

1 **MINUTES**
2 **PARKS AND RECREATION BOARD**
3 **City Hall, 385 S. Goliad, Rockwall, TX 75087**
4 **February 25, 2015**
5 **6:00 PM**
6

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, Wayne
10 Larson, Kevin Moffatt and Ray Harton. Board Member Larry Denny was absent. Also
11 present were Parks and Recreation Manager Andy Hesser, Administrative Secretary
12 Wendy Young, Parks Superintendent Aaron Dobson and Recreation Superintendent,
13 Andrew Ainsworth.
14

15 **Consider approval of the minutes from the February 3, 2015 Park Board meeting**
16 **and take any action necessary.**

17 The minutes from the January 6, 2015 Park Board meeting were provided to the Board
18 for their review and approval. Board Member Kevin Moffatt made a motion to approve
19 the minutes. Board Member Wayne Larson seconded the motion which passed by a vote
20 of 6-0 (1 absent, Denny).
21

22 **Discuss and consider annual update of Mandatory Park Land Dedication**
23 **Ordinance and take any action necessary.**

24 Parks and Recreation Manager Andy Hesser gave some background on the ordinance.
25 He stated that the two separate fees to be calculated are the pro-rata share equipment fee
26 and the cash in lieu of land fee. The pro-rata equipment fees are calculated on the cost to
27 equip an 11-acre neighborhood park. Currently, the adopted fee we use is \$525,000 and
28 that is based on our assumed cost of approximately \$1,050,000 to complete an 11-acre
29 neighborhood park design. The fee is based upon the fact that the residents who will
30 have the greatest benefit of the park location should pay half of the construction costs and
31 the remaining City residents shall pay the remaining \$525,000. The cash in lieu of land
32 fees are figured based on the average value of neighborhood park land within a
33 residential development. The figure is derived from a gross market study of fee simple
34 market value of the average price per-acre of land from the entire City and is not based
35 on a particular location. Land suitable for park land development is defined as: NOT
36 located in the 100 year floodplain; does not include any area of unusual topography or
37 slope which renders the area unusable for organized recreation activities; and must have
38 ready access to public streets and utilities. Bryan E. Humphries & Assoc. have been
39 asked to complete the appraisal this year. Based on the market study, Mr. Humphries'
40 opinion is that the approximate value for the average price-per acre of land in the City of
41 Rockwall is \$34,000. The current adopted price for 2014 is \$28,000. Board Member
42 Charles Johnson made a motion to accept the pro-rata equipment fees that isn't changed
43 at \$525,000. Board Member Moffatt seconded the motion which passed by a vote of 6-0
44 (Denny absent). Board Member Charles Johnson made a motion to accept the new price-
45 per-acre of land at \$34,000. Board Member Bob Lewis seconded the motion which
46 passed by a vote of 6-0 (Denny absent).

47 **Discuss and consider a recommendation to City Council authorizing the City**
48 **Manager to negotiate design services contracts for The Park at Stone Creek and**
49 **take any action necessary.**

50 Mr. Hesser came forth and explained that The City of Rockwall has been notified that we
51 have been awarded the \$400,000 matching grant from the Texas Recreation and Parks
52 Account program (TRPA). We are waiting for final contracts to be issued from Texas
53 Parks and Wildlife (TPWD). At that point, we will be prepared to move forward with the
54 design phase. At the July 21st meeting, Council approved a contract with MHS Planning
55 and Design to design the concept plan and prepare the grant application for the Park at
56 Stone Creek. Contingent upon obtaining the executed contract with TPWD, staff asks
57 that Park Board consider moving forward with MHS Planning and Design to prepare the
58 construction and bidding documents for Stone Creek. Contingent upon Council approval,
59 a public input meeting will be held to review final design recommendations prior to
60 bidding. Typical design and bidding phase can range from four to six months. MHS
61 Planning and Design were involved in the development of Rockwall's Parks, Recreation
62 and Open Space Master Plan, design and construction documents for Myers Park, SH 66
63 Public Boat Ramp, Shores Park, The Park at Hickory Ridge, the Park at Emerald Bay,
64 and concept plan for Northshore Park improvements. Typical design and bidding phase
65 can range from four to six months. Chairman Bassett made a motion to recommend City
66 Council authorize the City Manager to negotiate design services contract for The Park at
67 Stone Creek. Board Member Johnson seconded the motion which passed by a vote of 6-
68 0.

69
70 **Discuss and consider a recommendation to City Council for a resolution authorizing**
71 **the City Manager to make application to the Texas Parks and Recreation Account**
72 **(TRPA) program for development of future park land and open space located in**
73 **Breezy Hill subdivision and take any action necessary.**

74 Mr. Hesser stated that TPWD has made a second call for applications for the TRPA grant
75 funds. The deadline is March 31st, 2015. The City has an opportunity to apply for these
76 funds to assist with development of the Breezy Hill neighborhood park land. Consistent
77 with Park Board recommendations, the developer for Breezy Hill has already agreed to
78 dedicate 11 acres as required for the Mandatory Park Land Dedication Ordinance. The
79 value of this acreage would be used towards the \$400,000 maximum matching funds
80 available. The developer is also constructing the 8' concrete trail as previously approved.
81 The value of the trail will also be used towards the match. Approximately \$88,363 in
82 pro-rata equipment fees that have been collected within district #7 will also be used
83 towards matching funds. There are two parcels north of the 11 acre neighborhood park
84 site that will be dedicated as natural open space. These parcels will also include trail that
85 will connect the neighborhood and the creek corridor south of the park land that was
86 dedicated to the City in December of 2014. In order for this land to be used towards
87 matching funds, the developer will initially dedicate the land to the Texas Parks and
88 Recreation Foundation land holding trust. Contingent upon award of the grant, the
89 Foundation would then forward the deed for the land to the City for use as public park
90 and open space. Staff requests that Park Board consider recommending to City Council a
91 resolution to pursue the TRPA grant funds. The resolution and open space master plan is
92 included in your packet for your review. After a brief discussion, Board Member Bassett

93 made a motion to recommend to City Council, a resolution authorizing the City Manager
94 to make application to the Texas Parks and Recreation Account (TRPA) program for
95 development of future park land and open space located in Breezy Hill subdivision.
96 Board Member Moffatt seconded the motion which passed by a vote of 6-0 in favor.

97
98 **Discuss and consider a recommendation to City Council authorizing the City**
99 **Manager to execute an agreement with MHS Planning and Design to prepare a**
100 **grant application and preliminary concept plan for the Texas Parks and Recreation**
101 **Account program and take any action necessary.**

102 Mr. Hesser stated that staff requests that Park Board consider a recommendation to the
103 City Council for MHS Planning and Design to prepare an application for funding
104 assistance from the TRPA program for the development of a proposed neighborhood park
105 located with the Breezy Hill subdivision. MHS Planning and Design has submitted a
106 proposal for \$9,000 for concept design and application grant preparation services. The
107 application deadline is March 31st. Board Member Moffatt made a motion to authorize
108 the City Manager to execute an agreement with MHS Planning and Design to prepare a
109 grant application and preliminary concept plan for the Texas Parks and Recreation
110 Account program and take any action necessary. Board Member Moffatt made a motion
111 to recommend the City Council authorize the City Manager to execute an agreement with
112 MHS Planning and Design to prepare a grant application and preliminary concept plan
113 for the Texas Parks and Recreation Account program and take any action necessary.
114 Board Member Ray Harton seconded the motion which passed by a vote of 6-0.

115
116 **Discuss and consider a recommendation to City Council officially naming the**
117 **proposed park land located within Stone Creek and Breezy Hill subdivisions and**
118 **take any action necessary.**

119 With the eminent dedication of Stone Creek and Breezy Hill parkland into the City's
120 inventory, staff feels this is the appropriate time to review the park naming policy for the
121 purposes of making a recommendation to Council. According to the Park, Recreation
122 and Municipal Facilities Naming Policy, the procedure for naming park lands is for the
123 Park Board to act a committee to recommend a name for park land to the City Council.
124 The Park Board may wish choose to form a subcommittee to research options in
125 accordance with the policy. Or the Park Board could take action with a recommendation
126 as the board sees fit. A copy of the policy is included for your review. In the past,
127 neighborhood parks have followed the naming policy in regard to utilizing a physical or
128 geographic identifier in the park name. This is typically the name of the neighborhood or
129 nearby street that the park is near or within. For example: Shores Park, The Park at
130 Hickory Ridge, The Park at Foxchase, etc. Staff requests that Park Board consider a
131 recommendation to City Council to officially name the above reference park lands as:
132 The Park at Stone Creek and The Park at Breezy Hill. Chairman Bassett made a
133 recommendation to officially name The Park at Stone Creek and The Park at Breezy Hill.
134 Board Member Moffatt seconded the motion which passed by a vote of 6-0.

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136 **Staff updates on upcoming programs and events and take any action necessary.**

137 The Phelps Lake Ribbon Cutting is scheduled for February 28, 2015. ROCK Camp will
138 be March 9 – March 13. Some of the places participants will visit are The Perot

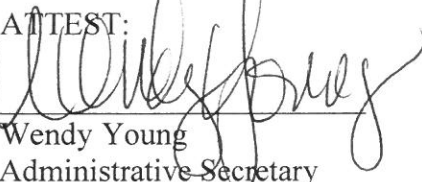
139 Museum, Bowl-A-Rama, Texas Skatium, Dallas Arobretum, Urban Air and Harry Myers
140 Park.

141
142 **Adjournment**

143 There being no further business to come before the Board at this time, the meeting was
144 adjourned at 6:30 p.m.

145
146 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF
147 ROCKWALL, TEXAS, this 7th day of April 2015.

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150 
151 Brad Bassett
152 Chairman, Park Board

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155 
156 ATTEST:
Wendy Young
Administrative Secretary