



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: MIN 12-34, Version: 1

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ITEM: \_\_\_\_\_ Minutes- *Jim Kappelhoff*

### APPROVAL OF SEPTEMBER 25, 2012 PARK BOARD MINUTES

#### UNAPPROVED

CITY OF BLAINE  
PARK ADVISORY BOARD  
MEETING MINUTES  
Tuesday, September 25, 2012  
7:00 p.m.

The Blaine Park Advisory Board met in the Council Chambers of City Hall on Tuesday, September 25, 2012.

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

#### ROLL CALL

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

Members Absent: None.

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

#### 2. **Approval of Minutes: August 28, 2012**

Motion by Commissioner Bird to approve the minutes of August 28, 2012 as presented.  
Motion seconded by Commissioner Markle. Motion approved unanimously.

#### 3. **Open Forum for Citizen Input**

None.

## 4. New Business

### 4.1 Staff Report on Summer Recreation Program

Park and Recreation Director Kappelhoff reviewed that the 2012 Summer Recreation Program numbers and summary will be presented.

Program Supervisor Monahan provided the 2012 summer quarterly report. He reviewed that there are a number of staff members in the Park and Recreation Department, some with many years of experience. He reviewed that there were 21 community events offered at Aquatore Park and Town Square Park. He reviewed that one of the events was Family Fun Night where 650 kids attended although the weather was in the 90s. He commented that with parents and grandparents there were 1,500 attendees. He reviewed that Safety Camp had 154 kids in attendance which was a record. He commented that fire safety, electrical safety, and brain injury are topics covered. He reported that the Blaine Triathlon was the first ever and had 85 degree weather on May 19. He explained that it included a 0.3 mile swim, 16.5 mile bike and 3.5 mile run. He added that this event will be repeated next year on Saturday, May 18, 2013. Details are at [BlaineTriathlon.com](http://BlaineTriathlon.com). He reviewed that the title sponsor was Blaine Medical Center. He commented that the event filled up with 300 participants. To help with the event there were 57 police officers including from other cities, 12 firefighters, 2 engineering staff, 2 ambulances, 75 volunteers and 10 Park and Recreation staff. He reviewed that this summer there was a new Art and Music Fair. Two bands played at Town Square Park and artists from Blaine and surrounding communities had sales and displays. He noted that 250 participants came. He commented that the Blaine Festival included a medallion hunt sponsored by Northtown Best Buy. Josh Ambuel of Blaine was the winner of the \$500 gift card. He reviewed that the fifth annual softball tournament included 12 teams at Aquatore Park. He explained that a Lakes 8K run and 4K walk raised \$1,500 for the Alexandra House. He commented that the Festival included fireworks which are very popular with Blaine and the surrounding community.

Program Supervisor Monahan reviewed that there were 71 Youth Programs offered with 2,905 participants. These programs included Little School, dance, drama, summer crafts, softball, tennis, arts and crafts, summer playground, babysitting, tae kwon do and safety camp. He commented that Play-Net Blaine and Play-Net Junior had a record number 607 youth participants. This was held at six parks. He noted that there was a Summer Fun Program at Centennial Square Manufactured Home Community with 90 children in grades K-6 participating. This includes a lunch and snack program provided by Anoka Hennepin School district. He explained that this program includes field trips and a carnival which benefitted from community partners.

Program Supervisor Monahan reviewed that there were 27 Adult Programs offered which included Moms on the Run, first-aid, casino trips, kettelbell, and more. He commented that Adult Athletics consisted of softball, kickball, tennis and golf. There were 95 softball teams, 16 kickball teams and 32 tennis players. He commented that Blaine hosted the Mens E State Tournament with 416 participants. He reviewed that the Senior Programs served 3,461 meals in four months to an average of 39 people a day. He added that 10,207 seniors participated in activities over the summer. He review that the Senior Center 30<sup>th</sup> Anniversary party was popular. He noted that Community Gardens continues to be popular with 40 plots requested the first day. He reported that an Eagle Scout Project at Town Square Park was done by Austin Swenson. He commented that it was very well done and asked people to look it over. He reviewed another Eagle Scout Project of a shelter at Jefferson Park by Dave Reis was well done.

Program Supervisor Monahan stated that Lakeside Commons Park had 335 people average in attendance. He reported that there were 310 boat rentals averaging four a day. He noted the rental numbers are down but there were windy days with white caps where rental is not allowed. He added that there were five average pavilion rentals per week. He explained that total revenue for parking passes was \$14,500. He noted that Blaine residents were given 2,332 passes. He commented that very few nonresidents complained about paying for the park and beach access.

Program Supervisor Monahan reviewed that online programming registration has plateaued with 58 percent done online. He explained that facility use included 24 parks, six city buildings, three schools, Fire Station 3 and six private facilities. Aquatore Park had 69 shelter rentals, Lakeside Commons Park Shelter had 82 rentals and Town Square Park Shelter had seven rentals which included a wedding. He reviewed that for ball fields there were 98 baseball teams, 857 practices, 951 games and six tournaments. Miracle League Field had 86 games and a Big Whiff tournament. He added that the soccer fields had 132 teams, 437 practices and 590 games. He asked if there are questions.

Chair Walthour complimented the Park and Recreation Department for the number of programs that are put on and for adding new programs for such a large number of people. He stated that staff is fantastic and works within a limited budget and personnel. He noted that they are providing a great service to the city and surrounding areas.

Commissioner Das agreed with the compliments of staff. He stated that a few years ago a Star Tribune reporter had called him for an interview. He is not sure if the article was published. He noted that they found that Blaine was serving the communities well and was well liked by the surrounding communities.

Program Supervisor Monahan commented that the article was published about a week before World Fest.

4.2 Discussion and Recommendation for Parking Restrictions on the North Side of 121<sup>st</sup> avenue between 3<sup>rd</sup> Street and 7<sup>th</sup> Street

Park and Recreation Director Kappelhoff presented a background and summary of the request for parking restrictions near Happy Acres Park. A petition containing 10 resident signatures was submitted to the City of Blaine requesting parking restrictions on the north side of 121st Avenue between 3<sup>rd</sup> Street and 7<sup>th</sup> Street, Monday through Thursday, 4:30 p.m. to 8:30 p.m., May 1 through August 31. The petition indicates that parents of Little Leaguers using Happy Acres Park are parking on both sides of the street thereby creating a dangerous driving condition. The Engineering and Police Departments monitored this area for a year and did not observe a safety problem with the street parking. When Happy Acres Park is busy with sports activities, there is parking on both sides of 121<sup>st</sup> Avenue. At these times, vehicles proceeding east or west on 121<sup>st</sup> Avenue are limited to one vehicle at a time through the area, but at no time did staff observe where emergency vehicles could not proceed through the street. 121<sup>st</sup> Avenue is a collector street that was constructed to accommodate parking on both sides of the street as in all of our newer developments. Staff does not support the neighborhood request for parking restrictions, but with nine out of ten signatures of property owners adjacent to the north side of the street in the area of the request, the petition was presented for Council consideration on June 7, 2012. At the June 7, 2012 Council meeting, one resident expressed concern with the proposed parking restrictions. The Council postponed consideration of this item until a neighborhood meeting could be held. Sixty five homes were notified of the neighborhood meeting held on August 20, 2012 and nine residents attended. Staff explained the history of the area, use of Happy Acres Park, history of complaints and police reports, and the petition presented to City Council. Residents stated concerns of reduced visibility with cars parked on both sides of the street combined with the curvature of the street in the east bound direction and having to take turns driving through the area during Little League games when children are crossing the street from parked cars. A resident brought up the benefit of cars parked on the street as a traffic calming measure that requires motorists to slow down through the neighborhood. There was also discussion of Council adding an exception to the parking restrictions requested for legal holidays. The majority of those residents present at the August 20<sup>th</sup> neighborhood meeting favored the proposed parking restrictions. After the neighborhood meeting, the resolution for parking restrictions on 121<sup>st</sup> Avenue was again brought back to City Council on September 6, 2012 for their approval. However, the City Council wanted to have the Park Board discuss the parking restrictions and have staff report back the results of those discussions to Council. Council requested that the report include the duration of the parking restriction, the impact of parking overflow on other

streets, and additional parking within the park. 1. **Duration of the Parking Restriction:** Petition Request: **Parking restrictions on the north side of 121st Avenue, Monday through Thursday, 4:30 p.m. to 8:30 p.m., May 1 through August 31.** The parking impact on 121<sup>st</sup> Avenue is due primarily to games played on Fields #2 and #3. Youth baseball games begin the first full week in May and end the third week of July. Games begin at 6:00 p.m. and are allowed two hours to be completed. Listed below is the number of games for each field for May through August.

Field	May	June	July	Aug	Total
HA1	15	11	2	0	28
HA2	15	16	5	0	36
HA3	15	16	5	0	36

Discussion Point: · If a parking restriction is applied should it be as the petition requests or should it be May 1 to July 31? Is the amount of no parking time appropriate? k 2.

**Overflow Parking on Other Streets:** Other than 121<sup>st</sup> Avenue on the north end of Happy Acres Park, on street parking exists along 7<sup>th</sup> Street on the east, on cul-de-sacs off 3<sup>rd</sup> Street on the west, and on 118<sup>th</sup> Avenue to the south. However, accessing the park and ball fields from these roads could be problematic. a. There are no sidewalks or trails and park users would have to walk in the streets to get into the park creating safety concerns for parents and their children. b. The lengthy distance to the park entrances is somewhat unreasonable. Some may take short cuts through resident's yards that border the park. Parking on both sides of 121<sup>st</sup> Avenue to the west of 7<sup>th</sup> Street and along 7<sup>th</sup> Street near the intersection of 121<sup>st</sup> Avenue could be better alternatives. Discussion Point: · Can overflow parking on other streets around Happy Acres Park be reasonably considered for accessing the park and in particular Fields #2 and #3? 3. **Additional Parking Within the Park:** The permanent parking lot located by the south field has a capacity of 65 parking spaces. It is estimated that on a night when all three fields have games, 80-90 parking spaces are required. Additional temporary parking is available within Happy Acres Park and the location recommended by staff is the ½ acre area between the park building and hockey rink #1, better known as the general skating rink during the winter. It is estimated that 60 vehicles could be parked here. The area would be marked off similar to the overflow parking at Jim Peterson Athletic Complex. The grass/weeds are mowed during the summer and the soil is more sand based than peat creating better wet weather maneuverability. Discussion Point: · Would this location be the best alternative for additional parking within the park? Are there other options? 4. **Resident Option** Another consideration brought forward at the neighborhood meeting by a resident living on 121<sup>st</sup> Avenue is that it is more difficult to see people crossing 121<sup>st</sup> Avenue when vehicles are parked on the north side of the curve that is just before the trail entrance. It was recommended by the resident to enforce the no parking restriction

only on the entire length of this curve allowing better visibility for vehicles traveling east on 121<sup>st</sup> Avenue. Discussion Point: · Could this option resolve both the 121<sup>st</sup> residents concerns and the park user's needs to access Fields #2 and #3? As stated before, City Council is requesting a report by staff on the results of discussions by the Park Board on this item. If the Board so desires, it can make a recommendation to the City Council. Staff has given five options for recommended action and others maybe recommended at the Board's discretion. Park and Recreation Director Kappelhoff asked for feedback from the Board. He noted that adding temporary parking within the park is an option for a motion. Commissioner Markle asked staff if he was at the neighborhood meeting and whether there were any accidents reported. Park and Recreation Director Kappelhoff stated that he was present. He commented that the police representative commented that there have been no accidents. He agreed that by having one lane access residents feel there is a risk for accidents as children are being unloaded from vehicles. Commissioner Markle suggested that one lane driving is not optimal during peak driving times. He inquired if the city would be responsible for signage and enforcement of the parking. He asked if cars would be subject to ticketing by the police. Park and Recreation Director Kappelhoff commented that their recommendation would become a resolution which could be enforced. Commissioner Markle asked if there are other parks where this type of parking has been done. Park and Recreation Director Kappelhoff confirmed that there are no other park areas where this has been done. He commented that there have been requests by other neighborhoods where there is one lane of traffic created by parking. He noted that this is the first petition. Commissioner Markle commented that the parking restrictions create a minimal cost to the city and require minimal staff time. Park and Recreation Director Kappelhoff agreed. He noted that the overflow site for parking at the hockey rink is the recommended site. He confirmed that the rink boards are left up year round. He commented that the recommended overflow site is not an ice rink. It has 60 parking spots which would be more than what is needed for the games. He confirmed that the area will be roped off in a nonpermanent way. Commissioner Markle expressed support for allowing overflow parking in the park, as it is the least invasive option. He commented that the parking on 121<sup>st</sup> could be monitored to see if it reduces the concern and improves the perceived safety. He stated that he does not support significant parking restrictions on 121<sup>st</sup> and would consider a partial parking restriction. Commissioner Schwarz asked if any residents at the neighborhood meetings reported incidents which were not reported to police. Park and Recreation Director Kappelhoff explained that there was a report of someone having to

slow down to avoid a child exiting a vehicle but there were no reports of a close call. There were no near misses reported. He suggested that the neighbors are interested in preventative measures. Commissioner Bird agreed that he does not support restricted parking on city streets. He explained that this becomes difficult for staff to monitor. He added that restrictions will become difficult for residents when they have guests over that they will be bound by it as well. He explained that he lives in an area also where parking occurs on both sides of the street near a park. He agreed that he has to pay more attention when driving through the area which makes him a more focused driver. He supported the overflow parking idea. He stated that he believes people will still park on 121<sup>st</sup>. He suggested that Little League request that their participants use the overflow lot instead of 121<sup>st</sup>. Chair Walthour commented that on street parking happens at other parks including Aquatore Park. He explained that people will not want to use the overflow lot because it will result in them needing to walk further. He recommended that Little League be made aware of the overflow lot and notify their participants. He stated that he does not support limiting on street parking. He expressed support for the temporary lot. Commissioner Leathers commented that there has been use of some of the rinks for a dog park. He confirmed with staff that there will not be dogs in the area. He recommended that the city look at 121<sup>st</sup> on the curve as it is not well designed. He suggested that the Park Board consider using the overflow parking option. Commissioner Das commented that nine out of ten residents around the park signed the petition. He asked how many of these petitioners were at the neighborhood meeting. Park and Recreation Director Kappelhoff provided a map of petitioners who attended the meeting. He reviewed that all of the neighboring community were notified about the neighborhood meeting. He noted that one of the residents was against the parking restrictions. Commissioner Das stated that he is in support of using overflow parking in the park which should reduce parking in the neighborhood. Commissioner Langenfeld commented that he lives in this neighborhood and considers parking on 121<sup>st</sup> to be convenient parking and not overflow parking. He commented that overflow parking occurs on 119<sup>th</sup> and 7<sup>th</sup>. He noted that there is a perception that 121<sup>st</sup> is a narrower street although he finds it to be the same width at 7<sup>th</sup> and 121<sup>st</sup>. He added that he would support temporary parking as long as the apron leading to 7<sup>th</sup> south of the warming house is marked for no parking. Commissioner Markle commented that he has a four part motion. Motion by Commissioner Markle to recommend to the City Council that: 1. City staff pursue overflow parking within the park on a temporary basis similar to what is currently used at other parks. 2. That City Council take no action on parking changes on 121<sup>st</sup>. 3. City staff including police and park staff would be directed to



on 121<sup>st</sup>. 3. City staff including police and park staff would be directed to monitor the 121<sup>st</sup> area after the advent of temporary parking to see what kind of effects it has and report back to us. 4. The Park Department send recommendations to the users of the park announcing that temporary parking is there and recommending its use. Motion seconded by Commissioner Langenfeld. Motion approved unanimously.

#### 4.3 Aurelia Park Update and Discussion

Park and Recreation Director Kappelhoff reviewed the background on Aurelia Park.

At the August Park Board meeting, Mr. Stephen Klein expressed his concern about the poor condition of the tennis and basketball courts at Aurelia Park. He also wanted to know if there was a plan for replacement of the facility, money to replace the courts, and a timeframe for action or a plan to talk to the neighbors.

Since that meeting staff has sent a letter to 241 residents around the park indicating that the tennis and basketball courts will be removed due to their deterioration and with plans to replace the basketball court. It also stated that all expenditures for park improvements must be recommended by the Park Board and approved by City Council. Recently the tennis and basketball courts and the east fencing were removed by Public Works.

Feedback from the neighborhood on the letter and removal has been mixed. Staff received calls and e-mails from residents stating they do not want either tennis or basketball courts replaced because it is a draw for undesirable behavior and vandalism. Others submitted letters in favor of replacing these facilities. Staff has attached the correspondence received.

In regards to vandalism, staff has researched police and park patrol reports for Aurelia Park from the past 3 years with the following results:

2010: 7-Property Damage, 3-Graffiti  
2011: 1-Graffiti, 1-Medical, 1-Animal Complaint  
2012: 1-Maintenance, 3- Graffiti, 1-Parking

##### Discussion Points:

- Should the tennis and basketball courts be replaced at an estimated cost of \$45,000 from the Park Development Fund?
- Should only the basketball court be replaced at a cost of \$10,000 from the Park Development Fund?
- Should the remaining fence be taken down and that section of the park becomes a passive area?

At this time staff is seeking direction from the Park Board in moving forward with plans for this area of Aurelia Park.

Stephen Klein of 9030 Jefferson Street NE built his home here in 1976. He acknowledged staff for their swift action in removing the asphalt and some fencing at the park. He noted that he is very pleased that this eyesore has been removed. He complimented staff in sending a letter to the neighborhood about changes at the park. He expressed concern that staff is asking the Board for direction when neighborhood input for these options has not been sought. He noted that tennis lessons were previously offered and brought a positive element to the park. He noted that resident letters were commenting on the deteriorated state of the park which limited park use and brought a negative element. He suggested that if the park is improved it would draw more adults and people would use it which would result in a reduction of juvenile delinquents. He asked that neighbors' wishes be consulted before they make decisions about park amenities. He asked that staff show value to this input to make the process meaningful.

Chair Walthour commented that it will not be possible to make all of the residents happy with their decision. He noted that the Boards responsibility is to discuss options and make recommendations to City Council on their best ideas for the park.

Commissioner Bird reviewed that he is not supportive of reducing park amenities. He asked that city staff test the soil to see if there are issues on this site. He noted that the tennis courts have been there for many years and have needed repairs over time. He asked that the basketball area be checked as well. He suggested replacing the basketball court. He asked that the CIP include a plan to replace the tennis courts at a future point. He suggested that staff have a community meeting to gauge neighborhood preferences. He added that the soil conditions may not support further tennis courts. He suggested replacing the basketball court next year. He commented that the CIP may not allow for replacement of the tennis court at this time. He asked if there is an alternative location for the tennis court.

Park and Recreation Director Kappelhoff commented that they could look at other locations in the park. He noted that there are three ball fields to navigate around but moving the courts may address some of the concerns.

Commissioner Leathers supported removal of the tennis courts, as they were an eyesore. He commented that money is not available to replace the courts for years to come. He reiterated that he does not support replacing the tennis courts. He recommended adding a smaller, less expensive amenity as an option. He suggested looking at replacing the basketball court and obtaining the neighborhoods input. He recommended looking at other funding sources as funding is not available on the CIP. He recommended

considering private fundraising.

Commissioner Markle confirmed that the ball fields at Aurelia Park are used for practices only. He noted that he lives near this area and drives by the park frequently. He stated that he sees groups of teenagers hanging around but not engaged in an activity. He recommended not leaving the corner of the park unused in the future. He shared the concern about adding more to the CIP. He noted that the basketball court would be small and somewhat out of the way in the park. He reviewed that neighbors' letters show concern about children in the area, and the costs. He recommended reviewing ideas for the future of the park and making a decision based on the potential uses of the park in the future instead of focusing on current park use concerns. He suggested having a community meeting in the spring, test the soil, look at other funding options and look at ideas for engaging teens.

Chairman Walthour agreed with Commissioner Bird and Markle. He reviewed that neighbors are split over what they want to see in the park. He commented that there is an issue with funding the park right now. He supported getting the soil tested and meeting with the neighbors.

Park and Recreation Director Kappelhoff confirmed that he has enough direction for now. He asked when a neighborhood meeting should take place.

Chair Walthour recommended having the neighborhood meeting soon to learn what information can be received.

Park and Recreation Director Kappelhoff confirmed that the November meeting for a neighborhood meeting would work well. He stated that the soil testing should be available by then.

Commissioner Das asked about the size of Aurelia Park. He asked if a softball field would fit in the space.

Park and Recreation Director Kappelhoff commented that the area is too small for softball.

Commissioner Das commented that to engage the teens they could consider a sand volleyball court. He suggested considering this after the soil test is obtained. He noted that this would be a deterrent to youth hanging out at the park. He suggested that adding an amenity that draws adults would minimize the youth hanging out.

Chair Walthour suggested having the neighborhood meeting combined with the

November Park Board meeting.

Commissioner Markle supported this and asked that soil samples be completed for November. He asked that letters be sent inviting neighbors.

Mr. Klein stated that the neighborhood is mainly single family homes. He stated that there are many neighbors in their 50s and 60s. He added that they will not be using the hockey rink or softball fields and asked that they consider providing tennis for the demographic that is there which is being underserved.

#### 4.4 Recommendation for Credit Reimbursement of Park Dedication Fees for Playground in non-city owned park in Woods of Quail Creek Development

Park and Recreation Director Kappelhoff presented a background on the recommendation for credit reimbursement of park dedication fees for playground in a non-city owned park in Woods of Quail Creek Development.

The Woods of Quail Creek development is located adjacent to the east border of Pioneer Park and north of 125<sup>th</sup> Avenue. Build out of the first plat of 44 lots is near completion and a second phase to the north is proposed for 2013 pending the plat purchase from the current land owner.

In the Development Contract for the current plat between the City and Lennar (developer) it is stated that:

*Developer may submit a plan to the City detailing the proposed park improvements to Outlot A. Outlot A is not a City owned park, but the City agrees to consider the level of improvements being proposed and whether or not a portion of the park dedication could be directed back to the Developer. This statement does not guarantee that the City will accept the proposed improvements as a City Park, nor does it guarantee that any credit for the improvements be directed back to the Developer.*

Citing the above, Lennar has asked the City of Blaine for reimbursement of a portion of park dedication fees in the amount of \$60,262.30 for playground equipment and installation in the development's park. Park dedication fees were paid in the amount of \$107,140 from Lennar for the first plat of 44 lots. The playground equipment manufacturer is Miracle Recreation and was inspected and meets the standards for safety and construction.

Staff is recommending that a credit amount be determined by the Park Board whereby Lennar can use it against park dedication fees required for their second plat and written in the Development Agreement scheduled for 2013. In considering the amount, the Park

Board can use the similarity of Park Fund donations to school playgrounds. A chart is attached showing the history of park fund donations for school playgrounds. The average donation is \$14,088. Benefits of this action are a new park and playground is provided in the neighborhood that the City does not have to build or maintain.

A caveat to this action is the possibility does exist that Lennar may not acquire the plat for the 2<sup>nd</sup> phase from the landowner. If this does happen then the Park Board should consider the credit amount becoming a cash payment from the Park Fund for the playground equipment.

Park and Recreation Director Kappelhoff commented that \$60,000 is a lot for the CIP.

Chair Walthour commented that \$60,000 is really a lot for a park. He commented that there is an issue giving money to the developer and also the second plat may not be obtained. He noted that it is a benefit that the City will not have to maintain the equipment. He commented that this is a park within the city and asked if the city has a liability for it in the event of an injury. He asked that it be spelled out that it is the responsibility of the developer.

Commissioner Langenfeld noted that his understanding is that the developer passes along the cost of the park to the homeowner. He noted that he does not support issuing a credit.

Commissioner Markle asked how many homes are in the development currently.

Park and Recreation Director Kappelhoff noted that the area is almost completely built out and has 44 homes.

Commissioner Markle asked if there are other public area available to this neighborhood.

Park and Recreation Director Kappelhoff noted that Pioneer Park is near the area but is a special use park with no playground equipment.

Commissioner Markle stated that he does not support regifting the money back to the private developer for a private park. He acknowledged that it is in the contract that this money could be given but at this time he is not supportive of it.

Commissioner Bird asked if there are other parks which have a special arrangement. He confirmed with staff that the other private park which has a pool had no special arrangement with the city.

Park and Recreation Director Kappelhoff commented that he is not aware of any special language in a previous developer's contract. He commented that there was an

arrangement with the Lakes where the developer would build the parks which would become public parks. The developer was given credit for the park dedication fees in this case. There was a stipulation that when the city approved the parks satisfactorily the city would take over and maintain them. He explained that the Lakes has a private park but no city money was given for it. He does not recall the agreement for this.

Commissioner Markle asked if a city park will be added in the future to the north of this development.

Park and Recreation Director Kappelhoff commented that this may be a possibility.

Commissioner Markle commented that the city has given money to school districts for playground equipment in the past. He stated that he would not be in support of providing the developer with money at this time.

Commissioner Bird commented that if there is a second development they may explore other options. He expressed concern that future developers will want to mimic this and he does not support paying back money for a private park when the city owned parks need to make use of the money. He asked for more information on why this was written into the contract.

Chair Walthour commented that they are considering this option as the wording says. He expressed concern that all other developers in the city will follow this example and ask for money also. He reiterated that he does not support reimbursing money to the developer for the park. He added that they could take a second look later if circumstances change.

Commissioner Das commented that the builder adds in the costs involved and passes it on to the buyer. He commented that he does not support providing the funds for the builder.

Commissioner Langenfeld commented that the contract allows the builder to ask for this funding which is his right. He asked how many homes are in the second plat.

Park and Recreation Director Kappelhoff commented that he is not sure but believes it is around 44 homes as the first development is this size.

Motion by Commissioner Leathers to recommend to City Council to not approve payment for the Woods of Quail Creek playground equipment as a credit towards park dedication fees for Lennar's second phase nor that we accept the property as a city park.  
Motion seconded by Commissioner Das.

Motion approved unanimously.

#### 4.5 Park Planning Services for Lexington Athletic Complex

As indicated by staff at the August meeting, Request for Proposals (RFP) for consultant services to develop the Lexington Athletic Complex were sent to five companies. All submitted proposals. A company comparison of proposed estimated hours, cost estimates and relevant experience is attached.

Due to the deadline of August 28, 2012 for the return of the proposals, staff was unable to place it on the August agenda before going to City Council for approval on September 20, 2012.

The following three major components were required in the proposal:

1. Project Management Meetings With City of Blaine Staff.  
Meetings for project kick-off, progress, preliminary design, final review of construction plans, and pre-construction.
2. Design Services.  
Topography, soil boring, site hydrology, preliminary design plans and base drawings, erosion protection, storm water permit, Anoka County Highway Department permits, application and construction plans for RCWD permit, final construction plans, bid documents and specifications.
3. Construction Services.  
Construction staking, observation of electrical and lighting work, observation of concession/utility building and consulting with City on as-needed basis during construction.

All submitted proposals were reviewed by City staff and they met the above required components. Staff recommended the City Council accept the RFP from Carlson-McCain based on their relevant experience with athletic complex designs, past experience with City of Blaine park projects and the lowest estimated cost for their planning services at \$162,750.

If accepted, the project schedule calls for the consultant to have the preliminary construction plans to the City by January 15, 2013 and the final project plans completed by March 1, 2013.

Commissioner Bird commented that the other bids were for considerable more money

but they were for twice as many hours. He asked if staff noticed this and found it concerning.

Park and Recreation Director Kappelhoff commented that staff noticed this and called Carlson-McCain about it. He stated that their hours for architectural costs were lump summed together along with for irrigation. He explained that they had listed them under subcontractors. He stated that they broke down the hours by the lump sums which resulted in a total of around 1,400 hours.

Informational Only.

#### 4.6 Other

Park and Recreation Director Kappelhoff reported that World Fest a week ago had record attendance of over 1200. He noted that there were a few new food vendors and new entertainment present. He stated that overall comments were positive.

Park and Recreation Director Kappelhoff noted that for Legacy Creek Park the lowest bid estimate was 75 percent over their estimates of \$87,970. The lowest bid received was \$152,674. He noted that they will have to rebid the project, as there were only three bidders. He suggested that they will rebid this project in January. He noted that Council will reject these bids as they are over budget. He noted that the playground has been ordered and is on hand at Public Works.

Park and Recreation Director Kappelhoff noted that Aquatore Park field relocation is going forward. The area including the ditch to the west has been cleared. They have added some fill. He noted they will get bids to add dirt which will settle over the winter.

Park and Recreation Director Kappelhoff noted that this Saturday there will be a War Memorial Dedication Ceremony at one o'clock at Town Square Park. This is for an Eagle Scout project completed by Austin Swenson.

Chair Walthour asked if residents of Legacy Creek Park should be notified that the bids are being rejected for being too high.

Park and Recreation Director Kappelhoff commented that they will be notified.

## 5. **Old Business**

None.



## 6. Adjournment

Commissioner Schwarz motioned to adjourn. Commissioner Leathers second the motion. Motion approved unanimously.

Chair Walthour adjourned the meeting at 8:53 p.m.

Respectfully submitted,

Beth Bostrom  
*TimeSaver Off Site Secretarial, Inc.*

**By motion, approve September 25, 2012 Park Board Minutes**