

# Rowlett

PARKS & RECREATION  
MINUTES

**PARKS & RECREATION ADVISORY BOARD**  
**Community Centre, Room D**  
**5300 Main Street, Rowlett, TX**  
**April 9, 2008 - 6:30 PM**

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**PRESENT:** Wayne Baxter, Becky Tate, Lonnie Cornwell, Karen Scholz, Robert Kittrell, Jeff Jenkins, Howard Marsellus (Alternate), Ken Romaine (Alternate) and Louis Lebel (Alternate)

**ABSENT:** Norman Scown

**VISITORS:** Larry & Diane Perkins (Katy RR Park); Kirk Davies; Juan Figueroa; Heather Findlay; Chase Duckworth (Skate Zone)

**STAFF:** Tim Hightshoe, Parks Division Manager; George Harris, Deputy City Manager; Dianne Zachary, Sr. Administrative Assistant

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1. The meeting was called to order at 6:32 p.m.
2. Discussed and considered approval of the minutes of the March 12 meeting. A motion was made by Karen Scholz and seconded by Louis Lebel to accept the minutes as presented. The vote was unanimous to approve.
3. No voting alternate was necessary. A quorum was present.
4. Discussed a joint meeting between Parks Advisory Board and Keep Rowlett Beautiful. (Wayne Baxter)  
KRB is a foundation that helps beautify Rowlett and would like to discuss the possibility of helping to purchase park amenities with funds they have available.
5. Staff updates on park activities. (Tim Hightshoe & Heath Olinger)
  - Quotes are being sought for Springfield Park pavilion roofing replacement as structure has been rotting out and roof is in need of repair.
  - Quotes are being sought for Herfurth Park Concession roof minor repairs and air conditioning replacement as unit was originally installed incorrectly and with current age of unit replacement parts may not be found.
  - Cleanup of flooded areas in parks especially Springfield Park, to remove debris, lower pond levels and clean trails for guests.
  - New contract will start with new mowing contractors on April 14<sup>th</sup> Staff will be meeting with contractors this week to provide a maintenance schedule and make sure all parties are on the same page.
  - Relocation of bulk products (top soil, infield conditioner, clay) and equipment located at old maintenance yard at Herfurth Park. Area along fence line cleared and cleaned to allow water movement in heavy rainfalls to help decrease chance of flooding to adjacent residential properties.
  - Friday, April 25<sup>th</sup> is the date for Texas Arbor Day. This year we are planning a tree planting at Community Park to start the Paul Brunelle Memorial Forest. Paul's family has been contacted

and may be in attendance. Once all details are worked out, Dianne will contact everyone by email for an update. I will contact the Texas Forest Service to see if they can have a representative at the celebration.

- Staff us working with Public Works to have the east end of Isaac Scruggs Park graded out from heavy equipment that was stored on the site.
- Staff met with the Sports Association Forum group last week and went over the basics of the contract. Discussion was held during the presentation and staff is currently making some suggested changes and developing a template for financial reports to be included. Individual meetings with the sports associations will be held over the next two weeks to sign the contracts and forward onto City Council.
- The spring seasons for adult softball, youth baseball, girl's softball, youth soccer and the Angel league are underway. Staff has been busy marking and prepping fields for league and tournament play.
- City staff prepared and submitted two Congressional Earmark Funding Proposals one for Katy Railroad Park in the amount of \$750,000.00 which included the following amenities; playground, pavilion, concrete trail, soccer goals, baseball backstops, benches, drinking fountains, irrigation and landscaping. (Exhibit A)
- The second for Scenic Point Park was submitted for \$450,000.00 witch include the following amenities; pavilion concrete trail, benches, drinking fountains and irrigation. (Exhibit B)

6. Discussed Skate Zone ramp donation. (Tim Hightshoe)

Tim Hightshoe, Heath Olinger and Katie Corder met with Church of the City last week and discussed the recommendations of the Parks Advisory Board from the March meeting:

- a. The facility will be open to the public
- b. Adult supervision
- c. Hours and days of operation
- d. "First Right of Refusal" clause
- e. Responsibility for moving and payment for the move of the equipment
- f. Community Partnership
- g. Outreach to teenagers that currently use the facility
- h. The Church was agreeable to all of the recommendations set forth by the Board, and will eventually be open on Wednesday, Friday and Saturday evenings. They will add additional days and time as funds become available for additional adult supervision
- i. The church also agreed to public meetings or other meetings that would be involved in this process.
- j. The church was unable to have their legal review of the agreement presented by city staff before this meeting of the Parks Board. A special meeting could be called if they are able to complete their legal review before the next Park Board Meeting on May 14.
- k. Mr. Marsellus informed the Board that the Church of the City belongs to Lakepointe Church, and not the Church of the City. If something happens, and the Church of the City no longer uses this facility, what would happen to the facility? Tim Hightshoe will research this issue.
- l. The agreement will be brought back to the Parks Board for their recommendation to Council.
- m. Maggiotto asked if the Sub-committee has made contact with the skaters about this issue since the initial meeting which the skaters attended. Mr. Cornwell explained that several meetings were proposed but scheduling for all concerned made meeting impossible thus far.
- n. The City Attorney will look at any changes the Church suggests.
- o. Lonnie Cornwell asked that the sub-committee be able to meet with the skaters, parents and the church at a special meeting or at a regular board meeting.
- p. Norman Tsao suggested an alternative of having the sub-committee create a list of options and the legal team can consider which are valid.
- q. The primary representatives of the skaters who were present at this meeting are Kirk Davies; Juan Figueroa; Heather Findlay; and Chase Duckworth.
- r. Debbie Bobbitt suggested the sub-committee meet with representatives of the skaters to brainstorm while the Board takes a break to create such a list and the board agreed.

(The Board took a ten minute break to allow the skaters and the sub-committee to meet. The Board then considered item #4).

7. Cost reduction discussed for girl's fast pitch softball (Norman Tsao)

Norman wanted to be sure this issue is being addressed, and Tim Hightshoe explained that he has met with the president of the association to formulate cost reduction processes and ideas.

8. Katy Park improvements update in coordination with master drainage plan (Norman Tsao)  
Diane & Larry Perkins attended the meeting as explained drainage problems at Katy Park.

9. Discussed Control Link (Lonnie Cornwell)

Tim Hightshoe met with Richard Wadlow a Musco representative on March 12<sup>th</sup> and toured the facilities at Community Park and Herfurth Park. He is currently waiting to meet Rickie Cooper with Nema III Electric Company to go over some electrical issues at Herfurth Park to evaluate if current electrical conditions would allow Control Link to operate correctly at this site. There may some work that needs to be performed prior to installation to separate the electrical source on specific ball fields and to confirm that the electrical contacts are suitable. To date no funding is identified; however, a funding request will be incorporated into the budget.

10. Discussed possible Eagle Scout projects in the parks, i.e. workout stations and tree identification plaques along the paths at Pecan Grove Park. (Lonnie Cornwell & Tim Hightshoe)

Tim would like for the board to consider developing a work list that Eagle Scouts or other volunteer groups could be directed to for project planning and completion. Lonnie has identified two items that he would like to see completed for the betterment of the park system and we welcome all ideas. These projects would be placed on a list in the Park Administration office and Dianne would maintain the list. The board also could provide input as to priorities that they would like to see items completed.

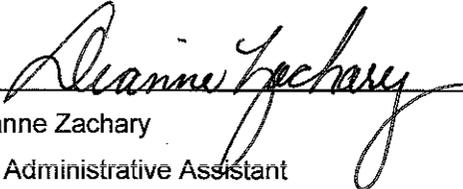
Eagle Scouts generally will pick from a list and discuss the possibilities with the scout master to determine what the best project would be. Having several options available would be good. Keep in mind that most projects need to contribute something to the community and should include a planning process that would allow the scout to include the whole troupe for the work day.

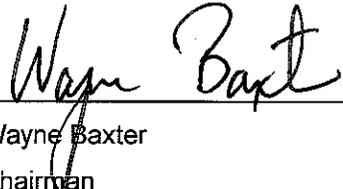
The following is a current list that Tim uses when approached by Eagle Scout.

- a. Install fall zone material to Kids Kingdom playground (City provide material)
- b. Treat Kids Kingdom with Thompson's (City provide sealer)
- c. Build department approved wooden picnic tables for parks (Scout purchase material)
- d. Build and install department approved wooden benches along trail system
  - 1) Community Park
  - 2) Lakeside Park
  - 3) Pecan Grove Park
  - 4) Shorewood Park
  - 5) Springfield Park
- e. Expand trail R-O-W at Pecan Grove
- f. Build information board for Tennis Association
- g. Paint dome post
- h. Pot trees
- i. Nature Trail clean up (trash & debris)
- j. Exercise stations refurbished (RR ties and material)
- k. Pecan Grove & Springfield
- l. Clean out drainage areas at Katy Park

11. Discussed entertainment ideas for the 13-18 year-old citizens of Rowlett. (Lonnie Cornwell)

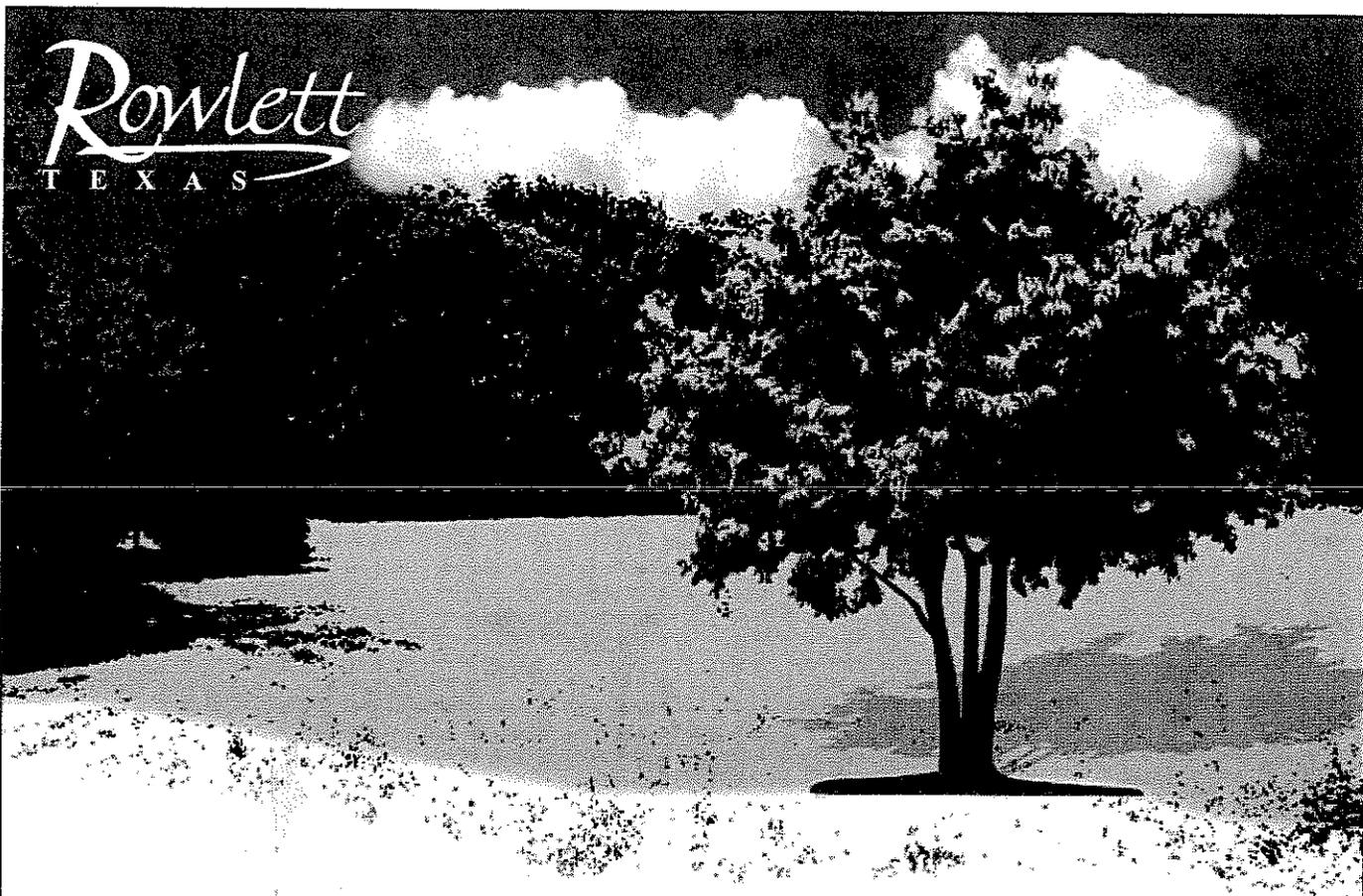
12. Discussed fund raising strictly for the Parks Department. (Lonnie Cornwell).
13. Announcements
14. Members of the Board may request topics for future agenda meetings. No member of the board or commission may discuss any of the requested subjects until such matters have been properly placed on a posted agenda.
15. Adjournment.

  
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Dianne Zachary  
Sr. Administrative Assistant

  
\_\_\_\_\_  
Wayne Baxter  
Chairman



**Rowlett**  
T E X A S



# **Katy Railroad Park**

## **Request for Earmark Funding**

Presented to:  
U.S. Congressman Sam Johnson

City of Rowlett  
4000 Main Street  
Post Office Box 99  
Rowlett, Texas 75030

Project Lead Contact:  
Katie Corder, Assistant City Manager  
972-412-6158 | [kcorder@rowlett.com](mailto:kcorder@rowlett.com)

Tax Exempt: 75-1233986 | DUNS Number: 089776657  
Budget Summary: \$747,320

Authorizing Official for the Organization:  
Craig Owens, City Manager  
972-412-6110 | [cowens@rowlett.com](mailto:cowens@rowlett.com)

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I, Craig Owens, verify that all information contained in the following proposal is valid and respectfully approve the submission of the proposal for careful consideration.

Signed: ..... Date: .....



## Budget Narrative | Executive Summary

The City of Rowlett is seeking federal funding to develop Katy Railroad Park, 16 acres of land located in the southwest quadrant of Rowlett along the historic tracks of the Missouri-Kansas-Texas Railroad. Nicknamed "the Katy", this was the first railroad to enter Texas from the north and passed through Rowlett in 1886 to provide a connection to the rest of the United States.

As the City of Rowlett has experienced explosive growth during the past two decades, it has been necessary to dedicate the majority of available funds to providing the infrastructure and public safety resources required to serve a growing population. However, access to high quality park and recreation amenities is consistently ranked in citizen surveys as a high priority need, and trails were ranked in the *2004 Park, Recreation, and Open Space Master Plan* as the #1 priority among facility needs.

The master plan cites Katy Railroad Park as an excellent opportunity to create an attractive neighborhood park that would serve approximately 2,200 residents who currently do not have a park within walking distance of their home. Although the City acquired the park in 1984, funds have been available to develop only four of the 16 acres, and residents are eager for this amenity to be completed.

The total of \$747,320 requested for this project would assist the City of Rowlett in fulfilling an important community need in a neighborhood that is underserved by parks. The completed Katy Railroad Park would also deliver recreational value to the entire region by providing additional soccer fields and trails that would be enjoyed by all Rowlett residents and visitors.

The funds would be matched by the City of Rowlett in the dedicated personnel time and costs of architecture and design requirements for the park's completion.

### Katy Railroad Park – Undeveloped





## **Budget Narrative | About the City of Rowlett**

The City of Rowlett has experienced explosive growth during the past two decades.

Our community along the shores of Lake Ray Hubbard has grown from 23,260 residents in 1990 to over 54,000 in 2007 to represent a growth rate of 130 percent.

Serving a population that continues to expand has required a significant and constant investment in the City's infrastructure and other critical resources including police, fire and EMS services.

In 2004, the City opened a new Fire Station No. 4 to serve the highly-populated northwest quadrant of Rowlett. In 2006, a new Fire Station No. 1 was opened to replace the failing original Number 1 station built in 1982 on Main Street, and the Rowlett Police force has expanded to include over 120 officers and staff members.

At the same time, the City has planned for and invested in the infrastructure necessary to support major regional transportation improvements including the Eastern Extension of the President George Bush Turnpike to Interstate 30 beginning this year and DART Rail, which will roll into a newly-revitalized Downtown Rowlett in 2012.

City leaders are proud of these accomplishments, and look forward to a bright future as the investments support economic development and continue to attract new residents who expect a high quality of life in our lakeside hometown.

These expectations include access to exceptional park and recreation facilities. While the City has preserved open space to create new parks or further develop existing parks, funds have been limited or simply unavailable to tap this potential. There currently are over 375 acres of parkland waiting to be developed without funds in the City budget to do so, leaving approximately 75 percent of the population - 40,500 residents - without a neighborhood park within walking distance of their home.

Recognizing the health, environmental and economic development values of having a high quality parks and recreation system, City leaders are committed to fulfilling the needs of an active and growing community through creative solutions and local, state and federal partnerships.

### **Demographics & Statistics**

Form of Government:	Council-Manager
Population:	54,100
Median Age:	33 (50% of all residents between 25 and 55)
Land Area:	19 Square Miles
Counties:	Dallas/Rockwall

## Budget Narrative | Project Significance

Katy Railroad Park is located in the southwest quadrant of Rowlett along the historic tracks of the Missouri-Kansas-Texas Railroad, which was called the "Katy".

This segment of the City is currently underserved by parks, but funds have been available to develop only four acres of the park since the City acquired the land in 1986.

Katy Railroad Park has the potential to be developed into an attractive neighborhood park serving approximately 2,200 residents who do not have a park within walking distance of their home. The developed park would also answer an active community's need for more soccer fields and walking trails.

Many typography elements and defined boundaries set the stage to create a beautiful place for the community to gather for recreation and relaxation. The historical Katy Railroad Line provided inspiration for the park's name, and the tree-lined railway on the northern edge serves as a pretty backdrop for the park's amenities in the foreground. To the south is an attractive wood fence, and on the west, mature Pecan trees shelter a block of well-maintained homes.

The park currently presents the feeling of abandonment of the land used primarily for retention ponds. However, the *City of Rowlett's 2004 Park, Recreation and Open Space Master Plan* cites the opportunity to meld the natural beauty with new features to tell the story of the Katy Railroad and promote environmental stewardship.

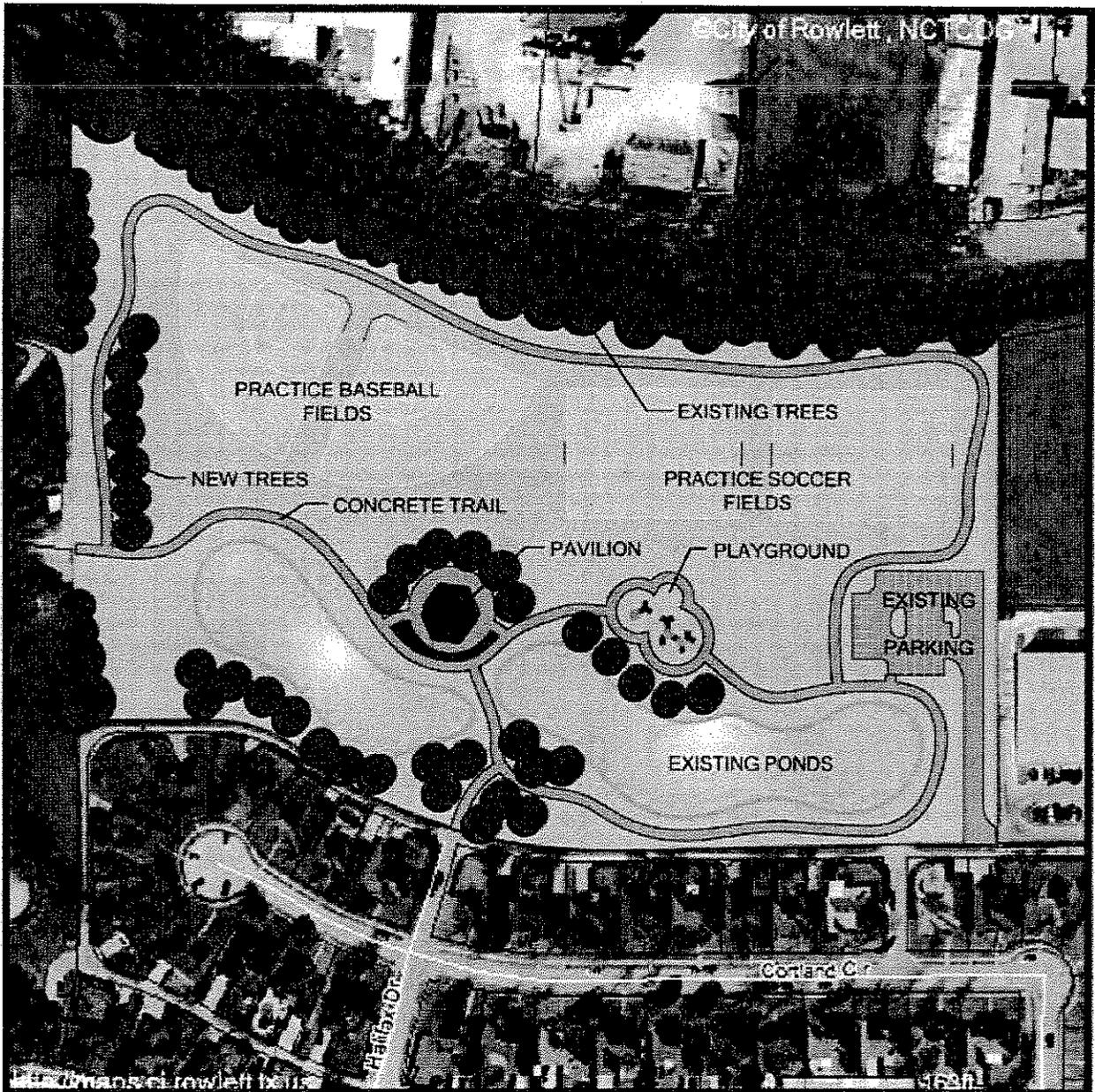
While offering health and environmental benefits, a developed Katy Railroad Park would also contribute to a higher quality of life by supporting neighborhood beautification efforts, increasing property values, providing additional athletic fields and nurturing a sense of community connection and pride.

Community leaders look forward to developing this valuable amenity as a tribute to Rowlett's past and as a lasting gift for the 54,100 residents of today...and the many generations to follow.

## Budget Narrative | Project Design

### Benefits:

- Providing recreation facilities in an under-served segment of the City of Rowlett
- Providing an additional walking trail for residents: Trails were rated #1 as the highest priority facility needs in the City of Rowlett's 2004 Parks, Recreation, and Open Space Master Plan
- Providing additional soccer fields, which are in high demand in a young, active community
- Increasing property values in the neighborhoods surrounding the park



### Amenities

Playground	Benches
Pavilion	Drinking Fountains
Concrete Trail	Landscaping
Soccer Goals	Irrigation
Baseball Backstops	

Cost: \$750,000

## Budget Narrative | Project Budget

### Detailed Budget:

#### Katy Railroad Park Cost Estimate

Based on Conceptual Plan Dated February 29, 2008

Item	Description	Unit	Quantity	Cost/Unit	Extension
1	Concrete Trail - 8' wide	LF	4,368.00	\$28.00	\$122,304.00
2	Concrete Pavilion Pad	SF	11,308.00	\$3.50	\$39,578.00
3	Pavilion	Each	1.00	\$80,000.00	\$80,000.00
4	Irrigation	Acre	16.00	\$8,500.00	\$136,000.00
5	Turf Establishment	Acre	16.00	\$1,000.00	\$16,000.00
6	Playground - Complete	LS	1.00	\$175,000.00	\$175,000.00
7	Pond Repair	LS	1.00	\$50,000.00	\$50,000.00
8	Trees	Each	35.00	\$600.00	\$21,000.00
9	Goals and Backstops	LS	1.00	\$12,000.00	\$12,000.00
10	Benches	LS	1.00	\$12,000.00	\$12,000.00
11	Tables	LS	1.00	\$8,000.00	\$8,000.00
12	Drinking Fountains	LS	1.00	\$7,500.00	\$7,500.00
	Subtotal				\$679,382.00
	Contingency (10%)				\$67,938.00
	TOTAL				\$747,320.00

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## **Budget Narrative | Project Measurement**

The success of developing Katy Railroad Park will be measured in numerous ways including:

### **Property Values**

- Residential properties in the neighborhoods bordering the park will be tracked with the year 2007 serving as the benchmark.

### **Park Usage**

- Use of the park will be measured in many ways including tracking facility rentals of amenities such as the park pavilion and soccer fields.

### **Citizen Input**

- Citizen's satisfaction with the City's park and recreation amenities will continue to be monitored through annual and quarterly citizen surveys with results regarding trails and parks from 2007 used as a benchmark.



# Scenic Point Park Development

## Bridging Two Cities

### Request for Earmark Funding

Presented to:  
U.S. Congressman Ralph Hall

City of Rowlett  
4000 Main Street  
Post Office Box 99  
Rowlett, Texas 75030

Project Lead Contact:  
Katie Corder, Assistant City Manager  
972-412-6158 | [kcorder@rowlett.com](mailto:kcorder@rowlett.com)

Tax Exempt: 75-1233986 | DUNS Number: 089776657  
Budget Summary: \$450,705

Authorizing Official for the Organization:  
Craig Owens, City Manager  
972-412-6110 | [cowens@rowlett.com](mailto:cowens@rowlett.com)

I, Craig Owens, verify that all information contained in the following proposal is valid and respectfully approve the submission of the proposal for careful consideration.

Signed: ..... Date: .....



## Budget Narrative | Executive Summary

The City of Rowlett is seeking federal funding to develop 8.6 acres of parkland located on the shores of Lake Ray Hubbard in the Rockwall County portion of the City.

The parkland, identified as Scenic Point Park in the *City of Rowlett 2004 Park, Recreation, and Open Space Master Plan*, represents one of the last remaining pieces of waterfront property on Lake Ray Hubbard.

The master plan provides the specifications for developing this park into a connection between the communities of Rockwall and Rowlett with a beautiful park on either side of the two-mile hiking/biking trail along State Highway 66.

As the City of Rowlett has experienced explosive growth during the past two decades, it has been necessary to dedicate the majority of available funds to providing the infrastructure and public safety resources required to serve a growing population. However, access to high quality park and recreation amenities is consistently ranked in citizen surveys as a high priority need, and trails were ranked in the master plan as the #1 priority among facility needs.

The total of \$450,705 requested for this project would assist the City of Rowlett in fulfilling an important community need that would also bring recreational value to the entire region. The funds would be matched by the City of Rowlett in the dedicated personnel time and costs of architecture and design requirements for the park's completion.

This financial partnership would leverage the investment already made by the State of Texas and City of Rockwall in recreational amenities and exemplify regional cooperation to achieve a regional benefit.

### Scenic Point Park – Undeveloped





## **Budget Narrative | About the City of Rowlett**

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At the same time, the City has planned for and invested in the infrastructure necessary to support major regional transportation improvements including the Eastern Extension of the President George Bush Turnpike to Interstate 30 beginning this year, and DART Rail, which will roll into a newly-revitalized Downtown Rowlett in 2012.

City leaders are proud of these accomplishments, and look forward to a bright future as the investment made supports economic development and continues to attract new residents who expect a high quality of life.

These expectations include access to exceptional park and recreation facilities. While the City has preserved open space to create new parks or further develop existing parks, funds have been limited or simply unavailable to tap this potential. There currently are over 375 acres of parkland waiting to be developed without funds in the City budget to do so, leaving approximately 75 percent of the population - 40,500 residents - without a neighborhood park within walking distance of their home.

Recognizing the health, environmental and economic development values of having a high quality parks and recreation system, City leaders are committed to fulfilling the needs of an active and growing community through creative solutions and local, state and federal partnerships.

### **Demographics & Statistics**

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Population:	54,100
Median Age:	33 (50% of all residents between 25 and 55)
Land Area:	19 Square Miles
Counties:	Dallas/Rockwall

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## **Budget Narrative | Project Significance**

Scenic Point Park is located in the northeast quadrant of the City of Rowlett on the shoreline of Lake Ray Hubbard in an area of town that is currently underserved by parks.

The 8.6-acre property provides a unique opportunity to greatly expand public access to the lake by linking to the lakefront State Highway 66 Boat Ramp Park in Rockwall via the two-mile hike and bike trail along State Highway 66.

Special attributes of Scenic Point Park include a charming beach and small alcoves that offer stunning lake views along the entire stretch of the park.

The development of this valuable property has been long awaited by area residents.

A developed park would serve over 500 households, representing approximately 1,500 residents who could walk to the park. None of these residents currently have a neighborhood park within walking distance of their home. The regional benefit would be equally significant due to the connection created to Rockwall along State Highway 66.

While offering health and environmental benefits, a developed Scenic Point Park would contribute to a higher quality of life by supporting neighborhood beautification efforts, increasing property values and nurturing a sense of community connection and pride.

This community asset would also bolster regional shoreline economic development efforts now underway in the adjoining property zoned waterfront commercial/entertainment. Additionally, the development of Scenic Point Park would serve as a model in balancing economic development activities with the preservation of open waterfront space for public access and recreation.

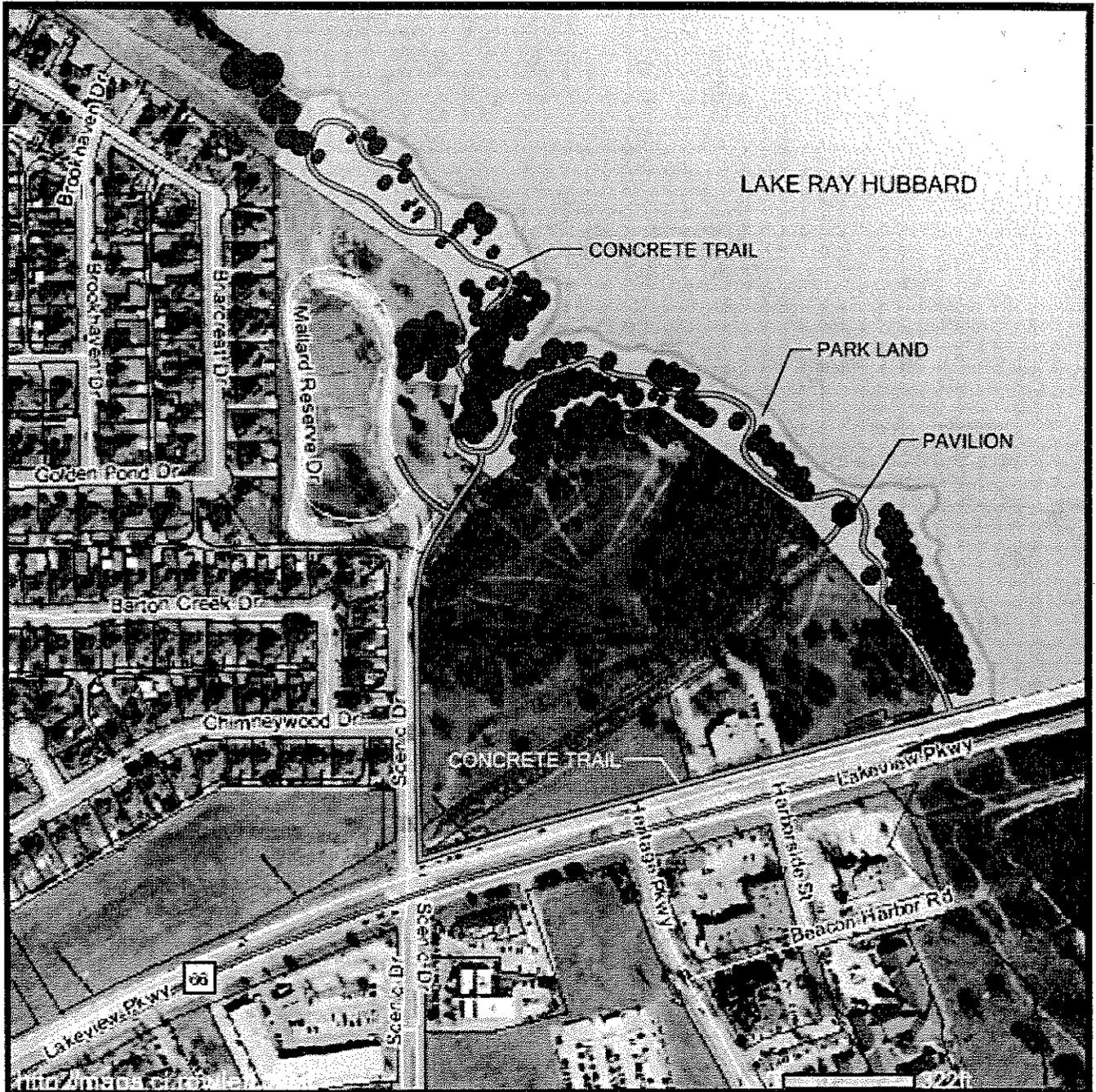
The topography of Scenic Point Park is dramatic down to the water's edge.

The results of investing in Scenic Point Park will be equally dramatic as more than 84,000 current residents of the Lake Ray Hubbard community enjoy this priceless asset, which will be cherished and protected for the generations to come.

## Budget Narrative | Project Design

### Benefits:

- Providing a trail link between Rockwall and Rowlett: Trails were rated #1 as highest priority facility needs in the 2004 Rowlett Parks, Recreation, and Open Space Master Plan
- Providing a one-mile walking loop within the park
- Serving residents and visitors to both the Rockwall and Rowlett communities



### Amenities

Pavilion	Drinking Fountains
Concrete Trail	Irrigation
Benches	

Cost: \$450,000

## Budget Narrative | Project Budget

### Detailed Budget:

#### Scenic Point Park Cost Estimate

Based on Conceptual Plan Dated February 29, 2008

Item	Description	Unit	Quantity	Cost/Unit	Extension
1	Concrete Trail - 10' wide	LF	6,118.00	\$35.00	\$214,130.00
2	Concrete Pavilion Pad	SF	11,307.60	\$3.50	\$39,577.00
3	Pavilion	Each	1.00	\$80,000.00	\$80,000.00
4	Irrigation	Acre	5.95	\$8,500.00	\$50,575.00
5	Turf Establishment	Acre	5.95	\$1,000.00	\$5,950.00
6	Benches	LS	1.00	\$12,000.00	\$12,000.00
7	Drinking Fountains	LS	1.00	\$7,500.00	\$7,500.00
	Subtotal				
	Contingency (10%)				\$40,973.00
	TOTAL				\$450,705.00

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## **Budget Narrative | Project Measurement**

The success of developing Scenic Point Park will be measured in numerous ways including:

### **Property Values**

- Residential properties in the neighborhoods bordering the park will be tracked with the year 2007 serving as the benchmark.

### **Economic Development**

- Development of the adjoining property zoned commercial/entertainment will be tracked with the year 2007 as the benchmark.

### **Park Usage**

- Use of the park will be measured in many ways including tracking facility rentals of amenities such as the park pavilion.

### **Citizen Input**

- Citizen's satisfaction with the City's park and recreation amenities will continue to be monitored through annual and quarterly citizen surveys with results regarding trails and parks from 2007 used as a benchmark.