



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

10801 Town Square Drive
Blaine, MN 55449

Park Advisory Board

*Chair Jeffrey Bird, Rex Markle,
Prad Das,
Ron Leathers,
Jeffrey Lester,
Christine Pribbernow,
Karen Varian*

Tuesday, October 28, 2014

7:00 PM

Council Chambers

1. Call To Order

The Blaine Park Advisory Board met in the Council Chambers of City Hall on Tuesday, October 28, 2014.

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

2. Roll Call

Staff Present: Nate Monahan, Program Supervisor
Jerome Krieger, Program Supervisor
Bob Therres, Public Services Manager

Guest: None.

Present: 7 - Chair Bird, Markle, Lester, Pribbernow, Das, Leathers, and Varian

3. Approval of Minutes

3.-1 [MIN 14-35](#)

**APPROVAL OF SEPTEMBER 23, 2014 PARK BOARD
MINUTES**

Commissioner Varian noted the following changes to the minutes:

Page 2, paragraph 1 end of the first sentence add "that"

Page 2, paragraph 1 add a "." (period) to the end of the sentence after 10%

Page 2, paragraph 1 add a comma after 10% residential

Page 3, paragraph 4 change "there" to "their"

Commissioner Pribbernow noted the following change to the minutes:

Page 6, paragraph 2, add "shelters/" before buildings

Approved as Amended

Aye: 7 - Chair Bird, Markle, Lester, Pribbernow, Das, Leathers, and Varian

4. Open Forum for Citizen Input

Chair Bird opened the Open Forum at 7:05 p.m.

No one appeared to address the Park Board

Chair Bird closed Open Forum at 7:06 p.m.

5. New Business

5.-1 [PB 14-36](#)

Recommendation of 2015-2019 Five-Year Capital Improvement Plan for Park Development Funds

Program Supervisor Monahan reviewed the City maintains a five-year Capital Improvement Plan for Park Development Funds. The Capital Improvement Plan is a flexible plan based upon long-range physical planning and financial projections. Flexibility is achieved through annual review and revisions as necessary. All improvements listed in the plan are proposed and must come back to the Park Board for review and recommendation to the City Council. The City Council then makes all final decisions on capital improvements.

Revenue for the capital improvement plan comes from park dedication fees required of all new residential (\$3,094), commercial (\$8,289) and industrial (\$5,528) development. The residential fee is split currently with 80% of the fee going to parks and 20% of the fee going to open space. *In 2018 the split is scheduled to return to 65% to parks and 35% to open space. 100% of the commercial and industrial fees go to parks. (The Park Board has proposed for 2015 a 10% increase for residential \$3,404 and 5% increase for Commercial \$8,704 and Industrial \$5,803).

Revenue from park dedication fees can only be used for development of new parks and trails, for new improvements to community parks used by all residents and for improvements to neighborhood parks that serve new growth. It cannot be used for park maintenance.

Revenue Plan Elements for 2015:

Park Dedication Fees	\$780,000
Interest Earnings	\$ 7,900
Internal Borrowing for Lexington Athletic Complex	\$2,000,000 From CIF Fund

Expenditure Plan Elements for 2015:

Internal Borrowing Payments from LAC Project	\$40,000
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Program Supervisor Monahan reviewed the projects planned as follows:

- Aquatore Park Field #1 Relocation - \$363,750
- NEW Aquatore Park Playground - \$200,000 (playground equipment replacement)
- Lakeside Commons Parking Lot - \$100,000 in 2015, 2016, and 2017
- Jim Peterson Athletic Complex Hockey Rink and Lights - remove
- Lexington Athletic Complex Portable Hockey Rink Boards - \$20,000 -

\$80,000

New Lexington Athletic Complex Concession Equipment - \$14,000

West of Harpers Park (1.8 acres) - \$250,000

Lexington Athletic Complex - \$1,325,000

Expenditure Plan Elements for 2016:

Internal Borrowing Payments from LAC Project \$80,000

WAC Repayment from LAC Land \$76,571

Shifting existing projects, amending projects or moving 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.

Jim Peterson Athletic Complex Park Building - Staff is recommending removal of this project based on the addition of the Lexington Athletic Complex Park Building.

Glen Meadows Park - Staff is recommending this project be moved to 2017 because of slower than expected development in the area. This was previously planned for 2016.

Chair Bird asked if all items on previous CIP are on this CIP. Program Supervisor Monahan stated everything is current as discussed with some shifting to 2015 being done. Chair Bird asked if there were funds for the Dog Park in 2015 and 2016. Program Supervisor Monahan stated that is included in the CIP. Chair Bird stated there are two concerns one being we need to make sure the funds proposed to come in are received into 2015. Concern is 2018 with no balances. He would support moving the hockey rink and building for Jim Peterson Park moving over to the Lexington Athletic Complex with the understanding at some point we may want to reintroduce that in the next 5-6 years if necessary. Program Supervisor Monahan stated if the Park Board decides to go ahead with the Lexington Athletic Complex it would save \$256,000 on the high end.

Commissioner Leathers asked if the park dedication fees include the increase in the CIP fees. Program Supervisor Monahan stated this is current numbers for 2014 if the fees stay the same as they are now. The recommended increases have not been approved. Commissioner Leathers stated he wants to make sure there are ending balances that cover the debt payments going forward. He asked how far down the road are we obligated. Program Supervisor Monahan stated he believes the debt payments go into 2022. Commissioner Leathers asked about the cost for the playground equipment at Aquatore Park and the estimate of \$200,000. He stated the Board normally looks at

\$50,000 for neighborhood park playground replacements. Program Supervisor Monahan stated the quote from the vendor was for replacement of the existing equipment and came in between \$160,000 and \$200,000. Mr. Monahan stated this is a destination playground for many residents in the City and he wants it to be “WOW” playground. He hopes to obtain a matching grant, which would amount to a \$400,000 playground. Commissioner Leathers asked about lighting at the Jim Peterson Athletic Complex and Mr. Krieger stated the light poles are already in place.

Commissioner Leathers asked if the land was owned for the New Park W of Harpers and Mr. Monahan stated it was. He asked how many more neighborhood parks will be developed in the City. He wants to make sure there are funds in the account to meet the debt in the future and serve the customers that are buying houses in neighborhoods that need a park. Program Supervisor Monahan stated the park south of 113th Avenue probably would not happen, as there are enough parks in close vicinity.

Public Services Manager Therres noted the West of Lexington North of Main will be the last developed due to the way the sewer system is set up. Staff feels comfortable pushing that proposed park further out to future years. Not included in this 5 year CIP.

Commissioner Leathers stated he appreciates all the work Staff has put into this plan. He is concerned with the 2018 balance as there is a 2019 debt service of \$750,000. He wants to make sure that every penny that we can spend is spent but we still need to pay the debt service to the community. He suggested eliminating the Jim Peterson Park Building, which would save \$250,000. Commissioner Leathers stated the budget can be reduced for the Jim Peterson Hockey Rink. He suggested \$50,000. That would save \$300,000. He suggested pushing out the East of Lexington out to 2019 keeping it in the plan. This helps our debt service problem. He would like other Commissioners comments about the Aquatore playground equipment as he continues to have sticker shock.

Commissioner Markle stated he would echo the reluctance to spend \$400,000 on the playground at Aquatore Park. If that kind of capacity is needed to spend \$400,000 something different could be done to serve larger groups of kids (basketball, tetherball, etc.). The grant is not received yet. It seems very high. Commissioner Markle asked about the timing of the hockey rink at LAC. Program Supervisor Krieger stated that would be for winter 2015 - 2016. He is hoping to find a good price on boards. Mr. Krieger stated that rink is in the Centennial Youth Hockey/Centennial School District and he has

reached out to Centennial Youth Hockey to try to get some donations. Commissioner Markle agreed the park building is not necessary at JP Athletic Complex and could be moved out.

Chair Bird asked at Aquatore Park to replace the existing equipment with the same type of equipment the cost would be \$150,000 - \$200,000. The price tag is high because of the amount of equipment and the space it occupies. Program Supervisor Monahan stated he is looking at some other features making it ADA accessible, with the rubber pads, and a water feature. The plan would come before the Board for approval. Chair Bird reminded the Commissioners that this is the #1 park in Blaine and a destination park for a number of activities including the community festival. He is inclined to support Aquatore Park.

Commissioner Das asked about the park dedication fees predictions and how confident is staff that the land is available to support that amount of development. Mr. Monahan stated these are conservative numbers and these numbers will be attained and most likely surpassed. Public Services Manager Therres stated during Staff discussions the development numbers are very close. The question is when the projects might happen. Commissioner Das asked if there are any businesses proposing coming to Blaine. Mr. Therres stated there are areas within the City that would be open for commercial and industrial businesses. The City is 75% developed with 25% left. Commissioner Das stated we need to try to draw in some new businesses through promotion. Mr. Therres stated the City Council has discussed this and they have looked at hiring an Economic Development person to help with this.

Chair Bird asked if there was a projected number of parks when the City was fully built. Mr. Monahan stated there would be approximately 68 if those in the plan were constructed.

Commissioner Varian stated it is her understanding the Met Council has recommended a little bit more density in housing than Blaine currently has.

Commissioner Lester stated he would like to see the plan shown until 2022 showing projections when we are done with debt payments.

Commissioner Leathers stated there should be hockey rink lighting at both JP Athletic Complex and LAC. Program Supervisor Krieger stated residents only are using the hockey rinks with warming houses. Commissioner Leathers asked if a temporary building could be put in so there were warming houses in both parks. If it could be done

without adjusting the budget he would like to see temporary boards at LAC and temporary boards and warming house at Jim Peterson Athletic Complex. Program Supervisor Krieger stated the key to skating in the wintertime is the lights. There is no lights at Jim Peterson Athletic Complex. With the changes Commissioner Leathers summarized he is comfortable with the balances and the way the money would be spent. The new balances would be \$855,000; \$1.3M; \$1.2M; \$1.2M; and \$467,000.

Commissioner Varian asked for clarification of Jim Peterson Athletic Complex and Commissioner Leathers stated he left \$50,000 in there for hockey rink in 2015 and the building removed. Commissioner Varian stated she agrees something is needed at Jim Peterson Athletic Complex. She would like to see \$100,000 moved to another year and push to 2016 and leave it as a placeholder.

Mr. Monahan stated he will look at a temporary warming house that could be stored at public works and estimated the cost to be \$50,000. Staff will come back with information.

Commissioner Markle asked what the park building would have and Mr. Monahan stated there would be a warming house and bathrooms.

Staff was requested to come back with recommended changes with new balances and look at approving the CIP at the next meeting. If the Council approves the increase in park dedication fees those numbers can be included. This will be reviewed at the next meeting.

Discussed

5.-2 PB 14-37

**RECOMMENDATION OF 2015 - 2018 CIF INTEREST
FUND PLAN FOR NEIGHBORHOOD PARK
IMPROVEMENTS**

Program Supervisor Monahan reviewed the City Council has approved \$200,000 a year for improvements to neighborhood parks. Staff reported on current budget. Staff is recommending to allow for two community park improvements at Aquatore and Happy Acres Park.

Program Supervisor Monahan reviewed the 2014 budget at Aurelia, Ag Lime - Infields, and a summary of the 2015 - 2018 CIF Budget Plan.

Program Supervisor Monahan reviewed the 2015 budget at Mary Elizabeth, Westwood, Lakeside Park, Austin Park, Quincy Park, Northwoods, Jaycee, and Fort Lion.

Chair Bird stated it is much appreciated that the City Council has approved monies to keep existing parks in shape.

Commissioner Pribbernow asked if the trail maintenance is city-wide and Mr. Monahan stated it is city-wide. She stated near Fillmore Park is very bad.

Commissioner Das asked if equipment replacement at Aquatore could not be included in the CIF. Mr. Monahan stated the Council did not want to use the funds for community parks such as Aquatore.

Commissioner Leathers stated he would like to further discuss whether the dog park fits into this CIF. Program Supervisor Monahan stated the Council was in favor of having the Dog Park in Lochness Park and now that the location has been changed they are in favor of keeping it in the CIF. This will come before Council on November 20.

Forwarded with Recommendation

Aye: 7 - Chair Bird, Markle, Lester, Pribbernow, Das, Leathers, and Varian

5.-3 [PB 14-38](#)

NEW DOG PARK SITE AT AQUATORE PARK

Program Supervisor Monahan reviewed a report on Aquatore Dog Park site and provided amenity costs, which include: Fencing, concrete, containers for bags, lights, water fountain, heaters, shelter, site clean-up/add trail, power to shelter, water to fountain. In-house items for the dog park will be picnic tables. Funds would be used from our \$200,000 from the CIF interest that City Council has approved as a 2016 project. If recommended Council would have to approve the new site which is in a community park. City Council has a policy that this money is to be used for neighborhood parks only at this time. City Council did approve the original budget with the Dog Park at Lochness Park, which is a Special use park. He showed a map indicating the location of the proposed Dog Park. No additional parking would be added. This site would double the size of the proposed site at Lochness.

The amenity costs are as follows:

Concrete (800 sf)	\$5,600.00
Mailbox/Metal Container (2)	\$400.00
Picnic Tables - in house	0
Lights (1) at entrance	\$5,000.00
Water Fountain	\$2,600.00
Heaters (2)	\$1,200.00
Shelter 16 x 16	\$10,000.00
5 Foot Fencing - 1800 ft	\$40,000.00
Clean up of Site Add trail	\$12,000.00
Running Power to Shelter/lights	\$5,000.00
Water to fountain	\$35,000.00
Total Expenditures	\$116,800.00
CIF Budget	\$125,000.00
Balance	\$8,200.00

Commissioner Markle asked what percentage of tree retention would be utilized. Mr. Monahan stated the outer area of the site has a trail surrounding it. The \$12,000 cleanup would make it more walkable and an additional trail would be added. Commissioner Markle stated he would like to see a little more open space in the dog park to allow for throwing a ball for a dog to chase. The shelter could be a project for an Eagle Scout. He is in favor of having the Dog Park at Aquatore.

Commissioner Das stated he is in favor of the new site. He asked if Blaine Fest would be affected. Mr. Monahan stated the Blaine Festival Committee and NRCB were consulted and were in favor of the site

and would not affect their activities. Commissioner Das asked if the Senior Center was consulted and did they have any issues. Mr. Monahan stated the parking lot is not used by the Senior Center and they do not have an issue with the Dog Park.

Commissioner Pribbernow asked how many parking spaces are available and Mr. Monahan stated there are approximately 50 parking spaces.

Chair Bird stated he is in favor of the new site for the Dog Park and this is the right time to make it happen.

Staff was asked to come back with more detailed pricing information.

Discussed

5.-4 [PB 14-39](#)

PARK CONSTRUCTION UPDATES

Program Supervisor Krieger reviewed the park construction updates.

Aurelia Park - The hockey rink is completed. It is totally asphalted. Work has been done on the parking lot and it is near ready for asphalt. New sidewalk has been completed and new concrete entry walkway.

Lexington Athletic Complex - The basketball and tennis courts have been paved. The turn lane was completed yesterday. The basketball court is NBA size. The parking lot closest to Lexington is down to wear course. The storage bins and trash receptacle are constructed. The building floor has been poured. The concession side wall is up and the north corner wall is up. The backstop corrections are being worked on. The plantings and trees are in. On the East side of the property some of the trees from the centennial green nursery were used. Chair Bird noted it is a very impressive complex.

BBC Field #1 - The renovation is completed. The infield in front of home plate were re-sodded. There was an artificial turf halo and coach's boxes are artificial turf. The 4 baseball associations donated \$18,000 to help redo the dugouts.

Chair Bird thanked the associations for their donation.

Informational: no action required

5.-5 [PB 14-40](#)**PINE GROVE GARDENS PARK FEATURE**

Program Supervisor Monahan provided the 57th Park presentation to the Park Board on Pine Grove Gardens Park. In 2003, a 2.6 acre parcel of land in Club West was developed by Tradition Development into what is now known as Pine Grove Gardens Park. The special use park was completed in July of 2004. Pine Grove Gardens Park is one of 5 parks that were developed in the Club West area. The park is unique with volunteer gardeners who maintain all of the planting at the park. Park amenities include Trails, benches, irrigation, garden building, horseshoe pit and beautiful landscaping. The cost for development of the park was \$140,130. Mr. Monahan showed pictures of the park.

Informational: no action required

6. Adjournment

Adjourned

Aye: 7 - Chair Bird, Markle, Lester, Pribbernow, Das, Leathers, and Varian