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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Wednesday, January 4, 2017
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Chairman Brad
9 Bassett with the following Board Members present: Charles Johnson, Bob Lewis, Ray
10 Harton, Jeremy Standifer and Larry Denny. Wayne Larson was absent. Also present
11 were Parks and Recreation Manager Andy Hesser.

12
13 **Consider approval of minutes from the December 14, 2016 Park Board meeting and**
14 **take any action necessary.**

15 The minutes from the December 14, 2016 Park Board meeting were provided to the
16 Board for their review and approval. Board Member Johnson made a motion to approve
17 the minutes. Harton seconded the motion which passed by a vote of 5-0 (Lewis-abstain,
18 Larson absent).

19
20 **Open Forum**

21 Chairman Bassett explained how Open Forum is conducted and asked if anyone in the
22 audience would like to come forth and speak during this time. There being no one
23 wishing to speak, Chairman Bassett then closed the Open Forum.

24
25 **Discuss and consider Chandlers Marina improvements proposed by Suntex Marinas**
26 **and take any action necessary.**

27 Mr. Hesser explained that earlier in 2016 City Council approved Park Board's
28 recommendation to extend the lease agreement with Suntex Marinas to operate Chandlers
29 Marina until 2041. This extension would provide the ability to finance capital
30 improvement projects for a longer period of time. Suntex is currently proposing to
31 redevelop "H" Dock which currently consists of 52 uncovered slips. Their proposal is to
32 remove 28 of the uncovered slips and replace them with 28 new covered slips. The
33 second phase would be to remove the remaining 24 uncovered slips and replace them
34 with covered slips depending on market demand. Included in this packet are the minutes
35 from the Park Board and City Council meetings where action was made. Also included
36 in the packet is the original proposal from Suntex Marinas. Chairman Bassett made a
37 motion to extending lease agreement. Denny seconded the motion which passed by a
38 vote of 6-0.

39
40 **Discuss and consider Breezy Hill Phase VI final plat and take any action necessary.**

41 Mr. Hesser explained that Breezy Hill Phase VI is located directly northwest of The Park
42 at Breezy Hill 11 acre parcel and north of the 10.76 acre dedicated park parcel. It
43 contains 77 residential lots. The developer has met the park land dedication for Park
44 District #7 and there has no land dedication requirement. The pro-rata equipment fees
45 are currently estimated to be \$214 per lot for a total of \$16,478 and will be collected at
46 the time the final plat is filed. The developer has concurrently submitted engineering

47 plans for an early grading permit. The original plan showed the northwest parcel with
48 two drainage easements in the park area in order to accommodate two detention ponds.
49 The current submittal shows the northwest corner with much smaller drainage channel
50 rather than the original detention pond. Contingent on Engineering Department approval,
51 staff requests that the boundaries of this drainage easement be reduced to reflect the
52 current boundaries of the drainage channel rather than the entire northwest corner. After a
53 brief discussion, Bassett made a motion to accept Breezy Hill Phase VI final plat and fees
54 required. Harton seconded the motion which passed by a vote of 6-0.

55
56 **Discuss and consider Breezy Hill Phase X preliminary plat and take any action**
57 **necessary.**

58 Breezy Hill Phase X is generally located northeast of the intersection of N. John King
59 Blvd and FM-552. It contains 79 residential lots. The developer has met the park land
60 dedication for Park District #7 and there has no land dedication requirement. The pro-
61 rata equipment fees are currently estimated to be \$214 per lot for a total of \$16,906 and
62 will be collected at the time the final plat is filed. There is also a trail requirement along
63 the east side of John King Blvd. The developer will be required to continue the 10'
64 concrete trail section adjacent to Phase X. Bassett made a motion to accept Breezy Hill
65 Phase X preliminary plat and fees required along with the trail requirement. Denny
66 seconded the motion which passed unanimously.


67
68 **Discuss and consider Parks & Recreation Strategic Plan and take any action**
69 **necessary.**

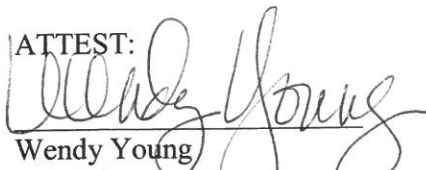
70 At the December 19th meeting, Council approved the Parks and Recreation Department
71 Strategic Plan which Park Board reviewed earlier in the year. Chairman Bassett has
72 asked to discuss the Strategic Plan and how to move forward. The plan is included in
73 your packet and is in relative order of recommended prioritization. Also in your packet is
74 a summary of each park district's escrow account balance. This spreadsheet shows past
75 expenditures as well as estimated future fees if any.

76
77 **Adjournment**

78 There being no further business to come before the Board at this time, the meeting was
79 adjourned at 7:18 p.m.

80
81 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF
82 ROCKWALL, TEXAS, this 7th day of February 2017.

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86 Brad Bassett
87 Chairman, Park Board

88 ATTEST:
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90 Wendy Young
91 Administrative Secretary
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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, February 7, 2017
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Chairman Brad
9 Bassett with the following Board Members present: Charles Johnson, Bob Lewis, Ray
10 Harton, Jeremy Standifer and Wayne Larson. Larry Denny was absent. Also present
11 were Parks and Recreation Manager Andy Hesser and Administrative Secretary, Wendy
12 Young.
13

14 **Open Forum**

15 Chairman Bassett explained how Open Forum is conducted and asked if anyone in the
16 audience would like to come forth and speak during this time. There being no one
17 wishing to speak, Chairman Bassett then closed the Open Forum.
18

19 **Consider approval of minutes from the January 4, 2017 Park Board meeting and**
20 **take any action necessary.**

21 The minutes from the January 4, 2017 Park Board meeting were provided to the Board
22 for their review and approval. Board Member Lewis made a motion to approve the
23 minutes. Johnson seconded the motion which passed by a vote of 6-0 (Denny absent).
24

25 **Discuss and consider a resolution of City Council to the 85th Session of the Texas**
26 **Legislature regarding the distribution of sporting good sales tax to the Texas**
27 **Recreation and Parks Account and take any action necessary.**

28 The Texas Recreation and Parks Account is a fund administered by the Texas Parks and
29 Wildlife Department to fund local park grants. The source of these funds is the sales tax
30 collected from the sale of sporting goods within the state. These funds are used to assist
31 local agencies with the cost of acquiring and the construction of local parks. Though the
32 source of the funding for the program is determined by state law, the amount of the
33 funding is subject to the appropriation procedures. In the 82nd Session of the Legislature,
34 funding to the local park grant program was cut by 96%! The only funds appropriated to
35 the program were administrative costs to administer the current projects and the federal
36 pass thru program funds. In the 83rd Session of Legislature, the funding for the local
37 parks grant program was restored to \$15.5 million, roughly half of the historical full
38 funding of \$31 million. In 84th session, HB 158 ensured that 100 percent of sporting
39 goods sales tax revenue collected will be used exclusively for parks and historical sites.
40 Subsequently the funding for state and local parks was increased compared to the
41 previous few years. However the “dedicated” funds are still subject to appropriations. At
42 this time early discussions among the legislators indicates that a \$29 million budget may
43 be submitted; short of what has been historically considered full funding of \$31 million
44 and well short of the historical high mark for the local grant program’s portion of \$15.5
45 million. This potential reduction in funding means that the process becomes more
46 competitive and fewer cities or counties receive funding for park development projects.

47 Since 2001, the City of Rockwall has received over \$1.3 million from the local grant
48 program and House District 89 has received almost \$7 million since 1982. Rockwall has
49 greatly benefitted from this grant program with significant funding for Myers Park Phases
50 II and III, the SH 66 Public Boat Ramp, The Parks at Stone Creek and Breezy Hill and
51 2003 recipient for the Community Outdoor Outreach Program (COOP) grant to fund the
52 R.O.C.K Camp. Lewis made a motion to accept the resolution. Bassett seconded the
53 motion which passed by a vote of 6-0.

54

55 **Discuss and consider Annual Update of Mandatory Park Land Dedication**
56 **Ordinance and take any action necessary.**

57 Mr. Hesser explained that a component of our Mandatory Park Land Dedication
58 Ordinance is the cash in lieu of land fee. This fee is applied when the Park Board feels
59 that it is in the best interest of the City to accept cash-in-lieu of land for neighborhood
60 parkland. According to our Mandatory Parkland Dedication Ordinance, the Park Board
61 shall annually make a recommendation to the City Council and Council will set the fee
62 by resolution. The fee is based on the average cost of neighborhood park land across the
63 entire City. Bryan E. Humphries and Associates completed their appraisal in January of
64 2017 to determine the average cost per acre of land and provided a final report. The
65 property must have easy access to utilities, public street, not be within the 100 year flood
66 plain and not possess any unusual topography rendering the land useless for organized
67 recreational activities. According to Mr. Humphries' report, the average cost of one acre
68 of neighborhood park land with the above restrictions within the City is \$42,500. Each
69 year the cost to develop an 11 acre neighborhood park should be considered and set by
70 Council resolution as well. It is currently set at \$1,050,000. For this year's assessment
71 staff asked Mark Spencer of MHS Planning and Design to evaluate the development
72 costs based on recent park projects in Rockwall and provide an opinion of cost. Mr.
73 Spencer's opinion is based on the current construction costs of typical amenities that have
74 been approved and constructed in previous parks such as: playgrounds, pavilion, trail,
75 parking, irrigated open play areas, landscaping and natural areas. Mr. Spencer's opinion
76 is that the pro-rata Equipment Fee portion of the ordinance be increased to \$1,250,000 for
77 the cost of developing a typical 11 park. \$625,000.00 would be the "per neighborhood
78 park" cost to be used in calculation of pro-rata neighborhood park development
79 equipment fees associated with the developer's share of the park. I have attached the
80 appraisal letter completed by Mr. Humphries, opinion of cost letter from Mr. Spencer and
81 the resolutions for the City Council for your review and consideration. Board Member
82 Brad Bassett made a motion to accept the pro-rata equipment fee portion of the ordinance
83 to be increased to \$1,250,000 for the cost of developing a typical 11 acre park with
84 \$625,000 being the "per neighborhood park" cost and the new price-per-acre of land at
85 \$42,500. Harton seconded the motion which passed unanimously.

86

87 **Discuss and consider adoption of final draft of The Parks Operations Manual and**
88 **take any action necessary.**

89 Mr. Hesser indicated that in 2016, staff presented to Park Board updated park
90 maintenance classifications and task frequency recommendations. These maintenance
91 classifications were adopted by Council and provide guidance to staff on how to allocate
92 resources in order to meet those maintenance standards. These standards also clearly

93 inform the public on what they can expect as well. Staff has incorporated these
94 maintenance classifications and standards into a departmental operating manual. It
95 includes annual maintenance calendars, task and appearance standards, how to prioritize
96 workloads etc. Other resources are added to the operations manual in the form of an
97 appendix and will include things such as: boundary maps, irrigation map books, job
98 descriptions, vehicle and equipment inventory, forms and Best Management Practices
99 (BMP's). After a brief discussion, Bassett made a motion in support and adoption of the
100 Park Operations Manual. Johnson seconded the motion which passed unanimously.

101

102 **Discuss and consider Parks & Recreation Strategic Plan and take any action**
103 **necessary.**

104 At the December 19th meeting, Council approved the Parks and Recreation Department
105 Strategic Plan which Park Board reviewed earlier in the year. Chairman Bassett has
106 asked to discuss the Strategic Plan and how to move forward. The plan is included in
107 your packet and is in relative order of recommended prioritization. Also in your packet is
108 a summary of each park district's escrow account balance. This spreadsheet shows past
109 expenditures as well as estimated future fees if any. No action taken at this time.

110

111 **Adjournment**

112 There being no further business to come before the Board at this time, the meeting was
113 adjourned at 8:21 p.m.

114

115 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF
116 ROCKWALL, TEXAS, this 7th day of March 2017.

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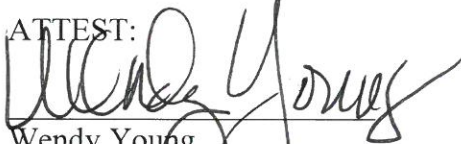
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ATTEST:


Wendy Young
Administrative Secretary


Brad Bassett
Chairman, Park Board

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, March 7, 2017
6:00 PM

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Call To Order

9 The meeting was called to order in the Council Chambers at 6:00pm by Chairman Brad
10 Bassett with the following Board Members present: Charles Johnson, Bob Lewis, Ray
11 Harton, Jeremy Standifer and Wayne Larson. Larry Denny was absent. Also present
12 were Parks and Recreation Manager Andy Hesser, Administrative Secretary, Wendy
13 Young, Parks Superintendent Mike Carmack and Recreation Superintendent Andrew
14 Ainsworth.

15

Open Forum

16 Chairman Bassett explained how Open Forum is conducted and asked if anyone in the
17 audience would like to come forth and speak during this time. There being no one
18 wishing to speak, Chairman Bassett then closed the Open Forum.

19

20 **Consider approval of minutes from the February 7, 2017 Park Board meeting and**
21 **take any action necessary.**

22 The minutes from the February 7, 2017 Park Board meeting were provided to the Board
23 for their review and approval. Board Member Johnson made a motion to approve the
24 minutes. Lewis seconded the motion which passed by a vote of 6-0 (Denny absent).

25

26 **Discuss and consider a request for the approval of a final plat of Lots 1 & 2, Wilck**
27 **Addition being a 5.192-acres tract of land and take any action necessary.**

28 Mr. Hesser gave a brief explanation of the fees for these lots. He stated that the cash in
29 lieu of land fee is \$168 and pro-rata equipment fee is \$225 per lot totaling \$786 for both
30 of these lots.

31
32 Lisa Palomba
33 502 Scenic Pl
34 Heath, TX 75032

35
36 Ms. Palomba came forth and explained that she is purchasing this property. After a
37 general discussion, she asked if the fees could be waived.

38
39 Bassett made a motion to accept the final plat and fees. Standifer seconded the motion
40 which passed by a vote of 6-0.

41

42 **Discuss and consider The Park at Breezy Hill site plan and take any action**
43 **necessary.**

44 William Spencer with MHS Planning came forth and presented a power point showing a
45 rough detail of the park and the elements within the park. He noted the park would
46 include trail connections, pavilion, playground, open lawn area, pond, pond overlook and

47 native grasses. The park will be 21.8 acres, native areas will cover 18.7 acres and
48 irrigated areas will cover 3.1 acres. Mr. Spencer also covered cost estimates. He then
49 asked for questions.

50

51 Jeff & Addison Bryan
52 513 Limehill Drive
53 Rockwall, TX 75087

54

55 Nine year old Addison Bryan came forth and read a letter expressing her love of
56 Yellowjacket Park and the access it provides her and her family. She explained that she
57 stood on the corner of The Shores neighborhood and raised money for her birthday for
58 Texas Scottish Rite Hospital. She stood every day for 6 weeks and raised \$75,000.

59

60 Terry Hundley
61 1850 Crest Lake Drive
62 Rockwall, TX 75087

63

64 Mr. Hundley came forth and stated that he is the grandfather of Addison and would love
65 to see an all inclusive park at Breezy Hill especially with poured in place surfacing.

66

67 Bassett made a motion to approve the Breezy Hill site plan with the option of exploring
68 funding and alternate surface options and equipment changes to improve mobility to
69 access playground equipment. Standifer seconded the motion which passed by a vote of
70 6-0.

71

72 Larson left at 6:50pm.

73

74 **Hear staff updates regarding programs, events and projects and take any action**
75 **necessary**

76 Parks & Recreation Manager Andy Hesser gave an update Park Board on recent events
77 and upcoming events.

78

79 **Adjournment**

80 There being no further business to come before the Board at this time, the meeting was
81 adjourned at 7:42 p.m.

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83 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF
84 ROCKWALL, TEXAS, this 26th day of April 2017.

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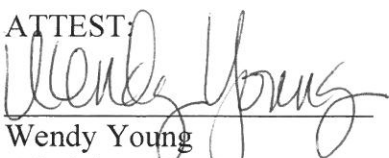
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ATTEST:



Wendy Young
Administrative Secretary


Brad Bassett
Chairman, Park Board

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Wednesday, April 26, 2017
6:00 PM

Call To Order

The meeting was called to order in the Council Chambers at 6:00pm by Chairman Brad Bassett with the following Board Members present: Charles Johnson, Bob Lewis, Ray Harton, Jeremy Standifer, Wayne Larson and Larry Denny. Also present were Parks and Recreation Manager Andy Hesser, Administrative Secretary, Wendy Young, Parks Superintendent Mike Carmack and Recreation Superintendent Andrew Ainsworth.

Open Forum

Chairman Bassett explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time. There being no one wishing to speak, Chairman Bassett then closed the Open Forum.

Consider approval of minutes from the March 7, 2017 Park Board meeting and take any action necessary.

The minutes from the March 7, 2017 Park Board meeting were provided to the Board for their review and approval. Board Member Bassett made a motion to approve the minutes. Harton seconded the motion which passed by a vote of 7-0.

Discuss and consider 5 year master plan update on Parks, Recreation & Open Space Master Plan and take any action necessary.

Parks & Recreation Manager Andy Hesser explained some of the important items to look at tonight is implementation schedule, needs identified and the priority schedule. The timing of this plan coincides with the strategic initiatives that are reflected. This master plan is a component of the City Wide Comprehensive Plan. Hunter Rush with MHS Planning is going to provide updates. Mr. Rush stressed the importance of this update. Some of the accomplishments in the past 7-8 years is Gold Medal Award and Promotion and Marketing Excellence Award. In addition there were renovations of Leon Tuttle Athletic Complex, development of North Shore Park, construction of Phelps Lake trailhead, acquisition and development of Stone Creek, the design and construction documents of The Park at Breezy Hill and an all inclusive playground at Yellowjacket Park. Some of the highlights from the focus group were listing the top 3 priorities in the community. They were listed as 1. Athletic Fields, 2. Lakeside Park Development, 3. Recreation Center. There were about 50 people at the public input meeting and 99% of this meeting was positive. Board Member Standifer stated that the athletic fields were talked about more than anything. Board Member Larson added that he has been impressed with the frequency of the Eagle Scout Projects and asked if that was something that should be added to the accomplishments section to show some of the enhancements made at our existing facilities. Mr. Hesser explained that was a great point and we should also add all of our volunteers that help with other projects like the Monarch Pledge volunteers and others. Mr. Larson asked if citizen input should be retitled "citizen

47 engagement” or “citizen participation” and underneath summarize accomplishments like
48 adding Eagle Scout photos, butterfly photos and volunteer photos since this would be a
49 public document. After further discussion, Larson made a motion to recommend Council
50 accept the master plan with a few changes to include moving item number 4 (athletic
51 fields, etc), number 1 and all other facilities to drop down 1 below this and also revise the
52 section regarding citizen input and change to citizen engagement and include boy scout
53 contributions and contributions of citizens in a volunteer role. Johnson seconded the
54 motion which passed by a vote of 7-0.

55

56 **Hear staff updates regarding programs, events and projects and take any action**
57 **necessary**

58 Recreation Superintendent Andrew Ainsworth gave a brief update on upcoming events,
59 activities, and programs. Founders Day is May 20 and Pat Green and Cory Morrow is
60 headliner. Concert by the Lake starts next Thursday. There are new groups in the lineup.
61 Family Fun Friday is this Friday, April 28 and Outdoor Family Campout is this weekend.
62 Park Superintendent Mike Carmack gave an update. Hickory Ridge splash park is being
63 resurfaced this week. The existing trellis at Myers will be taken down and replaced.

64

65 **Adjournment**

66 There being no further business to come before the Board at this time, the meeting was
67 adjourned at 7:16 p.m.

68

69 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF
70 ROCKWALL, TEXAS, this 2nd day of May 2017.

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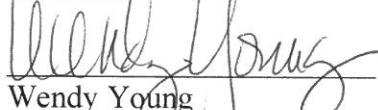
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ATTEST:


Wendy Young
Administrative Secretary


Brad Bassett
Chairman, Park Board

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday May 2, 2017
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Vice Chairman
9 Bob Lewis with the following Board Members present: Charles Johnson, Jeremy
10 Standifer and Larry Denny. Brad Bassett, Ray Harton and Wayne Larson were absent.
11 Also present were Parks and Recreation Manager Andy Hesser, Administrative Secretary,
12 Wendy Young, Parks Superintendent Mike Carmack and Recreation Superintendent
13 Andrew Ainsworth.
14

15 **Open Forum**

16 Vice Chairman Lewis explained how Open Forum is conducted and asked if anyone in
17 the audience would like to come forth and speak during this time. There being no one
18 wishing to speak, Vice Chairman Lewis then closed the Open Forum.
19

20 **Consider approval of minutes from the April 26, 2017 Park Board meeting and take**
21 **any action necessary.**

22 The minutes from the April 26, 2017 Park Board meeting were provided to the Board for
23 their review and approval. Board Member Denny made a motion to approve the minutes.
24 Harton seconded the motion which passed by a vote of 4-0.
25

26 **Discuss and consider approval of a final plat for Wood Estates Addition, Lot 1, Blk**
27 **A and take any action necessary.**

28 Parks and Recreation Manager explained that this final plat is located on the south side of
29 Washington St. and east of Clark, this tract is a 3.55 acre single lot tract that proposes to
30 construct one single family residence. The lot is within Park District 21. Staff
31 recommendations are for the cash-in-lieu of land fees of \$386 and pro-rata equipment fees of
32 \$516 to be collected at the time of final plat. Standifer made a motion to approve Wood
33 Estates Addition final plat and to collect pro-rata equipment fees of \$516 per lot for and \$386
34 in cash in lieu of land fees. Denny seconded the motion which passed by a vote of 4-0.
35

36 **Discuss and consider approval of a final plat for Stone Creek Phase VIII containing**
37 **102 lots and take any action necessary.**

38 Mr. Hesser stated that Stone Creek Phase VIII is 102 lots on 28.65 acres within Park District
39 5 and is located in the far southeast corner along Quail Run Rd. and Hays Rd. Staff
40 recommendations are to collect the pro-rata equipment fees of \$711 per lot for a total of
41 \$72,522. Standifer made a motion to approve Stone Creek Phase VIII final plat and to collect
42 pro-rata equipment fees of \$711 per lot for a total of \$72,522. Denny seconded the motion
43 which passed by a vote of 4-0.
44
45

46 **Discuss and consider Highlands Subdivision preliminary plat and take any action**
47 **necessary.**

48 Mr. Hesser explained that The Highlands proposes 53 zero lot line residents on 13.37
49 acres. It is located west of FM 1141 and North of SH 66 and is within Park District 9. This
50 parcel is adjacent to and directly south of the Lakes of Squabble Creek park area. Staff
51 recommendations are to collect the cash-in-lieu of land fees of \$257 per lot for a total of
52 \$13,621 and \$343 per lot for pro-rata equipment fees for a total of \$18,179 at the time of final
53 plat. These fees are estimated and assumed to be collected in 2017 and are subject to change
54 if final plat is submitted in 2018. Additional considerations are to require public trail
55 dedication and construction along the north side of "street A", along the west side of FM
56 1141 in the area indicated as open space adjacent to the northern most parcel. A public access
57 and trail easement is also requested in the area north of "street A" within the flood plain and
58 the adjacent areas indicated as open space. Standifer made a motion to approve fees for
59 Highlands and to require public trail dedication and construction along the north side of
60 "street A" along the west side of FM 1141 in the area indicated as open space adjacent to the
61 northern most parcel in addition to allowing a public access and trail easement in the area
62 north of "street A" within the flood plain and the adjacent areas indicated as open
63 space. Denny seconded the motion which passed unanimously.
64

65 **Discuss and consider approval of a final plat for Breezy Hill Phase VI containing 79**
66 **lots and take any action necessary.**

67 Breezy Hill Phase VI is located in Park District 7 on the northern most edge of the
68 development. Phase VI is 79 lots on 32 acres. Recommendations are to collect pro-rata
69 equipment fees of \$255 per lot for a total of \$20,145. Staff also requests that the developer
70 provides assurances that access is maintained between the two parkland tracts that were
71 dedicated as part of the Breezy Hill Park, specifically located along lots 1 and 17. This
72 would facilitate any future trail crossings linking the two parcels together. Denny made a
73 motion to approve final plat containing 79 lots with fees in addition to requesting the
74 developer provide assurance that access is maintained between the two parkland tracts that
75 were dedicated as part of Breezy Hill Park which would facilitate any future trail crossings
76 linking the two parcels together. Standifer seconded the motion which passed unanimously.
77

78 **Discus and consider a policy regarding playground poured in place rubber**
79 **surfacing and take any action necessary.**

80 At the April 17th City Council meeting, the Park Board recommendation for the approval of
81 the Breezy Hill Park plan was presented and approved. The issue regarding the upgrades to
82 the playground for poured in place rubber surfacing was also discussed. Park Board
83 Chairman Bassett informed them that Park Board would like to recommend upgrading the
84 playground to a more universally accessible facility with poured in place rubber surfacing
85 and ramp access in lieu of stairs. Mr. Bassett communicated to Council that the cost of the
86 upgrades could be as much as \$150,000. Upon further consideration, the Council remanded
87 the issue back to Park Board to review the issue and return with a firm cost estimate. In doing
88 so, Council also suggested discussing a policy recommendation related to this issue.

89 Staff asks that

90 Park Board consider the following concerns while discussing potential policy
91 recommendations:

- 92 • Existing playgrounds and designs are ADA compliant as required by law.

- 93 • The success and subsequent demand for Yellowjacket Park amenities is a
94 combination of the rubber surfacing, shade, size of the playground, restrooms and
95 central location.
- 96 • Poured in place rubber surfacing tends to have a higher surface temperature in the
97 absence of shade.
- 98 • Rubber surfacing has a higher initial cost as well as repair and replacement cost.
- 99 • Consideration should be given about the precedence that is set for requests for rubber
100 surfacing. With a tight budget to construct a typical neighborhood park, the impact on
101 the ability to provide other amenities expected by the public is significant.
- 102 • In February of 2017, Council adopted a cost to develop a typical neighborhood park
103 of \$1,250,000 which sets the appropriate pro-rata equipment fees. This dollar amount
104 may not adequately provide for rubber surfacing and/or shade for playgrounds.
- 105 • Should rubber surfacing be a standard amenity or only provided under certain
106 conditions or locations?
107

108 Park Board Members discussed Yellowjacket Park and how crowded it is on any given day.
109 Standifer stated that he did not feel comfortable sending a policy to Council at this time. No
110 action taken at this time.
111

112 **Discuss and consider a possible change order to The Park at Breezy Hill**
113 **construction contract related to changes in the playground design and equipment.**

114 Mr. Hesser Staff will be present cost estimates from MHS Planning and design at the
115 meeting. Costs will include: the price increase for poured in place rubber surfacing; the
116 compacted gravel sub-base and drainage system; the cost increase for the Construction
117 Manager at Risk fee; and the cost increase for the MHS Planning design fee as per each
118 approved contract. Costs for a shade structure will also be presented. Denny made a motion
119 to approve the integrated shade structure with poured in place rubber surfacing including
120 fees not to exceed \$151,098. Standifer seconded the motion which passed unanimously.
121

122 **Hear staff updates regarding programs, events and projects and take any action**
123 **necessary**

124 Recreation Superintendent Andrew Ainsworth gave a brief update on upcoming events,
125 activities, and programs. Founders Day is May 20 and Pat Green and Cory Morrow is
126 headliner. Concert by the Lake is ongoing along with San Jacinto Music Series. Cains
127 Corner Pocket Park should be completed by this Thursday. Park Superintendent Mike
128 Carmack gave an update. The existing trellis at Myers will be taken down and replaced.
129

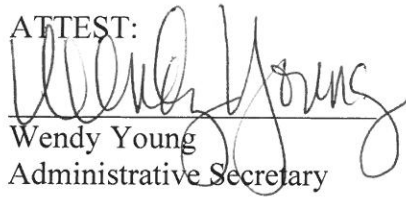
130 **Adjournment**


131 There being no further business to come before the Board at this time, the meeting was
132 adjourned at 7:16 p.m.
133

134 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
135 TEXAS, this 10th day of July 2017.
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ATTEST:


Wendy Young
Administrative Secretary


Brad Bassett
Chairman, Park Board

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Monday, July 10, 2017
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Chairman Brad
9 Bassett with the following Board Members present: Charles Johnson, Jeremy Standifer,
10 Wayne Larson and Larry Denny. Bob Lewis and Ray Harton were absent. Also present
11 were Parks and Recreation Manager Andy Hesser and Administrative Secretary, Wendy
12 Young.
13

14 **Open Forum**

15 Chairman Bassett explained how Open Forum is conducted and asked if anyone in the
16 audience would like to come forth and speak during this time. There being no one
17 wishing to speak, Chairman Bassett then closed the Open Forum.
18

19 **Consider approval of minutes from the May 2, 2017 Park Board meeting and take**
20 **any action necessary.**

21 The minutes from the May 2, 2017 Park Board meeting were provided to the Board for
22 their review and approval. Board Member Johnson made a motion to approve the
23 minutes. Denny seconded the motion which passed by a vote of 4-0 (Bassett abstained).
24

25 **Discuss and consider approval of a preliminary plat for 72 single family residential**
26 **lots on a 29.185 acre tract of land situated within the 205 bypass corridor overlay**
27 **district, located at the northeast corner of the intersection of E Quail Run Rd and**
28 **John King Blvd, and take any action necessary.**

29 Parks and Recreation Manager explained that Gideon Grove is 29.185 Acres located
30 northeast of John King Blvd and East Quail Run Rd. proposed with 72 residential lots
31 within park district 6. No park land dedication is proposed or requested; therefore the
32 2017 estimated fees collected at the time of final plat are as follows: cash-in-lieu of land
33 fees \$381 per dwelling unit for a total of \$27,432 and pro-rata equipment fees of \$509 per
34 dwelling unit for a total of \$36,648. If final plat is filed in a year other than 2017, the
35 fees are subject to change on an annual basis. Chairman Bassett made a motion to accept
36 the fees totaling \$27,432 for cash in lieu of land and \$36,648 for pro-rata equipment fees.
37 Denny seconded the motion which passed by a vote of 5-0. Denny seconded the motion
38 which passed
39

40 **Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on**
41 **behalf of John Arnold of the Skorburg Co. for the approval of a site plan/master**
42 **open space plan for the Gideon Grove Subdivision consisting of 72 single family**
43 **residential lots on a 29.185 acre tract of land, located at the northeast corner of the**
44 **intersection of E. Quail Run Rd & John King Blvd and take any action necessary.**

45 Mr. Hesser came forth and explained that because this tract is located within the SH 205
46 By-pass Corridor Overlay District, the owner is required to construct a 10' wide concrete
47 trail along the east side of John King Blvd. for the extent of the property boundaries.
48

49 All open space will be owned and maintained by the HOA. Trail construction along John
50 King Blvd. should meet City construction standards. Chairman Bassett made a motion to
51 accept the site plan/master open space plan for the Gideon Grove subdivision, along with
52 owner required to construct a 10' wide concrete trail along the east side of John King
53 Blvd with the open space owned and maintained by the HOA. Denny seconded the
54 motion which passed by a vote of 5-0.
55

56 **Hear update on potential private open space donation to the City.**

57 Mr. Hesser explained that the City was approached by a family who owns approximately
58 25.6 acre tract south of West Quail Run Rd. and east of Shores Blvd regarding our
59 interest in the land being donated as park land. It is directly north of the Squabble Creek
60 Mountain Bike Trail parcel behind Walgreens. The land can best be described as very
61 natural and native forested area with some open meadow space as well. The owner
62 retains the land as his own nature respite. He and his family are interested in donating the
63 land to the City on the condition that it remains natural and used as an environmental
64 educational opportunity. Their desire is not to open it up to mountain bikes, dog parks or
65 any kind of motorized vehicles, but foot traffic only. The owner has requested that upon
66 official naming recommendations, that it include mention of their family in the name.
67 The gift is intended to be used as a perpetual nature trail preserve. Upon initial
68 inspection, the City staff feels that this is an excellent opportunity to add native open
69 space to the park inventory for people to enjoy and experience. The property includes
70 many large native tree species, an old pecan grove and an open meadow that is known to
71 hold numerous butterflies. Once the transaction is complete, staff will begin working on a
72 management and development plan for the property within the gift deed restrictions.
73 Staff would also like to invite the Park Board and City Council to see the property first
74 hand at the appropriate time. No action taken at this time.
75

76 **Discuss and consider neighborhood park concept plan for Park District 17 and take**
77 **any action necessary.**

78 Mr. Hesser presented the neighborhood park concept for park district #17, which
79 encompasses The Harbor and Henry M. Chandler Park and extends all the way to I-30.
80 The area around The Harbor known as PD-32 is projected to see a substantial number of
81 residential developments in and around The Harbor District. This makes planning for
82 park amenities eminent. The proposal is based on utilizing the take-line area immediately
83 behind the Eclipse Fitness building and north of The Harbor fountain area. The concept
84 plan is based on a water front amenity that includes ideas like a sandy beach area,
85 volleyball courts, a grass activity area, games, shade and a small stage. The owner and
86 operator of Eclipse is not able to be here but has expressed his support of this concept
87 plan. Bassett made a motion continue conceptual development of Harbor Urban Beach
88 Concept Plan that is part of Park District 17. Denny seconded the motion which passed
89 unanimously.
90

91 **Discuss and consider update on revenue and pricing policy and take any action**
92 **necessary.**

93 Mr. Hesser came forth and presented the policy. Several years ago, we adopted a
94 Revenue and Pricing Plan that set general guidelines for how staff allocates its resources,
95 plans program and event offerings, determines fee structure and amount of subsidy versus
96 revenue should be expected. It is time for the plan to be reviewed and updated. A draft
97 of the proposed updates is included in your packet. The main principle that it addresses
98 is the philosophy of program categories and how much tax subsidy is appropriate for
99 three general categories of program/event. The first one is the foundation of our services
100 called **Public**. This category of services represent leisure opportunities available to all
101 residents and are viewed as major contributors to the overall community's quality of life
102 and character. These programs are typically free to the public and are supported by City
103 staff and a certain degree of general fund general fund support. The cost recovery for
104 public programs is 0-50%. The next category is **Select** which may require more staff
105 guidance and direction. These programs have less overall public benefit and more
106 individual benefit. The cost recovery goal for this category is increased through fees
107 and/or sponsorships. The general guideline is 51-100% cost recovery. The third category
108 is **Exclusive** which generally includes fee based programs geared towards personal
109 enrichment, instruction, rentals, etc. The cost recovery goal is expected to be from 101 to
110 150%. Other components of the plan address scholarship program for those that can't
111 afford access to a program, refund policy and how to determine direct and indirect costs.
112 One of the updates to the plan includes a more detailed list of guidelines for determining
113 our annual program and event offerings. Bassett made a motion to accept the policy as
114 submitted. Standifer seconded the motion which passed unanimously.

115
116 **Discuss and consider adoption of an ordinance and policy related to Day Camp**
117 **Standards of Care and take any action necessary.**

118 During the process of reviewing our Revenue and Pricing Plan, we learned that our day
119 camp program offerings must comply with various State of Texas laws regarding child
120 care services. The law requires that entities that provide certain day care services obtain
121 licensing and meet a variety of other requirements. Fortunately the City is exempt from
122 State licensure requirements if we meet specific exemption criteria. The required license
123 does not apply to:

124 *"an elementary-age (ages 5-13) recreation program operated by a municipality*
125 *provided the governing body of the municipality annually adopts standards of*
126 *care by ordinance after a public hearing for such programs, that such standards*
127 *are provided to the parents of each program participant, and that the ordinances*
128 *shall include at a minimum, staffing ratios, minimum staff qualifications, minimum*
129 *facility, health and safety standards, and mechanisms for monitoring and*
130 *enforcing the adopted local standards; and further provided that parents be*
131 *informed that the program is not licensed by the state and the program may not*
132 *be advertised as a child-care facility."* It further exempts an entity from licensure
133 for programs *"in which a child receives direct instruction in a single skill, talent,*
134 *ability, expertise or proficiency; does not provide services or offerings that are not*
135 *directly related to the single talent ability, expertise or proficiency; that does not*
136 *advertise the program as a child-care facility, day-care center or licensed before-*

137 school or after-school program; that informs the parent or guardian that the
138 program is not licensed by the state; and about the physical risks of participation;
139 and that conducts background checks for all program employees and volunteers
140 who work with the children in the program using information that is obtained by
141 the Department of Public Safety.”

142 Chapter 42 of the Human Resources Code, published by the Texas Department of Family
143 and Protective Services.


144 In your packet is a draft of the standards of care criteria. Upon review of our current and
145 past practices, the City can easily meet these requirements for license exemption and has
146 maintained similar guidelines in the delivery of our programs and events. Therefore the
147 transition to the annually adopted process as required will be little impact on current
148 operations and workload. Contingent on Park Board recommendation, the next step is to
149 conduct a public hearing followed by Council’s consideration. Chairman Bassett made a
150 motion to accept ordinance as presented and recommend City Council approval. Johnson
151 seconded the motion which passed by a vote of 5-0.

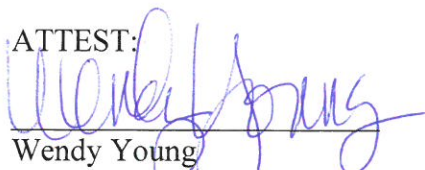
152
153 **Hear staff updates regarding programs, events and projects and take any action**
154 **necessary**

155 Mr. Hesser gave a brief update on Founders Day and July 4th.

156
157 **Adjournment**
158 There being no further business to come before the Board at this time, the meeting was
159 adjourned at 7:21 p.m.

160
161 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
162 TEXAS, this 1st day of August 2017.

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169 Brad Bassett
170 Chairman, Park Board

170 ATTEST:
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172 Wendy Young
173 Administrative Secretary
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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, August 1, 2017
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Chairman Brad
9 Bassett with the following Board Members present: Bob Lewis, Charles Johnson, Ray
10 Harton, Jeremy Standifer and Larry Denny. Wayne Lewis was absent. Also present
11 were Parks and Recreation Manager Andy Hesser and Administrative Secretary, Wendy
12 Young.

13
14 **Open Forum**

15 Chairman Bassett explained how Open Forum is conducted and asked if anyone in the
16 audience would like to come forth and speak during this time.

17
18 Forrest Fenwick
19 2715 Promenade
20 Rockwall, TX 75087

21
22 Ms. Fenwick came forth and presented photos and a list of concerns. Ms. Fenwick was
23 concerned about fishermen staying after dark on the shoreline and fishing. Juveniles
24 frequently ride motor bikes on the neighborhood. There were also fireworks set off in
25 the neighborhood over the summer.

26
27 Adan Tovar
28 107 Reliance Ct
29 Rockwall, TX 75032

30
31 Mr. Tovar came forth and introduced himself on behalf of Rockwall Open Space Alliance
32 and thanked everyone for volunteering.

33
34 **Consider approval of minutes from the July 10, 2017 Park Board meeting and take**
35 **any action necessary.**

36 The minutes from the July 10, 2017 Park Board meeting were provided to the Board for
37 their review and approval. Board Member Bassett made a motion to approve the
38 minutes. Johnson seconded the motion which passed by a vote of 4-0 (Lewis & Harton
39 abstained).

40
41 **Discuss and consider the approval of a final plat for Breezy Hill, Phase X containing**
42 **79 single family residential lots and take any action necessary.**

43 Parks and Recreation Manager explained that Phase X is east of John King and just north
44 of FM 552. It contains 79 lots on 19.365 acres and is located within Park District 7. The
45 park land dedication commitment has been met with Breezy Hill Park. The 2017 pro-rata
46 equipment fees are \$255 per lot. If the final plat is filed in 2017, the total pro-rata

47 equipment fees assessed is \$20,145. Fees are subject to change if final plat is filed after
48 2017. The western edge of Phase X is adjacent to John King Blvd and is within the
49 overlay district which also requires the construction of a 10' concrete trail segment. The
50 trail must meet City standards and shall run the entire length of the Phase X boundaries
51 adjacent to John King Blvd. After a brief discussion, Board Member Johnson made a
52 motion to accept Breezy Hill Phase X final plat with fees totaling \$20,145 and to include
53 the 10' concrete trail. Standifer seconded the motion which passed unanimously.
54

55 **Discuss and consider Concert by the Lake series survey report and take any action**
56 **necessary**

57 Intern, Cory Dentler came forth and explained that he goes to Texas A&M University
58 and studies Recreation, Park & Tourism Sciences. 400 surveys were taken at Concert by
59 the Lake series this summer. The majority of zip codes were from a Dallas zip code.
60 These numbers haven't changed significantly over the last 3 years. Mr. Dentler presented
61 a power point including pie charts and surveys with percentage answers.
62


63 **Hear staff updates regarding programs, events and projects and take any action**
64 **necessary.**

65 Mr. Hesser gave a brief overview and went over the most recent programs and presented
66 new projects.
67

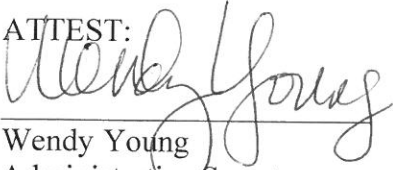
68 **Adjournment**

69 There being no further business to come before the Board at this time, the meeting was
70 adjourned at 6:56 p.m.
71

72 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
73 TEXAS, this 6th day of September 2017.
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79 _____
80 Brad Bassett
81 Chairman, Park Board

81 ATTEST:

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83 _____
84 Wendy Young
85 Administrative Secretary

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Wednesday, September 6, 2017
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Chairman Brad
9 Bassett with the following Board Members present: Bob Lewis, Charles Johnson, Jeremy
10 Standifer and Larry Denny. Charles Johnson and Ray Harton were absent. Also present
11 were Parks and Recreation Manager Andy Hesser, Administrative Secretary, Wendy
12 Young and Recreation Superintendent, Andrew Ainsworth.

13
14 **Open Forum**

15 Chairman Bassett explained how Open Forum is conducted and asked if anyone in the
16 audience would like to come forth and speak during this time. There being no one
17 wishing to speak, Chairman Bassett then closed the Open Forum.

18
19 **Consider approval of minutes from the August 1, 2017 Park Board meeting and**
20 **take any action necessary.**

21 The minutes from the August 1, 2017 Park Board meeting were provided to the Board for
22 their review and approval. Board Member Lewis made a motion to approve the minutes.
23 Standifer seconded the motion which passed by a vote of 5-0.

24
25 **Discuss and consider a request of a replat for Lots 1 & 2, Block A, Briones Addition**
26 **being a 0.25-acre tract of land identified as a portion of Block 7, Garner Addition,**
27 **addressed as 905 Alamo Street and 906 West Street, and take any action necessary.**

28 Mr. Hesser explained that this replat is 1 lot subdivided into 2 so the only fees required
29 are for the 1 lot. Bassett made a motion to accept the fees for the 1 lot of \$483 in Park
30 District 4. Denny seconded the motion which passed by a vote of 5-0.

31
32 **Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on**
33 **behalf of the owner Robert Lambreth of Pneuma Ventures, LTD for the approval of**
34 **a site plan for a multi-family apartment complex located east of the intersection of**
35 **Discovery Boulevard and John King Boulevard, and take any action necessary.**

36 Jameson Hinson with G&A Consultants, landscape architect came forth. Cash in lieu of
37 land is \$470 per unit and the pro-rata equipment fee is \$629 per unit for Park District 31.
38 Mr. Hesser explained that staff recommends considering collecting fees rather than being
39 credited within the apartment complex development in order to facilitate potential future
40 neighborhood park for Park District 31. Bassett made a motion to accept the fees totaling
41 \$324,205 and the developer must provide an 8' concrete trail on the north side of
42 Discovery Blvd for the extent of the property boundaries. Denny seconded the motion
43 which passed 5-0.

47 **Discuss and consider Fontanna Ranch Phase III final plat and take any action**
48 **necessary.**

49 Fontanna Ranch Phase III contains 54 total lots located in Park District 22 which is east
50 of FM 549 and south of SH 276 next to Shannon Elementary School. All open space and
51 detention areas shall be maintained by the HOA. Estimated fees to be collected for
52 Equipment fees are \$531 per lot totaling \$28,674. Bassett made a motion to accept the
53 final plat and fees to include the detention areas being maintained by the HOA. Standifer
54 seconded the motion which passed unanimously.
55

56 **Hear staff updates regarding programs, events and projects and take any action**
57 **necessary.**

58 Mr. Hesser gave a brief overview and went over the most recent programs and presented
59 new projects. The most recent topic discussed at the Council Meeting was Breezy Hill
60 playground. The mayor addressed the playground proposal and the poured in place for
61 the playground. What was proposed and be voted on was for the park as proposed
62 included the playground in budget as presented which has been ordered. We also
63 received a request for a new playground at Tuttle for \$30,000. Skorburg will be pitching
64 in \$15,000 additionally and \$20,000 from the rec development fund totaling \$65,000 to
65 purchase the ramped version of the playgrounds. This provides a base playground unit so
66 that the families would have a fundraising goal for the shading/shade covers. The
67 equipment already ordered will go to Tuttle. Andrew Ainsworth, Recreation Supervisor
68 announced upcoming programs. Mother Son Hollywood Dance is upcoming and
69 numbers are great. We are working with Spring Hill Suites on this and they have been
70 really helpful. Rib Rub is coming up Saturday, Oct 7. September is a big month for
71 planning operations for the fall. There will be a shot clinic on Saturday, Sep 30 from
72 9am-12pm. This year it is in LRE at the Lake Pointe Community Building. We will do 3
73 of those a year. The W.I.L.D. trailer will be available this day as well.
74

75 **Adjournment**

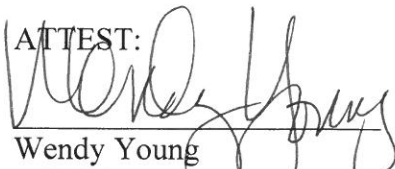
76 There being no further business to come before the Board at this time, the meeting was
77 adjourned at 6:47 p.m.
78

79 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
80 TEXAS, this 3rd day of October 2017.
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86 Brad Bassett
87 Chairman, Park Board

88 ATTEST:

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91 Wendy Young
92 Administrative Secretary

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Wednesday, October 3, 2017
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Chairman Brad
9 Bassett with the following Board Members present: Bob Lewis, Charles Johnson, Jeremy
10 Standifer, Ray Harton and Larry Denny. Wayne Larson was absent. Also present were
11 Director of Parks and Recreation, Andy Hesser, Administrative Secretary, Wendy Young
12 and Recreation Superintendent, Andrew Ainsworth.

13
14 **Open Forum**

15 Chairman Bassett explained how Open Forum is conducted and asked if anyone in the
16 audience would like to come forth and speak during this time. There being no one
17 wishing to speak, Chairman Bassett then closed the Open Forum.

18
19 **Consider approval of minutes from the September 6, 2017 Park Board meeting and**
20 **take any action necessary.**

21 The minutes from the September 6, 2017 Park Board meeting were provided to the Board
22 for their review and approval. Board Member Bassett made a motion to approve the
23 minutes. Standifer seconded the motion which passed by a vote of 6-0.

24
25 **Discuss and consider the approval of a final plat for Lots 1 & 2, Block A, at 1085**
26 **Dalton Road, and take any action necessary.**

27 Mr. Hesser explained that the applicant proposes to subdivide one large tract into two
28 separate tracts. It is located south of Dalton Road and west of Shores Blvd. Fees should
29 be collected on the newly created tract only for Park District 2 in the amount of \$386 for
30 cash-in-lieu of land and \$516 for pro-rata equipment. Bassett made a motion to accept
31 the fees assuming this is paid in 2017. Johnson seconded the motion which passed by a
32 vote of 6-0.

33
34 **Discuss and consider approval of a final plat for Lot 1, Block A, Blueberry Hill**
35 **Addition at 950 Clem Road, and take any action necessary.**

36 This is a single residential lot located at the corner of Clem Road and Stodghill Road. It
37 is located within Park District 26. Cash-in-lieu of land fees for 2017 are \$484 and the
38 pro-rata equipment fee is \$647. Johnson made a motion to approve this plat and the fees
39 and seconded by Harton which passed unanimously.

40
41 **Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on**
42 **behalf of the owner Robert Lambreth of Pneuma Ventures, LTD for the approval of**
43 **a site plan for a multi-family apartment complex located east of the intersection of**
44 **Discovery Boulevard and John King Boulevard, and take any action necessary.**

45 Mr. Hesser stated this site plan and open space master plan for a multi-family apartment
46 complex with 295 units in phase one was considered at the September Park Board

47 meeting. I mistakenly informed the Park Board that this development was located within
48 district 31. It is in fact within Park District 25 and therefore needs to be reviewed and
49 considered at the October meeting for a final recommendation to the Planning and
50 Zoning Commission. The applicant is requesting that a portion of the required fees be
51 utilized for park amenities in and around the site. The amenities are proposed to be in and
52 around the natural open space and existing ponds. All of this area is located in the flood
53 plain with the exception of a small corner adjacent to Discovery Blvd. Staff asks that
54 Park Board consider this request in accordance with the Mandatory Park Land Dedication
55 Ordinance. The 2017 adopted fees for district 25 are:

56

57 Cash-in-lieu of land \$954 x 295 dwelling units for a total of \$281,430

58 Pro-rata equipment \$1276 x 295 dwelling units for a total of \$376,420

59 TOTAL Fees: \$657,850

60

61 For the following reasons, staff asks Park Board to consider that the fees for this project
62 be best utilized in another location within district 25 to be determined in the future:

63

- 64 • The ordinance does not allow for the acceptance of parcels less than six acres or
65 flood plain for public park dedication.
- 66 • If allowed to be used on site for private amenities, the City would have no control
67 over the maintenance or safety of those amenities, which are paid for by money
68 intended for neighborhood park use.
- 69 • Even if the private amenities are made available to the public, they will never be
70 viewed as a welcoming public amenity and would not be advertised in City
71 publications, maps or websites.

72

73 Additionally, the developer must provide 8' concrete trail on the north side of Discovery
74 Blvd for the extent of the property boundaries to connect to existing trail sections.

75

76 Spencer Byington

77 5600 S FM 148

78 Kaufman, TX 75142

79

80 Spencer Byington came forth. Mr. Byington represents SWBC. Mr Byington gave a
81 brief update on this agenda item and showed 2 options for the plan. 16 acre park, our
82 ordinance does not allow us to develop floodplain as dedicated land, 11 acres.

83

84 Bassett made a motion to accept the fees only for this site plan totaling \$657,850 and not
85 approve the park option. Johnson seconded the motion which passed unanimously.

86

87 **Hear staff updates regarding programs, events and projects and take any action**
88 **necessary.**

89

90 Mr. Hesser gave a brief overview and went over the most recent programs and presented
91 new projects. The most recent topic discussed at the Council Meeting was Breezy Hill
92 playground. The mayor addressed the playground proposal and the poured in place for
the playground. What was proposed and be voted on was for the park as proposed

93 included the playground in budget as presented which has been ordered. We also
94 received a request for a new playground at Tuttle for \$30,000. Skorburg will be pitching
95 in \$15,000 additionally and \$20,000 from the rec development fund totaling \$65,000 to
96 purchase the ramped version of the playgrounds. This provides a base playground unit so
97 that the families would have a fundraising goal for the shading/shade covers. The
98 equipment already ordered will go to Tuttle. Andrew Ainsworth, Recreation Supervisor
99 announced upcoming programs. Mother Son Hollywood Dance is upcoming and
100 numbers are great. We are working with Spring Hill Suites on this and they have been
101 really helpful. Rib Rub is coming up Saturday, Oct 7. September is a big month for
102 planning operations for the fall. There will be a shot clinic on Saturday, Sep 30 from
103 9am-12pm. This year it is in LRE at the Lake Pointe Community Building. We will do 3
104 of those a year. The W.I.L.D. trailer will be available this day as well.

105

106 **Adjournment**

107 There being no further business to come before the Board at this time, the meeting was
108 adjourned at 6:52 p.m.

109

110 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
111 TEXAS, this 7th day of November 2017.

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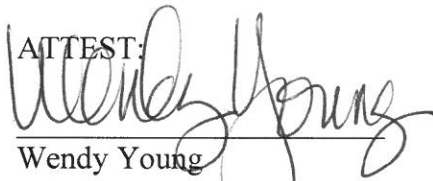
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ATTEST:

Wendy Young
Administrative Secretary


Brad Bassett
Chairman, Park Board

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, November 7, 2017
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Chairman Brad
9 Bassett with the following Board Members present: Bob Lewis, Charles Johnson, Jeremy
10 Standifer, Larry Denny and Wayne Larson. Ray Harton was absent. Also present were
11 Director of Parks and Recreation, Andy Hesser, Administrative Secretary, Wendy Young,
12 Recreation Superintendent, Andrew Ainsworth and Travis Sales, Parks Superintendent.

13
14 **Open Forum**

15 Chairman Bassett explained how Open Forum is conducted and asked if anyone in the
16 audience would like to come forth and speak during this time. There being no one
17 wishing to speak, Chairman Bassett then closed the Open Forum.

18
19 **Consider approval of minutes from the October 3, 2017 Park Board meeting and**
20 **take any action necessary.**

21 The minutes from the October 3, 2017 Park Board meeting were provided to the Board
22 for their review and approval. Board Member Bassett made a motion to approve the
23 minutes. Lewis seconded the motion which passed by a vote of 6-0.

24
25 **Discuss and consider approval of a final plat for Lot 1, Block A, Kelly Ranch**
26 **Addition addressed as 631 Hanby Lane, and take any action necessary.**

27 Mr. Hesser stated that since no land is expected to be dedicated, staff recommends
28 collecting the cash-in-lieu of land and pro-rata equipment fees at the time of final plat.
29 Kelly Ranch Addition is located in Park District 13, 1 lot. Lewis made a motion to
30 approve and accept the final plat for a total of \$1105. Denny, seconded the motion which
31 passed unanimously.

32
33 **Discuss and consider approval of a site plan/master open space plan for the Spyglass**
34 **Hill, Phase 4 subdivision consisting of 33 single family residential lots and take any**
35 **action necessary.**

36 Mr. Hesser explained that this subdivision is located in Park District 17 and the
37 designated neighborhood park is Chandlers Park. Since there is no land expected to be
38 dedicated, staff recommends collecting the cash-in-lieu of land (\$169 per lot) and pro-
39 rata equipment fees (\$225 per lot). There are 33 lots located within this district. Bassett
40 made a motion to accept and approve this site plan with fees totaling \$13,002. Lewis
41 seconded the motion which passed unanimously.

46 **Discuss and consider approval of a master plat for the Terracina Estates**
47 **Subdivision consisting of 352 single family lots and take any action necessary.**

48 Mr. Hesser stated that phase 1 is 110 lots, phase 2 is 94 lots. Proposing the amenities is
49 exactly what is called for in PD 82 that has been approved prior to. 100% of all park
50 improvements in Phase 1.

51
52 Jim Douglas
53 2301 Avenue K
54 Plano, TX
55

56 Mr. Douglas came forth and stated that this is 204 lots, phase 1 is 110 lots, phase 2 is 94
57 lots. Proposing the amenities is what is called for in PD-82. They will put in 100% of all
58 park improvements in phase 1. The detention pond will be maintained by HOA and
59 dedicating 9.44 acres. We will dedicate the land and build the park.

60
61 Bassett made a motion to accept the 9.44 acre park land dedicated in Phase 1. The
62 detention pond will not be accepted and should be platted as separate lot and block to be
63 maintained by the HOA. Street adjacent to the park land must comply with engineering
64 standards for a wider street section to accommodate on street parallel parking. All
65 utilities stubbed out to park side of the street, south of street marked as Guadalupe Drive.
66 Developer may use required fees within the park equal to or exceeding the mandatory
67 fees at the time of final plat. Final designs must be approved by staff and Park Board
68 prior to construction approval. Lewis seconded the motion which passed unanimously.
69

70 **Discuss and consider approval of a preliminary plat for Phase 1 of the Terracina**
71 **Estates Subdivision consisting of 110 single family lots and take any action**
72 **necessary.**

73 Bassett made a motion to accept 9.44 acre park land dedication and approve 110 lots in
74 phase 1 at \$531 per lot with a total of \$58,410. Johnson seconded the motion which
75 passed unanimously.
76

77 **Discuss and consider Construction Manager at Risk Contract with Dean**
78 **Construction for the SH 66 boat ramp improvement project and take any action**
79 **necessary.**

80 In October of this year, the City publically advertised a Request for Proposals (RFP) for a
81 Construction Manager at Risk contract for the SH 66 Boat Ramp expansion project. We
82 received one RFP from Dean Construction, which is the same contractor that was
83 previously awarded a CMAR contract for the parks at Stone Creek and Breezy Hill. The
84 Boat Ramp project is funded by a Texas Parks and Wildlife Department Boating Access
85 matching grant. The total budget available for project development is \$524,325. The
86 City provides 25% matching funds in the amount of \$131,081.25 and \$393,243.75 is
87 provided by the grant program. From that budget, the total amount available for
88 construction is \$468,150 and \$56,175 is allocated for design and engineering fees with
89 MHS Planning and Design. The CMAR contract is a type of contract that the City uses
90 to engage the contractor early in the design phase prior to bidding each of the sub-trades,
91 equipment and supplies to ensure constructability within budget. Contingent on approval,

92 the City would enter into a contract with Dean Construction for “pre-construction
93 services” to assist with completion of the plans. They would then publically bid all sub-
94 trades and provide the City with a Guaranteed Maximum Price (GMP). If it is mutually
95 agreeable, the GMP is then added to the contract in the form of an addendum. As part of
96 the CMAR proposal, the contractor includes a fee for the pre-construction services. The
97 fee in the RFP is 6% of the total construction contract. Also included is an 8.5% fee to
98 cover “general conditions” and mobilization for a total of 14.5%. Based on the RFP
99 submittal information and past history of successfully completing projects with Dean
100 Construction, staff requests that Park Board consider a recommendation to City Council
101 that the City Manager be authorized to negotiate a CMAR contract with Dean
102 Construction. Bassett made a motion to make a recommendation to Council to consider
103 Dean Construction to be authorized as the CMAR. Denny seconded the motion which
104 passed unanimously.
105
106


107 **Hear staff updates regarding programs, events and projects and take any action**
108 **necessary.**

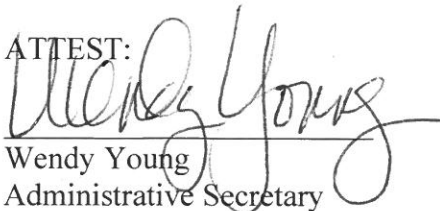
109 Mr. Hesser explained that there is going to be some work done at Squabble Creek. A city
110 utility project (sewer expansion) will impact Squabble Creek. There are 2 gravity feed
111 lines that are coming into the sewer treatment plant that is in the middle of Squabble
112 Creek Mountain Bike Trail. This is operated by the NTMWD. This means these 2 lines
113 will cut through the forested area on the southeastern border. We will close loops 5 and 6
114 throughout the winter. There will be some trees removed for equipment and construction
115 work. Parks Superintendent Travis Sales and Recreation Superintendent gave updates
116 regarding each department.
117

118 **Adjournment**

119 There being no further business to come before the Board at this time, the meeting was
120 adjourned at 6:52 p.m.
121

122 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
123 TEXAS, this 5th day of December 2017.
124
125
126
127

128 
129 Brad Bassett
130 Chairman, Park Board

131 ATTEST:
132 
133 Wendy Young
134 Administrative Secretary
135

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, December 5, 2017
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Board Member
9 Charles Johnson with the following Board Members present: Fran Webb, Ray Harton,
10 Larry Denny and Wayne Larson. Brad Bassett and Jeremy Standifer were absent. Also
11 present were Director of Parks and Recreation, Andy Hesser, Administrative Secretary,
12 Wendy Young.
13

14 **Open Forum**

15 Board Member Johnson explained how Open Forum is conducted and asked if anyone in
16 the audience would like to come forth and speak during this time. There being no one
17 wishing to speak, Johnson then closed the Open Forum.
18

19 **Consider approval of minutes from the November 7, 2017 Park Board meeting and**
20 **take any action necessary.**

21 The minutes from the October 3, 2017 Park Board meeting were provided to the Board
22 for their review and approval. Board Member Denny made a motion to approve the
23 minutes. Harton seconded the motion which passed by a vote of 5-0.
24

25 **Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc.**
26 **on behalf of Russell Hickey of Merritt Capital Partners for the approval of a**
27 **preliminary plat for an age/restricted senior living community consisting of 47**
28 **single-family lots on a 13.031-acre tract of land identified as Lots 5 & 7, Block A,**
29 **Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned**
30 **Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV)**
31 **District, located on the east side of S. Goliad Street [S. SH-205] north of the**
32 **intersection of S. Goliad Street and Justin Road, and take any action necessary**

33 Mr. Hesser stated that this development is on the East side of 205 just north of Justin Rd.
34 This development is in Park District 32. There is no neighborhood park designated at this
35 time in this area. Due to the size and type of development we do not foresee the need for
36 any park land dedication because it was be too small. Staff recommends collecting cash-
37 in-lieu of land fees \$833 per dwelling unit at 47 units for a total of \$39,151 and collecting
38 the pro-rata equipment fees are \$1,114 per dwelling unit at 47 units for a total of \$52,358.
39 Denny made a motion to accept the fees presented. Harton seconded the motion which
40 passed by a total of 5-0.
41

42 **Hear staff updates regarding programs, events and projects and take any action**
43 **necessary.**

44 The Christmas Tree Lighting was the largest crowd ever seen. There was beautiful
45 weather. The Downtown Business Association did a great job with their event as well as
46 Kiwanis. This Saturday is Breakfast with Santa, 8:30am and 10:30am session and they

47 are both sold out. Santa's North Pole Workshop is Thursday, Dec 14. Daddy Daughter
48 tickets are still on sale but going fast. The Daddy Daughter Dance is on Jan 20. This
49 event sells out quickly every year. SNAP Valentines Prom is Feb 10. Breezy Hill Park
50 Ribbon Cutting will be held on Saturday, Jan 6 from 11am-1pm.

51

52 **Adjournment**

53 There being no further business to come before the Board at this time, the meeting was
54 adjourned at 6:38 p.m.

55

56 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
57 TEXAS, this 3rd day of January 2018.

58

59

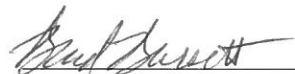
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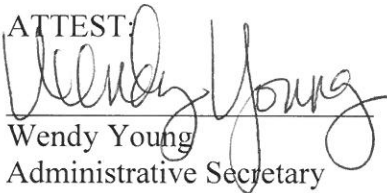
Brad Bassett

Chairman, Park Board

65

ATTEST:

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Wendy Young

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Administrative Secretary

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MINUTES
PARKS AND RECREATION BOARD
Special Meeting
City Hall, 385 S Goliad, Rockwall, TX 75087
Wednesday December 27, 2017
6:00 PM

Call To Order

The meeting was called to order in the Council Chambers at 6:00pm by Board Member Charles Johnson with the following Board Members present: Fran Webb, Ray Harton, Larry Denny and Charles Johnson. Wayne Larson and Jeremy Standifer were absent. Also present were Director of Parks and Recreation, Andy Hesser, Administrative Secretary, Wendy Young.

Discuss and consider recommendation to City Council regarding potential capital improvement projects associated with future bond election and take any action necessary.

Bassett explained that before the last Council Meeting he spoke to a Council Member and was told streets were the only thing listed on proposed bond election. Bassett spoke during open forum of the last council meeting and asked for an opportunity to be heard about parks and let the voters decide. So, we have now been tasked if we want to put anything to recommend to Council to put on the proposed bond election. There is a very short window of time to get some things done. There will be more discussion on the next agenda based on what City Council decides. After some discussion, Chairman Bassett made a motion to recommend two separate ballot items:


- \$1,750,000 for the continued development of the neighborhood parks
- \$8,250,000 for the development of Phase 1 of Lakeside Park (utilizing the first phase funds to develop the southern end of the proposed park land).

Johnson seconded the motion which passed unanimously.

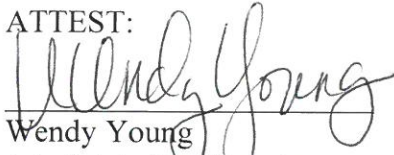
Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:31 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS, this 3rd day of January 2018.



Brad Bassett
Chairman, Park Board

ATTEST:


Wendy Young
Administrative Secretary