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**MINUTES**  
**PARKS AND RECREATION BOARD**  
**City Hall, 385 S Goliad, Rockwall, TX 75087**  
**Tuesday, November 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 Johnson  
9 with the following Board Members present: Angela Kleinheksel, Amanda Fowler, Anna Dodd,  
10 Marcia Hasenyager and Jason Alvarado. Also present were Director of Parks and Recreation,  
11 Travis Sales and Administrative Secretary, Wendy Young.  
12

13 **Open Forum**

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

18 **Appointment with Michael Mittman with Harbor Lights Operations**

19 Mr. Mittman came forth and shared a power point with The Board. He thanked Travis  
20 Sales and his staff for always assisting when needed. He shared reviews and photos as well  
21 as including the positive economic impact the company has on Rockwall. No action taken.  
22

23 **Discuss and consider minutes from the August 3, 2021 Park Board Meeting and take**  
24 **any action necessary.**

25 The minutes from the August 3, 2021 Park Board meeting were provided to The Board for  
26 their review. A. Fowler made a motion to approve the minutes. Hasenyager seconded the  
27 motion which passed unanimously.  
28

29 **PROCLAMATION BY MAYOR: TRAPS 2021 Park Rodeo Champions**

30 Mr. Sales gave a brief updated on the Parks Rodeo. There were 31 cities that competed  
31 and the City of Rockwall were the Champions for this year's park rodeo.  
32

33 **P2021-051 Discuss and consider the approval of a preliminary plat for the Winding**  
34 **Creek Subdivision consisting of 132 single family residential lots generally located at**  
35 **the southeast corner of the intersection of FM 1141 and Clem Rd and take any action**  
36 **necessary.**

37 Action taken in following agenda item.  
38

39 **P2021-052 Discuss and consider the approval of a master plat for the Winding Creek**  
40 **Subdivision consisting of 132 single family residential lots generally located at the**  
41 **southeast corner of the intersection of FM 1141 and Clem Rd and take any action**  
42 **necessary.**

43 Mr. Sales explained that this plat is located in Park District 8. The fees are as follows:  
44 Cash In Lieu Of Land: \$609.00 X 132 Lots = \$80,388.00  
45 Pro Rata Equipment Fee: \$577.00 X 132 Lots = \$76,164.00  
46 Total Per Lot X Lots = \$1,186.00 X 132 Lots = \$156,552.00

47 Johnson made a motion to accept the preliminary plat and master plat for Winding Creek  
48 Subdivision with fees totaling \$156,552. Kleinheksel seconded the motion which passed  
49 unanimously.  
50

51 **P2021-053 Discuss and consider the approval of a final plat for Phase 1 of the**  
52 **Discovery Lakes Subdivision consisting of 31 single family residential lots generally**  
53 **located on the north side of SH276 east of the intersection of SH276 and Rochelle Rd**  
54 **and take any action necessary.**

55 Mr. Sales explained that Discovery Lakes Subdivision Phase 1 is located in Park District  
56 24. The fees for this plat final plat are as follows:

57 Cash In Lieu Of Land: \$448.00 X 31 Lots = \$13,888.00

58 Pro Rata Equipment Fee: \$425.00 X 31 Lots = \$13,175.00

59 Total Per Lot X Lots = \$873.00 X 31 Lots = \$27,063.00

60 Dodd made a motion to accept the cash-in-lieu of land and pro-rata equipment fees  
61 totaling \$27,063. Alvarado seconded the motion which passed by a vote of 6-0.  
62

63 **P2021-054 Discuss and consider the approval of a final plat for Emerson Farms**  
64 **Subdivision consisting of 107 single family residential lots generally located on the**  
65 **east side of Dowell Rd south of the intersection of Dowell Rd and SH276 and take any**  
66 **action necessary.**

67 Emerson Farms Subdivision is located in Park District 24. The fees are as follows:

68 Cash In Lieu Of Land: \$448.00 X 107 Lots = \$47,936.00

69 Pro Rata Equipment Fee: \$425 X 107 Lots = \$45,475.00

70 Total Per Lot X Lots = \$873.00 X 107 Lots = \$93,411.00

71 Johnson made a motion to accept the cash-in-lieu of land fees and pro-rata equipment  
72 fees totaling \$93,411. Hasenyager seconded the motion which passed unanimously.  
73

74 **P2021-055 Discuss and consider the approval of a site plan for Phase 2 of the Saddle**  
75 **Star Subdivision consisting of 77 single family residential lots generally located east**  
76 **of the intersection of Featherstone Dr and N John King Blvd and take any action**  
77 **necessary.**

78 Travis Sales explained that Saddle Star Subdivision Phase 2 consists of 77 single family  
79 residential lots and is located in Park District 6. Pro-rata equipment fees approved to be  
80 utilized for HOA Park and open space in February 2020 meeting, fees are now being  
81 confirmed and amenity cost must exceed required pro-rata equipment fees, cash in lieu of  
82 land collect fees only.

83 The fees are as follows:

84 Cash In Lieu Of Land: \$984.00 X 77 Lots = \$75,768.00

85 Pro Rata Equipment Fee: \$931.00 X 77 Lots = \$71,687.00

86 Total Per Lot X Lots = \$1,915.00 X 77 Lots = \$147,455.00

87 Johnson made a motion to collect the cash-in-lieu of land fees totaling \$75,768 and will  
88 return the pro-rata equipment fees totaling \$71,687 to the developer which totals  
89 \$147,455. Hasenyager seconded the motion which passed unanimously.  
90

91 **P2021-056 Discuss and consider the approval of a final plat for Phase 2 of the**  
92 **Somerset Park Subdivision consisting of 165 single family residential lots generally**

93 **located at the northwest corner of the intersection of S Goliad St and FM549 and take**  
94 **any action necessary.**

95 Action taken in following agenda item.

96

97 **SP2021-029 Discuss and consider the approval of a site plan for Phase 2 of the**  
98 **Somerset Park Subdivision consisting of 165 single family residential lots generally**  
99 **located at the northwest corner of the intersection of S Goliad St and FM549 and take**  
100 **any action necessary.**

101 Mr. Sales explained that in 2015 Park Board approved the pro-rata equipment fees to  
102 amenitize the HOA park and open space. Cash-in-lieu of land fees collected only. Pro-  
103 rata equipment fees will be returned to the developer to amenitize the park. In 2015, Park  
104 Board chose the amenity center with a pool and a large amount of trail system very similar  
105 to John King Blvd. The fees are as follows:

106 Cash In Lieu Of Land: \$541.00 X 165 Lots = \$89,265.00

107 Pro Rata Equipment Fee: \$512.00 X 165 Lots = \$84,480.00

108 Total Per Lot X Lots = \$1,053.00 X 165 Lots = \$173,745.00

109 A. Fowler made a motion to accept the cash-in-lieu of land totaling \$89,265 and return  
110 the pro-rata equipment fees to the developer totaling \$84,480 to amenitize the park. The  
111 total is \$173,745 for 165 single family residential lots. Kleinheksel seconded the motion  
112 which passed unanimously. A. Fowler made a motion to accept the site plan accepting  
113 the cash-in-lieu of land and return the pro-rata equipment fees to the developer.

114 Hasenyager seconded the motion which passed unanimously.

115

116 **Adjournment**

117 There being no further business to come before The Board at this time, the meeting was  
118 adjourned at 6:55 p.m.

119

120 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,  
121 TEXAS, this 7<sup>th</sup> day of December 2021.

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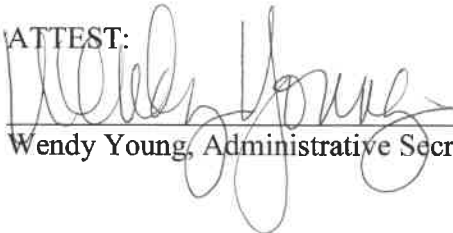
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ATTEST:

  
Wendy Young, Administrative Secretary

  
Kevin Johnson, Park Board Chairman