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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, June 7, 2016
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, Ray Harton, Bob
10 Lewis, Wayne Larson and Larry Denny. Kevin Moffatt was absent. Also present were
11 Parks and Recreation Manager Andy Hesser and Administrative Secretary, Wendy
12 Young.

13
14 **Consider approval of the minutes from the May 3, 2016 Park Board meeting and**
15 **take any action necessary.**

16 The minutes from the May 3, 2016 Park Board meeting were provided to the Board for
17 their review and approval. Board Member Lewis made a motion to approve the minutes.
18 Denny seconded the motion which passed by a vote of 6-0.

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, Vice Chairman Lewis then closed the Open Forum.

24
25 **Discuss and consider final Eagle Scout project proposal update by Jason Lundy and**
26 **take any action necessary.**

27 Jason Lundy, troop 83 presented his final project of the installation of the Butterfly
28 Garden at Harry Myers Park. Jason set up a GoFundMe page and raised \$350 with 25
29 volunteers and a total of 8-9 man hours in total. Chairman Bassett thanked Jason for such
30 a beautiful project that will benefit our residents for years to come. No action taken at
31 this time.

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33 **Discuss and consider Fontanna Ranch Phase II Final Plat and take any action**
34 **necessary.**

35 Parks & Recreation Manager Andy Hesser provided background regarding this agenda
36 item. He explained that Fontanna Ranch Phase II contains 49 single family residential
37 lots on 19.167 acres and is located within park district 22. The designated neighborhood
38 park for this district is the 5.2 Fontanna Ranch Park located west of Shannon Elementary
39 School. There is no land adjacent to the park in this phase therefore no land is
40 recommended to be dedicated. The Cash in lieu of land fees for district 22 adopted for
41 2016 is \$318 per lot for 49 lots totaling \$15,582. Pro-rata equipment fees adopted are
42 \$446 per lot for 49 lots totaling \$21,854. Contingent on Council approval fees would be
43 paid at the time the final plat is filed and subject to the adopted fees at that time. After a
44 brief discussion Chairman Bassett made a motion to accept the final plat and adopt fees
45 associated. Lewis seconded the motion which passed 6-0.

47 **Discuss and consider South Saddle Star Estates Master Plat and take any action**
48 **necessary.**

49 Saddle Star Estates South contains 138 single family residential lots on 55.413 acres and
50 is located within park district 6. The designated neighborhood park for this district is the
51 2 acre Dalton Ranch Park. The developer is proposing approximately 6.846 of open
52 space and includes 6' concrete trail, a community garden a pool/clubhouse area. Park
53 district 6, with the exception of this development and one other proposed to the southeast
54 of Saddle Star South, contains mostly large home properties, homes that are out of the
55 City limits or RISD land. There is currently \$108,847 in escrow for this district. There
56 are two possible scenarios to consider:

57
58 Pat Atkins with Saddle Star Development came forth and stated that in their evaluation
59 and analysis of the process in the acquisition of this property we have arrived at the open
60 space plan you see before you which includes improvements of the amenity center, a
61 swimming pool and a garden center. He further requested that the open space be kept
62 private and maintained by the HOA. This area would be HOA maintained including
63 trails. Johnson made a motion to accept the master plat/open space plan. Denny
64 seconded the motion which passed by a vote of 6-0.

65
66 **Discuss and consider South Saddle Star Estates Preliminary Plat and take any**
67 **action necessary.**

68 Chairman Bassett made a motion to accept preliminary plat and with 6.846 acres not
69 dedicated as a public park and the \$59,064 in equipment fees plus the cash in lieu of land
70 fees of \$42,090 totaling \$101,154 would be put into private amenities and not available to
71 the public. Charles Johnson seconded the motion which passed by a vote of 6-0.

72
73 Bob Lewis left at 6:54pm.

74
75 **Discuss and consider Master Plat/Open Space Plan for Ridgecrest subdivision and**
76 **take any action necessary.**

77 Mr. Hesser explained that Ridgecrest contains 45 single family residential lots on 29.541
78 acres and is located within park district 10. There is currently no designated
79 neighborhood park for this district. It is highly likely that this development is the only
80 significant residential development now and in the future. The land within district 10
81 contains large estate homes, City property, an existing small neighborhood, Cain
82 Cemetery Corporation and existing homes along airport road. The developer is required
83 to provide open space as part of Planning and Zoning regulations. The open space is
84 estimated to be 7.7 acres. The adopted cash in lieu of land fees for 2016 are \$858 per lot
85 for 45 lots totaling \$38,670. The adopted pro-rata equipment fees are \$1,205 per lot
86 totaling \$54,225. Mr. Hesser called on Noah Flabiano to come forth and speak on this
87 agenda item. Mr. Flabiano gave a brief description of this agenda item and explained that
88 this is one of the last developable single family lots looking at future land use. The fees
89 in this district are higher in this district. There is 7.144 acres of total open space. John
90 Arnold with Skorborg came forth and requested that the pro-rata equipment fees be
91 credited toward the amenities to be installed by the developer. Bassett asked if there was
92 an existing trail nearby to connect these trails? Mr. Hesser stated there is not. Denny

93 made a motion to accept the master plat and preliminary plat with pro-rata equipment
94 fees being used as a credit to develop 6.2 acres of land to be dedicated as park land to the
95 City (maintained by the City), final amenities would be brought back to Park Board for
96 approval. Harton seconded the motion which passed by a vote of 6-0.
97

98 **Discuss and consider Preliminary Plat for Ridgecrest subdivision and take any**
99 **action necessary.**

100 This agenda item combined with the above for a motion.
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102

103 **Discuss and consider Chandler’s Marina improvements proposed by Suntex Marina**
104 **regarding potential lease extension and take any action necessary.**

105 Suntex Marina is the lease holder and owner/operator/manager for Chandler’s Marina.
106 They are in the process of seeking financial backing for significant improvements to the
107 marina infrastructure. In doing so, they will need to request a lease extension. It is likely
108 that it will be a 10 year lease renewal. Justin Thompson with Suntex Marina presented
109 proposed improvements. He stated that they would be making repairs including concrete
110 slabs, bulkhead along the shore side and dredging. Due to the record drought 5 years ago
111 a lot of dredging will need to be done here. Staff recommends considering the following:
112

- 113 • Entire marina infrastructure must comply with current adopted building and fire
114 codes.
- 115 • Submit a final detailed plan to City staff for review and approval prior to issuing
116 building permits.
- 117 • All improvements are contingent on US Corps of Engineers and City of Dallas
118 approvals.
- 119 • Lease extension cannot exceed the terms of the current inter-local agreement
120 between City of Rockwall and City of Dallas.
121

122 Chairman Bassett stated that he is comfortable with lease extension and proposed
123 changes and improvements including dredging making sure building and fire codes are
124 met. Denny seconded the motion which passed by a vote of 6-0.
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126

127 **Discuss and consider playground amenities for The Park at Stone Creek and take**
128 **any action necessary.**

129 Mr. Hesser showed layout of structures and playground at Stone Creek with color
130 options. This park design will follow a natural theme including colors like green, tan,
131 brown. No action taken at this time.
132

133 **Recreation Staff Updates**

134 Founders Day had a great crowd and we received great feedback. Reminder that July 4th
135 Fireworks & Live Music will be on July 4th. July is Parks & Recreation Month. We will
136 be doing some fun things in July on social media.
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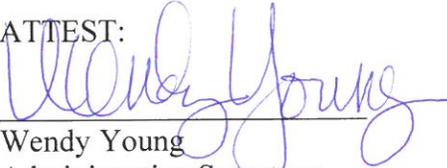
Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:53 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS, this 2nd day of July 2016.


Brad Bassett
Chairman, Park Board

ATTEST:


Wendy Young
Administrative Secretary