

UNAPPROVED

CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL WORKSHOP
Thursday, December 10, 2015

6:30 P.M.
Council Chambers
10801 Town Square Drive

CALL TO ORDER

The meeting was called to order by Mayor Pro Tem Russ Herbst at 6:30 p.m.

ROLL CALL

PRESENT: Councilmembers Mike Bourke, Dave Clark (arrived at 6:45 p.m.); Wes Hovland, Jason King, and Dick Swanson.

ABSENT: Mayor Tom Ryan.

Quorum Present.

ALSO PRESENT: City Manager Clark Arneson; City Attorney Patrick Sweeney; Planning and Community Development Director Bryan Schafer; Public Services Manager Bob Therres; Finance Director Joe Huss; Financial Analyst Ward Brown; Economic Development Coordinator Erik Thorvig; Senior Engineering Technician Al Thorp; City Clerk Catherine Sorensen; and Recording Secretary Linda Dahlquist.

NEW BUSINESS

3.1 WS 15-62, National Sports Center/Blaine Youth Soccer/Spring Lake Park School Update.

City Manager Arneson stated representatives were present from the National Sports Center (NSC), Spring Lake Park (SLP) School District, Metropolitan Airports Commission (MAC), Blaine Soccer Club (BSC), and Invictus Brewery.

Todd Johnson, Executive Director of National Sports Center, stated the NSC wants to gain operational control of Airport Park. He stated the NSC is partners with the BSC and the City. He noted that tournaments are run very well at the NSC.

City Manager Arneson clarified that the 49 acres are owned by MAC and the City has a five-year lease agreement that expires on December 31, 2015; although the agreement has two, one-year options to renew the agreement. He noted that a four-acre parcel of the 49 acres, MAC is planning to sell.

Neil Ladd, Blaine Soccer Club, stated the BSC is renting space in Coon Rapids. He noted the BSC is looking for indoor space, lighted fields and artificial turf fields. He noted that the 49 acres has 10 fields. He stated in exchange for control of Airport Park, the BSC will give a percentage of concession sales generated at Airport Park, payments for soccer support work at NSC operated events, reduced team fees to NSC operated tournaments, waive team fees for BSC teams at Blaine Breakout and Blaine Challenge tournaments; use 15

plus outdoor grass fields, and double number of hours of indoor field space in 2016-17 season. He noted NSC is going to the legislature for \$4.5 million.

Noel Quinn, Executive Director Blaine Soccer Club, stated the goal of the club is to develop soccer skills and get kids out on the field. He commented the goal is a partnership with the NSC and the City to become the home of soccer in Minnesota.

Councilmember Swanson stated if the City gives up the lease and turns over control to the NSC, the City will no longer be involved with this parcel. Mr. Quinn replied yes he understands and the BSC will have a long-term contract with NSC.

Councilmember Swanson asked about the zoning restrictions for the corner lot. City Manager Arneson stated the zoning is restricted on certain uses on the kind of businesses that can build on the corner lot. He noted that MAC received an offer in a closed session, but no further information is available.

City Manager Arneson commented the adult softball programs use Airport Park and the City had invested over \$700,000 that the City would need to maintain and keep.

Councilmember Bourke inquired about the concession stand revenue. Mr. Quinn replied the revenue would be from only the Airport Park concession stand.

Councilmember Bourke asked about the City's share in the cost of the concession building. Public Services Manager Therres replied approximately \$200,000 and also the golf club house.

Councilmember Clark arrived at 6:45 p.m.

Councilmember Bourke stated he wants to focus on the residents' benefit. Mr. Quinn stated 50% of BSC are Blaine residents.

Councilmember Hovland asked if any changes are anticipated on the Airport Park property and is the BSC negotiating a long-term lease. Mr. Johnson replied NSC has no plans to change Airport Park. He noted NSC would groom the fields in the morning. He commented the replacement value of the entire NSC site is estimated at \$159 million dollars.

Councilmember Hovland stated investments have been made in this property and the City wants everyone to be treated fairly. He asked if the City gets revenues from the concession stand. Public Services Manager Therres replied currently no.

City Manager Arneson asked Mr. Johnson if NSC plans to buy or lease the land from MAC. Mr. Johnson replied he was told by the City to talk to the BSC first. Mr. Johnson stated the fields need to be maximized.

Councilmember Hovland asked MAC if they are planning to sell the 49 acres. Gary Schmidt, MAC, replied they plan to lease the land and not give up ownership.

Councilmember Bourke stated his largest concern is the investment the City has made to the property. He stated he wants to make sure the Council makes prudent decisions for the residents.

Councilmember King stated he wants to keep the level of softball/baseball and he believes the City will recoup the investments made on the property.

Mayor Pro Tem Herbst asked if the new park could handle baseball, softball, football and lacrosse and what type of revenue the City receives on the softball. Public Services Manager Therres replied staff has told NSC to keep the softball wheel for adult programs as it would be hard to replace. He commented the Lexington Athletic Complex could handle football.

Mayor Pro Tem Herbst asked if there are any other concerns. City Manager Arneson replied the City does not have to lease the property in order for the residents to use it.

Councilmember Swanson commented the SBC and the City built the concession building. Public Services Manager Therres replied yes the building was built in 2007-2008.

Councilmember Swanson asked about revenues from the clubhouse. Mr. Johnson stated the SBC does not receive revenue from the clubhouse.

Councilmember Clark stated he is concerned about space for football and lacrosse. He asked if the Lexington Athletic Complex can handle the growth.

Mr. Johnson stated he held meetings with local school district about sharing sports fields. He noted if the NSC sells land it goes to the general fund and lease proceeds go back to the NSC. He stated he met with Governor Dayton's staff on funding of 20 fields and received the approval. He spoke about NSC's available lots including the Velodrome.

Dr. Romberg, School Superintendent, stated the board will meet in the next two weeks to review three site selections.

Councilmember Clark asked about 105th and Davenport road repairs. Mr. Johnson stated he pledges a commitment to get funds for road work. He stated the governor's office will have \$4 billion in requests from NSC. He noted Spring Lake Park has a pre-K component for the new school.

City Manager Arneson stated the Council needs to discuss legislative actions.

Mr. Johnson stated Jack Nicklaus is also looking to build a 200-bed hotel on the NSC site.

Councilmember Swanson asked if the location of the brewery will affect the school. Dr. Romberg replied the school will have to locate further back on the lot.

3.2 WS 15-63, Transfer of Property Along Crown Colony Trail Corridor in Lakes Development.

Public Services Manager Therres stated staff presented possible courses of action on how to deal with boat docks on City property located along a trail corridor in the Lakes Development. He stated the courses of action included continuing to enforce no use of docks, leasing space for docks, and turning the property back to the neighboring associations and retain a trail easement. He noted the Council forwarded the issue to the Parks Advisory Board for review and recommendation and at their meeting, a representative of the Lakes of Radisson Lakes Association indicated that if the City was interested in turning over the property to the neighboring associations, the Master Association may be interested in being that association. He stated the

Parks Advisory Board is recommending the Council deed the trail corridor property to the Lakes of Radisson Master Association and retain a trail easement for the existing trail and any significant costs to do the transfer would be absorbed by the Master Association.

Mayor Pro Tem Herbst commented he spoke to a member of The Lakes' Association who was in favor of the transfer.

Councilmember Clark stated the property owners on the south end of the lake paid premiums to live on the lake and might have issues with extra boat docks. Public Services Manager Therres replied the Master Association wants to maintain the premium and limit the access and boat docks.

Councilmember Bourke stated residents that bought into The Lakes believed they would have access. Public Services Manager Therres replied currently people have docks on City property.

Mayor Pro Tem Herbst commented the Council will hear complaints from residents who have stuff on the property now; that should not be on City property.

Councilmember Hovland commented the Master Association could rent the space out. Mayor Pro Tem Herbst replied that is not the Master Association's current thinking.

Councilmember Swanson commented the City should not be involved.

Councilmember Bourke commented some lots have access down to the water. Public Services Manager Therres replied only association members have access.

Planning and Community Development Director Schafer commented the City cannot sell the property because the land was in lieu of a park dedication fee.

Councilmember Clark stated the property is of no value to the City except for the trail.

Councilmember Bourke confirmed the City took the property in lieu of park dedication funds.

OTHER BUSINESS

None.

The Workshop adjourned at 7:30 p.m.

Russ Herbst, Mayor Pro Tem

ATTEST:

Catherine Sorensen, City Clerk

Submitted by TimeSaver Off Site Secretarial, Inc.