

MINUTES

City of Lake Elmo Parks Commission

August 21, 2017

Members Present: Chair Frick, Commissioners Nelson, Nuenfeldt, Olinger, Pearce, Steele

Members Absent: Commissioners Ames, Zeno

Staff Present: Public Works Director Weldon, City Planner Becker

The meeting was called to order by Chair Frick at 6:30 PM.

Approval of Agenda

Motion by Steele to approve the agenda as amended, seconded by Nelson. Motion passed.

Approval of Minutes

Motion by Frick, seconded by Nuenfeldt to approve the minutes as submitted. Steele proposed the addition of the date, not just June. Frick amended her motion, Nuenfeldt seconded the amendment. Motion passed.

Election of Officers

Chair Frick stated that Shane Weis resigned from the Parks Commission. Frick thanked former Chair Weis for his years of service on the Commission. Frick would like to work with the City Administrator to get Weis a plaque or something to commemorate his service.

Frick stated that Olinger would like to remain an alternate and Pearce would become a voting member. Steele asked which commissioner is in the first alternate position. Olinger stated that she is the first alternate, but at this time would prefer to remain in the alternate position rather than being a full voting member.

Frick suggested that this should be tabled for today and decided by staff. For this meeting both of you are needed for voting.

Frick volunteered to be chair, but offered any additional nominations. Pearce nominated Frick for chair and Nuenfeldt seconded the nomination. Nomination passed.

Steele nominated Nelson for Co-Chair, Frick seconded the nomination. Nomination passed.

Frick nominated Nuenfeldt for Secretary. There was a discussion about what is the role of the secretary. Steele seconded the nomination. Nomination passed.

Lions Park Dugouts

Bill Wacker – 3603 Laverne Avenue N. Since he lives directly across the street from what is currently the art center, which will be removed, he is concerned about the new lighting and noise from the park. The concern is regarding the configuration of the park, including the proposed pavilion at the corner of the park where the existing art center is located. He requested to know where the lighting would be located on the site.

Chair Frick thanked Wacker for his concerns and perspective. Frick informed him that some of the items he was addressing were approved at the City Council meetings, including the

lighting plan and the Parks Commission did not have knowledge of where the lighting would be nor a copy of the lighting plan to provide him.

Steele asked that Wacker hold off on comments and questions not related to the topics on the agenda. He suggested that at the next meeting, they could open it up to everyone with concerns about the park, allowing everyone's opinion to be expressed fairly at another meeting. Steele asked that it be placed on the September or October meeting. He also asked that we notify the neighbors close to the park.

Becker said that this can be placed on the agenda and notify neighbors. Becker also stated that bids have been awarded at the August 1, 2017 City Council meeting for the parking lot, volley ball court, some of the lighting within the park, and the demolition of the house. The dugouts and batting cages, the Lions have donated \$20,000 and volunteers within the community for the construction of these.

Barry Weeks – 3647 Lake Elmo Avenue N. presented on the dugouts. He spoke to the design of the dugouts that were proposed by Miller Architects. The bids that came in for the proposed design were between \$92,000 and \$118,000. So, those would not have been within the budget for this project. Lake Elmo Lions volunteered the money, but Weeks and some of his neighbors volunteered to do the work since labor costs can be so high and the money may not have been enough to complete the project. Weeks is asking for approval from the Parks Commission to complete this project.

Steele mentioned that he wants to make sure we are building this to national standards, not setting ourselves up for lawsuits, and that it is ADA compliant. He also expressed concern about the liability of residents building these structures and getting hurt on City property.

Weldon stated that staff would like to see the fence height remain the same as it will be around the ballfield which will be 8 ft. in front of the dugout. Something to consider with the design is that this field is not exclusive to Lake Elmo Baseball and placing locks on gates could lock some people out. The park is public and to be used by anyone. Staff will confirm with the Building Official regarding ADA compliance but believe a 36 in gate will suffice. Staff feels we want to not add gates at this time and exclude users, but add them if the need arises.

Steele made a motion to approve the proposed design and the construction of the two dugouts as long as City staff can work with the volunteers to establish safety and ADA requirements. Nelson seconded the motion. Motion passed.

Weeks thanked the people and organizations that have given over the years for the Lion's Park. He also thanked the Parks Commission for their efforts and time spent on the project. The Parks Commission decided to create a plaque with all the names of the volunteers that work on the park to be added.

Royal Golf Final Plat and Planned Unit Development

Becker requested that Royal Golf be moved up the agenda.

Becker presented that the City has received the Final Plat application for Royal Golf. The City had an appraisal done on the entire Preliminary Plat area. The appraisal of the land is \$8,000,000. Royal Golf has proposed trails within the development and would pay fees in lieu of a park. They have proposed a trail phasing plan. The first phase of the trail

would be constructed along 20th Street. The City is obligated to pay for the paving of the trails due to previous agreements.

Staff is looking for recommendation on whether the land should be dedicated at this time or in future phases.

Frick asked for clarification on the amount they will be dedicating to the City. Frick also asked about the money that was promised to the City for the ballfields.

Becker clarified that they are responsible for dedicating \$800,000 for the development, based on the appraisal value. After the construction of the trail it will be reduced by the amount that is spent on that. They will receive credit for the 30 ft. trail corridor. Becker added that the million dollars for the ballfields will be within the Developer Agreement and will be separate from the Park dedication money.

Frick expressed some concern regarding the short trail along 20th Street and the existing slope of the land around there that may make it difficult to navigate.

Pearce suggested he would like to see how the trail connects the rest of Lake Elmo.

Steele and Frick discussed the cost and practicality of this portion of the trail and whether it is beneficial, especially at the proposed cost. Steele feels the roads are already the connectivity that the City needs and that the trails are only for the development.

Clark Schroder spoke on behalf of Royal Golf that they developed the trail plan in conjunction with the City. He mentioned that the short portion of the trail along 10th Street is on their property and that when the property to the East develops, it would connect to Manning. They also have received feedback from multiple public meetings on the desire to have the trails.

Steele made a motion to not approve the construction of the trails for any future phases of Royal Golf and take the money instead of the land and trails, but have the opportunity to review proposed trails at each phase of the development. Nelson seconded the motion for discussion. Frick, Nuenfeldt, Olinger, and Steele voted in favor of the motion. Nelson voted in opposition. Pearce abstained. Motion passed.

Frick made a motion to not pursue the Phase 1 portion of the trail plan as it is submitted, unless it allowed a connection to the next road within the development, allowing the trail to go somewhere. Nuenfeldt seconded the motion. Frick decided to withdraw her initial motion after discussion. Frick made the motion to further review the Phase 1 trail plan to include extending the trail to the west to connect to roadway in the northwest portion of the development and determine the cost of that trail, upon review of the cost brought back to the Parks Commission a decision on this portion of the trail could be made. Nuenfeldt seconded the motion. Motion passed.

Hammes Estates Park Improvements

Becker reported that the City had allowed Hammes Estates to put \$107,554 into an escrow for parkland dedication. The developer would receive credit for the installation of the amenities installed. The developer will receive credit for installation of a 16' X 24' shelter, picnic table, bike rack, grill station, retaining wall, fishing pier, canoe rack, concrete hard surface, woodland seed mix restoration, landscaping and parking lot improvements. The Parks Commission is being asked to review the proposed

improvements to the park within the Hammes Estates Development (Lakeridge Crossing) and make recommendation to Council.

Steele made a motion to accept the items presented. Frick seconded the motion. Motion passed.

Village Park Preserve Final Plat

Becker asked the Parks Commission to decide if they think we should accept the land dedication for a development that has not even submitted their Preliminary Plat yet? Becker also showed the proposed trail and explained how it was not called for in the Trails Plan, that shows it on 30th and not into Reed Park, additionally the proposed trail only goes a portion of the way into the park land dedication and does not connect to the existing Reed Park. Is the proposed trail necessary? If the City would like the trail, then the decision would be whether we want the trail to connect to Reid Park and if we would want to pay to pave the connection or ask the developer to pave it in lieu of land. Becker explained there are sidewalks proposed within the development that lead to 30th Street and the residents could have access to Reid Park from 30th Street.

Becker explained that the developer would not receive parkland dedication for the wetlands on the property.

Steele expressed concerns about the quality of the land being donated to the City were expressed. Concern about taking this land in advance of a project and not having a chance at something else. Steele had questions about the monetary value of the land.

Frick and Nuenfeldt expressed support of protecting the land and conserving it. Frick also wants to ensure that the credits for this land can only be used at Gonyea West, as proposed and not applied to future projects.

Frick made a motion to accept the parkland dedication as shown on the map, using the land for Gonyea West and Village Park Preserve plats. Nuenfeldt seconded the motion. Steele and Pearce opposed the motion. Nelson abstained.

Frick made a motion to defer the trails. Olinger seconded the motion. Motion passed.

Adopt-a-Park Program

Weldon stated that this topic is not time sensitive.

Parks Commission asked that it be moved to September.

Comprehensive Plan Update

Becker reported that the City has been holding a number of Stakeholder and Advisory panel meetings for the Comprehensive Plan update. There is going to be an Open House on Wednesday, August 23, 2017 from 7 to 9 pm at Christ Lutheran Church. This open house is focusing on land use, such as areas south of 10th Street and the Old Village area. The next phase of the planning process will be looking into trails and parks. The consultant will be attending a future Parks meeting to discuss these items and allow input.

September Meeting

Adopt-a-Park Program

Washington County Central Greenway Regional Trail
Recognition of Shane Weis
Sunfish Lake Park

Staff Reports and Commission Update

Staff did bring the Sunfish Lake Park Guide to the Development and Usage of Sunfish Lake Park to the City Council at the August 15, 2017 City Council meeting. The Council did not approve the Plan. They requested that there is a Workshop on the topic. Becker reported that they did not communicate their issues or concerns. And that holding the Council Workshop and establishing what their concerns are before having the Parks Commission spend more time on the Plan.

Meeting adjourned at 9:32 p.m.

**Respectfully Submitted,
Tanya Nuss**