

**Park Board Meeting - July 7, 2003
Minutes**

The July 7, 2003 City of Lino Lakes Park Board meeting was called to order at 6:40pm, by Chair Lindy.

Roll call was taken, members present were Pam Taschuk, Michael O'Connor, Bill Kusterman, Pat Huelman, Paul Montain and George Lindy. Members absent were Katie Boyle.

Also present was Rick DeGardner, Public Services Director.

APPROVAL OF JUNE 2, 2003 MINUTES:

Pat Huelman made a motion, seconded by Michael O'Connor, to approve the June 2, 2003 minutes. The minutes were approved with Paul Montain abstaining.

SETTING THE AGENDA:

Rick removed Item 10a, FLAAA Batting Cage Proposal.

OPEN MIKE:

No one was present for open mike.

REVIEW BRUGGEMAN PROPERTIES PRELIMINARY PLAT:

Rick advised the 33 acre site is located at the southeast corner of Birch Street and Hodgson Road. The proposed plat consists of a neighborhood commercial site and 152 townhome units. Rick advised a copy of the preliminary plat was included in the packet.

Relating to parks and trails, the following are proposed for the Bruggeman Properties Preliminary Plat:

- A privately owned recreation area, depicted as Outlot B would be privately owned. Initial plans indicate a recreational area consisting of a gazebo, playground equipment, and bocce-croquet field. Extensive trails are proposed along the perimeter of the commons area, as indicated on the preliminary plat.
- Trails - An 8' wide bituminous trail is proposed along the eastern side of Hodgson Road and the southern side of Birch Street. A 5' trail/sidewalk is proposed along all roads within the development. A substantial amount of trails are also proposed within the recreational area.

Staff is comfortable with the proposed plat. It is reasonable that the developer be credited for the trail segments along the roads. However, all park and trail development related to the private recreational area should be the sole responsibility of the developer. All trail construction along Hodgson Road and

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Birch Street need to be coordinated with any future street reconstruction projects.

The current Park Dedication Ordinance requires \$1,665 per residential unit and \$2,175 per acre for commercial and industrial development. Therefore, the proposed preliminary plat requires \$256,777 (2.7 acres x \$2,175) + (152 units x \$1665) to fulfill park dedication requirements.

Mr. John Johnson, Metro Land Surveying and Engineering, distributed and reviewed a revised preliminary plat pointing out the park areas, ponding areas and trails. He noted the revised plat has a smaller commercial area and lower number of housing units. He stated the Planning and Zoning Board would review the plat in August.

Chair Lindy inquired about the ramifications of a private park area and if that satisfies the park dedication requirements. Rick advised a private park area in multi-family developments is not uncommon. The Association will maintain the park area. The park area will not be open for public use but enforcement may be an issue. The park area is basically a play area and bocce-croquet field. The City Council has the discretion to credit development of the private park towards the required park dedication.

Mr. Johnson stated he would ask the Council to apply the park area for credit towards the park dedication fee. The trails are intended for public use.

Mr. Greg Schlenk, Bruggeman Homes, stated the housing units are geared towards young families, retired seniors and single people. The park area will have playground equipment for young children. The Association can program the turf area. The trails will connect to the off-site trail system. It is estimated that one-third of the housing units will be built for seniors and two-thirds will be built for singles and young families.

Paul asked how wet the wetlands would be around the perimeter of the plat.

Mr. Johnson stated the wetlands on the perimeter of the plat would have water in them. There will be an extensive filtration and ground water system. Those areas will be dug out and sloped to the ponding areas.

Paul asked if a typical park dedication would be equal to 3.3 acres. Rick stated that using the standard guideline of 10% park dedication, land dedication would amount to 3.3 acres. Given the fact that this area is not marketed to provide a large park area

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and has an elaborate trail system staff is comfortable with the park dedication. There are other larger parks in the area that older children can utilize. He stated he is comfortable recommending to the City Council that credit be given to the developer for the trails and park land. The City would look at the cost of developing the park area, trails and land valuation to determine if that would justify a credit.

Pat stated that in the past park dedication and trails have been separated. He inquired about the expectation that trails be separated from the park dedication.

Rick stated the new ordinance provides credit for trails required by the city. He stated he believes it is reasonable to give credit to developers for the trails since the new park dedication ordinance went into effect.

Pat stated there is value to the private park and trails. But it seems there should be a different valuation of the trails that are just within the development.

Mr. Johnson stated the trail along Hodgson and Birch will depend on the County. If the developer develops that trail, credit will be given to the developer. The developer also wants reasonable credit for all the trails within the development. The question is timing. He noted the park area would be developed early within the project.

Paul asked what the developer wants for credit.

Mr. Schlenk stated he has not yet determined a dollar amount for park dedication credit.

Bill stated the City always wants neighborhood parks when areas are developed. However, he does not believe the developer should get credit for a private park area.

Rick stated he would work with the developer to determine a dollar figure. The Park Board will be informed about that number once it is determined.

Chair Lindy stated he is concerned about the private park area. The needs of the area need to be serviced but it is more beneficial if everyone can utilize all the parks within the City.

Mr. Johnson stated the developer is providing park improvement that will be maintained by an Association. He stated he believes credit should be given because of those improvements. The Comprehensive Park Plan does not include a public park in this

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area. The concept on the preliminary plat is just a bit different than what is typically presented.

Bill stated he does not believe that policing the park will become a reality.

It was the consensus of the Park Board that the concept of the preliminary plat is acceptable. However, the numbers are needed to determine the park dedication credit, if any, that would be given for the park area and trails.

REVIEW PARK DEDICATION FOR CENTURY FARM NORTH PLAT:

Rick advised the Park Board reviewed the Preliminary Parks/Open Space Plan for the Century Farm North 1-7th Additions (dated 11/18/02) at the December 2, 2002 Park Board meeting. Rick referred to a copy of the minutes from that meeting related to this item as well as two letters addressed to Mr. Smyser, City Planner.

City Staff is still trying to provide a recommendation regarding the park dedication requirements for Century Farm North. The park dedication will consist of land, trail and sidewalk construction and cash.

Mr. John Johnson, Metro Land surveying and Engineering, advised the park area has a lot of pieces. He distributed and reviewed a drawing of the plan noting the shaded areas are park areas. There is a contiguous park area consisting of 4.72 acres. There are approximately 3.09 acres of trails. He stated the plan will be coming back before the City for plat approval.

Paul inquired about the seeding of the upland areas.

Mr. Johnson stated he has spoke with the Environmental Specialist regarding seeding. His criteria will be used to determine what seeding will be done.

Paul stated his concern is those open spaces may be needed for play areas for the residents at some point in the future. Native grasses are good but make the area unusable.

Mr. Johnson stated that is the intent of the open areas. The trail locations have not yet been determined. Phase I will be completed this year.

Rick advised 4.7 acres would be usable park area. He noted he does not know when the City will have sufficient funds to develop the park.

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Paul stated he does not want the other 3 acres to be designated as environmentally sensitive areas. The Park Board may need that acreage for use at some point in the future. He stated the additional 3 acres should at least be rough graded.

Chair Lindy asked if Outlot C is included in the non-contiguous park land. He also asked what makes up the non-contiguous park land.

Mr. Johnson stated Outlot C is not included in the non-contiguous park land. He referred to a map and pointed out the non-contiguous upland areas and trail locations.

Rick stated the developer only gets park dedication credit for upland park areas.

Paul asked how large the trail is on the 3.09 acres. Mr. Johnson advised that more than $\frac{3}{4}$ of an acre is designated for the trail corridor.

Pat asked if any of the wetland areas would be maintained. Rick advised the wetland areas would be used for ground water storage. He reviewed the acreage for the contiguous park areas, pieces of upland and trail segments.

Pat stated he believes the plan meets the intent of the park dedication ordinance. It comes back to the question of whether or not park dedication credits will be given for non-park land areas.

Rick advised staff would work with the developer to determine the final details of the park dedication requirements.

REVIEW PROPOSAL FOR COMPREHENSIVE PARKS, RECREATION FACILITIES, OPEN SPACE/GREENWAYS, AND TRAILS SYSTEM PLAN:

Rick advised he and Mr. Michael Grochala, Community Development Director, have determined that it is appropriate to update the current Comprehensive Park and Trail System Plan and integrate the City's Open Space/Greenways Plan. He referred to a letter from Mr. Jeff Schoenbauer from Brauer and Associates, Ltd. Dated June 30, 2003.

Rick stated he does not have a lot of details yet but will meet with Mr. Schoenbauer again next month. The project will then go before the City Council for approval to move forward. The project will take approximately 4-6 months to complete and will be done in three phases. The estimated cost is \$35,000 - \$42,000. Staff is recommending that be taken out of dedicated park funds.

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Pat stated that somehow the issue of an athletic complex needs to be included in the plan.

RECREATION DEPARTMENT UPDATE:

Rick referred to the Program Highlights Flyer from June 2003. He noted 274 participants are currently enrolled in the Summer Playground Program. This is the highest registration total to date for this program.

Fifty-seven participants are now registered for this summer's Options program - there were a couple of participants join after the program started. The program has been going well and the staff really like the Centennial Elementary location.

Registration is now underway for Tackle Football and Fall Soccer. Registration is scheduled to conclude for both programs July 17.

Rick noted production on the fall edition of the Recreation Review will begin in July.

PARKS DEPARTMENT UPDATE:

Rick reviewed a memo from Mike Hoffman, Parks Supervisor, which summarizes the maintenance highlights for June 2003. Rick noted maintenance activities have included playground inspections and minor repairs as needed. He asked the Park Board to review the maintenance highlights and call him with any questions.

Pam inquired about the Skate Board Park. Rick stated staff took down the fence that provided a buffer to one of the residents. The Skate Board Park is still getting a lot of use.

OLD BUSINESS:

FLAAA Batting Cage Proposal - Upon adoption of the agenda, this item was removed.

2003 Goals Update: Rick updated the Park Board on the following 2003 Park Board Goals:

Clearwater Creek Park

Final grading was completed, 6 ADA trail entrance ramps and 4 bench pads were poured, silt fence was removed from park perimeter, and irrigation system installed. The basketball court is scheduled to be completed by the end of July. Park benched should also be installed sometime this month. The entire park area will be seed bed prepped and seeded in early to mid August.

Highland Meadows Park

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Turf areas and native areas have been seeded and mulched. The irrigation system has been installed. Unfortunately, there have been several problems with the seeding contractor. Several irrigation heads were damaged and several sections of the trail were damaged during the site preparation and seeding process. Staff is very disappointed with the work done by the trail contractor last fall and the seeding contractor this spring. Staff will strive to make the best out of a bad situation.

A torrential rain received a few weeks ago caused extensive erosion on the sloped areas. In addition to reseeding several of the prairie areas, it is expected that the turf areas will be regraded and reseeded this fall. The sodded areas and the replacement of trees and shrubs should be completed by July 4.

Pheasant Hills Northeast Trail

Staff is still waiting for a final determination on the plans for the new residential subdivision in Centerville.

Birch Park - Open Air Shelter

This project is scheduled to commence this fall.

Behm's Park - Half Court Basketball

This project is scheduled to commence this fall.

Sunrise Park - Pave Parking Lots

Staff met with a representative from TKDA last month; a survey crew is scheduled to begin the process of developing plans. This project should be completed this fall.

Pursue Full Court Basketball at Rice Lake Elementary

The School District has indicated they are interested in discussing the possibility of installing a full court basketball court at Rice Lake Elementary School

NEW BUSINESS:

Park Tour Scheduled - Rick advised the Annual Park Board Tour and BBQ is scheduled for Tuesday, September 2, 2003. Rick proposed the following projects be included in the tour:

1. Highland Meadows Park
2. Birch Park Trail Boardwalk
3. Timberwolf Trail
4. Clearwater Creek Park

The Park Board is welcome to add any other destinations for the Park Board Tour.

The Park Board determined the Park Tour would begin at 5:30 p.m. The BBQ will be held at Paul Montain's house.

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NEXT PARK BOARD MEETING:

Rick advised the next Park Board meeting would be held on Monday, August 5, 2003, 6:30pm.

ADJOURN:

Pam Taschuk made a motion to adjourn, seconded by Michael O'Connor. The meeting was adjourned at 8:08pm.

Respectfully Submitted,

Kim Points
Recording Secretary

Minutes were approved at the August 4, 2003 Park Board Meeting.