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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, March 2, 2021
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Chairman Kevin
9 Johnson with the following Board Members present: Angela Kleinheksel, Marcia
10 Hasenyager, Anna Dodd, Jason Alvarado and Amanda Fowler. Board Peggy Maurhoff was
11 absent. Also present were Director of Parks and Recreation, Travis Sales and
12 Administrative Secretary, Wendy Young

13
14 **Open Forum**

15 Chairman Johnson 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 wishing
17 to speak, Johnson then closed the Open Forum.

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19 **Discuss and consider minutes from the January 5, 2021 Park Board Meeting and take**
20 **any action necessary.**

21 The minutes from the January 5, 2021 Park Board meeting were provided to the Board for
22 their review. Dodd made a motion to approve the minutes. Alvarado seconded the motion
23 which passed unanimously.

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25 **P2021-004 (HENRY LEE) Discuss and consider the approval of a *final plat* for lots 1**
26 **& 2, Block A, DC Addition being a 22.27 acre tract of land addressed as 777**
27 **Cornelius Road, and take any action necessary.**

28 Director of Parks & Recreation, Travis sales explained that this plat is located in Park
29 District 8. The cash-in-lieu of and fee is \$609 per lot and pro-rata equipment fees are
30 \$577 per lot with a total fee of \$1186. Johnson made a motion to accept the final plat
31 with fees totaling \$1186. Kleinheksel seconded the motion which passed by a vote of 6-0
32 (Maurhoff absent).

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34 **P2021-005 (HENRY LEE) Discuss and consider the approval of a *preliminary plat***
35 **for lots 1 & 2, Block A, being a 11.368 acre parcel of land addressed as 2380 FM549**
36 **and take any action necessary.**

37 Sales stated that this plat is located in Park District 12. The cash-in-lieu of and fee is
38 \$541 per lot and pro-rata equipment fees are \$512 per lot with a total fee of \$1053.
39 Hasenyager made a motion to accept the final plat with fees totaling \$1053. Kleinheksel
40 seconded the motion which passed by a vote of 6-0 (Maurhoff absent).

46 **Discuss and consider a recommendation to the Rockwall City Council regarding a**
47 **passage of a resolution for the annual adoption of pro-rate equipment fees in**
48 **accordance with the Mandatory Park Land Dedication Ordinance and take any**
49 **action necessary.**

50 A component of our Mandatory Park Land Dedication Ordinance is the cash in lieu of land
51 fee. This fee is applied when the Park Board feels that it is in the best interest of the City
52 to accept cash-in-lieu of land for neighborhood parkland. According to our Mandatory
53 Parkland Dedication Ordinance, the Park Board shall annually make a recommendation to
54 the City Council and Council will set the fee by resolution. The fee is based on the average
55 cost of neighborhood park land across the entire City. Bryan E. Humphries and Associates
56 completed their appraisal in January of 2021 to determine the average cost per acre of land
57 and provided a final report. To establish comparable parcels, the properties evaluated must
58 have easy access to utilities, public street, not be within the 100 year flood plain and not
59 possess any unusual topography rendering the land useless for organized recreational
60 activities. According to Mr. Humphries' report, the average cost of one acre of
61 neighborhood park land with the above restrictions within the City limits is \$60,000.

62 Each year the cost to develop an 11 acre neighborhood park should be considered and set
63 by Council resolution as well. It is currently set at \$1,250,000. Staff does see that this needs
64 to be increased to \$1,285,000 for 2021. I have attached the appraisal letter completed by
65 Mr. Humphries. \$625,000.00 would be the "per neighborhood park" cost to be used in
66 calculation of pro-rata neighborhood park development equipment fees associated with the
67 developer's share of the park. Johnson made a motion to accept the pro-rata equipment
68 fees. Dodd seconded the motion which passed unanimously.

69
70 **Discuss and consider a recommendation to the Rockwall City Council regarding a**
71 **passage of a resolution for the annual adoption of cash-in-lieu- of land fees in**
72 **accordance with the Mandatory Park Land Dedication Ordinance and take any**
73 **action necessary.**

74 Dodd made a motion to accept the cash-in-lieu of land fees. Hasenyager seconded the
75 motion which passed unanimously.

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77 **Discuss and consider selection of Park Board Chairman and take any action**
78 **necessary.**

79 Johnson stated that he will continue the role of Chairman if everyone on the Board wishes
80 to do so. After a brief discussion, Dodd made a motion to nominate Johnson as Chairman,
81 Alvarado seconded the motion which passed unanimously.

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83 **Discuss and consider selection of Park Board Vice-Chairman and take any action**
84 **necessary.**

85 Johnson explained that Alvarado has been standing in when he's out and is doing a fine
86 job and made a motion to nominate Alvarado. Fowler seconded the motion which passed
87 unanimously.

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90 **Monthly Reports**

91 Sales gave an update on past and upcoming events.

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Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 6:41 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS, this 6th day of April 2021.



Kevin Johnson, Park Board Chairman

ATTEST:



Wendy Young, Administrative Secretary