



City of Blaine
Anoka County, Minnesota
Minutes

10801 Town Square Drive
Blaine, MN 55449

Park Advisory Board

*Chair Jeffrey Bird, Prad Das, Jeff Lester, Tonya Lizakowski,
Rex Markle, Kristofer Paulseth and Tom Walsdorf*

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 24, 2019

7:00 PM

Council Chambers

1. Call To Order

The Blaine Park Advisory Board met in the Council Chambers of City Hall on Tuesday, September 24, 2019.

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

2. Roll Call

Staff Present: Jerome Krieger, Recreation Manager

Present: 6 - Chair Bird, Commissioner Das, Commissioner Markle, Commissioner Walsdorf, Commissioner Lizakowski, and Commissioner Paulseth

Absent: 1 - Commissioner Lester

3. Approval of Minutes

3.-1

**APPROVAL OF THE JULY 23 AND AUGUST 20, 2019
PARK BOARD MINUTES**

Attachments: [07-23-19 Pk](#)

[08-20-19 Pk](#)

Motion by Boardmember Markle to approve the minutes of July 23, 2019 meeting as presented. Motion seconded by Boardmember Walsdorf. Motion approved unanimously.

Aye: 6 - Chair Bird, Commissioner Das, Commissioner Markle, Commissioner Walsdorf, Commissioner Lizakowski, and Commissioner Paulseth

Motion by Boardmember Das to approve the minutes of August 20, 2019 meeting as presented. Motion seconded by Boardmember Lizakowski. Motion approved unanimously.

Aye: 6 - Chair Bird, Commissioner Das, Commissioner Markle, Commissioner Walsdorf, Commissioner Lizakowski, and Commissioner Paulseth

4. Open Forum for Citizen Input

Chair Bird opened the Open Forum at 7:07 p.m.

No one appeared to address the Commission.

Chair Bird closed Open Forum at 7:08 p.m.

None.

5. New Business

5.-1

UPDATE ON SANCTUARY PRESERVE PARK

Recreation Manager Krieger provided an update on the current development of Sanctuary Preserve Park. Mr. Krieger showed pictures to the board. This project was originally bid out in 2018 but came back \$90,000 higher than the budget. Bids were sent out again in January and came back with the \$122,000 project budget. The bid winner was Jaitlice out of Jordan, MN. The project is still underway. In May the area was hydro seeded. Much of the clay top soil needed to be removed. In June, the grass started to come up with some bad spots and it became a rock field with some building materials coming out of the ground. Many complaints were received from neighbors. Weeds were sprayed, grass was mowed and trees were replanted. In August the turf started to become established. Pulte, the contractor, came and picked rocks. Some fertilizing was done along with adding some sand and peat to top dress the soil. The contractor was responsible for the grass. Updated pictures were provided. More fertilizing will be done this fall and next spring. Overseeding will be done in the spring. The boulevard was never indicated that the City had anything to do with the boulevard. Pulte showed the boulevard on its landscaping plans and it is their responsibility. The City's contractor will be seeding the boulevards however there were no plans for irrigation. Mickman did the irrigation on the boulevard. Pulte redid the curbing.

Pictures of the playground area were provided. There are 5 slides in total with 3 larger ones and 2 smaller ones. The park has been open for the residents for the last three weeks.

Boardmember Das asked who will maintain the flowers in the pond area. Mr. Krieger stated he is not sure but he will ask Ms. Haug, the Stormwater Manager. He asked if a fountain could be installed at the entrance to the

development.

Informational; no action required.

5.-2

RECOMMENDATION FOR ESTABLISHING 2020 PARK DEDICATION FEES FOR THE CITY OF BLAINE

Attachments: [2019 Comparative Park Dedication Fees](#)
 [2020 Park Dedication Projections](#)

Mr. Krieger reviewed revenue for capital improvement plan comes from park dedication fees required of all new residential, commercial and industrial development. Park dedication fees are adjusted annually by the percentage of increase in the fair market value of undeveloped land within the city with an annual increase not to exceed 10%. The Park Board recommended the City Council approve a 3% increase in residential fees and no increase for both commercial and industrial in 2019. The current park dedication fee structure is as follows:

\$4,449 per residential unit
\$8,704 per acre of commercial development
\$6,702 per acre of industrial development

Staff is recommending the Park Board consider no increase to residential, commercial, and industrial based on discussions with our Community Development Director that the City Council is comfortable at the middle spots for both residential and commercial with the comparable cities.

The comparative park dedication fees with neighboring cities was provided for Board review. Blaine is one of the few cities that separate Commercial from Industrial.

Adjunct Member Brown asked how the Industrial fee is determined and Mr. Krieger stated that is set by the community development department and there are more commercial properties in the city than industrial.

Boardmember Walsdorf asked if there has been any industrial development in Blaine over the last few years and Mr. Krieger stated that is correct. Chair Bird stated Crown Iron Works is one along with ImageWorks and some others. Boardmember Walsdorf asked about the huge apartment complex built off 109th and Lexington and if that was residential or commercial. Mr. Krieger stated it is residential.

Chair Bird stated when he saw this on the agenda he spoke with Mr. Krieger and he was not in favor of raising any of the rates for residential,

commercial or industrial construction.

Boardmember Das asked if rental units are commercial or residential. Mr. Krieger stated the fees are on new development only. Chair Bird noted the fees are paid as the units are developed on a per unit fee. Boardmember Das asked if after the City is built out would the costs go down per unit for new development? Mr. Krieger stated that would be up to the Park Board and City Council.

Boardmember Markel stated he would be in favor of raising the fees slightly as the cost of land is not decreasing. The remaining properties are much more valuable. He would be in favor of a 2% increase for residential and commercial properties.

Boardmember Walsdorf asked if a forecast for further housing starts could be provided to the Board from the Community Development department. Mr. Krieger stated they are in communication on a projection which is the basis for the CIP 5-year plan. He can provide that information to the Board. Boardmember Walsdorf stated he agrees with Boardmember Markel that the rates should be increased 2%.

Chair Bird stated because the value of the property may be increasing doesn't mean the rates should be increased. There are only two parks left to be built. He believes the rate currently charged is fair.

Boardmember Walsdorf asked what the other cities are doing as far as increases? Mr. Krieger stated each city looks at this each year.

Boardmember Markel referenced the last two years rates in neighboring cities. Most cities stayed with the same rates. Maple Grove increased their rates. Boardmember Markel stated a small increase would be protecting ourselves.

A 2% increase for residential would amount to an \$88 increase.

Boardmember Das stated people are willing to pay more \$ to come to Blaine for the amenities. The opportunity to increase rates will be limited. He would be in favor of a 2% increase for residential.

Chair Bird asked if 150 new residential was done in a year at \$88/unit would amount to \$13,000. Mr. Krieger stated when the soil was not good and Plan B would have been to sod the site (\$20,000+).

Boardmember Walsdorf stated this is why he is interested in the forecast

for the future.

Chair Bird noted park dedication fees cannot be used for park maintenance.

Boardmember Paulseth asked if there is a maximum lot size for new lots within the City. Mr. Krieger stated that would be a question for the Planning Department. Boardmember Paulseth stated he would recommend 0% increase even though the comments made sense.

Boardmember Lizakowski stated she likes to see Blaine in the average. She would increase the Commercial properties at comparable rates.

Chair Bird asked if there is a deadline for bringing this before the City Council. He suggested staff bring to the October meeting the projections for residential, commercial and industrial development for 2020 before a recommendation is made.

Discussed.

5.-3

PARK BOARD UPDATES

Mr. Krieger provided the following updates:

Rescheduling February 25, 2020 Park Board Meeting - Precinct Caucuses will be held on February 25, 2020 and no public meetings can be held that evening. The Park Board Meeting will be held on Wednesday, February 26, 2020.

Hidden Ponds Pickle Ball and Basketball Court Project - Mr. Krieger showed photographs of Hidden Ponds and the new soft trail. The new pickle ball courts are done for the asphalt and posts for the nets. This needs to cure before being painted. The soft trail is part of the open space property. The fencing is done after the painting of the courts.

Miracle League Field Project - This field is falling under the Little League and the field will be renamed to the Challenger Field. There was a \$100,000 grant from the Lions Club for the new field.

Kane Meadows Playground Replacement - The old equipment has been removed and the excavating is being done along with the concrete curb. The new playground equipment will be installed in October and 32 truckloads of asphalt have been removed from the field. The backstop and dugouts, along with the foul poles were retained. A timeline is being prepared to get the field graded.

Informational; no action required.

Adjournment

Boardmember Walsdorf motioned to adjourn the meeting. Boardmember Lizakowski seconded the motion. Motion approved unanimously.

Aye: 6 - Chair Bird, Commissioner Das, Commissioner Markle, Commissioner Walsdorf, Commissioner Lizakowski, and Commissioner Paulseth

Chair Bird adjourned the meeting 8:10 p.m.