



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
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Blaine MN 55449

## Legislation Details (With Text)

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**Title:** Minutes for the August Park Board Meeting  
**Sponsors:** Jim Kappelhoff  
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Date	Ver.	Action By	Action	Result
9/27/2011	1	Park Advisory Board	Approved as Amended	Pass

### Minutes for the August Park Board Meeting

#### APPROVED

CITY OF BLAINE  
PARK ADVISORY BOARD  
MEETING MINUTES  
Tuesday, August 23, 2011  
7:00 p.m.

The Blaine Park Advisory Board met in the Council Chambers of City Hall on Tuesday, August 23, 2011.

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

#### ROLL CALL

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

Members Absent: Commissioner Das.

Staff Present: Nate Monahan, Program Supervisor.

#### 2. **Approval of Minutes: July 26, 2011**

Commissioner Newland requested the following corrections:

Page 2, section 4, eighth paragraph, change "...12225 ~~Goldrod~~ Goldenrod Circle..."

Page 13, section 9, 1<sup>st</sup> sentence: "...presentation on the ~~President Park feature~~ Jim Peterson Athletic Complex Park Feature."

Chair Walthour requested a correction on page 4, paragraph 7, 5<sup>th</sup> line down: “He recommended ~~have~~ a 6 week class...”

Motion by Commissioner Newland to approve the minutes of July 26, 2011 as amended. Motion seconded by Commissioner Leathers. Motion approved unanimously.

### 3. Open Forum for Citizen Input

None

### 4. Lexington Park Athletic Facility (Finn Farm)

Program Supervisor Monahan presented a background and summary of the Lexington Park Athletic Facility.

Paxmar Development has purchased the 180 acre Finn Farm at the southeast corner of 125th and Lexington Avenues. Over the past couple of months, they have been meeting with City planning staff and discussing different possible land use and roadway alignment designs for the property. One of the land use components for this site that was identified in the City’s Northeast Area Plan as well as the 2030 Plan is a neighborhood scale park of between 6-9 acres.

As the City has been reviewing different land use and design issues with the Finn Farm, staff has concluded that planning for the City’s last, large multi-use recreation area might be possible and timely with this development. Also, this proposed athletic complex would be the sixth community playfield and will meet the needs of rising youth baseball, football, soccer, and lacrosse participants. The location is significant in that it will have easy access from Lexington Avenue and will be the only park of this type to serve Blaine residents in the northeast area of the City.

The Finn Farm represents the largest single-ownership development property in the City. While no agreement or even significant discussion has yet occurred with the developer staff did prepare a concept plan showing how a 30 acre athletic facility with a neighborhood park could be designed and blended with the other proposed uses.

Conceptually the 30 acre area could include the following:

- 1-neighborhood park with picnic shelter, playground, trails, ½ basketball court, and open play area built around large 4 acre significant tree area. (6-7 acres)
- 1-parking lot for 300-350 cars (3-4 acres)
- 1-Off-Leash Area (fenced) (1 acre)
- 4-multi-use fields (FB/SOC/LAX) (10 acres)
- 2- little league baseball fields (2 acres)
- 1-full size baseball field (3 acres)
- 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.
- Trail corridors connecting adjacent uses

A concept plan is attached to illustrate the above amenities.

The remaining land use mix suggests approximately 560 units of housing and 35 acres of commercial/retail/office. Based on full residential/commercial build-out and also using current park dedication rates the project would yield approximately \$1.6 million in park fund revenue. It is not known yet whether the developer would prefer a straight purchase up front or possibly negotiate the transfer as a park dedication credit against future park dedication payments. It is believed that there would be developer interest in some form of agreement as this type of amenity would add value to the development and would help generate other uses.

Chair Walthour asked where the large barn is on the property related to the proposed park.

Program Supervisor Monahan indicated the location of the barn. He explained that he is not sure if the barn will be left as a historical feature or be razed. He stated that it is in very poor shape and would take a lot of money to restore.

Chair Walthour asked if the barn was previously designated as a historical site. He stated that he liked the idea of the park and athletic fields.

Program Supervisor Monahan commented that there has not been discussion about the future of the barn as they are newly discussing the proposed project.

Commissioner Newland asked for a general timeframe for the development.

Program Supervisor Monahan stated that it would be two years at the earliest but possibly up to five years.

Commissioner Newland stated that the park dedication funds are significant enough that a park like this is reasonable. He commented that he likes the plan and agreed that it would be a good addition to Blaine.

Program Supervisor Monahan stated that Mr. Kappelhoff presented this plan to the Council last week who was in agreement with the general concept plan.

Chair Walthour stated that he is interested in seeing what the final negotiated park dedication fund is as \$1.6 million is a lot of money. He suggested that the Historical Society may want to be involved with the outcome of the barn. He questioned whether it was the first barn in the city.

## **5. Lakeside Commons Park Noise Monitoring Study**

Program Supervisor Monahan presented a background and summary of Lakeside Commons Park Noise Monitoring Study.

The City of Blaine does have a noise ordinance, however, it is more of a descriptive rather than a measured interpretation and part of that ordinance where the violation occurs is stated below.

*It shall be presumed that a violation of this section has occurred when any noise from a gathering is plainly audible, at a distance of 50 feet or more, between the hours of 10:00 p.m. and 7:00 a.m.*

At the March 17 City Council-Park Board Joint Workshop the 2011 Lakeside Commons Park (LCP) operations were discussed and it was indicated by staff that a professional noise study would be conducted. The City of Blaine contracted SRF Consultants to perform the noise monitoring study. The study was intended to measure the actual decibel levels from activities associated with the beach, swim and splash pad areas of LCP as compared to the Minnesota Pollution Control Agency (MPCA) State Noise Standards.

The SRF noise study is completed and the results are in a detailed 38 page memorandum document attached with this item for Park Board's review. The following is summation of the results:

Program Supervisor Monahan stated that they were well below the state standards for the L10 and the L50 as shown after page 16. He reported that on July 21 there were 320 to 355 people on the beach and splash pad and the noise was well below the state standard. He explained that they are happy with the results of the study.

Chair Walthour stated that he is impressed that with 1,690 people up to 3,700 people visiting Lakeside Commons Park during the testing time the decibel level was well below state standards. He stated that when looking at decibel level definitions, the noise generally fell between that heard in a library to conversational speech.

Commissioner Newland asked staff what the next step is in the process. He explained that he is impressed with the summary and detailed report.

Program Supervisor Monahan stated that they keep the report on file for reference to address future concerns. He explained that the report shows that the beach produces noise which is not considered a nuisance noise. The report confirms that the noise volume is within the state standards and the Blaine ordinance.

Commissioner Newland asked if this information has been presented to the City Council.

Program Supervisor Monahan stated that Mr. Kappelhoff will present this information to Council.

Chair Walthour asked if there is a plan to repeat this study regularly.

Program Supervisor Monahan stated that there is not a plan to further monitor the noise.

Chairman Walthour asked if the copy of the report will be attached to the minutes and available on the website.

Program Supervisor Monahan stated that it will be available publicly for review and on the website.

Informational: no action required.

## **6. Paved Hockey Rink at Happy Acres Park**

Program Supervisor Monahan presented a background and summary of the concept of a Paved Hockey Rink at Happy Acres Park.

Happy Acres Park is the largest outdoor skating facility in the City of Blaine with three hockey rinks and a large general skating rink.

In focusing on the hockey rinks and with their amount of use it becomes necessary to replace the boards when repairs become too numerous. Rink #1 is furthest east of the three hockey rinks and was in need of board replacement. Our Park Maintenance Division of the Public Works Department has removed and recycled the old boards on Rink #1. New boards have been purchased and are ready to install. However, it was recommended by staff to pave Rink #1 with a bituminous overlay prior to installing the boards.

Advantages of a paved hockey rink are two fold. First, this improvement would provide for more year-

round use of the rink with in-line skating, skate boarding and general free play. From a maintenance stand point, a paved hockey rink allows for faster and quality ice making than dirt base by having more uniform and level applications of water, and water will freeze quicker. This has been demonstrated by the paved hockey rink at Ostmans Park that was installed in 2004.

Happy Acres Park hockey rinks #2 and #3 are not candidates for paving due to the depth of poor soils (peat) that would need costly correction.

The cost of materials (boards and bituminous) is estimated at \$22,000 and is funded from the Park Maintenance budget. Labor will be performed by Park Maintenance staff. This project is expected to be completed well before the 2011-2012 outdoor skating season.

Program Supervisor Monahan stated that Mr. Kappelhoff will bring this to Council for approval on September 1st.

Commissioner Bird asked if the dog park will be moved to one of the other two rinks.

Program Supervisor Monahan stated that they will be moved to rinks two and three. He explained that this is where the dog park was located over the summer as they were working to remove the old boards on rink one.

Commissioner Bird asked if there are numbers for usage of the dog park on rinks two and three.

Program Supervisor Monahan stated that he will be presenting this to the Board in September. This will be part of the summer report.

Informational: no action required.

## 7. **2012 Triathlon**

Program Supervisor Monahan presented a plan to conduct a Lakeside Commons Park Triathlon in 2012 at the City Council Workshop on August 11. He reviewed there are two different route choices which have required county approval for the bike portion. The event would start at the left side of the beach at Lakeside Commons Park with a 0.3 mile swim. The swim goes from the west side of the beach, out to a buoy, and then over to the east side of the beach. From there, the triathletes go to the parking lot for the bikes and go around 2 laps for 16.54 miles total. The athletes will then move to the 3.5 mile running portion which will begin at Lakeside Commons Park and end at the beach. He explained that the event will end with an awards ceremony. He stated that a suggested date for the triathlon is in early June before the beach opens. August is also being considered as the beach is slower at this time. He stated that he is reviewing the options with the Triathlon Committee. He reported that he is checking with area communities so that Blaine is not hosting this event close to a time when another community is hosting one.

Chair Walthour asked if this could be tied in with Blaine Blazin' 4<sup>th</sup>.

Program Supervisor Monahan stated that they had considered this. The beach is extremely busy during this time which is driving the decision about the date. He stated that the triathletes often wear wet suits so having the date early is an option. He stated that on June 2<sup>nd</sup> New Brighton has a triathlon attracting 400 participants. He explained that this is why they will research the date and surrounding event

offerings. He indicated that he will report back with details in September.

Chair Walthour asked how many participants may be involved.

Program Supervisor Monahan explained that the triathletes will park at the beach. Spectators will park at City Hall and be shuttled much like is done for the golf tournament. He explained that they will open it up to 250 participants.

Commissioner Leathers asked about the transition areas of the triathlon as they tend to cause damage to the ground. He asked if there is a space in mind for the transition areas.

Program Supervisor Monahan stated that the west side of the permanent parking lot is being considered. He stated that he visited Shoreview's triathlon recently which was held on grass.

Commissioner Leathers stated that if it is held on grass the number of people involved and the bikes on the grass may result in a need for reseeding. He asked if a partner is being sought by the city to help with the event.

Program Supervisor Monahan stated that they are looking for sponsors. He stated that a sponsor could advertise on the swim caps, help with the bikes or be involved in other ways to help offset the race cost. He stated that early registration would be \$75 and later it would cost \$90. He explained that if there are 250 participants the revenue would be \$20,000 which would cover the costs well. He explained that as it is the first year offering the triathlon they will need to carefully plan the date.

Commissioner Leathers stated that the lake is fairly shallow so it should warm up quickly. He stated that early June would be a good time frame from his experience.

Program Supervisor Monahan stated that they are seeking a sanction for the race which will help attract participants. He stated that the event will take place over four to five hours. He stated that there will be ambulances on hand and water stations will be available.

Commissioner Bird asked whether Lochness Park could be used for the exchange between the bike and run. He explained that the event goes right by this park and could utilize the path in the park. He explained that there is a lot of parking available there.

Program Supervisor Monahan stated that the triathletes will run on the west side of Lexington on the trail. He reported that the county will not allow them to use the left lane on Lexington. He explained that crossing Lexington would prove difficult. He explained that they have to finish in the same place that they started. He agreed that they have looked at Lochness Park as an option.

Commissioner Markle asked what other events will be available for the spectators and what vendors are involved.

Program Supervisor Monahan stated that there will be healthy refreshments and sponsors will be hosted under tents. The sponsors will likely provide handouts to spectators. He explained that there will be a stage to the east of the beach house with an awards ceremony at the end. The ceremony will acknowledge varying ages and different relays. It should take a half hour or 45 minutes to present. This will be facing the beach.

Commissioner Markle asked about the timeframe for the triathlon.

Program Supervisor Monahan stated that they originally planned on 7:30 but have since changed it to 8:00. This was done because athletes will need to warm up with swimming. He reported that they are timing it to fit within the city noise ordinance. He explained that he will give instruction by microphone and sanction the race. He stated that they are continuing to work out the plans. He added that Allina Medical has agreed to provide free ambulances. He reported that police will be on site and Anoka County Tech will be involved. He explained that the bike routes will utilize flashing red signal lights and cones will be in place to raise awareness of the event for vehicles.

Commissioner Markle asked if people living along the route will receive any communication about the event.

Program Supervisor Monahan stated that they will have a public notice regarding the event. Spectators will be invited to the triathlon. There will be a meeting to bring concerns up with the community and discuss any feedback.

Chair Walthour stated that he is excited about this option for Blaine.

Informational: no action needed.

## 8. Other

### A. Update - City Council Approves Relighting BBC Field #1

Program Supervisor Monahan gave an update on Blaine Baseball Complex. He stated that the wiring will be done next week and the fields should be lit in September.

### B. World Fest

Program Supervisor Monahan gave an update on World Fest which will be held on Saturday, September 17<sup>th</sup>. This is the fourth annual event. It will be from 1:00 to 5:00 pm at Town Square Park just outside of City Hall. Admission, entertainment and activities are free. For \$5 a set of tickets can be purchased to use at all participating vendors. There will be entertainment. He added that last year people commented that they could only consume three to four of the food samples because they were so generous. There were nine vendor stations then. He explained that the performances were superb. He stated that there are local sponsors and businesses that help with World Fest. He stated that the city pays for the entertainment and pays a small stipend to the food vendors to defray their costs.

Chair Walthour stated that for the last four years this has been held the event has been very enjoyable.

## 8. Adjournment

Commissioner Newland motioned to adjourn. Commissioner Langenfeld seconded the motion. Motion approved unanimously.

Chair Walthour adjourned the meeting at 7:43 p.m.

Respectfully submitted,

Beth Bostrom  
*TimeSaver Off Site Secretarial, Inc.*