



# 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.*

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Tuesday, January 24, 2012

7:00 PM

Council Chambers

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1. **Call To Order**

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

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

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

2. **Roll Call**

3. **Approval of Minutes**

3.-1 [MIN 12-04](#) November 2011 Minutes

*Commissioner Newland requested the following correction:*

*Page 5, Item 7, second sentence from bottom of page: Change "Deasons Park" to "Deacons Park."*

**Moved by Newland, seconded by Langenfeld, that the Minutes be Approved as Amended. The Motion was adopted unanimously.**

4. **Open Forum for Citizen Input**

*None.*

5. **New Business**

5.-1 [Com 12-03](#) 2012 Triathlon Update

**Sponsors:** Kappelhoff

**Attachments:** [Triletter I-4.doc](#)

*Park and Recreation Director Kappelhoff presented a background and summary of the Lakeside Commons Park Triathlon.*

Staff presented a plan to conduct a Lakeside Commons Park Triathlon in 2012 to the City Council and Park Board in August, and both were in favor of moving forward with the event. However, in order to receive resident comments, the City Council advised staff to present completed details of the triathlon at a future Park Board meeting. With this in mind, staff informed the Park Board that this meeting would be designated for presentation of the current triathlon plans and would be opened to the public for their questions and comments. Letters were mailed to all residents in the areas of the bike and run legs inviting them to attend this meeting. The presentation also serves to provide information to participants, volunteers and spectators.

Park and Recreation Director Kappelhoff reviewed that the new triathlon date is May 19, 2012 which was moved back from June 2nd so it would not be in conflict with other triathlons. It will be headquartered at Lakeside Commons Park. The event will include a swim of 0.3 miles, a bike of 16.7 miles and a run of 3.5 miles. He reviewed that Blaine Medical Center is the headliner sponsor. He expressed appreciation to Blaine Medical Center for their role in this. He explained that registration fees will cover all costs. This event is open to anyone and is sanctioned by USA Triathlon. There will be different age categories and team events. He commented that 250 athletes can participate. He reviewed that more information is at [www.blainetriathlon.com](http://www.blainetriathlon.com). He commented that 125 volunteers are needed for the event. He stated that Allina Medical Center will provide volunteer ambulance and medics for first aid for the event. He reviewed that the Engineering Department mapped out streets, trails and lakes that will be utilized in the Lakes Development. He explained that they have contracted with a company to put up the cones and signs. He stated that there will be electronic signs to aid with traffic control. He stated that vendor and sponsor booths will be set up in the picnic shelter and playground area. He noted that spectators will be asked to park at City Hall where shuttles will run to the park every five minutes. Participants will utilize the parking at Lakeside Commons Park. He reviewed that the stage will be used for a staging area and awards ceremony. He added that the event will start with swimming at 8:00 am. He reviewed that two lifeguards will be on duty in the water and two will be on the shoreline. He commented that in addition, two Zodiac boats with Fire Department personnel will be in the water standing by. He reviewed the race course. He added that there will be stations and volunteers along the course.

Chair Walthour confirmed that emergency personnel will be stationed along the bike course as well.

Program Supervisor Monahan answered that there will be two ambulances available. He explained that once the race is sanctioned a recommendation will be given to the City as to where to place the ambulances. He added that there will be walkie-talkies to request help from along with a safety phone number to call.

Chair Walthour asked if volunteer EMS will be on hand.

Program Supervisor Monahan commented that there will be volunteer nurses and police explorers helping out, some of which are residents. He reviewed that 16 police officers will be along the bike route and directing traffic. He explained that there will be 20 Fire Corps volunteers. He reviewed that all four flashing lights will have a police officer directing traffic.

Commissioner Leathers thanked staff for their work in coordinating this event. He asked if the events will start at staggered times so participants do not all go at once.

Park Supervisor Monahan stated that they will start in three minute increments with

groups of 20. He explained that there is a maximum participation of 250 athletes.

Commissioner Leathers asked if volunteer positions are being filled.

Program Supervisor Monahan stated that volunteers are signing up already on the website. They will receive a t-shirt to wear during the event. They will be given a packet which includes emergency information.

Commissioner Leathers asked about funding and if SHIP money is being used.

Park and Recreation Director Kappelhoff stated that no SHIP money is being used. He explained that a grant was received from Gateway which provides money for community-wide events. This is one source of funding.

Commissioner Newland asked about the opening of registration.

Program Supervisor Monahan stated that registration began on November 17 and 75 people have signed up already. Half of the participants are from Blaine so far.

Commissioner Newland asked how the event is being promoted outside of Blaine.

Program Supervisor Monahan explained that there is a triathlon finder website and also a newspaper ad where it is being promoted. He reviewed that it was listed in the Star Tribune in December and it is posted on the electronic billboard. He explained that the relay is being offered to encourage people who do not want to do the entire triathlon but want to try out the event. He explained that another round of marketing will begin soon.

Commissioner Markle thanked staff for the good job they have done coordinating this event. He asked about the neighborhood being utilized for the race. He asked if there is a plan to remind the residents to keep their vehicles off the street and to knock on doors if necessary that morning.

Program Supervisor Monahan stated that a letter will be sent to affected residents closer to the triathlon date. He stated that most of the streets used for the event do not have parking allowed on them already.

Park and Recreation Director Kappelhoff commented that the city newsletter goes out every other month and the triathlon will be mentioned again to remind people of it. He stated that he is hoping for a lot of spectators at the event.

Chair Walthour asked for comments from the audience.

Dottie McKinley commented that the triathlon will be coming by her driveway and she plans to have balloons and flags for the event. She asked for information about having a relay team.

Program Supervisor Monahan stated that a team can consist of three people with each doing a different part of the triathlon. Another option would be a team of two where one person does two of the events and the other person does one of the events.

Brenda Johnson, 3394 119th Avenue NE, is considering being a participant in the triathlon. She asked about the water temperature for swimming. She stated that she checked the website which was down at the time. She asked about purchasing a wetsuit as mentioned on the website. She asked why the date of May 19 was

chosen.

Program Supervisor Monahan stated that wetsuits are available for rent because of the cold water. He explained that triathlon participants often wear wetsuits even for early June events.

Ms. Johnson asked if this event will be held annually in May.

Program Supervisor Monahan stated that evaluations will be done. He indicated that feedback will be requested about the date of the event.

Chair Walthour stated that with no further comments the public meeting is closed. He stated that he is amazed by and proud of the work that the Park and Recreation Department does. He commented that wonderful programs are provided that improve from year to year.

#### **Discussed**

#### **5.-2 [Com 12-04](#)**

### **Airport Park and Soccer Complex Lease Update**

**Sponsors:** Kappelhoff

**Attachments:** [MAC and Park Land I-5.pdf](#)

Park and Recreation Director Kappelhoff presented a background and summary of the Airport Park and Soccer Complex Lease Update.

In 1982 the City of Blaine and Metropolitan Airport Commission (MAC) entered into a lease agreement that allows the City to occupy and use 34 acres of MAC property along Radisson Road and 105th Avenue for recreational purposes. In 1985 the lease agreement was amended to add 14 more acres on the corner of Radisson Road and 105th Avenue for a softball complex and what is now Airport Park. In 2002, the area covered by the license agreement was modified slightly to accommodate the NSC constructing the Victory Links Golf Course and the multi-purpose/clubhouse facility on adjoining MAC property. The current Blaine/MAC lease agreement is for 49 acres of the soccer and softball complexes and the lease amount is \$600 per year.

However, in 2009 the Federal Aviation Administration (FAA) directed MAC to have all Reliever Airports generate enough revenue to become self supporting. The FAA approved MAC's plan to enter into long term market rate leases for a portion or all of the property that is Airport Park and the Blaine Soccer Complex. MAC informed City staff that they are seeking to re-lease the property and that the City would be in jeopardy of losing Airport Park and the Soccer Complex if a market rate lease agreement could not be reached between the City and MAC. Since 2009 some negotiations have been conducted with MAC with minimal results.

Previous discussions indicate that MAC is looking to raise the lease rate from \$600 per year to the \$50,000 per year range. Knowing that the lease rate would need to be increased the City initiated the participant fee to be a funding source for the yet to be determined lease rate. Other items involved in the negotiations include improvement to a portion of Xylite Street, Utility payments on airport property, Fire Service to the Airport, and possible development of the corner of 105th and Radisson.

*Just recently another option has surfaced and is being pursued by MAC. It is to wrap the Airport Park/Soccer Complex lease in with the National Sports Center's lease with MAC. That would result in the City of Blaine subleasing the 49 acres from the NSC. The City Council has indicated that they would prefer to do a direct lease with MAC it being simpler than a third party lease through the NSC. Last week, City staff met with MAC and NSC representatives to engage in discussions on both options and to move forward on an agreement that is favorable to all parties. The meeting was productive and MAC is bringing the results back to their staff and possibly commission for further discussion. The City will await their response.*

*Park and Recreation Director Kappelhoff stated that it is possible the lease will be for five years with a two percent increase following. He reviewed that the cost will be covered by user fees. He explained that there is another proposal that will be seriously considered this week. He reviewed that they have good working relationships and hopes to come to an agreement.*

*Chair Walthour requested consideration of a direct lease with MAC. He reiterated that there are two million dollars worth of fields and athletic facilities that would not have a home otherwise.*

*Commissioner Bird asked if an arrangement with MAC could fall through and affect spring and summer programming for 2012.*

*Park and Recreation Director Kappelhoff stated that there are two options and both make summer programming available.*

*Commissioner Bird asked if the agreement that was made in the 1980's has been cancelled by MAC.*

*Park and Recreation Director Kappelhoff stated that the last two years no payment was made as it was not requested. He reviewed that the city requested to make payment on it. He explained that the lease is being renegotiated.*

*Chair Walthour asked what the increase in user fees will be if the arrangement is for \$50,000.*

*Park and Recreation Director Kappelhoff stated that this money has been already collected from user fees. He stated that there is use of city water, fire service and Xylite road needs to be repaved. He stated that these will possibly be part of the negotiations. He reviewed that a feasibility study has been conducted. He explained that the fees pay for the fields but also cover maintenance and the city's cost for the fields.*

*Commissioner Das asked how much of the fees have been collected from the last year.*

*Park and Recreation Director Kappelhoff stated that collections are \$25,000 from youth organizations and \$25,000 from adult organizations.*

*Commissioner Das asked if the contract can be locked in for 10 years or for an extended time.*

*Park and Recreation Director Kappelhoff stated that these details are being negotiated this week. He explained that there may be a 5 percent lease and then a 1 percent increase when they renegotiate. He stated that some of this will be smoothed out so it is a simpler process next time.*

**Informational: no action required**5.-3 [Com 12-05](#)**Fogerty Curling Rink and Aquatore Park****Sponsors:** Kappelhoff**Attachments:** [Aquatore Park #1 With Curling Rink Overlay](#)  
[Aquatore Park Soil Boring Results](#)  
[Staff Report-Elim and Redist Aquatore Park Ball Field Use I-6.doc](#)  
[Redist Use of AQ Summary](#)

*Park and Recreation Director Kappelhoff presented a background and summary of the Fogerty Curling Rink and Aquatore Park.*

*In 2008, Fogerty Arena staff presented to the City Council a proposal for a curling rink facility that would be attached to the existing south arena and extend into Aquatore Park Field #1. However, after a cost of \$3.1 million dollars was estimated for the new curling rink it became prohibitive at that time to move forward with construction. Now, after four years of numbers crunching and construction revisions the curling rink plan is active again. At the January 5, 2012 City Council Workshop, Fogerty Arena staff presented a new proposal and the City Council responded favorably to moving forward with the curling rink facility, including the removal and replacement of Aquatore Field #1. Construction could begin in April of this year.*

*Prior to their presentation to City Council, Fogerty Arena staff met with City staff in December to determine the impact of removing the lighted ball field. Staff prepared the attached report on how the field use would be redistributed to the other six lighted ball fields. It showed that through the months of May, June and July the fields were near or over capacity for adult and youth athletic use. This information was also presented to City Council. To accommodate adequate field use without Field #1, staff can limit the registration of adult softball teams.*

*As a result, City Council realized Field #1 needs to be replaced and directed staff to begin developing strategies to move the field to another location within Aquatore Park. In anticipation of this directive, staff tabulated the attached rough estimate from costs calculated in 2008 by SRF Consultants at \$193,675. The lights and fencing would be salvaged from the existing field reducing the cost of new replacement. Also location of the actual field within the park is the biggest consideration. In 2008, soil borings were taken in the areas north and west of Fields #2 and #3. The results of these boring are attached and show that undesirable soil is deepest the farther west that they were taken. This adds to the cost by making soil corrections and with 15-17' of bad soils the cost would be unacceptable. The best location is north of Field #2 where the soil correction would only be 1½ feet. However, further soil samples would have to be conducted to insure the footprint of a same sized field would be built on solid ground. The field is planned for play in 2013.*

*At this time, funding for this project is in question and staff is not recommending the use of Park Fund dollars.*

*Park and Recreation Director Kappelhoff offered to answer questions following his presentation. He noted that Mark Clasen, Fogerty Arena Manager is present to answer questions.*

*Chair Walthour stated that this is a plan that the city wants. He explained that this*

arena will continue to put Blaine on the map. He stated that national curling tournaments could be hosted here. He asked when more soil borings will be done. Park and Recreation Director Kappelhoff stated that this week they are putting a request for proposals for consultants to come in. He indicated that they would help determine the pricing of the field relocation. He stated that Muska Electric will likely be involved because they put the lights up. He reviewed that Kilmer Electric will likely be involved because they wired the lights. He explained that saving the lights will help reduce the costs.

Chair Walthour commented that \$200,000 is a lot of money to come out of the Park Dedication funds.

Park and Recreation Director Kappelhoff stated that alternative funding may be considered beyond the Park fund for the project. He invited Mark Clasen, Fogerty Arena Manager, to come forward and speak about the project.

Mr. Mark Clasen, Fogerty Arena General Manager, came forward to talk about the project. He stated that there are three parts to this project from their perspective. He explained that first the current original building has a failing refrigeration system as it is 30 years old and the floor is failing resulting in a need to replace it. He reviewed that secondly people are unsure why a curling arena should be considered. He reviewed that many cities in Canada have ice arenas and curling rinks side by side because they generate income together. He reviewed that the new refrigeration or engine room will be between the two buildings. He reviewed that it will power a new floor in the new arena and a new floor in the old arena. He stated that they will get two sheets of refrigeration for the price of one with the more efficient equipment. He commented that combining these together will save them \$400,000. He stated that doing the renovation and new construction together is a perfect scenario. He reviewed that construction costs are less than some years back, interest rates are lower and they have a long relationship with the city for a zero cost lease-in-kind. This is because the services of indoor skating and the indoor soccer program are available at no cost to the city or the residents. He commented that Coon Rapids spent \$11 million for one ice arena; Brooklyn Center spent \$5.6 million to renovate their two ice sheets a few years ago. He stated that he spoke to the St. Louis Park ice arena manager about capital expenditures for their ice arenas which were around \$8 million. He reviewed that Blaine at Fogerty Arena has spent \$150,000 in 30 years. He explained that their ice costs are \$20 to \$50 an hour less than in surrounding cities. He reviewed that their belief is that curling will generate revenue which will result in keeping the costs of hockey and skating down for the future. He explained that this is the third part to their project plan. He reviewed that moving the ball field is a consideration and he stated that they are willing to work with city staff on this issue. He suggested that when their finances are planned out they would have money available in the future and offered to discuss a future contribution. He offered that a \$200,000 ball field which the city would pay for would be exchanged for a \$3.4 million dollar athletic facility.

Chair Walthour asked what activities will be offered at the arena.

Mr. Clasen stated that they will offer curling leagues for adults, youth, a junior program, a senior program, and programming for the physically disabled as this is a metaled sport in the Paralympics. There is planned wheelchair access to the ice. He commented that there has been considerable discussion with the U.S. Curling Association about being a training site for elite curlers. He stated that the only other U.S. site for summer curling training is in Green Bay, Wisconsin. He stated that the recent Olympic team is from the St. Paul Curling Club. He explained that all of these athletes need a place to train. He added that there is a need for summer leagues.

He stated that they will build the arena with the intent of using it year round. He anticipated holding camps, spring, summer and fall leagues, learn to curl programs and elite training. He stated that they have talked to the U.S. Olympic committee about being a designated training facility. He stated that with all of these options they expect to be an active, year round facility.

Chair Walthour commented that the curling club is a wonderful idea and he looks forward to having a world class facility here. He stated that Mr. Clasen has done a good job managing the Fogerty Arena facility. He commented that the curling rink would be a real asset to Blaine.

Mr. Clasen stated that curling is an all age and all athletic ability sport and he welcomed the Board to participate. He stated that they will have to pursue club members. He reviewed that there is a curling club in St. Paul which draws people from all around the metro and western Wisconsin. He stated that they have a long waiting list. He commented that the St. Paul Club welcomes the expansion of the sport.

Chair Walthour offered to participate as a committee member if a need is there. He asked that city staff be kept updated so members of the Park Board could be of help.

#### **Discussed**

#### **5.-4 [Com 12-06](#)**

#### **Lexington Park Athletic Facility (Finn Farm) Update**

**Sponsors:** Kappelhoff

**Attachments:** [Proposed Park Plan.pdf](#)

Park and Recreation Director Kappelhoff presented a background and summary of the Lexington Park Athletic Facility (Finn Farm) Update.

In August of 2011 staff presented a conceptual athletic use park plan for a 30 acre portion of the Finn Farm owned by Paxmar Development. The City Council and Park Board consensus at the time was to move forward with the developer on the project. As part of the negotiation process staff and Paxmar have agreed that the 38 acres owned by Paxmar that is further south along Lexington Avenue and next to the Woodland Development would be a better fit in terms of what the developer would prefer to sell for park use and what the city might need in terms of suitable area to program the various uses to meet the recreation needs of the community. The physical site is also preferred due to good soils, more open area and less vegetation. The 38 acres, because of its larger area would allow the City to build a combination athletic facility and neighborhood park with:

- Neighborhood scaled park with picnic shelter and playground.
- Significant opportunity for pedestrian trails through the park connecting back to Woodland Development (Parkway).
- Full basketball court.
- Tennis Courts (4, Lighted)
- 3-4 fields for youth baseball, and youth and adult softball.
- 5-multi-use fields (FB/SOC/LAX)
- Parking areas for 250-300 cars.
- Lighted fields would significantly increase field use and should be built and lit early in the development process to establish presence prior to homes being built.
- Direct right-in/right-out access onto north bound Lexington Avenue



- *Landscaping features for aesthetics and buffering neighboring future residential (Woodland Development).*

*While there are specific financial details yet to be worked out between the city and Paxmar, the basic budget components of acquisition and development can be summarized as follows:*

*Purchase Price: Paxmar has tentatively agreed to a combination of cash and park dedication credits totaling \$2.3 million. Staff is suggesting an \$800,000 cash payment in 2012 and the remaining \$1.5 million as park dedication credit against future development. Paxmar's development of the balance of their property is estimated to yield close to \$2 million.*

*Staff did meet with Woodand Development to review and discuss the proposed athletic park on this parcel. Given that Woodland will be developing townhome sites immediately adjacent to the proposed park boundaries their input and reaction to the plan was very important. Their initial reaction was of support as they agreed that the proposed park facility would be an asset in many ways. They were concerned about placement of field lights and appreciated the approach the City was suggesting. We agreed to communicate and work closely on the facility design and buffer treatments as the plan moved forward.*

*Park and Recreation Director Kappelhoff offered to answer questions on his presentation.*

*Commissioner Markle asked what current development is to the north and to the east of the area.*

*Park and Recreation Director Kappelhoff stated that to the east there are townhomes, to the south will be single family homes, and to the north is an electrical substation. He explained that this is why the lights are to the north and to the west. He noted that light would not spill across Lexington Avenue.*

*Commissioner Markle reviewed that in the initial proposal Paxmar will pay \$800,000 in 2012 following which they could develop up to \$1.5 million and beyond that they would pay the normal rates. He reviewed that the CIP shows a budget of almost \$1 million dollars. He asked if the \$800,000 is included already in the CIP budget.*

*Park and Recreation Director Kappelhoff reviewed that the Park fund would not support this purchase. He added that the capital improvement fund is being looked at with the Finance Director for payment of this project. He reviewed that this has not gone before Council yet for consideration although they are aware of this potential.*

*Commissioner Bird asked where the open space parcel is that was bought and discussed as a dog park.*

*Park and Recreation Director Kappelhoff stated that this is across Lexington Avenue from the property being discussed.*

*Commissioner Bird asked if there has been consideration to building out a trail to give access to cross Lexington Avenue. He asked if there will be passive access incorporated in the plan for the large open space area which is north of 109th and behind Lexington. He referred to the trail outline and asked if there could be future access to the open space area.*

*Park and Recreation Director Kappelhoff stated that they will look at this trail access.*

*He reviewed that the Open Space Board purchased 10 acres and going west into the open space is expected to be a trail head.*

*Chair Walthour asked if there has been consideration given to a crossing at Lexington to access the parks. He commented that there is a lot of vehicle traffic in this area.*

*Park and Recreation Director Kappelhoff commented that they are considering a Lexington Avenue easement and are talking to the developers about this. He commented that typically access is planned after the development. He stated that they are planning to have a trail and connection from the park to the open space area.*

*Commissioner Das asked where the future Paxmar housing development is planned.*

*Park and Recreation Director Kappelhoff stated that the development is planned to the north of the park and encompasses the Finn Farm.*

*Commissioner Markle asked if a mockup on the south side of the map is anticipated to be a potential trail.*

*Park and Recreation Director Kappelhoff stated that it is a potential street. He confirmed that a trail would connect into the development from here. He stated that the County required two entrances into the park area with an exit on the eastern side. He stated that this will also serve as access to the neighborhood park area with a large shelter.*

*Chair Walthour stated that in 2013 construction would begin with usage to begin in 2015.*

*Chair Walthour asked if the boy scouts attending the meeting are here to make a presentation.*

*Austin Swenson of 9573 Monroe Street NE stated that he is from Troop 714 and is a senior patrol leader and Life Scout. He reviewed that he is a Life Scout and is working on his eagle project. He stated that he is proposing a war memorial for this project. He reviewed that the memorial would have a section of pavers in the front with a flag in the back. He reviewed that the larger pavers would be for individual wars such as the American Revolution, up to the Iraq War with a MIA, POW memorial plaque. He reviewed that service branches of the Army, Navy, Air Force, Marines, and Coast Guard would be mentioned. He commented that two dedication pavers on the end would be in dedication to service men and service women. He stated there will be a flag section in the middle of the memorial. He suggested the Lakeside Commons Park or City Hall as the location for the memorial.*

*Park and Recreation Director Kappelhoff reviewed that two locations could be considered to host this memorial. He reviewed that Town Square Park by City Hall would accommodate this by the current flag pole or in the corners of the park or by the fountain. This is a passive park location. He commented that another location would be Lakeside Commons Park which is a more active park.*

*Chair Walthour asked if Scout Swenson has spoken to staff.*

*Scout Swenson stated that he has spoken with Park and Recreation Director Kappelhoff and Mayor Ryan. He stated that the project would be constructed in the spring or early fall of 2012.*

*Commissioner Bird asked if Scout Swenson has spoken to local military branches to see if they would help support the project.*

*Scout Swenson stated that he has spoken to two VFWs and has a commitment of \$500 in donations from each. He added that he has collected private donations of \$1,300 totaling \$2,3000 for this project which is the total cost.*

*Chair Walthour complimented Scout Swenson on his efforts and offered the Board's help if anything further is needed.*

**Discussed**

**6. Old Business**

*Park and Recreation Director Kappelhoff stated that the NRCB would like to have a joint meeting at the March Park Board meeting. He reviewed that the park dedication fees appear to be approved for an increase. He reviewed that the first reading will be February 16 and the second reading will be in March. This is for a five percent residential increase and a three percent commercial and industrial increase.*

**9. Adjournment**

**Moved by Newland, seconded by Leathers, that this be Adjourned. The Motion was adopted unanimously. Chair Walthour adjourned the meeting at 8:37 p.m.**