

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: March 25, 2026

Submitted By:

Staff

Agenda Item:

Discussion, update, and possible action on the east driveway entrance improvements and parking area improvements in Rollingwood Park

Description:

At the February 10, 2026, Park Commission meeting, the Commission discussed a proposed parking lot design. The Commission made the following recommendation to City Council:

Laurie Mills moved to approve the parking lot as designed in the City Council packet. Victoria Johnson seconded the motion. The motion carried with 7 in favor and 0 against.

Council Member Kevin Glasheen stated that if approved, he would like to designate Chair Melissa Morrow as the project manager to get bids and handle contracts.

At the February 18, 2026, City Council meeting, Curt Arnette of Sitio Design presented conceptual drawings for the proposed east driveway and parking area at Rollingwood Park. Alex Robinette, a resident of 2500 Hatley Drive, noted that she and Mr. Arnette have been coordinating with two potential contractors for the project.

Council expressed interest in obtaining cost estimates for both asphalt and TrueGrid paving options and in developing biddable construction plans. Mayor Gavin Massingill recommended engaging Robert Dial of Dial Development Services Ltd., a former City project manager, to serve as project manager for this effort. Council also discussed the relative sustainability of asphalt versus honeycomb (TrueGrid) pavers and identified potential drainage concerns associated with each option.

Following the February 18, 2026, City Council meeting, Curt Arnette provided approximate area quantities for the proposed parking lot to support high-level cost comparisons between paving options.

Based on these preliminary quantities, planning-level estimates indicate the total project cost is generally around \$200,000. The TrueGrid option is estimated at approximately \$202,000, while the asphalt option is estimated to range from \$150,000 to \$180,000, depending on the selected design specifications. These figures are intended for general comparison purposes only; actual

costs will vary based on the final project scope, materials, and construction methods, and will be confirmed through a formal RFP bidding process.

It should be noted that, as currently presented, the TrueGrid estimate may not reflect the same scope of components included in the asphalt estimate, such as a concrete driveway apron and subgrade preparation. Additionally, contractor selection and construction approach may affect overall project coordination, as some contractors may self-perform portions of the work while others may rely on subcontractors.

Mr. Dial emphasized that, regardless of the selected paving material, proper drainage will be critical to the long-term performance of the parking area. While noting limited experience with the TrueGrid system, he recommended reviewing installations that have been in service for at least three years to better evaluate long-term drainage performance.

Action Requested:

Discuss and take possible action on the east driveway entrance improvements and parking area improvements in Rollingwood Park, possibly including:

- Authorizing the preparation and publication of an RFP for such construction
- Directing staff to ask RCDC to consider providing the City with funding for the project

Fiscal Impacts:

Fiscal impacts to the City depend upon Council's decision, and are estimated to be approximately \$200,000 if the project is approved for construction.

Attachments:

- Designs:
 - Curt Arnette - Rollingwood Park - L1
 - Curt Arnette - Rollingwood Park – L2