

LAVON LAKE RECREATION IMPROVEMENT STUDY – STAKEHOLDER BRIEF

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“Cornerstone of the Southwest”



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AGENDA



- Situation
- Study Guidance
- REC Inventory / Map
- Milestones & Timeline
- US Army Corps of Engineer (USACE) Process
- Communications Plan
- Partnering Opportunities



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SITUATION



- Lavon Lake maintains and operates 17 of the 18 recreation areas.
- Lavon Lake does not receive adequate funding to properly maintain the parks.
- Annual Operation & Maintenance (O&M) covers basic repairs, but lacks funding for capital improvement projects such as road replacement, utility infrastructure, and building replacement.
- Current backlog maintenance is ~\$35M and growing.



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STUDY GUIDANCE



- We are initiating a study to develop a comprehensive strategic plan to improve Lavon Lake's recreation areas through restructuring, lease, partnering, or closure.
- Goal is to provide recreation areas in good or excellent condition.
- Based on funding levels, the "assumed" endstate is:
 - Lavon Lake maintains 1 of the 3 Class A parks not already leased out
 - Lavon Lake maintains 2-4 of the 14 Day Use parks/access points
 - Remaining parks are leased, partnered, or closed
 - Savings are reinvested to improve USACE-maintained parks



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BUDGET GUIDANCE



Budget guidance during the transition:

- O&M Funds will be prioritized toward parks that Lavon Lake will maintain long-term.
- Minimal funds will be used for maintaining parks that will be leased out.
- If a closure is identified, the park will be “mothballed” until remediation to convert to a Habitat Management Area.



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RECREATION INVENTORY



Lavon Lake consists of 18 recreation areas:

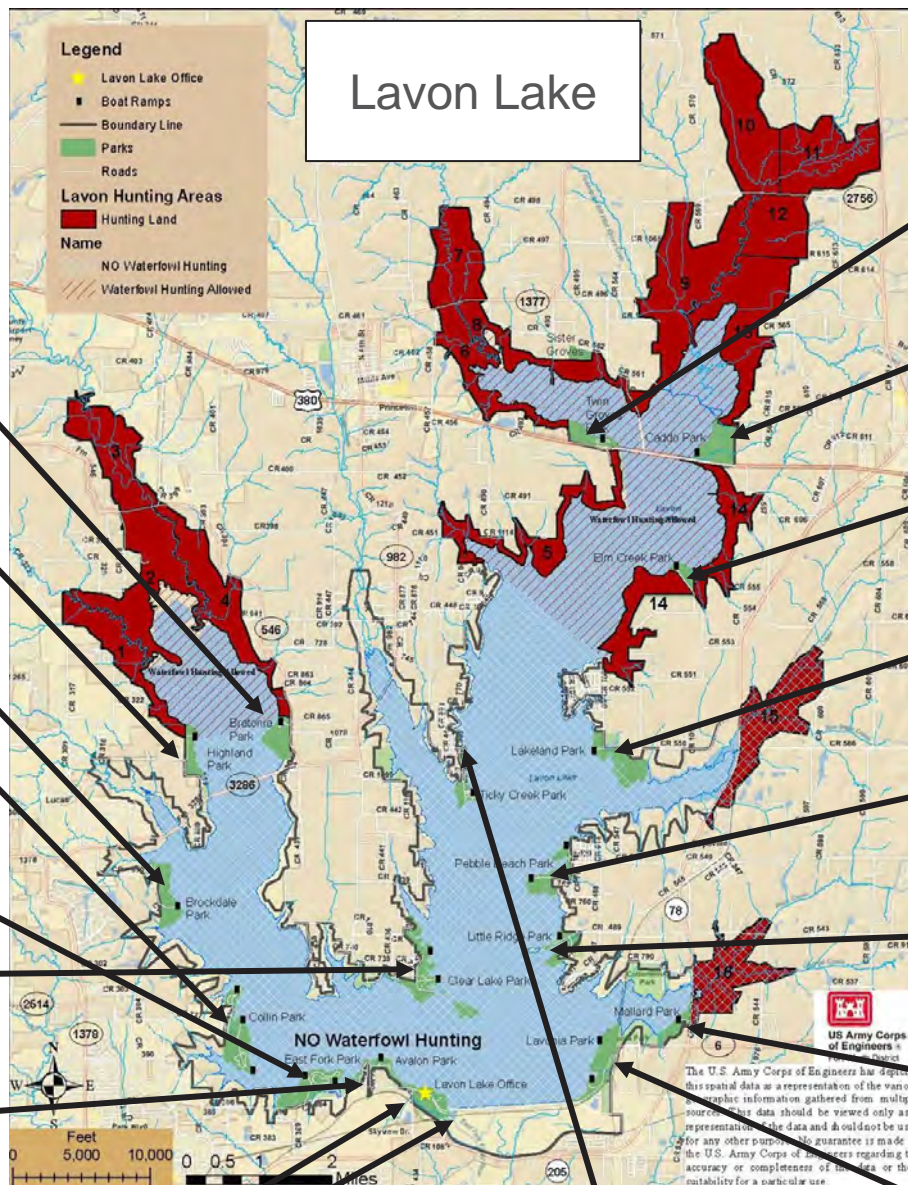
- 4 Class A parks (multi-use – RV, Tent, Day Use)
 - East Fork Park
 - Lavonia Park
 - Clear Lake Park
 - **Collin Park & Marina (Leased)**
- 7 Day Use parks
 - Avalon Park
 - Little Ridge Park
 - Lakeland Park
 - Ticky Creek Park
 - Mallard Park
 - Pebble Beach Park
 - Caddo Park
- 6 Access points
 - Elm Creek Park
 - Bratonia Park
 - Brockdale Park
 - Twin Groves
 - Highland Park
 - Little Avalon Park
- 1 Fishing pier
 - Stilling Basin



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Bratonia Park
(Access Point)

Highland Park
(Access Point)

Brockdale Park
(Access Point)

Collin Park & Marina
(Leased)

East Fork Park
(RV, Tent, Day Use,
Equestrian)

Clear Lake Park
(Rv, Tent, Day Use)

Avalon Park
(Day Use)

**Little Avalon Park
(Day Use) – Scheduled Closure**

Stilling Basin
(Fishing Pier)

Ticky Creek Park
(Day Use)

Lavonia Park
(RV, Tent, Day Use)

Twin Groves Park
(Access Point)

Caddo Park
(Day Use)

Elm Creek Park
(Access Point)

Lakeland Park
(Day Use)

Pebble Beach Park
(Day Use)

Little Ridge Park
(Day Use)

Mallard Park
(Day Use)

The U.S. Army Corps of Engineers has acquired this spatial data as a representation of the various geographic information gathered from multiple sources. This data should be viewed only as a representation of the data and should not be used for any other purpose. No guarantee is made by the U.S. Army Corps of Engineers regarding the accuracy or completeness of this data or their suitability for a particular use.



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RECREATION INVENTORY – CONT.



Non-Park Recreation Areas – not impacted by the study

- **Trinity Trail (28-mile hiking/equestrian trail)**
 - Memorandum of Agreement with Collin County Open Spaces and the City of Lucas with maintenance through Trinity Trail Preservation Association (non-profit)
 - 3 Trailheads: East Fork, Brockdale, and Highland
- **Richardson Radio Control Club**
 - Lease through Collin County Open Spaces and sub-lease to Richardson Radio Control Club
- **Blackland Prairie Raptor Center**
 - The “old” Brockdale Park leased to BPRC for rehabilitation and release of injured raptors, education, & outreach
- **Sister Grove Bike Trail**
 - Outgrant to Collin County Open Spaces for ~5 miles of bike trail adjacent to Collin County’s Sister Grove Park.
- **Park & Fish and Park & Hunt**
 - There are multiple access points for hunting and fishing. They do not have any building facilities and require minimum upkeep.



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MILESTONES



External

- **Notify Congressman Self's Office**
- Meet w/ stakeholders
 - City/Park Managers
 - Collin County
 - TPWD (Parks)
- Implement Communication Plan
 - Post information paper on Lavon website
 - Publish News Release (link to website)
 - Post to District social media
- Conduct follow-on meetings with stakeholders as needed
- Receive feedback from stakeholders and incorporate into staff planning

Internal

- Staff analysis/documentation
- COA development & comparison
- Receive feedback from stakeholders
- Develop DRAFT plan

Public

- Brief public & take public comments
- Prepare recommended plan & brief chain of command
- Receive approved DECISION
- Prepare & publish changes to the Lavon Master Plan



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TIMELINE



		2024				2025			
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
External	<p>9 Oct 24 Schedule stakeholder meeting - Local, county, & state</p>					31 Jan 25 Receive feedback from stakeholders			
	<p>7 Nov 24 Stakeholder meeting (combined) - Local municipalities - Collin County - TPWD (Parks)</p> <p>15 Nov 24 - 31 Jan 25 Individual stakeholder meetings (as requested)</p>						1 Mar 25 Public meeting or media blitz		15 May 25 - 15 Jul 25 Document for supplemental Master Plan
Internal	<p>9 Oct 24 Notify Congressman Self & SWF/SWD/HQ</p>					1 Feb 25 Prepare for public comment period		1-30 Apr 25 Evaluate stakeholder and public input	1 May 25 Staff recommendation & brief CoC
	<p>1 Oct 24 Schedule stakeholder meeting Prepare information paper Prepare SWF News Release Prepare stakeholder brief</p> <p>1 Oct 24 – 15 Nov 24 Staff analysis - Facts & assumptions - Data collection</p>					31 Jan 25 Receive feedback from stakeholders			15 May 25 Finalize the plan
			15 Nov 24 Staff COA development and comparison						15 May 25 - 15 Jul 25 Document for supplemental Master Plan

BLACK – Planned
RED - Completed



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USACE PROCESS



- Park Closures or Significant Changes in Park Operations – Policy Guidance, 2024 (dated Sometime in 2024)
 - The National Environmental Policy Act of 1969 (NEPA)
 - ER and EP 1130-2-550 Recreation Operations and Maintenance Policies
 - ER 1130-2-500 Partners and Support (Work Management Policies)
 - ER 405-1-12 Real Estate Handbook
 - RecStatus Self Assessment Tool
 - US Army Corps of Engineers National Recreation Program Strategic Plan 2021
 - Changes in Park Operations efficiency studies previously executed in the Fort Worth, Huntington, Little Rock, Mobile, and Nashville Districts are available on the US Army Corps of Engineers NRM Gateway
 - Recreation Development Policy for Outgranted Corps Land (Memo / 06 Dec 2006)
 - Non-Recreation Outgrant Policy (Memo / 30 Mar 2009)



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USACE ANALYSIS



- Funding Analysis
 - Several factors considered to include identifying cost savings and reinvestment into other parks
- Impact Analysis
 - 28 individual factors considered
- Closure Types
 - Full closure, permanent or temporary
 - Partial closure
 - Restricted schedule
 - Leasing
 - Partnerships
 - Reduction in services
 - Volunteer services



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COMMUNICATION PLAN



- Congressman Self has already been notified
- Conduct stakeholder meeting with local, county, and state government agencies
- Immediately following the stakeholder meeting
 - Information paper posted to Lavon web site
 - News Release to local news stations
 - Notification released on District social media sites
- Lavon web site will contain link to provide public comments to USACE
 - Can provide address for local, county, or state government if desired
- Public meeting to brief tentative plan later in the process



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COMMUNITY BASED PARTNERSHIP PROGRAMS



Lease

Challenge Cost Sharing Cooperative Management
Agreements

Memorandum of Understanding

Challenge Partnership Agreement



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LEASE



- The Municipality would pick up 100% of all O&M costs. Lavon Lake would not be allowed to assist.
- Binding agreement with USACE Real Estate Department for full operation and management of the park.
- Typically leased for 25 years, but longer can be negotiated.
- Renewable without competition.
- Must manage park within USACE policy and regulations for outgranted areas and any development or improvements must abide by outgrant policy. Improvements must be dependent on the resource (lake-based recreation).
- Revenue generated within the park must be reinvested within that recreation area.



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CHALLENGE COST SHARING COOPERATIVE MANAGEMENT AGREEMENTS



- Lavon Lake and partner would share O&M costs
- Joint Management between USACE and Non-Federal entity.
- Non-Federal entity may retain up to 100% of fees collected – must be used for operation, maintenance, and management of the park.
- Both USACE and partner can expend funds within the park.
- Competition is required. Notice will be distributed by District Commander and posted for a minimum of 10 calendar days.
- Agreement will establish terms, conditions, administration, and responsibilities of USACE and partner.
- Term – Limited to an initial 5 years with additional 5 option years without need for further competition. After 10 years, partner must re-compete for opportunity.

Lavon Budget is reduced by the amount of fees retained.



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MEMORANDUM OF UNDERSTANDING



- MOU defines the relationship and terms.
- Typically used for projects like trails.
- Non-Federal Government entities may participate.
- May involve 3rd party non-profit organization for maintenance activities.
- No fixed rate of cost share or statement of funding.
- May involve multiple partners.

- Example: Trinity Trail – Involves Collin County Open Spaces, the City of Lucas, and Trinity Trail Preservation Association



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CHALLENGE PARTNERSHIP AGREEMENT



- Lavon Lake retains responsibility for Operation & Maintenance, but partners for specific projects.
- Non-Federal public and private groups contribute and participate in operation and management of recreation facilities
- Allows USACE to accept funds, materials, personal property, equipment and/or services to accomplish work programs.
- No fixed rate of cost share
- May involve multiple partners

- Example: Tulsa District (Friends of Keystone) – Campground improvements/50- amp service upgrades



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