



**City of Blaine
Anoka County, Minnesota
Minutes - Final**

10801 Town Square Dr.
Blaine MN 55449

Park Advisory Board

The Park Board is an advisory body to the City Council. One of the Board's functions is to hold public meetings and make recommendations to the City Council. For each item, the Board will receive reports prepared by City staff, provide the opportunity for public response, conduct Board discussions and make recommendations. The City Council, however, makes all final decisions on these matters.

Tuesday, September 25, 2012

7:00 PM

Council Chambers

1. Call To Order

Chair Walthour called the meeting to order at 7:00 p.m.

2. Roll Call

Staff Present: Jim Kappelhoff, Park and Recreation Director and Nate Monahan, Program Supervisor.

Present: 7 - Chair Walthour, Markle, Bird, Das, Leathers, Langenfeld, and Schwarz

3. Approval of Minutes

3.-1 [MIN 12-31](#)

**APPROVAL OF AUGUST 28, 2012 PARK BOARD
MINUTES**

UNAPPROVED

**CITY OF BLAINE
PARK ADVISORY BOARD
MEETING MINUTES**

**Tuesday, August 28, 2012
7:00 p.m.**

The Blaine Park Advisory Board met in the Council Chambers of City Hall on Tuesday, August 28, 2012.

1. Chair Walthour called the meeting to order at 7:00 p.m.

2. ROLL CALL

Members Present: Commissioners Bird, Das, Langenfeld,
Leathers, Markle, and Chair Walthour.

Members Absent: None.

Staff Present: Jim Kappelhoff, Park and Recreation Director and
Cathy Ekstrand, Deputy Clerk.

2012 Park Board Adjourns Sine Die.

2.1 Administration of Oaths of Office to Dave Schwarz.

Dave Schwarz was administered the oath of office by
Deputy Clerk Cathy Ekstrand.

2.2 Resumption of adjourned meeting.

3. Roll Call of 2012 Park Board.

Members Present: Commissioners Bird, Das, Langenfeld,
Leathers, Markle, Schwarz and Chair
Walthour.

Members Absent: None.

Staff Present: Jim Kappelhoff, Park and Recreation Director and
Cathy Ekstrand, Deputy Clerk.

4. Approval of Minutes

4.1 APPROVAL OF JULY 24, 2012 PARK BOARD MINUTES

Chair Walthour requested the following corrections:

Page 1, section 1, change to "Vice Chair Bird called the
meeting to order..."

Page 8, section 7, change to "Vice Chair Bird adjourned the meeting..."

Motion by Commissioner Bird to approve the minutes of July 24, 2012 as amended. Motion seconded by Commissioner Langenfeld. Motion approved unanimously.

5. Open Forum for Citizen Input

Stephen Klein of 9030 Jefferson Street stated that he has been a Blaine resident since 1993 and built his home here in 1996. He reported being a proud member of the community. He explained that he raised two children who participated in many activities at various facilities. He noted that in his neighborhood is a facility, which he has observed deteriorating over the past five years. He noted that the tennis and basketball courts in Aurelia Park at 91st and Jefferson Street have deteriorated to the point that they are not listed in the tennis courts in Blaine brochure or inventory of Aurelia Park amenities or Park programs inventory in Blaine. He noted that by removing the tennis courts at Aurelia Park staff is acknowledging the issue. He added that this is a loss to his community. He stated that the courts were used regularly when they were maintained. He noted that many hockey players choose tennis in the off season and used these courts. He continued that the City offered tennis lessons at Aurelia Park for several years. He pointed out that as the courts have deteriorated this has ceased to happen. He reported calling city staff a year ago to ask if they were aware of the court conditions. He commented that a few weeks later he received a return call saying that the City would be demolishing the courts soon. He reported that as he saw no action happening on this he got in touch with staff a few weeks ago. He reported being told that there is no apparent plan and the courts are not listed in the Capital Improvement budget. He added that staff offered to check into the situation. He stated that a head maintenance department member called him to say there would be heavy equipment taking the tennis courts

down. He asked the maintenance staff if there was a plan for replacement of the facility, money to replace the courts, a timeframe for action or a plan to talk to the neighbors. He noted that the reply was no to all questions. He indicated that he has letters from neighbors who also support replacing the courts. He stated that the area is an embarrassment in its current condition. He commented that he welcomes the courts being taken down due to this. He asked that the tennis courts and basketball hoops be replaced as the community does not want to lose outlets for recreational participation. He added that he has been happy with the facilities in the city for over 35 years and asked that this facility be addressed.

Chair Walthour asked how many people use the facility. He asked if a petition could be prepared.

Mr. Klein reported that when the facility was maintained it was used regularly and he had to wait to use a court. He added that in the terrible condition currently the basketball courts are still used nightly. He clarified that the tennis court is no longer listed which makes it hard to judge how many would use it. He stated that one of the posts is at a 45 degree angle.

Chair Walthour asked how far the closest tennis court is. He asked about courts at Westwood.

Mr. Klein stated that he met with the school principal today on this topic. He reported being told the courts are padlocked and not available unless prearranged with the school for a special event. He added that the tennis courts are in a more private area and could be vandalized. He is not aware of other courts in a three mile radius.

Commissioner Markle reported visiting the court today and found it in poor condition. He reported that fencing is good. One of the nets is unusable. The court surface is cracked and has been repaired over time. He commented that the

heavy green surface is coming off in pieces. He agreed that the court is in poor condition. He added that he drives by the area frequently and there are always kids at this facility. He noted that the courts are owned by the park and he previously had believed they were owned by the school due to its location. He reported seeing continued use of these basketball courts. He reviewed that the court surface needs to be addressed and the post footing needs attention.

Chair Walthour referred to pictures of the tennis court showing the deteriorated surface. He commented on the poor condition of the courts. He recommended that something be done due to its condition.

Park and Recreation Director Kappelhoff agreed that something needs to be done. He stated that parks supervisor, Marc Shippee, is aware that this park is an eyesore. It is slated for court excavation before October 1. He stated that there is significant field maintenance occurring with baseball ending. He noted that the Aurelia Park project will be moved up on the list. He reported that the court surface will be removed. He commented that the soils under the tennis courts are poor which is causing the problem, not the court age. He noted that poor soils also caused problems at Deacons Park. He commented that this is seen in the bending poles. He added that the court has been resurfaced maybe 20 years ago. He commented that the basketball court will likely be salvaged. He reported the fence enclosure is in good condition and part will be removed to gain access with the equipment. He noted they will measure the depth of the peat and determine soil types. The engineering department will address what soil correction would be needed. He offered to then report back to the Board with the findings and to discuss replacing the tennis court. He reviewed that to replace the soils would cost between \$16,000 to \$20,000. He noted that to replace the courts without soil correction would cost around \$12,000.

Chair Walthour asked about the time frame needed to replace the courts not including time for soil correction.

Park and Recreation Director Kappelhoff reported that it would take around six weeks.

Commissioner Bird added that he spoke to Mr. Klein in the past week. He also visited the courts. He stated that he is not in favor of removing amenities. He is in favor of keeping the basketball hoops up for the time being as they decide. He supported testing the soil. He confirmed that replacing the court is not in the CIP. He recommended notifying residents with a mailing to make them aware of their plans or posting the plans at the park to communicate that there will be demolition of the court. He reported going by the park where he saw around eight kids using the court. He noted that it is a beautiful park in a nice neighborhood. He asked staff if Westwood would consider opening the tennis courts for use.

Park and Recreation Director Kappelhoff reported that there have been vandalism issues in the past and Westwood is not willing to leave the courts unlocked, as they want to protect their new courts.

Commissioner Bird asked staff if there has been vandalism at Aurelia Park tennis courts also or if it was isolated to Westwood.

Park and Recreation Director Park and Recreation Director Kappelhoff replied that he would need to research this. He noted that there has been vandalism in general at Aurelia Park.

Commissioner Bird thanked Mr. Klein for bringing this to their attention. He added that it is a beautiful park.

Mr. Klein asked that the neighborhood be kept aware as they have a neighborhood watch that could be involved. He

offered that residents could visit with the police department or Parks. He added that he is aware of a fire in the softball complex area but is not aware of vandalism at the courts at Aurelia. He thanked the Board for their attention to his concern.

Chair Walthour added that at times it takes longer than expected for government to act. He noted that the Board is very reactive to the community and would like to keep their amenities in the best shape possible.

6. New Business

6.1 Recommendation of revised 2012-2016 Five-Year Capital Improvement Plan for Park Development Funds Park and Recreation Director Kappelhoff reviewed the background of the recommendation of revised 2012-2016 Five-Year Capital Improvement Plan for Park Development Funds. At the October 2011 Park Board meeting the Board recommended the 2012-2016 Capital Improvement Plan for Park Funds. However, since that time, recent and major park projects have emerged that will affect the Park Fund. City staff has now determined the funding strategies with City Council approval to finance these projects with consideration to the impact on the Park Fund. The major projects that have precipitated updating the CIP are the Aquatore Park Field #1 Relocation as a result of the Fogerty Curling Rink Expansion and the purchase of 38 acres of parkland east of Lexington Avenue for a large City athletic complex. The Aquatore Park Field #1 Relocation project is estimated at \$390,000 and the Lexington Athletic Complex is estimated at \$3,100,000. Two sources of funding will be used to offset the costs of these projects and are reflected in the attached and updated CIP. 1. Capital Improvement Fund (CIF): This fund can be used at the discretion of the City Council to provide monies to city-wide projects that enhance or benefit the community. The amount of \$1,900,000 will be transferred to the Park Fund from the CIF. This transfer will not be repaid from the Park Fund. 2. Utility Fund: This is borrowed money from the water utility fund and will be repaid from the Park Fund in annual payments according to the Finance Department's

recommendation as indicated in the CIP. In 2013, the amount of \$1,246,000 will be transferred to the Park Fund. Considering these new funding sources, the CIP becomes more complex, yet because of its flexibility it allows us to accomplish these major worthwhile projects and continue with our other recommended park developments. Most of the plan elements that follow will remain the same but some changes occur and the two major projects have been added. Plan elements:

1. Carry over projects. · We have no carry over projects from the previous year.
2. Shifting existing projects, amending projects or removing projects. Projects may be programmed for a different year by either moving them forward or back in the plan or the CIP is amended to accommodate a project reprioritization. · The new park West of Harpers Street is recommended to be moved out to 2017 due to the delay in land development. · The new park South of 113th Avenue is recommended to be removed as planning staff does not see this development within the next 10 years. · London Park Playground was scheduled to be replaced in the CIP for 2012 at an estimated cost of \$50,000. This is in accordance to the staff recommended policy of new equipment installation every 15 years. The amount appropriated is based on the size of the park. It recommended to be moved to 2013, as replacement playgrounds have been set in low priority due to budget reduction measures approved by City Council. Playgrounds are inspected and maintained every year by trained Park Maintenance Staff. · The Jim Peterson Athletic Complex Hockey Rink and Lights are recommended to be moved from 2014 to 2015 since we are seeing a decline in our other outdoor skating facilities except Happy Acres Park. The Jim Peterson Athletic Complex Park Building is recommended by staff to be built before (2014) the rink and lights because of its year-round use potential in recreation programs and classes. · Staff is recommending that the Jim Peterson Athletic Complex Skateboard Park project be removed at this time from the CIP as requests and need for a large skateboard park have diminished the past five years. The Baseball Complex Skateboard Park adequately facilitates the activity at this time. · Staff is recommending the Dog Park project be removed at this time due to the potential of relocating it with the Lexington Athletic Complex construction. · Staff is recommending the

Airport Park Restroom Building be removed at this time as restroom needs are adequately being met through portable use and other priorities are more worthy to the community. 3. Prioritizing new or proposed projects. New projects come up through staff, board members, council members and residents. · Legacy Creek Park has become a priority project for 2012 as this residential development continues to see growth and is an adjoining park to Savanna Grove. The Park Board observed the location during this year's June tour. The amount has gone from \$175,000 to \$200,000 to allow for increased costs of playground equipment and bituminous for trails. · Park Security Lights installed at two (2) parks per year. This is a reduction from three (3) lights per year. The most active parks now have security lights. Staff is recommending to continue park security lighting but on a less urgent pace. · The Lexington Athletic Complex is a new project that will begin this year and carry through to 2014. The City purchased 38 acres of parkland from Paxmar Development. Estimated cost is \$3.1 million for development. Funding sources have been explained above. Due to the increase in youth sports and the need for additional play fields, this project is moving forward as a high priority. · The Lakeside Commons Park Parking Lot Improvement (1.5 acre) project was scheduled for 2012 however, City Council wanted to continue with the temporary overflow parking lot for another year. It has now been moved to 2013 as the Park Board has indicated this as an asset to the park's function. · Aquatore Park Field #1 Relocation project was a direct result of the Fogerty Curling Rink expansion and is currently in progress. City staff, Park Board and City Council feel this field is a necessity to be replaced as indicated in field usage statistics presented by staff.

Park and Recreation Director Kappelhoff reviewed a chart of 2012 to 2016 Capital Improvement Plan for Park funds, which was created along with the finance department. He reviewed that in 2012 the beginning balance was \$518,539. He reviewed revenues of Park Dedication fees totalling \$400,000, interest earnings of \$12,000, and Capital Improvement Fund bringing in \$1.2 million. He reviewed the total revenues of \$1.6 million. He explained 2012

expenditures of Aquatore Park field replacement at \$390,000, security lighting for \$6,000, Legacy Creek Park at \$200,000, and Lexington Athletic Complex for \$1 million this year. He summarized that this year's total expenditures are 1.6 million dollars. The fund reserve increases by \$16,000 from the beginning balance to a total of \$534,539.

Park and Recreation Director Kappelhoff reviewed the 2013 budget. He reported that there will be repayment of the utility fund for \$24,920. He reviewed 2013 projects of Lakeside Commons Park parking lot, security lighting, Happy Acres Park playground, London Park playground and \$1.5 million for the Lexington Athletic Complex. Total expenditures are around 1.8 million dollars. The fund reserve balance is \$430,000 with a fund balance total of \$965,000.

Park and Recreation Director Kappelhoff reported that in 2014 to 2016 they start seeing the utility funds being paid back. He commented in 2014 there is a \$200,000 payment, in 2015 there is a \$200,000 payment, and in 2016 there is a \$195,000 payment. He noted that beyond 2016 the CIP balance appears to continue to be lower. He mentioned that this plan had to be changed to make it work which is why it is being brought before the Board for recommendation to Council.

Chair Walthour commented that residents may not understand what is involved in staff working to keep Blaine up to the standards that have been established. He noted that there are top quality parks and facilities. He explained that earlier they heard about a facility, which was deteriorating and needed to be addressed. He commented that he has not seen the fund balance be this low. He commented that it takes preparation to maintain the amenities they have. He requested that spending even for smaller items be carefully monitored.

Commissioner Das asked whether the maintenance fund and

park dedication fees are estimates.

Park and Recreation Director Kappelhoff commented that Blaine is a top community for housing starts and is anticipated to have over 300 housing starts this year. He noted that this is where the park dedication fee figures are from.

Commissioner Das asked whether there is interest paid on the utility funds that have been borrowed.

Park and Recreation Director Kappelhoff reported it is his understanding that the utility funds were borrowed without interest. He offered to check on this.

Commissioner Bird asked how long it will take to pay the utility funds off.

Park and Recreation Director Kappelhoff replied that it will take six years.

Commissioner Bird asked about repayment with Fogerty Arena for moving the field to make way for the Curling Arena, as he does not see this indicated. He asked if there is an agreement.

Park and Recreation Director Kappelhoff commented that at a workshop meeting with City Council it was discussed that \$175,000 would be repaid after four years. He noted that this has not been written up at this point.

Chair Walthour asked if this would be in a lump sum payment for the entire project.

Park and Recreation Director Kappelhoff replied that it will not be just one payment but would be made in payments.

Commissioner Bird confirmed that the 2013 CIP, which goes to 2017, should indicate half of the cost of the field

beginning to be repaid.

Park and Recreation Director Kappelhoff reported that there is no written agreement drawn up at this point but this is the understanding.

Commissioner Bird confirmed that the balance is lower than he has seen and he finds it concerning.

Chair Walthour commented that he is glad builders are interested in Blaine. He reiterated that funds will need to be watched carefully.

Commissioner Leathers asked about partial repayment of the utility funds for around \$200,000 each year for six years until 2019. He commented that repayment of the CIF and utility funds are a benefit and appreciates this arrangement with Council and the residents. He added that the balance is low although agrees that the money is intended to be used. He commented that there is a \$162,000 fund balance in 2016 but repayment of the utility fund is \$200,000. He commented that this is assuming many things with the economy, community growth and unforeseen maintenance issues, which may arise. He explained that this CIP was approved five years ago when many of the current projects were not in the plans. He asked that other spending be looked at. He noted that there are \$325,000 in revenues and \$350,000 in expenditures outside of the Lexington Athletic Complex. He stated that the balance needs to be addressed for 2016. He added that there are many projects coming up. He suggested looking at these projects and pushing them out further to keep the balance higher.

Chair Walthour asked about the 2016 utility fund payment and the balance.

Commissioner Bird clarified that it is 2017 that is the concern.

Commissioner Leathers agreed that 2017 is the concern, as the year will be started off with \$162,000. He stated that he cannot support his budget and would not find it agreeable for a business to operate in this manner.

Commissioner Markle thanked staff, Council and the community for the utility funds for their projects. He asked about the Lakeside Commons Parking lot, which is proposed for 2013. He asked if the retail center has a purchase agreement.

Park and Recreation Director Kappelhoff commented that there is no retail center agreement. He noted that Council has reviewed this and agreed to a temporary parking lot for 2012 resulting in it continuing in the plans for 2013. He noted that an agreement had been in place but it was not acted upon.

Commissioner Markle asked that the flexibility of the parking lot be kept in the plan, as there is a definite need. He recommended leaving this in for 2013. He commented for this fall there is a plan to finish Legacy Creek Park. He asked if additional funds will be spent for the parkway.

Park and Recreation Director Kappelhoff stated that no additional cost is anticipated for the parkway. He added that a curb cut was recommended and does not believe that costs for this will be passed on from the developer. He noted that there will be a temporary trail connecting the parkway to the park. He added that there is typically a 10 percent contingency, which created a soft fund of \$20,000. He noted that this could be added in in case of an overrun on the estimate. He noted that there is not a bid from the contractor at this point.

Commissioner Markle confirmed that there is no timeframe planned for the roadway.

Park and Recreation Director Kappelhoff noted that the

Legacy Creek Park Development has plans to sell and complete their current addition before moving north to this addition. He confirmed that the development is around half-way completed.

Commissioner Markle reviewed that there are options to move items around such as the two playgrounds, the lighting, the hockey rink and the rink lights, and Glen Meadows. He suggested moving some of the items around to increase the end balance. He suggested looking at 2013 more closely. He offered to support the general plan for the short term but has concerns about it for the long term.

Commissioner Langenfeld commented that he finds the balance to be low. He asked if the plan is approved today would it be removed from the CIP discussion later on in the year.

Park and Recreation Director Kappelhoff commented that in September and October the CIP discussion will continue.

Chair Walthour noted that the CIP can change as it is discussed over time. He agreed that their Board is conservative in spending. He added that they have a dutiful obligation to provide the residents with the best facilities they can provide. He noted that projects that are brought before them may need to be turned down due to their limited budget. He noted that the CIP is very fluid and good recommendations have been given. He noted that he can support the CIP as it stands based on this and they will continue to review it.

Commissioner Das asked staff about the Capitol Improvement Fund allocations. He expressed concern that the fund will have a reflection of this.

Park and Recreation Director Kappelhoff confirmed that these allocations are in the fund.

Commissioner Das asked for next year if projects will be removed from the CIP fund if this plan is approved.

Park and Recreation Director Kappelhoff confirmed that the funding for next year will remain the same. He commented that in 2012 he doubts that all of the \$1 million funding will be spent and the money will remain available for them to spend next year.

Commissioner Leathers asked for better prioritizing. He commented that he has three recommendations to support the CIP. He commented that Happy Acres Park and London Park playgrounds need replacement and suggested moving them to 2014 to extend their use for a year. He added that this gives them time to determine what effect their partners will have, specifically Fogerty Arena. He noted that this gives them \$150,000, which creates a more reasonable balance. This helps with understanding their revenue sources for an additional year. He commented that the Jim Peterson Park building is a need but could be pushed to 2015 so they have this time to look at revenues. He added that this could be added back based on how their funds are doing. He suggested removing the rink lights and moving them to 2017 when that is planned. He stated that this would leave an ending balance that would allow them to pay their note and creates fiscal balance.

Motion by Commissioner Leathers to recommend to the City Council to move the Happy Acres Park and London Park playgrounds to 2014, move the Jim Peterson Park building to 2015 and remove the rink lights from the 2012 to 2016 Capital Improvement Plan and adopt the revised 2012 to 2016 Five Year Capital Improvement Plan.

Commissioner Bird asked about Glenn Meadows.

Park and Recreation Director Kappelhoff stated that the development is by Lexington and 109th. He noted that the Planning Department has been comfortable with moving

this to 2016 and may be okay in moving it to 2017. He added that this has been in the plan for a long time and may not happen. He stated that there is no movement in this development, there has been no interest, no platting, and it may not happen for a few years.

Commissioner Bird commented that he is not supportive of moving out the playground replacements. He suggested that by moving \$175,000 for the Glenn Meadows Park, which may not happen, and moving it to the 2017 plan or beyond would replace the additional items and help make the utilities fund payment. He asked staff about the safety of delaying the replacement of the playground equipment.

Park and Recreation Director Kappelhoff commented that the replacement is an easy process and they continue to repair it. He noted that maintenance could continue doing this for another year.

Commissioner Leathers noted that there are many projects being planned. He suggested asking park maintenance if the playgrounds can wait until 2014. He noted that they can review the CIP in the next few months. He noted that as the playgrounds already exist and are functioning he would prefer to develop the Lexington Athletic Complex. He suggested moving the Glenn Meadows project to 2016, which would make him comfortable leaving the Jim Peterson Athletic Complex until 2015.

Chair Walthour added that Commissioner Bird has a workable solution. He noted that in two months they will review the CIP. He asked if the motion will be supported or whether the changes proposed by Commissioner Bird will be considered.

Commissioner Markle confirmed that Commissioner Leathers agreed to move both playground back a year, move the park building back a year and move the rink lights back two years. He noted Commissioner Bird would like to leave

the playgrounds in 2013, and move Glenn Meadows to 2017. He asked Commissioner Bird if he had a recommendation regarding the Jim Peterson Park project.

Commissioner Bird suggested leaving the plans intact except to move Glenn Meadows into 2017 and revisit the entire CIP plans in September and October. He commented that he was focused on making the balance higher so the utility fund could be met in 2017.

Commissioner Markle added that he can support moving the playgrounds back a year and move Glenn Meadows back a year and improve their 2016 funds. He recommended reprioritizing at a later time. He asked that the playgrounds continue to be monitored. He proposed moving the two playgrounds and move Glenn Meadows with the understanding that they will continue to review the plans.

Commissioner Leathers withdrew his motion.

Motion by Commissioner Markle to recommend to the City Council the 2012-2016 Capital Improvement Plan as described today with the following changes; both playgrounds at Happy Acres and London Park move to the 2014 plan and Glenn Meadows Park money move to 2017 or the future as determined later. Motion seconded by Commissioner Das.

Commissioner Langenfeld confirmed that there is no adjustment on the Jim Peterson park issue in the motion.

Commissioner Markle confirmed that there is no change for the Jim Peterson Park. .

Motion approved 6-1 (Commissioner Bird).

Commissioner Leathers asked that staff confirm the playgrounds are safe to wait another year before being replaced.

Park and Recreation Director Kappelhoff commented that staff includes certified playground inspectors who check equipment twice a year. H noted that they will replace anything that is found unsafe.

Motion approved unanimously.

6.2 Van Buren Park Feature

Park and Recreation Director Kappelhoff presented a background and summary of Van Buren Park Feature. He added that this is the 39th park narrative.

In the mid 1970's, a large dairy farm consisting of over 300 acres and known as Cloverleaf Creamery Farms, was sold to Good Value Homes. As a result, the City of Blaine received four parcels of park land through park dedication. The City obtained the first parcel of 11.8 acres in 1977 and is known as Cloverleaf Park today. In the same year, a .20 acre parcel was added at the south end of the park for a 140' trail easement to 96th Lane, which was completed in 2006. Another 2.74 parcel was dedicated by the developer in 1979. This land was located to the southeast of Cloverleaf Park and today is a mini-park named Van Buren.

Van Buren Park is located in the southwest portion of the city on Cloverleaf Parkway west of Van Buren Street and is between two neighborhood parks, Cloverleaf and Sunnyside. Residential, single family homes border on the north and east of the park while multi-family housing is to the south and west.

Three entrances gain access into Van Buren Park. They are Cloverleaf Parkway on the south, 95th Lane to the north, and a paved walkway from Jackson Street on the west.

Records indicated that the first development of the park was in the early 1980's with a playground, sandbox, small picnic

area with grill and a grass surface volleyball court. It was not until 1999 that new amenities were proposed for Van Buren Park. A playground committee was formed from residents around the park to determine what park features should be included. They came up with a unique plan of four separate active areas of play equipment. Beginning in a linear pattern from north to south in the park, Areas 1 and 2 would have equipment appropriate for ages 2 to 5, and Areas 3 and 4 for ages 5 to 12. The Park Board reviewed the neighborhood proposal and recommended that Areas 1 and 2 be combined to leave space for basketball and funnel courts. These courts then could be used for teens to adults making the park's active areas attractive to all age groups. The neighborhood committee agreed and the rest is park history. In appreciation, it should be stated that the Spring Lake Park Hockey Association donated \$5,000 to these park improvements.

6.3 Other

Park and Recreation Director Kappelhoff commented that there will be a Park Board meeting in September but first World Fest takes place on September 15th. It is from 1:00 to 5:00 pm at Town Square Park. He noted that this is a great event for all ages. He added that there is good entertainment. He noted that Aquatore Park Field #1 has the field area cleared out which is approximately 2-1/2 acres. He commented that they are submitting the drainage plan to the Coon Creek Watershed District. He noted that when this is complete they will request bids for field construction. He noted that soil is added so over the winter it will compress and be ready for spring grading. He noted that playground equipment for Legacy Creek Park was approved by Council and they are

Sponsors: Kappelhoff

Moved by Bird, seconded by Markle, that this Minutes be Approved. The Motion was adopted unanimously.

4. Open Forum for Citizen Input

None.

5. New Business**5.-1 [Com 12-38](#)****STAFF REPORT ON SUMMER RECREATION PROGRAM**

Sponsors: Kappelhoff

Park and Recreation Director Kappelhoff reviewed that the 2012 Summer Recreation Program numbers and summary will be presented.

Program Supervisor Monahan provided the 2012 summer quarterly report. He reviewed that there are a number of staff members in the Park and Recreation Department, some with many years of experience. He reviewed that there were 21 community events offered at Aquatore Park and Town Square Park. He reviewed that one of the events was Family Fun Night where 650 kids attended although the weather was in the 90s. He commented that with parents and grandparents there were 1,500 attendees. He reviewed that Safety Camp had 154 kids in attendance which was a record. He commented that fire safety, electrical safety, and brain injury are topics covered. He reported that the Blaine Triathlon was the first ever and had 85 degree weather on May 19. He explained that it included a 0.3 mile swim, 16.5 mile bike and 3.5 mile run. He added that this event will be repeated next year on Saturday, May 18, 2013. Details are at BlaineTriathlon.com. He reviewed that the title sponsor was Blaine Medical Center. He commented that the event filled up with 300 participants. To help with the event there were 57 police officers including from other cities, 12 firefighters, 2 engineering staff, 2 ambulances, 75 volunteers and 10 Park and Recreation staff. He reviewed that this summer there was a new Art and Music Fair. Two bands played at Town Square Park and artists from Blaine and surrounding communities had sales and displays. He noted that 250 participants came. He commented that the Blaine Festival included a medallion hunt sponsored by Northtown Best Buy. Josh Ambuehl of Blaine was the winner of the \$500 gift card. He reviewed that the fifth annual softball tournament included 12 teams at Aquatore Park. He explained that a Lakes 8K run and 4K walk raised \$1,500 for the Alexandra House. He commented that the Festival included fireworks which are very popular with Blaine and the surrounding community.

Program Supervisor Monahan reviewed that there were 71 Youth Programs offered with 2,905 participants. These programs included Little School, dance, drama, summer crafts, softball, tennis, arts and crafts, summer playground, babysitting, tae kwon do and safety camp. He commented that Play-Net Blaine and Play-Net Junior had a record number 607 youth

participants. This was held at six parks. He noted that there was a Summer Fun Program at Centennial Square Manufactured Home Community with 90 children in grades K-6 participating. This includes a lunch and snack program provided by Anoka Hennepin School district. He explained that this program includes field trips and a carnival which benefitted from community partners.

Program Supervisor Monahan reviewed that there were 27 Adult Programs offered which included Moms on the Run, first-aid, casino trips, kettlebell, and more. He commented that Adult Athletics consisted of softball, kickball, tennis and golf. There were 95 softball teams, 16 kickball teams and 32 tennis players. He commented that Blaine hosted the Mens E State Tournament with 416 participants. He reviewed that the Senior Programs served 3,461 meals in four months to an average of 39 people a day. He added that 10,207 seniors participated in activities over the summer. He reviewed that the Senior Center 30th Anniversary party was popular. He noted that Community Gardens continues to be popular with 40 plots requested the first day. He reported that an Eagle Scout Project at Town Square Park was done by Austin Swenson. He commented that it was very well done and asked people to look it over. He reviewed another Eagle Scout Project of a shelter at Jefferson Park by Dave Reis was well done.

Program Supervisor Monahan stated that Lakeside Commons Park had 335 people average in attendance. He reported that there were 310 boat rentals averaging four a day. He noted the rental numbers are down but there were windy days with white caps where rental is not allowed. He added that there were five average pavilion rentals per week. He explained that total revenue for parking passes was \$14,500. He noted that Blaine residents were given 2,332 passes. He commented that very few nonresidents complained about paying for the park and beach access.

Program Supervisor Monahan reviewed that online programming registration has plateaued with 58 percent done online. He explained that facility use included 24 parks, six city buildings, three schools, Fire Station 3 and six private facilities. Aquatore Park had 69 shelter rentals, Lakeside Commons Park Shelter had 82 rentals and Town Square Park Shelter had seven rentals which included a wedding. He reviewed that for ball fields there were 98 baseball teams, 857 practices, 951 games and six tournaments. Miracle League Field had 86 games and a Big Whiff tournament. He added that the soccer fields had 132 teams, 437 practices and 590 games. He asked if there are questions.

Chair Walthour complimented the Park and Recreation Department for the number of programs that are put on and for adding new programs for such a large number of people. He stated that staff is fantastic and works within a limited budget and personnel. He noted that they are providing a great service to the city and surrounding areas.

Commissioner Das agreed with the compliments of staff. He stated that a few years ago a Star Tribune reporter had called him for an interview. He is not sure if the article was published. He noted that they found that Blaine was serving the communities well and was well liked by the surrounding communities.

Program Supervisor Monahan commented that the article was published about a week before World Fest.

Informational: no action required

5.-2 Com 12-39

**DISCUSSION AND RECOMMENDATION FOR PARKING
RESTRICTIONS ON THE NORTH SIDE OF 121ST
AVENUE BETWEEN 3RD STREET AND 7TH STREET.**

Sponsors: Kappelhoff

Attachments: Happy Acres Sidewalks & Walkways.pdf
Additional Parking in Park.pdf
Loc Map - 121st No Parking[1].pdf

Park and Recreation Director Kappelhoff presented a background and summary of the request for parking restrictions near Happy Acres Park.

A petition containing 10 resident signatures was submitted to the City of Blaine requesting parking restrictions on the north side of 121st Avenue between 3rd Street and 7th Street, Monday through Thursday, 4:30 p.m. to 8:30 p.m., May 1 through August 31. The petition indicates that parents of Little Leaguers using Happy Acres Park are parking on both sides of the street thereby creating a dangerous driving condition.

The Engineering and Police Departments monitored this area for a year and did not observe a safety problem with the street parking. When Happy Acres Park is busy with sports activities, there is parking on both sides of 121st Avenue. At these times, vehicles proceeding east or west on 121st Avenue are limited to one vehicle at a time through the area, but at no time did staff observe where emergency vehicles could not proceed through the street. 121st Avenue is a collector street that was constructed to accommodate parking on both sides of the street as in all of our newer developments. Staff does not support the neighborhood request for parking restrictions, but with nine out of ten signatures of property owners adjacent to the north side of the street in the area of the request, the petition was presented for Council consideration on June 7, 2012.

At the June 7, 2012 Council meeting, one resident expressed concern with the

proposed parking restrictions. The Council postponed consideration of this item until a neighborhood meeting could be held. Sixty five homes were notified of the neighborhood meeting held on August 20, 2012 and nine residents attended. Staff explained the history of the area, use of Happy Acres Park, history of complaints and police reports, and the petition presented to City Council. Residents stated concerns of reduced visibility with cars parked on both sides of the street combined with the curvature of the street in the east bound direction and having to take turns driving through the area during Little League games when children are crossing the street from parked cars. A resident brought up the benefit of cars parked on the street as a traffic calming measure that requires motorists to slow down through the neighborhood. There was also discussion of Council adding an exception to the parking restrictions requested for legal holidays. The majority of those residents present at the August 20th neighborhood meeting favored the proposed parking restrictions.

After the neighborhood meeting, the resolution for parking restrictions on 121st Avenue was again brought back to City Council on September 6, 2012 for their approval. However, the City Council wanted to have the Park Board discuss the parking restrictions and have staff report back the results of those discussions to Council.

Council requested that the report include the duration of the parking restriction, the impact of parking overflow on other streets, and additional parking within the park.

1. 1. Duration of the Parking Restriction:

Petition Request:

Parking restrictions on the north side of 121st Avenue, Monday through Thursday, 4:30 p.m. to 8:30 p.m., May 1 through August 31.

The parking impact on 121st Avenue is due primarily to games played on Fields #2 and #3. Youth baseball games begin the first full week in May and end the third week of July. Games begin at 6:00 p.m. and are allowed two hours to be completed. Listed below is the number of games for each field for May through August.

Field	May	June	July	Aug	Total
HA1	15	11	2	0	28
HA2	15	16	5	0	36
HA3	15	16	5	0	36

Discussion Point:

- If a parking restriction is applied should it be as the petition requests or should it be May 1 to July 31? Is the amount of no parking time appropriate?

k 2. Overflow Parking on Other Streets:

Other than 121st Avenue on the north end of Happy Acres Park, on street parking exists along 7th Street on the east, on cul-de-sacs off 3rd Street on the west, and on 118th Avenue to the south. However, accessing the park and ball fields from these roads could be problematic.

- a. There are no sidewalks or trails and park users would have to walk in the streets to get into the park creating safety concerns for parents and their children.
- b. The lengthy distance to the park entrances is somewhat unreasonable. Some may take short cuts through resident's yards that border the park. Parking on both sides of 121st Avenue to the west of 7th Street and along 7th Street near the intersection of 121st Avenue could be better alternatives.

Discussion Point:

- Can overflow parking on other streets around Happy Acres Park be reasonably considered for accessing the park and in particular Fields #2 and #3?

3. Additional Parking Within the Park:

The permanent parking lot located by the south field has a capacity of 65 parking spaces. It is estimated that on a night when all three fields have games, 80-90 parking spaces are required. Additional temporary parking is available within Happy Acres Park and the location recommended by staff is the ½ acre area between the park building and hockey rink #1, better known as the general skating rink during the winter. It is estimated that 60 vehicles could be parked here. The area would be marked off similar to the overflow parking at Jim Peterson Athletic Complex. The grass/weeds are mowed during the summer and the soil is more sand based than peat creating better wet weather maneuverability.

Discussion Point:

- Would this location be the best alternative for additional parking within the park? Are there other options?

4. Resident Option

Another consideration brought forward at the neighborhood meeting by a resident living on 121st Avenue is that it is more difficult to see people crossing 121st Avenue when vehicles are parked on the north side of the curve that is just before the trail entrance. It was recommended by the resident to enforce the no parking restriction only on the entire length of this curve allowing better visibility for vehicles traveling east on 121st Avenue.

Discussion Point:

- Could this option resolve both the 121st residents concerns and the park user's needs to access Fields #2 and #3?

As stated before, City Council is requesting a report by staff on the results of discussions by the Park Board on this item. If the Board so desires, it can make a recommendation to the City Council. Staff has given five options for recommended action and others maybe recommended at the Board's discretion.

Park and Recreation Director Kappelhoff asked for feedback from the Board. He noted that adding temporary parking within the park is an option for a motion.

Commissioner Markle asked staff if he was at the neighborhood meeting and whether there were any accidents reported.

Park and Recreation Director Kappelhoff stated that he was present. He commented that the police representative commented that there have been no accidents. He agreed that by having one lane access residents feel there is a risk for accidents as children are being unloaded from vehicles.

Commissioner Markle suggested that one lane driving is not optimal during peak driving times. He inquired if the city would be responsible for signage and enforcement of the parking. He asked if cars would be subject to ticketing by the police.

Park and Recreation Director Kappelhoff commented that their recommendation would become a resolution which could be enforced.

Commissioner Markle asked if there are other parks where this type of parking has been done.

Park and Recreation Director Kappelhoff confirmed that there are no other park areas where this has been done. He commented that there have been requests by other neighborhoods where there is one lane of traffic created by parking. He noted that this is the first petition.

Commissioner Markle commented that the parking restrictions create a minimal cost to the city and require minimal staff time.

Park and Recreation Director Kappelhoff agreed. He noted that the overflow site for parking at the hockey rink is the recommended site. He confirmed that the rink boards are left up year round. He commented that the recommended overflow site is not an ice rink. It has 60 parking spots which would be more than what is needed for the games. He confirmed that the area will be roped off in a nonpermanent way.

Commissioner Markle expressed support for allowing overflow parking in the park, as it is the least invasive option. He commented that the parking on

121st could be monitored to see if it reduces the concern and improves the perceived safety. He stated that he does not support significant parking restrictions on 121st and would consider a partial parking restriction.

Commissioner Schwarz asked if any residents at the neighborhood meetings reported incidents which were not reported to police.

Park and Recreation Director Kappelhoff explained that there was a report of someone having to slow down to avoid a child exiting a vehicle but there were no reports of a close call. There were no near misses reported. He suggested that the neighbors are interested in preventative measures.

Commissioner Bird agreed that he does not support restricted parking on city streets. He explained that this becomes difficult for staff to monitor. He added that restrictions will become difficult for residents when they have guests over that they will be bound by it as well. He explained that he lives in an area also where parking occurs on both sides of the street near a park. He agreed that he has to pay more attention when driving through the area which makes him a more focused driver. He supported the overflow parking idea. He stated that he believes people will still park on 121st. He suggested that Little League request that their participants use the overflow lot instead of 121st.

Chair Walthour commented that on street parking happens at other parks including Aquatore Park. He explained that people will not want to use the overflow lot because it will result in them needing to walk further. He recommended that Little League be made aware of the overflow lot and notify their participants. He stated that he does not support limiting on street parking. He expressed support for the temporary lot.

Commissioner Leathers commented that there has been use of some of the rinks for a dog park. He confirmed with staff that there will not be dogs in the area. He recommended that the city look at 121st on the curve as it is not well designed. He suggested that the Park Board consider using the overflow parking option.

Commissioner Das commented that nine out of ten residents around the park signed the petition. He asked how many of these petitioners were at the neighborhood meeting.

Park and Recreation Director Kappelhoff provided a map of petitioners who attended the meeting. He reviewed that all of the neighboring community were notified about the neighborhood meeting. He noted that one of the residents was against the parking restrictions.

Commissioner Das stated that he is in support of using overflow parking in

the park which should reduce parking in the neighborhood.

Commissioner Langenfeld commented that he lives in this neighborhood and considers parking on 121st to be convenient parking and not overflow parking. He commented that overflow parking occurs on 119th and 7th. He noted that there is a perception that 121st is a narrower street although he finds it to be the same width at 7th and 121st. He added that he would support temporary parking as long as the apron leading to 7th south of the warming house is marked for no parking.

Commissioner Markle commented that he has a four part motion.

Motion by Commissioner Markle to recommend to the City Council that:

- 1. City staff pursue overflow parking within the park on a temporary basis similar to what is currently used at other parks.**
- 2. That City Council take no action on parking changes on 121st.**
- 3. City staff including police and park staff would be directed to monitor the 121st area after the advent of temporary parking to see what kind of effects it has and report back to us.**
- 4. The Park Department send recommendations to the users of the park announcing that temporary parking is there and recommending its use.**

Motion seconded by Commissioner Langenfeld.

Motion approved unanimously.

5.-4 [Com 12-41](#)

AURELIA PARK UPDATE AND DISCUSSION

Sponsors: Kappelhoff

Attachments: [BB_Tennis Court Removal Aurelia Park.pdf](#)
[Resident E-Mails.pdf](#)
[Resident Letters.pdf](#)

Park and Recreation Director Kappelhoff reviewed the background on Aurelia Park.

At the August Park Board meeting, Mr. Stephen Klein expressed his concern about the poor condition of the tennis and basketball courts at Aurelia Park. He also wanted to know if there was a plan for replacement of the facility, money to replace the courts, and a timeframe for action or a plan to talk to the neighbors.

Since that meeting staff has sent a letter to 241 residents around the park indicating that the tennis and basketball courts will be removed due to their deterioration and with plans to replace the basketball court. It also stated that all expenditures for park improvements must be recommended by the Park Board and approved by City Council. Recently the tennis and basketball courts and the east fencing were removed by Public Works.

Feedback from the neighborhood on the letter and removal has been mixed. Staff received calls and e-mails from residents stating they do not want either tennis or basketball courts replaced because it is a draw for undesirable behavior and vandalism. Others submitted letters in favor of replacing these facilities. Staff has attached the correspondence received.

In regards to vandalism, staff has researched police and park patrol reports for Aurelia Park from the past 3 years with the following results:

2010: 7-Property Damage, 3-Graffiti

2011: 1-Graffiti, 1-Medical, 1-Animal Complaint

2012: 1-Maintenance, 3- Graffiti, 1-Parking

Discussion Points:

- Should the tennis and basketball courts be replaced at an estimated cost of \$45,000 from the Park Development Fund?
- Should only the basketball court be replaced at a cost of \$10,000 from the Park Development Fund?
- Should the remaining fence be taken down and that section of the park becomes a passive area?

At this time staff is seeking direction from the Park Board in moving forward with plans for this area of Aurelia Park.

Stephen Klein of 9030 Jefferson Street NE built his home here in 1976. He acknowledged staff for their swift action in removing the asphalt and some fencing at the park. He noted that he is very pleased that this eyesore has been removed. He complimented staff in sending a letter to the neighborhood about changes at the park. He expressed concern that staff is asking the Board for direction when neighborhood input for these options has not been sought. He noted that tennis lessons were previously offered and brought a positive element to the park. He noted that resident letters were commenting on the deteriorated state of the park which limited park use and brought a negative element. He suggested that if the park is improved it would draw more adults and people would use it which would result in a reduction of juvenile delinquents. He asked that neighbors' wishes be consulted before they make decisions about park amenities. He asked that staff show value to this input to make the process meaningful.

Chair Walthour commented that it will not be possible to make all of the residents happy with their decision. He noted that the Boards responsibility is to discuss options and make recommendations to City Council on their best ideas for the park.

Commissioner Bird reviewed that he is not supportive of reducing park amenities. He asked that city staff test the soil to see if there are issues on this site. He noted that the tennis courts have been there for many years and have

needed repairs over time. He asked that the basketball area be checked as well. He suggested replacing the basketball court. He asked that the CIP include a plan to replace the tennis courts at a future point. He suggested that staff have a community meeting to gauge neighborhood preferences. He added that the soil conditions may not support further tennis courts. He suggested replacing the basketball court next year. He commented that the CIP may not allow for replacement of the tennis court at this time. He asked if there is an alternative location for the tennis court.

Park and Recreation Director Kappelhoff commented that they could look at other locations in the park. He noted that there are three ball fields to navigate around but moving the courts may address some of the concerns.

Commissioner Leathers supported removal of the tennis courts, as they were an eyesore. He commented that money is not available to replace the courts for years to come. He reiterated that he does not support replacing the tennis courts. He recommended adding a smaller, less expensive amenity as an option. He suggested looking at replacing the basketball court and obtaining the neighborhoods input. He recommended looking at other funding sources as funding is not available on the CIP. He recommended considering private fundraising.

Commissioner Markle confirmed that the ball fields at Aurelia Park are used for practices only. He noted that he lives near this area and drives by the park frequently. He stated that he sees groups of teenagers hanging around but not engaged in an activity. He recommended not leaving the corner of the park unused in the future. He shared the concern about adding more to the CIP. He noted that the basketball court would be small and somewhat out of the way in the park. He reviewed that neighbors' letters show concern about children in the area, and the costs. He recommended reviewing ideas for the future of the park and making a decision based on the potential uses of the park in the future instead of focusing on current park use concerns. He suggested having a community meeting in the spring, test the soil, look at other funding options and look at ideas for engaging teens.

Chairman Walthour agreed with Commissioner Bird and Markle. He reviewed that neighbors are split over what they want to see in the park. He commented that there is an issue with funding the park right now. He supported getting the soil tested and meeting with the neighbors.

Park and Recreation Director Kappelhoff confirmed that he has enough direction for now. He asked when a neighborhood meeting should take place.

Chair Walthour recommended having the neighborhood meeting soon to learn what information can be received.

Park and Recreation Director Kappelhoff confirmed that the November meeting for a neighborhood meeting would work well. He stated that the soil testing should be available by then.

Commissioner Das asked about the size of Aurelia Park. He asked if a softball field would fit in the space.

Park and Recreation Director Kappelhoff commented that the area is too small for softball.

Commissioner Das commented that to engage the teens they could consider a sand volleyball court. He suggested considering this after the soil test is obtained. He noted that this would be a deterrent to youth hanging out at the park. He suggested that adding an amenity that draws adults would minimize the youth hanging out.

Chair Walthour suggested having the neighborhood meeting combined with the November Park Board meeting.

Commissioner Markle supported this and asked that soil samples be completed for November. He asked that letters be sent inviting neighbors.

Mr. Klein stated that the neighborhood is mainly single family homes. He stated that there are many neighbors in their 50s and 60s. He added that they will not be using the hockey rink or softball fields and asked that they consider providing tennis for the demographic that is there which is being underserved.

Moved by Leathers, seconded by Das, that this Communication or Report be Informational: no action required. The Motion was adopted unanimously.

5.-3 Com 12-40

**RECOMMENDATION FOR CREDIT REIMBURSEMENT
OF PARK DEDICATION FEES FOR PLAYGROUND IN
NON-CITY OWNED PARK IN WOODS OF QUAIL CREEK
DEVELOPMENT.**

Sponsors: Kappelhoff

Attachments: Playground.pdf
Playground Donations from Park Fund.pdf
Site Concept Plan.pdf

Park and Recreation Director Kappelhoff presented a background on the recommendation for credit reimbursement of park dedication fees for

playground in a non-city owned park in Woods of Quail Creek Development.

The Woods of Quail Creek development is located adjacent to the east border of Pioneer Park and north of 125th Avenue. Build out of the first plat of 44 lots is near completion and a second phase to the north is proposed for 2013 pending the plat purchase from the current land owner.

In the Development Contract for the current plat between the City and Lennar (developer) it is stated that:

Developer may submit a plan to the City detailing the proposed park improvements to Outlot A. Outlot A is not a City owned park, but the City agrees to consider the level of improvements being proposed and whether or not a portion of the park dedication could be directed back to the Developer. This statement does not guarantee that the City will accept the proposed improvements as a City Park, nor does it guarantee that any credit for the improvements be directed back to the Developer.

Citing the above, Lennar has asked the City of Blaine for reimbursement of a portion of park dedication fees in the amount of \$60,262.30 for playground equipment and installation in the development's park. Park dedication fees were paid in the amount of \$107,140 from Lennar for the first plat of 44 lots. The playground equipment manufacturer is Miracle Recreation and was inspected and meets the standards for safety and construction.

Staff is recommending that a credit amount be determined by the Park Board whereby Lennar can use it against park dedication fees required for their second plat and written in the Development Agreement scheduled for 2013. In considering the amount, the Park Board can use the similarity of Park Fund donations to school playgrounds. A chart is attached showing the history of park fund donations for school playgrounds. The average donation is \$14,088. Benefits of this action are a new park and playground is provided in the neighborhood that the City does not have to build or maintain.

A caveat to this action is the possibility does exist that Lennar may not acquire the plat for the 2nd phase from the landowner. If this does happen then the Park Board should consider the credit amount becoming a cash payment from the Park Fund for the playground equipment.

Park and Recreation Director Kappelhoff commented that \$60,000 is a lot for the CIP.

Chair Walthour commented that \$60,000 is really a lot for a park. He commented that there is an issue giving money to the developer and also the second plat may not be obtained. He noted that it is a benefit that the City will not have to maintain the equipment. He commented that this is a park within the city and asked if the city has a liability for it in the event of an

injury. He asked that it be spelled out that it is the responsibility of the developer.

Commissioner Langenfeld noted that his understanding is that the developer passes along the cost of the park to the homeowner. He noted that he does not support issuing a credit.

Commissioner Markle asked how many homes are in the development currently.

Park and Recreation Director Kappelhoff noted that the area is almost completely built out and has 44 homes.

Commissioner Markle asked if there are other public area available to this neighborhood.

Park and Recreation Director Kappelhoff noted that Pioneer Park is near the area but is a special use park with no playground equipment.

Commissioner Markle stated that he does not support regifting the money back to the private developer for a private park. He acknowledged that it is in the contract that this money could be given but at this time he is not supportive of it.

Commissioner Bird asked if there are other parks which have a special arrangement. He confirmed with staff that the other private park which has a pool had no special arrangement with the city.

Park and Recreation Director Kappelhoff commented that he is not aware of any special language in a previous developer's contract. He commented that there was an arrangement with the Lakes where the developer would build the parks which would become public parks. The developer was given credit for the park dedication fees in this case. There was a stipulation that when the city approved the parks satisfactorily the city would take over and maintain them. He explained that the Lakes has a private park but no city money was given for it. He does not recall the agreement for this.

Commissioner Markle asked if a city park will be added in the future to the north of this development.

Park and Recreation Director Kappelhoff commented that this may be a possibility.

Commissioner Markle commented that the city has given money to school districts for playground equipment in the past. He stated that he would not be in support of providing the developer with money at this time.

Commissioner Bird commented that if there is a second development they may explore other options. He expressed concern that future developers will want to mimic this and he does not support paying back money for a private park when the city owned parks need to make use of the money. He asked for more information on why this was written into the contract.

Chair Walthour commented that they are considering this option as the wording says. He expressed concern that all other developers in the city will follow this example and ask for money also. He reiterated that he does not support reimbursing money to the developer for the park. He added that they could take a second look later if circumstances change.

Commissioner Das commented that the builder adds in the costs involved and passes it on to the buyer. He commented that he does not support providing the funds for the builder.

Commissioner Langenfeld commented that the contract allows the builder to ask for this funding which is his right. He asked how many homes are in the second plat.

Park and Recreation Director Kappelhoff commented that he is not sure but believes it is around 44 homes as the first development is this size.

Motion by Commissioner Leathers to recommend to City Council to not approve payment for the Woods of Quail Creek playground equipment as a credit towards park dedication fees for Lennar's second phase nor that we accept the property as a city park. Motion seconded by Commissioner Das.

Motion approved unanimously.

5.-5 [Com 12-42](#)

**PARK PLANNING SERVICES FOR LEXINGTON
ATHLETIC COMPLEX**

Sponsors: Kappelhoff

Attachments: [RFP Comparisons-CC.pdf](#)

As indicated by staff at the August meeting, Request for Proposals (RFP) for consultant services to develop the Lexington Athletic Complex were sent to five companies. All submitted proposals. A company comparison of proposed estimated hours, cost estimates and relevant experience is attached.

Due to the deadline of August 28, 2012 for the return of the proposals, staff was unable to place it on the August agenda before going to City Council for approval on September 20, 2012.

The following three major components were required in the proposal:

1. Project Management Meetings With City of Blaine Staff.

Meetings for project kick-off, progress, preliminary design, final review of construction plans, and pre-construction.

2. Design Services.

Topography, soil boring, site hydrology, preliminary design plans and base drawings, erosion protection, storm water permit, Anoka County Highway Department permits, application and construction plans for RCWD permit, final construction plans, bid documents and specifications.

3. Construction Services.

Construction staking, observation of electrical and lighting work, observation of concession/utility building and consulting with City on as-needed basis during construction.

All submitted proposals were reviewed by City staff and they met the above required components. Staff recommended the City Council accept the RFP from Carlson-McCain based on their relevant experience with athletic complex designs, past experience with City of Blaine park projects and the lowest estimated cost for their planning services at \$162,750.

If accepted, the project schedule calls for the consultant to have the preliminary construction plans to the City by January 15, 2013 and the final project plans completed by March 1, 2013.

Commissioner Bird commented that the other bids were for considerable more money but they were for twice as many hours. He asked if staff noticed this and found it concerning.

Park and Recreation Director Kappelhoff commented that staff noticed this and called Carlson-McCain about it. He stated that their hours for architectural costs were lump summed together along with for irrigation. He explained that they had listed them under subcontractors. He stated that they broke down the hours by the lump sums which resulted in a total of around 1,400 hours.

Informational: no action required

5.-6 [Com 12-43](#)

OTHER

Sponsors: Kappelhoff

Park and Recreation Director Kappelhoff reported that World Fest a week ago had record attendance of over 1200. He noted that there were a few new food

vendors and new entertainment present. He stated that overall comments were positive.

Park and Recreation Director Kappelhoff noted that for Legacy Creek Park the lowest bid estimate was 75 percent over their estimates of \$87,970. The lowest bid received was \$152,674. He noted that they will have to rebid the project, as there were only three bidders. He suggested that they will rebid this project in January. He noted that Council will reject these bids as they are over budget. He noted that the playground has been ordered and is on hand at Public Works.

Park and Recreation Director Kappelhoff noted that Aquatore Park field relocation is going forward. The area including the ditch to the west has been cleared. They have added some fill. He noted they will get bids to add dirt which will settle over the winter.

Park and Recreation Director Kappelhoff noted that this Saturday there will be a War Memorial Dedication Ceremony at one o'clock at Town Square Park. This is for an Eagle Scout project completed by Austin Swenson.

Chair Walthour asked if residents of Legacy Creek Park should be notified that the bids are being rejected for being too high.

Park and Recreation Director Kappelhoff commented that they will be notified.

Informational: no action required

6. Old Business

None.

9. Adjournment

Commissioner Schwarz motioned to adjourn. Commissioner Leathers second the motion. Motion approved unanimously.

Chair Walthour adjourned the meeting at 8:53 p.m.