregate. Said gathering areas may include a variety of seating options for park visitors. Shade components have been incorporated to provide relief from direct sunlight. Retaining walls will be required along the east and south end of the addition to allow for construction of even play surfaces between the existing and proposed courts. Due to the location of the proposed courts, sidewalks will be rerouted to provide a similar level of access that is currently provided to the facilities and the remainder of the park.

OPTION 1B

- > **Location:** Independence Park
- > **Courts:** 4 courts
- > **Budget:** Approx. \$532,077
- > **Design Description:** This conceptual design proposes 4 dedicated pickleball courts directly to the south of the existing tennis courts to create a cohesive playing facility. Similar to Option 1A, primary goal of this site configuration is to have the additions blend seamlessly with the existing facilities. Again, community gathering space is important to residents and has been provided with the addition to allow waiting pickleball and tennis players to congregate. Said gathering areas may include a variety of seating options for park visitors. Shade components have been identified to refuge from direct sunlight. Existing storm sewer infrastructure may be required to be relocated to construct the courts. Additional sidewalks will be provided to allow for adequate access to the proposed courts. Existing storm sewer infrastructure may be required to be relocated to construct the courts.

OPTION 1 Total Budget: Approx. \$1,312,960

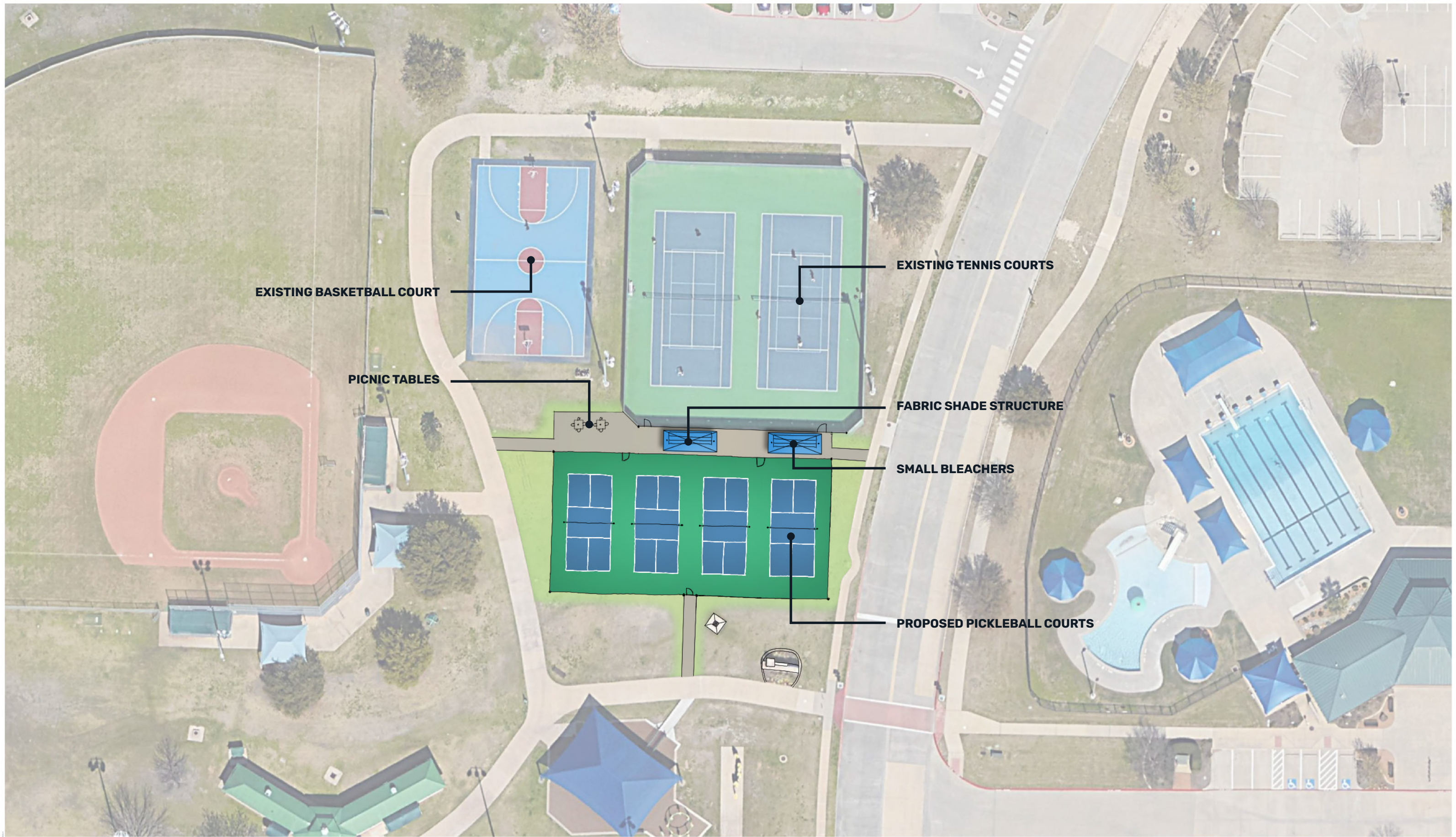
OPTION 2

- > **Location:** Town Center Site
- > **Courts:** 6 courts
- > **Budget:** Approx. \$1,506,230
- > **Design Description:** This conceptual design proposes 6 dedicated pickleball courts on the property directly to the east of Town Hall. This site does not have existing infrastructure, including parking, restrooms, storm sewer, sanitary sewer, and electricity. These items would be required to support dedicated pickleball courts on this site. There is an Oncor easement and existing utility lines with easements that would need to be abandoned and relocated to allow for the construction of the proposed courts and facilities. In addition to the dedicated pickleball courts, this design includes parking, restrooms, shade structures, and seating options. The Town Parks + Rec staff anticipates additional man-hours needed to properly maintain and care for this site as it will be a new park for the Town.

OPTION 3

- > **Location:** Harmony Park
- > **Courts:** 6 courts
- > **Budget:** Approx. \$1,005,240
- > **Design Description:** This conceptual design proposed 6 dedicated pickleball courts to the south of the existing tennis courts, where the bocce and basketball court are currently. This site configuration would require the demolition, salvage, and reconstruction of the bocce and basketball court. Retaining walls will be required along the proposed location of the bocce and basketball court. A community gathering space is provided between the existing tennis court and pickleball courts for visitors to congregate while waiting to play. Shade components have been incorporated to provide relief from direct sunlight in the gathering area and within the pickleball court play area. Sidewalks will be rerouted to provide a similar level of access that is currently provided to the facilities and the remainder of the park.





EXISTING BASKETBALL COURT

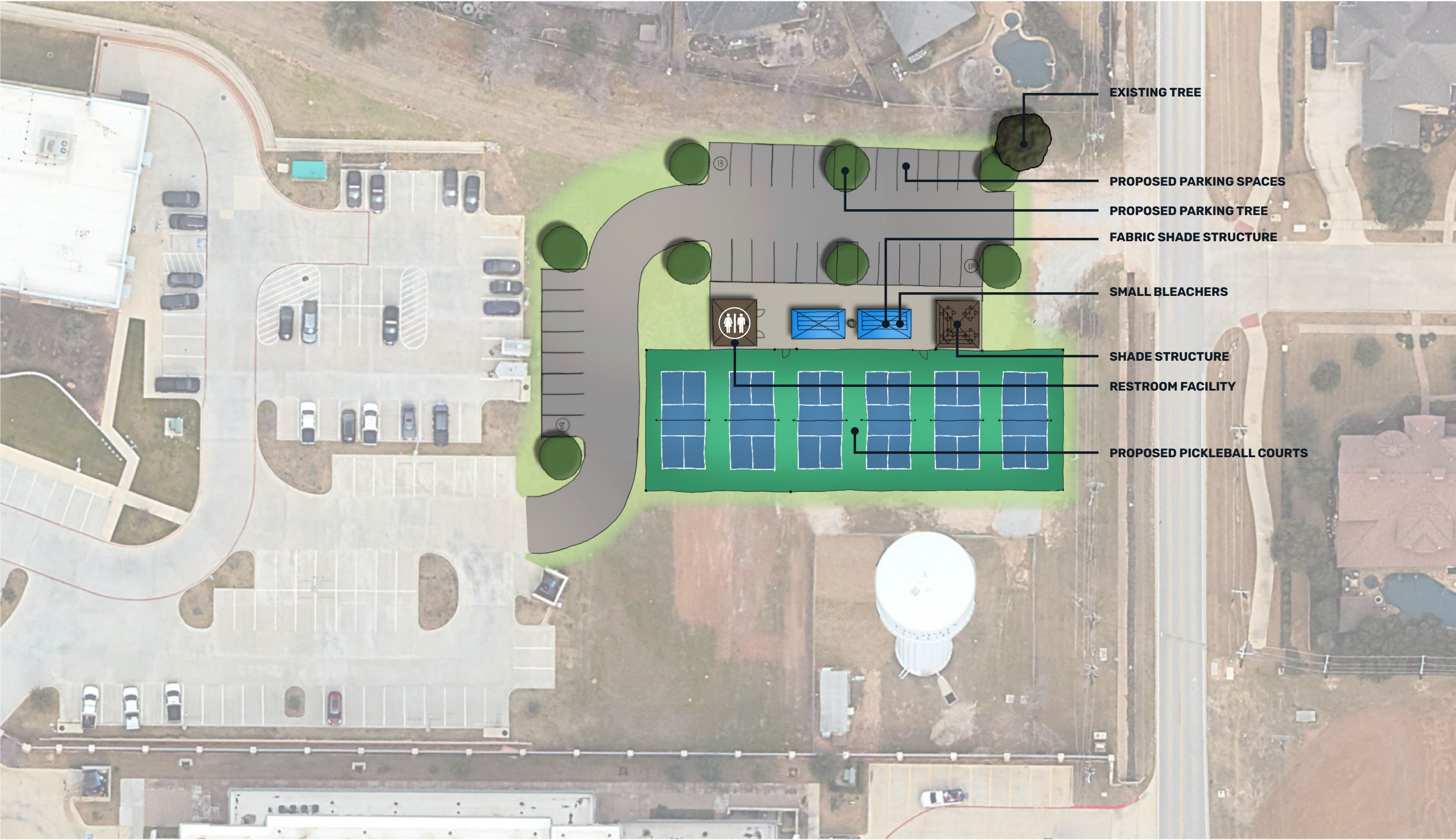
PICNIC TABLES

EXISTING TENNIS COURTS

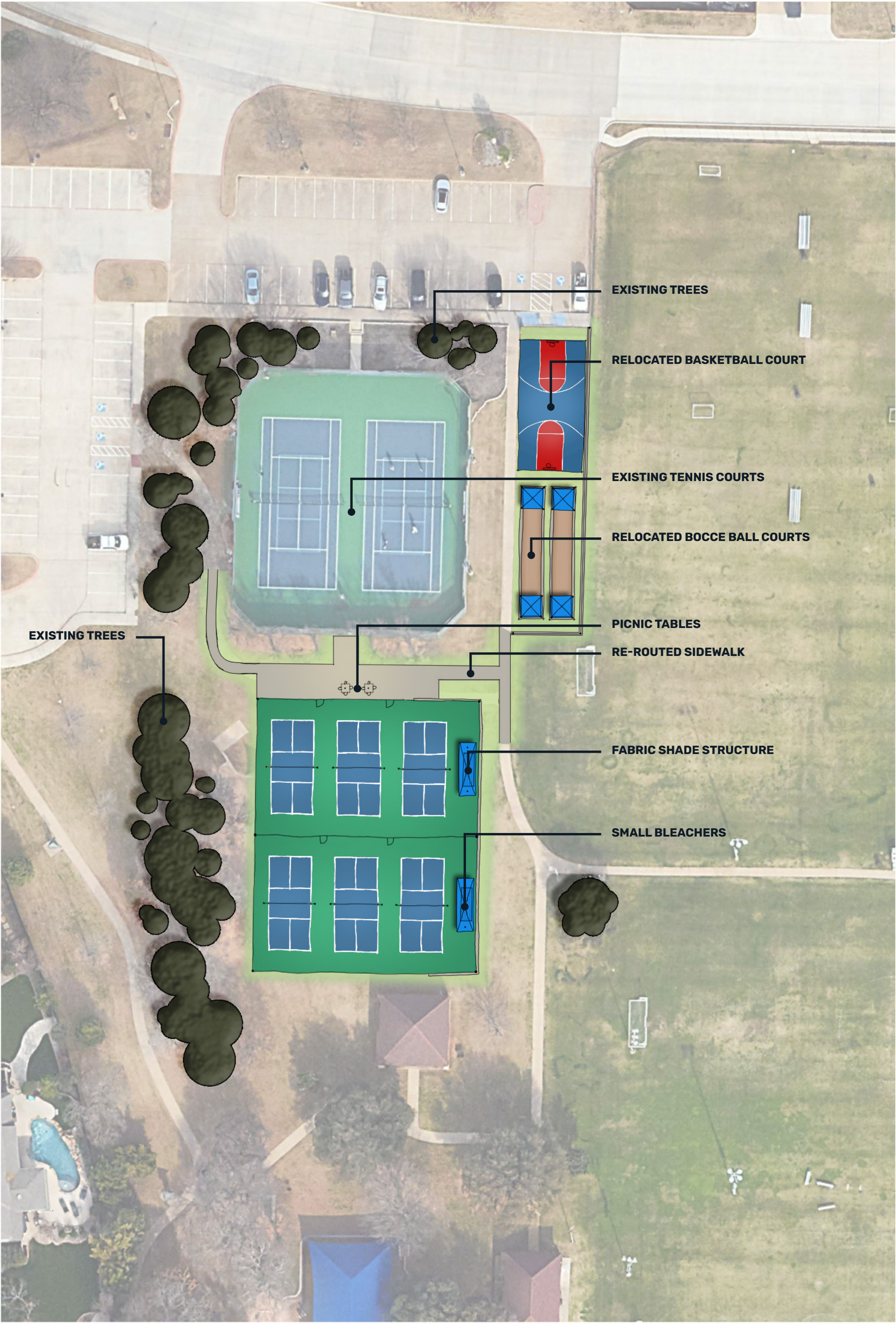
FABRIC SHADE STRUCTURE

SMALL BLEACHERS

PROPOSED PICKLEBALL COURTS



DEDICATED PICKLEBALL COURTS TOWN CENTER - 6 COURTS
TROPHY CLUB, TEXAS



EXISTING TREES

EXISTING TREES

RELOCATED BASKETBALL COURT

EXISTING TENNIS COURTS

RELOCATED BOCCIE BALL COURTS

PICNIC TABLES

RE-ROUTED SIDEWALK

FABRIC SHADE STRUCTURE

SMALL BLEACHERS



Dedicated Pickleball Courts

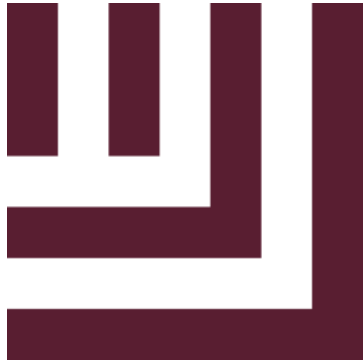
Town of Trophy Club





Agenda

- 01 McAdams Overview
- 02 Schedule + Timeline
- 03 Public Engagement
- 04 Conceptual Designs
- 05 Questions + Deliberation



Meaningful Experiences Through Inspired Design.

About Us

Cultivating planning, design and engineering expertise since 1979.

McAdams is a full-service civil engineering, land planning, landscape architecture, transportation and geomatics firm.



45

Years in
Business



450+

Team
Members



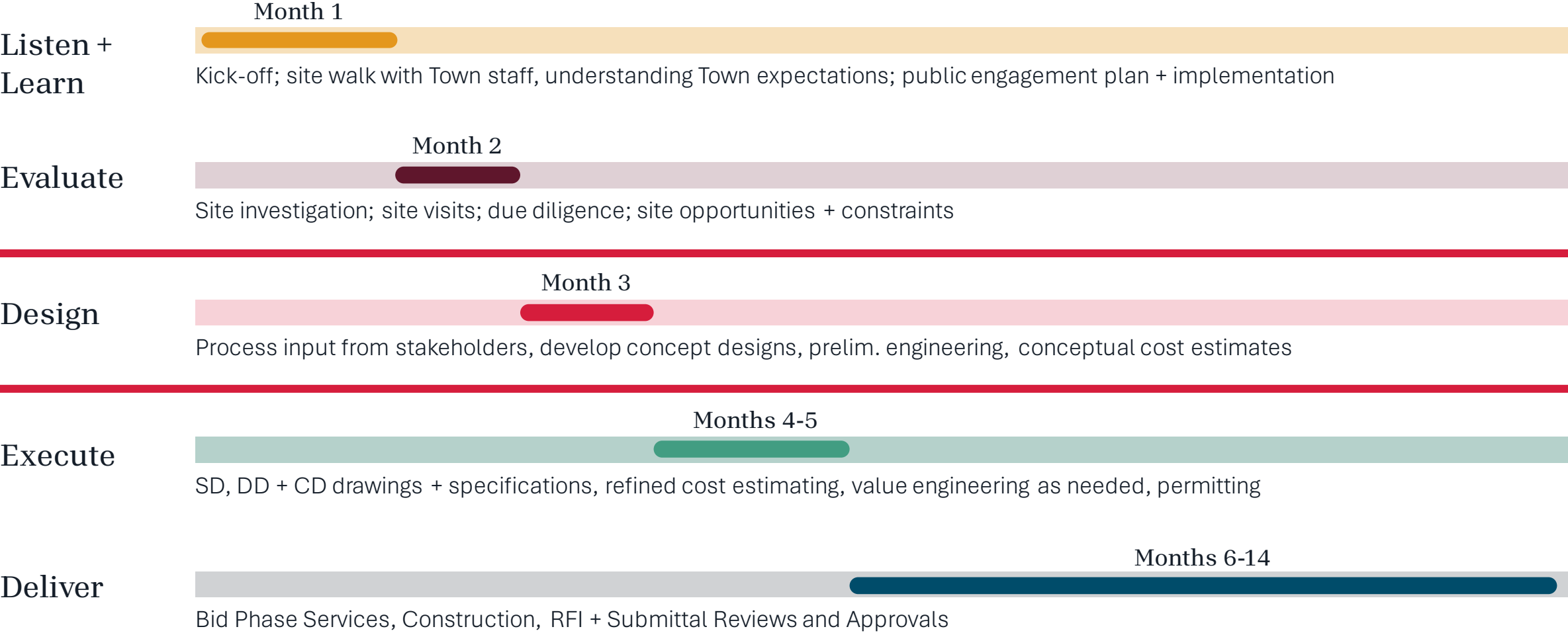
5

Office
Locations

Our Services

- I Civil Engineering
- I Stormwater
- I Stream + Wetland Design
- I Geomatics
- I Land Planning
- I Urban Planning + Design
- I Landscape Architecture
- I Transportation
- I Construction Administration
- I Grant Funding Advisory Services
- I Visualizations

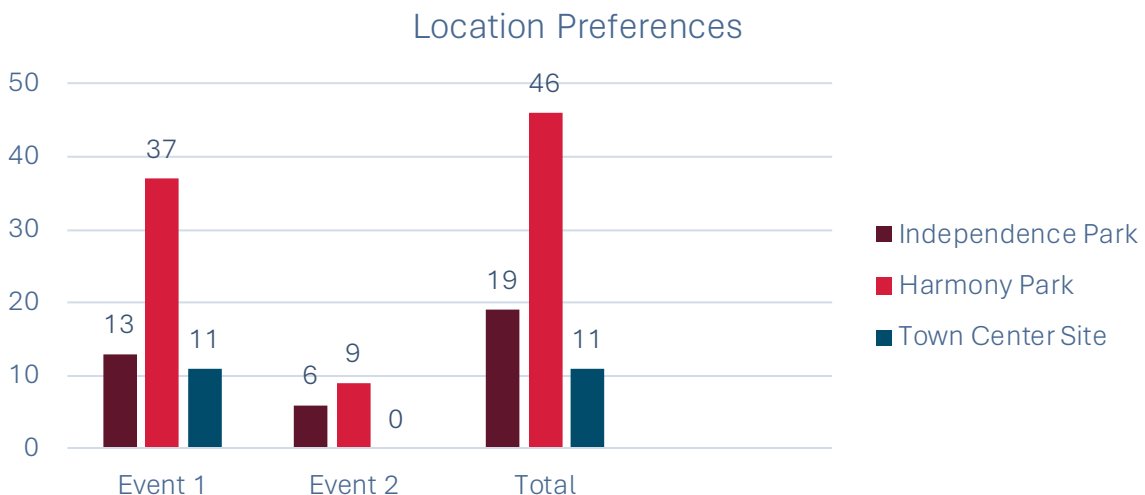
Schedule



Public Engagement

Harmony + Independence Parks

- I Held (2) public engagement events at both parks
- I Participants voted on preferred location + gave their input
- I Minimum 4-6 courts is ideal for community play
- I Shade, lighting, and gathering areas are key components
- I Harmony Park location is preferred - equality across Town is important



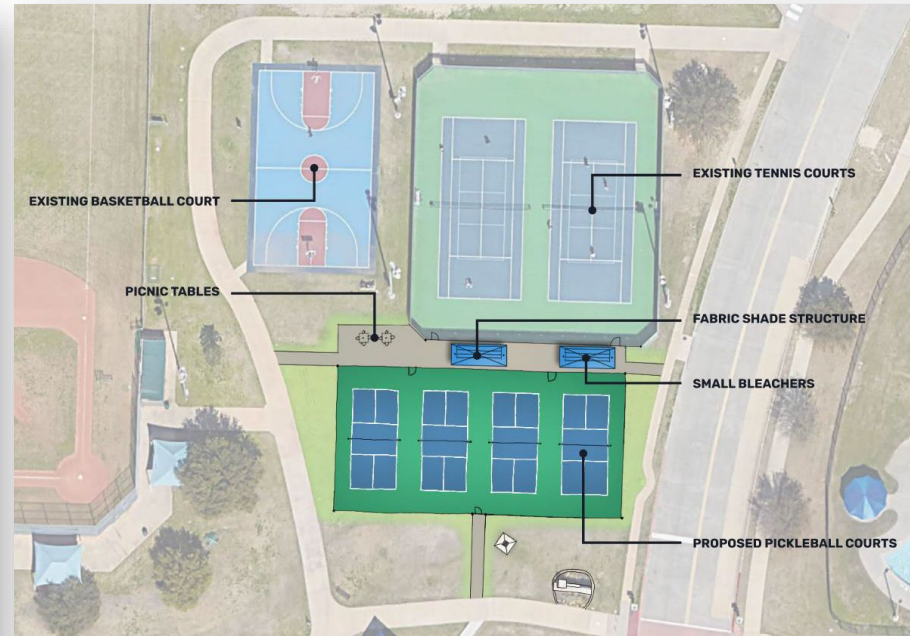
Public Engagement Events
Harmony + Independence Parks

Concept Design: Option 1

Harmony Park + Independence Park



I Harmony Park – 4 courts



I Independence Park – 4 courts

I (4) Dedicated Courts at Harmony Park

I (4) Dedicated Courts at Independence Park

I Total Budget for both Options = \$1,312,960 + \$147,000 design fee = \$1,459,960

Concept Design: Option 1A

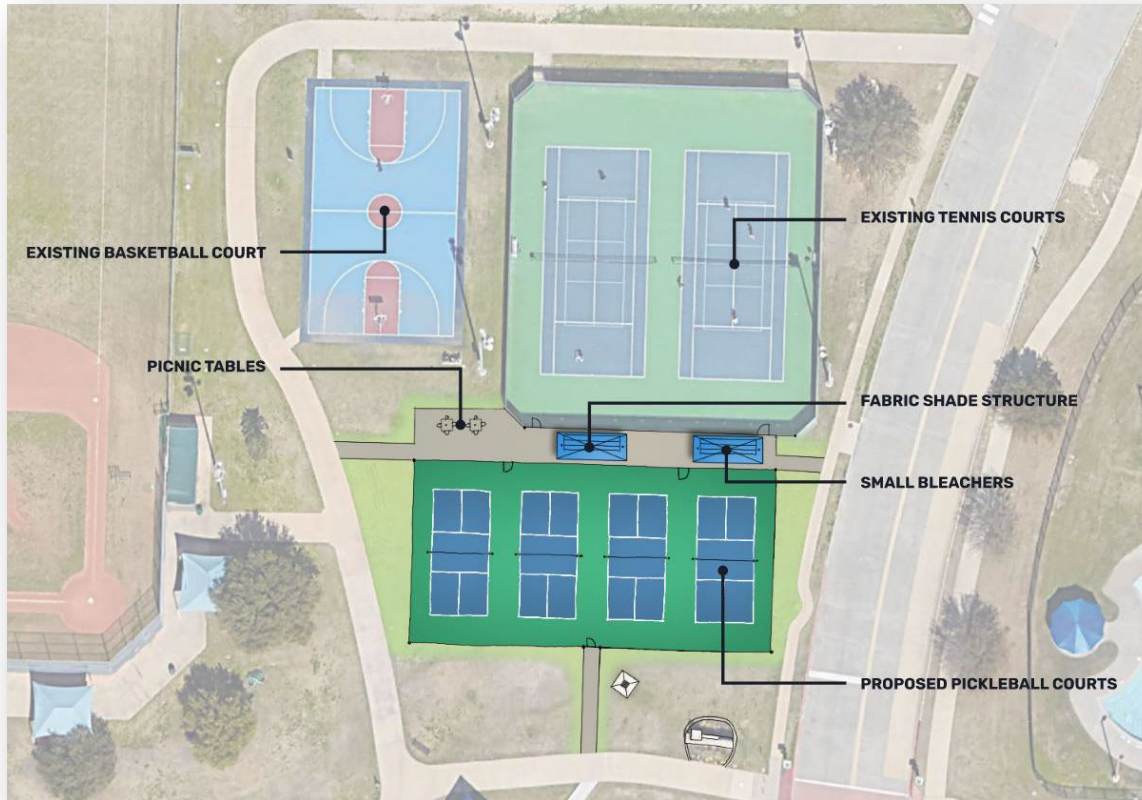
Harmony Park – 4 courts



- I 4 Dedicated Pickleball Courts
- I Approx. Budget = \$780,883
- I Additions to blend with existing facilities
- I Community gathering area with seating and shade
- I Retaining walls required along east edge of additions
- I Sidewalks to be re-routed
- I Removing (5) Bradford Pear trees along southern tennis court fence

Concept Design: Option 1B

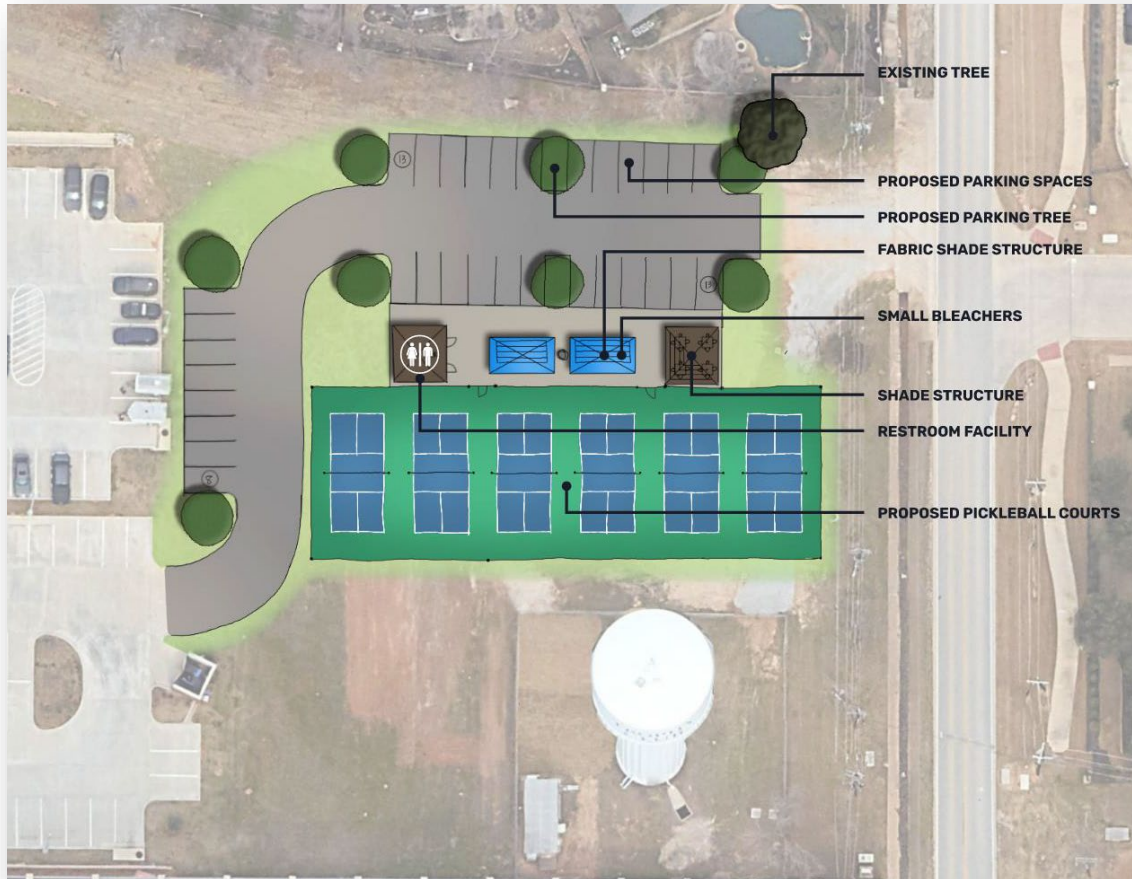
Independence Park – 4 courts



- I 4 Dedicated Pickleball Courts
- I Approx. Budget = \$532,077
- I Additions to blend with existing facilities
- I Community gathering area with seating and shade
- I Existing storm sewer infrastructure
- I Additional sidewalk connections to pickleball courts

Concept Design: Option 2

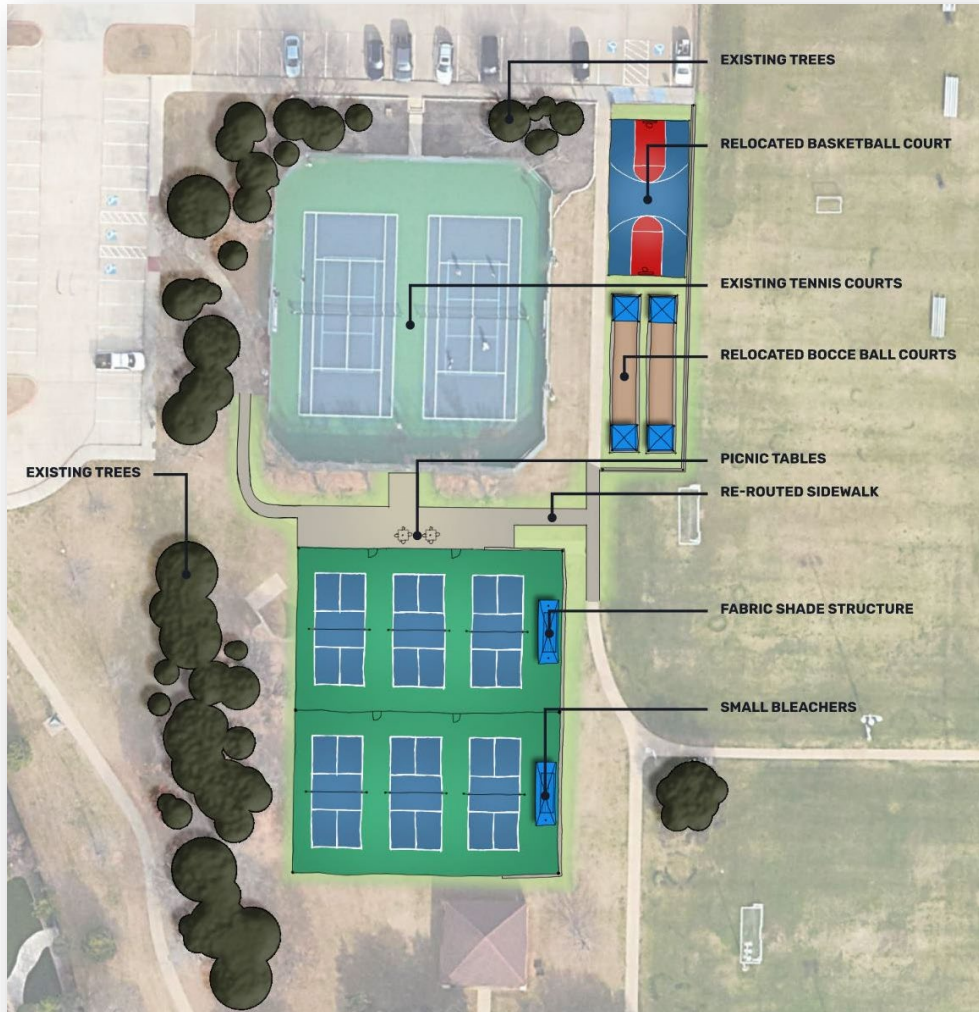
Town Center Site – 6 courts



- I 6 Dedicated Pickleball Courts
- I Approx. Budget = \$1,506,230 + \$147,000 design fee*
= **\$1,653,230**
- I * Additional design and construction fees would be required to complete the design and construction plans for Option 2
- I Community gathering area and shaded seating
- I Park infrastructure improvements include full parking requirements, restroom facility, extension of water and sewer connections, electrical drop and connection, stormwater calculations, and full site plan submittal.
- I Existing Oncor electrical and 20' water line easements require abandonment and relocation
- I Site will be maintained as a new park through Parks + Rec Dept. requiring additional manhours

Concept Design: Option 3

Harmony Park – 6 courts



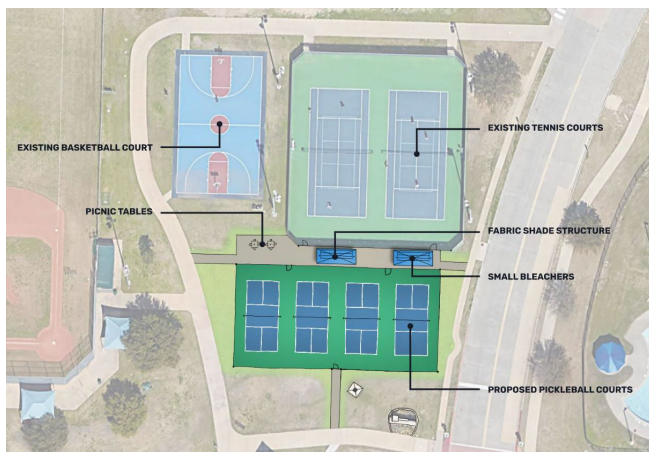
- I 4 Dedicated Pickleball Courts
- I Approx. Budget = \$1,005,240 + \$147,000 design fee
= **\$1,152,240**
- I Additions to blend with existing facilities
- I Basketball court and bocce ball courts to be relocated
- I Community gathering area
- I Seating and shade incorporated with pickleball courts
- I Retaining walls required along east edge of additions
- I Sidewalks to be re-routed

Option 1

Approx. Total Budget = \$1,459,960



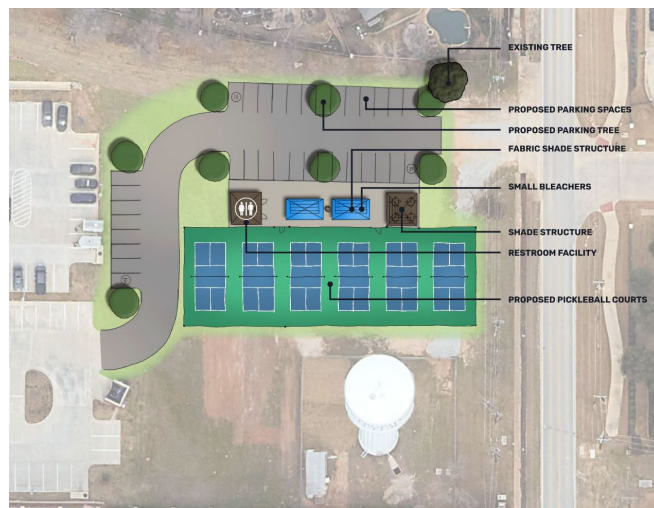
I Harmony Park – 4 courts



I Independence Park – 4 courts

Option 2

Approx. Total Budget = \$1,653,230



I Harmony Park – 6 courts

Option 3

Approx. Total Budget = \$1,152,240



I Town Center Site – 6 courts