

**Park Board Meeting - June 4, 2001
Minutes**

The June 4, 2001 City of Lino Lakes Park Board meeting was called to order at 6:30pm, by Chair Lindy.

Roll call was taken, members present were Pam Taschuk, Paul Montain, George Lindy, Chris Welsand, Bill Kusterman, Michael O'Connor, and Pat Huelman. No members were absent.

Also present were Rick DeGardner, Public Services Director, Sandie Wood, Office Manager.

APPROVAL OF APRIL 2, 2001 MINUTES:

Paul Montain made a motion, seconded by Pam Taschuk, to approve the April 2, 2001 minutes. The minutes were approved.

SETTING THE AGENDA:

The Agenda was passed as presented.

OPEN MIKE:

No one was present for open mike.

REVIEW HIGHLAND MEADOWS WEST 3RD ADDITION PRELIMINARY PLAT:

Rick advised the proposed Highland Meadows West 3rd Addition is located south of Main Street between the Bluebill Ponds Development and Twilight Acres. This 33.68 acre development is zoned R1 (single family residential) and consists of 70 lots.

The preliminary plat indicates a trail corridor, depicted as Outlot A, connecting the development to Main Street. The developer has agreed to dedicate Outlot D for parkland, which is adjacent to the existing land for Highland Meadows Park. The balance of the developer's park dedication requirements will be paid in cash.

A small portion of the existing Highland Meadows Park will be encroached to align Arlo Lane with the existing road in the Mardon Acres Development. This land will be deducted from the land credit received for dedicating Outlot D to fulfill park dedication requirements.

The Highland Meadows West 3rd Addition preliminary plat was discussed at the March 5, 2001, Park Board meeting. Rick referred to a copy of the minutes from that meeting.

Rick stated staff is recommending that the park dedication for the Highland Meadows West 3rd Addition consists of the dedication of Outlot A for trail purposes and the dedication of Outlot D to expand the existing Highland Meadows Park. The developer will grade and install aggregate per City specifications for the trail to be located within Outlot A. Also, Outlot A and Outlot D

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should be depicted on the final plat as "park". The balance of the park dedication requirements will be cash.

Mr. Steve Schmidt, Developer for Highland Meadows West, came forward and stated that Outlot C will be a buffer as requested by Mr. and Mrs. Judd. If Mr. and Mrs. Judd do not purchase the land, it will be dedicated as parkland only.

Pat asked about the role of Outlot A. Rick advised Outlot A is for trail purposes.

Mr. Schmidt added that the City Engineer requested Outlot A for a trail and a utility connection to Main.

Paul inquired about Outlot B.

Mr. Schmidt explained Outlot B is there to allow the property owner to the east adequate access so their land will not be land locked. There will be 60' and eventually lots may be developed in the back of the property.

Paul asked who maintains the outlots.

Mr. Schmidt advised the City is responsible for the parkland. If the property remains outlots, it is the developers responsibility to maintain them.

Chair Lindy asked if the 60' is to enter with a roadway.

Mr. Schmidt advised the 60' is to enter with a road at the request of City staff.

Paul inquired about the cash dedication amount. Rick advised the final numbers have not yet been received from the Planning Department.

Mr. Schmidt stated he would like to discuss with the Park Board about the location of trees within the park after it is graded. He stated he may want to store some of the trees on the site also.

Paul Montain made a motion, seconded by Michael O'Connor, that the park dedication for the Highland Meadows West 3rd Addition consists of the dedication of Outlot A for trail purposes and the dedication of Outlot D to expand the existing Highland Meadows Park. The developer will grade and install aggregate per City specifications for the trail to be located within Outlot A. Also, Outlot A and Outlot D should be depicted on the final plat as "park". The balance of the park dedication requirements will be in cash. Motion carried.

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REVIEW POSSIBLE SKATE PARK:

Rick advised information was included in the May, 2001 Park Board packet pertaining to a possible skate park at the Centennial Middle School. A brief history was presented that outlined the City's attempts to provide a skate park facility for residents.

Rick indicated that on May 7, 2001, he met with Dr. John Christiansen, Superintendent of the Centennial School District. After the discussion it seemed that the school district would be receptive to providing a 50' x 50' area at the Centennial Middle School for the City to provide a skate park facility. It was explained that the City is willing to incur all costs associated with a skate park facility including purchase of the equipment, setup and takedown, maintenance, and a willingness to indemnify the school district from liability.

Unfortunately, on May 18, the school district informed City staff that they are not interested in providing an area for a skate park due to concerns related to potential vandalism.

It appears a skate park facility will not come to fruition until the athletic complex is developed.

Chair Lindy stated the City of Centerville is paving a hockey rink in LaMotte park for skating purposes. He asked if staff should speak to Centerville regarding costs of paving a rink.

Rick advised there are other issues such as location. The rinks in our neighborhood parks are not designed for high impact use. There is not a good location within the City to pave a current rink.

Pat inquired about Country Lakes Park. Rick stated he views that park more as a passive facility. Hopefully, Country Lakes Park will be developed in the future when funding becomes available. A skate park needs to be located at a school facility parking lot.

Pam asked who made the decision not to participate in the skate park. Rick stated the Superintendent spoke to his staff about the possibility of a skate park. It was the consensus not to pursue a skate park.

RECREATION DEPARTMENT UPDATE:

Rick referred to the Program Highlights Flyer from May 2001. He noted Summer Playgrounds will begin on June 18. Preschool Playtime registration has reached capacity - both classes are full.

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The Options Program is close to filling. The maximum is 60 participants and registration is currently at 58. Softball registration is consistent with past years.

Rick noted the Summer Activities Guide was mailed out to residents the last week of May. Also, Kite Day was held last Saturday.

PARKS DEPARTMENT UPDATE:

Rick reviewed a memo from Mike Hoffman, Parks Supervisor, which summarizes the maintenance highlights for May 2001. Activities have included daily ballfield preparation and soccer field maintenance. A Girl Scout project included an entrance sign at Sunrise Park and the exterior painting of the Sunrise Park warminghouse.

Rick added there has been extensive park tree planting and the Department purchased a JD4100 Tractor for the primary ballfield groomer.

Pam asked if the City maintains the fields at Centennial Middle School. Rick advised the City does maintain the soccer fields at Centennial Middle School. The new school is proposed to the east and north of the Middle School.

NEW BUSINESS: None

OLD BUSINESS:

Trapper's Crossing Trail Update - Rick advised the City has attempted to secure a trail connection from the Trapper's Crossing Development to Birch Park for several years.

In November 2000, the City reached an agreement with the Whitcombs to purchase two acres of land for \$6,000. After several unsuccessful attempts to schedule a closing date, staff was notified that the Whitcomb's have decided not to sell the two acres of land to the City. Mr. Whitcomb indicates that if and when they decide to sell their land, they will sell the entire 20-acre parcel as one piece.

It appears that the important trail connection to Birch Park will not happen in the near future unless the Park Board and City Council feel it is necessary to begin condemnation proceedings. The Park Board will be notified if the Whitcombs decide to sell their property.

Paul asked if Rick had spoke with Mr. Whitcomb. Rick advised the Whitcomb's attorney had left a message indicating Mr. Whitcomb is not interested in selling any property at this time.

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Chair Lindy stated the two acres the City was looking at are at the edge of their property and is wetland. The purchase will not land lock their existing wetland. He stated that sometimes condemnation is the only way the City can proceed. He stated he does not believe that two acres is critical to their property.

Chris inquired about the type of trail that would be used to access the park. Rick advised a combination of boardwalk and bituminous. The Park Board has designated \$15,000 for the project and another \$40,000 for the trail.

Pat stated condemnation may get the ball rolling for more discussions. It is possible to even cut the purchase to one acre for adequate access.

Rick stated the City was open to just an easement for access. The Whitcomb's indicated they wanted to sell two acres. It is possible to reduce the request to one acre. Their remaining land would not be land locked.

Paul stated he sees the urgency for the trail but he is not comfortable with condemnation due to the Whitcomb's being long time property owners within the City and their age and health. He indicated he would be more open to condemnation when their daughters own the land.

Chair Lindy stated the condemnation does not have to be a confrontational procedure. He stated the issue should be discussed further.

Chris asked if it is possible to discuss the purchase of only one acre or an easement with the property owners.

Chair Lindy stated the issue is that the Whitcomb's are trying to sell the full 20 acres of useless land.

Bill added it might make sense to increase the purchase offer because the condemnation process is expensive also.

Paul stated money is not the issue. The property owners see the property more valuable if it remains a 20-acre parcel. He suggested there may be other options such as the City Attorney writing a letter to their attorney.

The Park Board directed Rick to discuss with the City Attorney the possibility of sending a letter to the Whitcomb's attorney regarding the three options: City doing nothing, pursuing the purchase as proposed, or condemnation.

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Review Park Dedication Fund Balance - Rick referred to an update Park Dedication Fund Summary noting the following items:

- * Received \$61,840 from Trapper's Crossing Second and Third Additions.
- Total undesignated funds are \$89,330 (\$164,330 - \$75,000).

Bond Referendum Update - Rick advised that several documents pertaining to a potential referendum were reviewed and discussed at the April 2, 2001, Park Board meeting. Items included were Resolution 97 - 30, Council support to referendum, the referendum process overview, various Park Board meeting minutes, Spring, 1998 article in City Newsletter, program statement/cost analysis, estimated annual tax impact analysis, and check list for a successful referendum.

The City Council discussed a potential bond referendum during the May 16, 2001, Goal Setting meeting. There was some interest to consider a possible bond referendum next spring. Staff and City Council will continue to consider a potential referendum next year, a commitment of General Fund dollars for a special election, informational materials, and consultants would need to be included in next year's budget.

Rick stated he will keep the Park Board informed as discussions related to a possible bond referendum continue.

Chair Lindy asked when the upcoming budget meetings will be held. Rick advised the meetings are currently on hold due to the legislature.

Chair Lindy stated the Council needs to be aware of the time that it takes to prepare a referendum. Rick stated he believes the Council is receptive to a referendum. The question is when to pursue it and the challenge will be determining how much of a referendum the City will pursue.

Behm's Farm Park Addition Update - Rick advised the City Council approved the preliminary plat for the Behm's Farm Park Addition at the May 29, 2001 City Council meeting. As you recall in 1999 the City Council authorized selling 2.55 acres of parkland to G.M. Development for \$75,000. Proceeds of the sale of this land were used to develop the park.

Behm's Farm Park Addition consists of 2.55 acres and is zoned R1 (single family residential) and consists of nine single-family lots. Park dedication is \$6,885. The park dedication will be used to complete the development of the 50' wide trail corridor leading to Mustang Lane and the northeastern corner of the park area.

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New Park Dedication Ordinance Update - Rick advised the City Council approved the Second Reading of the New Park Dedication Ordinance at the May 29, 2001 City Council meeting. The new ordinance will be in effect July 5, 2001.

The actual fees will be incorporated into the City's fee schedule. Specific fees will be discussed at the June 6 City Council Work Session.

Rick noted that at this point staff is recommending a park dedication fee of \$1,665 per residential unit and \$2,175 per acre for commercial/industrial.

Rick advised that the Council will be discussing the Spirit Hills development at the next work session. An update will be given at the next Park Board meeting.

SCHEDULE NEXT PARK BOARD MEETING:

The next Park Board meeting will be held on Monday, July 2, 2001, 6:30pm, at Lino Lakes City Hall.

Park Board Members Pam, Chair Lindy and Michael noted they will not be present at the July Park Board meeting.

ADJOURN:

Paul Montain made a motion to adjourn, seconded by Michael O'Connor. The meeting was adjourned at 7:32pm.

Respectfully Submitted,

Kim Points
Recording Secretary