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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, March 5, 2019
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Park Board
9 Chairman Ray Harton with the following Board Members present: Fran Webb, Charles
10 Johnson, Peggy Maurhoff, Kevin Johnson and Larry Denny. Brandon Morris was absent.
11 Also present were Director of Parks and Recreation, Andy Hesser and Administrative
12 Secretary, Wendy Young, Recreation Superintendent, Andrew Ainsworth and Parks
13 Superintendent Travis Sales.

14
15 **Open Forum**

16 Chairman Harton 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 wishing
18 to speak, Chairman Harton then closed the Open Forum.

19
20 **Discuss and consider approval of minutes from February 5, 2019 Park Board meeting**
21 **and take any action necessary.**

22 The minutes from the February 5, 2019 Park Board meeting were provided to the Board
23 for their review. C. Johnson made a motion to approve the minutes. K. Johnson seconded
24 the motion which passed by a vote of 6-0 (Morris absent).

25
26 **Discuss and consider a request by Pat Atkins of the Saddle Star Land Development,**
27 **the approval of a site plan for the Saddle Star South Subdivision containing 138**
28 **single-family residential lots located on the north side of John King Boulevard east**
29 **of the intersection of Featherstone Drive John King Boulevard, and take any action**
30 **necessary.**

31 Mr. Hesser explained that Park Board first reviewed the preliminary plat and master plat
32 in 2015. A summary of that action is included in your packet. The applicant is now
33 submitting a site plan that indicates their intent to provide a 10' concrete trail along John
34 King as part of the Master Thoroughfare Plan. Also proposed are private amenities such
35 as an amenity center, pool and playground. These amenities are expected to be for the
36 private use of the Saddle Star residents and maintained by the HOA and therefore would
37 not count toward Mandatory Parkland Dedication Fees.

38 Staff recommendations:

- 39
- 40 • Drinking fountain includes dog bowl and jug filler as part of the John King trail
41 system. It will serve as a trail stop and rest station.
 - 42 • Trail along John King should gently “meander” and not create harsh radii for the
43 safety and enjoyment of the trail users.
 - 44 • All amenities and trail features are to be maintained by the HOA and indicated as
such on the final plat.

- 45 • Applicant should be aware that fees are subject to change between the preliminary
46 plat fee estimate and the time of final plat.
- 47 • Playground equipment should meet all appropriate design, installation and
48 maintenance standards in accordance with the CPSC and ASTM guidelines. HOA
49 should be made aware that monthly and annual inspections of the playground are
50 required to be performed by a CPSI (Certified Playground Safety Inspector).

51 Pat Atkins with Saddle Star Development came forth and explained that Phase 1
52 construction plans have been submitted to engineering. Phase 1 will be 90 of the 138 units.
53 The overall open spaces complies with the open space ordinance. C. Johnson made a
54 motion to approve the site plan for Saddle Star Development as presented along with the
55 staff recommendations. Denny seconded the motion which passed unanimously.
56

57 **Discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio for**
58 **the approval of a replat situated within the Southside Residential Overlay (SOV)**
59 **District, addressed as 705 Peters Colony, and take any action necessary.**

60 Mr. Hesser explained that replat is located in Park District 21 in accordance with the
61 Mandatory Park Land Dedication Ordinance. Fees are collected at the time of final plat and
62 subject to change pending Council adoption. Fees are currently estimated to be \$419 per
63 dwelling unit for cash-in-lieu of land and \$516 per dwelling unit for pro-rata equipment for
64 a total of \$935. Harton made a motion to accept the fees as presented. Maurhoff seconded
65 the motion which passed unanimously.
66

67 **Discuss and consider a recommendation to the Rockwall City Council regarding**
68 **passage of a resolution requesting that members of the State of Texas' 86th**
69 **Legislative Session support legislation to amend the Texas Constitution to**
70 **permanently dedicate sporting goods sales tax proceeds to fund the TX Parks and**
71 **Wildlife Department's local grant programs, and take any action necessary.**

72 Mr. Hesser explained that The Texas Recreation and Parks Account is a fund administered
73 by the Texas Parks and Wildlife Department (TPWD) to fund local park grants. The source
74 of these funds is from a portion of state sales taxes collected from the sale of sporting goods
75 within the state. These grant funds are used to assist local agencies with the cost of
76 acquiring and the construction of local parks. The Sporting Good Sales Tax (SGST) is also
77 used to fund TPWD operations. In 2018 the SPST is estimated to be approximately \$277
78 million. A summary of the proceeds is included in your packet. Though the source of the
79 funding for the program is determined by state law, the amount of the funding is subject to
80 budgetary appropriation procedures. In past sessions as much as 96% of those mandated
81 proceeds were cut from the Texas Parks and Wildlife Department Grants programs.
82 Therefore Texas Senate Bill 526 and companion Texas House Bill 1214 were filed in the
83 86th Legislature to permanently dedicate the sporting good sales tax proceeds by means of
84 an amendment to the Texas Constitution. If approved by the Texas Legislature, it would
85 then go to the Texas voters in November for consideration. Since 2001, the City of
86 Rockwall has received approximately \$1,000,000 from the local grant program and over
87 \$600,000 from the Boating Access Grant program. Rockwall has greatly benefitted from
88 these programs with significant funding for Myers Park Phases II and III, the SH 66 Public
89 Boat Ramp, Stone Creek and Breezy Hill parks and 2003 recipient for the Community
90 Outdoor Outreach Program (COOP) grant to fund the outdoor recreation programs.

91 Staff is asking Park Board to consider a recommendation to the City Council that a
92 resolution be adopted to support the constitutional and therefore permanent dedication of
93 the SGST to fund TPWD operations and the Texas Local Grants Program. K. Johnson
94 made a motion to make a recommendation to City Council that a resolution be adopted to
95 support the constitutional and dedication of the sporting good sales tax to fund Texas Parks
96 and Wildlife operations. Denny seconded the motion which passed unanimously.

97
98 **Discuss and consider a recommendation to the Rockwall City Council regarding**
99 **passage of a resolution for the annual adoption of pro-rata equipment fees in**
100 **accordance with the Mandatory Neighborhood Park Land Dedication Ordinance,**
101 **and take any action necessary.**

102 A component of our Mandatory Park Land Dedication Ordinance is the cash in lieu of land
103 fee. This fee is applied when the Park Board feels that it is in the best interest of the City
104 to accept cash-in-lieu of land for neighborhood parkland. According to our Mandatory
105 Parkland Dedication Ordinance, the Park Board shall annually make a recommendation to
106 the City Council and Council will set the fee by resolution. The fee is based on the average
107 cost of neighborhood park land across the entire City. Bryan E. Humphries and Associates
108 completed their appraisal in January of 2019 to determine the average cost per acre of land
109 and provided a final report. To establish comparable parcels, the properties evaluated must
110 have easy access to utilities, public street, not be within the 100 year flood plain and not
111 possess any unusual topography rendering the land useless for organized recreational
112 activities. According to Mr. Humphries' report, the average cost of one acre of
113 neighborhood park land with the above restrictions within the City limits is **\$55,000**. I
114 have attached the appraisal study and letter completed by Mr. Humphries. Each year the
115 cost to develop an 11 acre neighborhood park should be considered and set by Council
116 resolution as well. It is currently set at \$1,250,000. Staff does not foresee that this needs
117 to be increased for 2019. \$625,000.00 would be the "per neighborhood park" cost to be
118 used in calculation of neighborhood park development pro-rata equipment fees associated
119 with the developer's share of the park. Denny made a motion to accept the pro-rata
120 equipment fees. K. Johnson seconded the motion which passed unanimously.

121
122 **Discuss and consider a recommendation to the Rockwall City Council regarding**
123 **passage of a resolution for the annual adoption of cash-in-lieu of land fees in**
124 **accordance with the Mandatory Neighborhood Park Land Dedication Ordinance,**
125 **and take any action necessary.**

126 Harton made a motion to accept the cash-in-lieu of land fees of \$55,000. Maurhoff
127 seconded the motion which passed unanimously.

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129 **Adjournment**

130 There being no further business to come before the Board at this time, the meeting was
131 adjourned at 7:00 p.m.

132
133 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
134 TEXAS, this 2nd day of April 2019.

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ATTEST:



Wendy Young

Wendy Young, Administrative Secretary



Ray Harton, Park Board Chairman