

Medina Park Commission Meeting Minutes

July 19, 2017

Medina City Hall

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The Park Commission of Medina, Minnesota met in regular session on July 19, 2017 at 7:00 p.m. at Medina City Hall. Park Commission Vice Chair Elizabeth Weir presided.

1) Call to Order

Commissioners Present: Elizabeth Weir, Lori Meehan, John Jacob, Michelle Beddor, Lisa Cole, and Jeff Rumsey. Youth member Lauren Lubenow.

Commissioners Absent: Steve Lee and youth member Ella Kingsley.

Also Present: Assistant City Administrator Jodi Gallup, Public Works Director Steve Scherer and City Council member Lorie Cousineau.

2) Additions to the Agenda

None

3) Approval of the Minutes from:

- June 21, 2017 Regular Meeting

A motion was made by Rumsey and seconded by Jacob to approve the minutes from June 21, 2017 as presented. Motion passed unanimously.

4) Public Comments (on items not on the agenda): None.

5) City Council Update

Lorie Cousineau gave the Park Commission an update on recent City Council actions.

6) Lunski Inc. – Medina Senior Community – Park Dedication Review

Gallup provided a brief staff report. She stated that the applicant is proposing a rezoning, preliminary plat, and a site plan review to construct a 90-unit assisted/independent living facility and 25,000 square foot medical/office building.

Gallup stated that the subject site is located north of Highway 55, west of Mohawk Drive, and south of Chippewa Road, which is near one of the Park Commission's active park study areas. The Park Commission reviewed a map of the surrounding parcels in the active park study area to discuss other possible sites for a future active park. It was noted that there would be more land opportunity to be able to take a larger area for a park in one of the future low density residential sites just north of Chippewa Road.

Gallup showed a picture of the Medina Senior Community site plan and described the extensive private trails that are being proposed on the site.

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Gallup noted that the Park Commission reviewed a concept plan of this project back in February and generally thought a trail easement should be acquired along Chippewa Road, the private internal trails should connect to the city trail system, and to take the remaining park dedication in cash.

The Park Commission questioned their initial thoughts from February, agreeing that a trail on the north side of Chippewa Road would be a better option to serve the future low density developments and connect them to the future planned park.

Gallup explained the park dedication ordinance in terms of this application, noting that the city could require up to 10% of the buildable land, which would equate to about 0.81 acres, 8% of the pre-developed value with a minimum of \$3,500 per residential unit, which would be approximately \$262,500, or a combination.

Gallup stated that staff agrees with the Park Commission that a trail may be better located along the north side of Chippewa Road, but the Park Commission could still recommend securing the trail easement along the south side of Chippewa Road for future flexibility. She stated that staff would also recommend giving some due consideration for the private trails within the proposed development. She stated that if the city took a 13,710 square foot trail easement along Chippewa and reduced the fee by \$50,000 for due consideration of private trails, it would leave approximately \$111,437.50 remaining in cash for park dedication.

The Park Commission discussed the possibility of a future trail along the south side of Chippewa Road, but they did not anticipate it happening. There was a general consensus of the Park Commission that the future trail along Chippewa Road should be on the north side.

A motion was made by Meehan to recommend that the future trail along Chippewa Road be secured on the north side of the road as development occurs and to take cash-in-lieu of park dedication for the Lunski Inc. project and to allow staff to work with the developer to give some due consideration for their proposed private trail system. Motion seconded by Jacob and passed unanimously.

7) 2018-2022 Capital Improvement Plan

- **Ball Field Lighting Request** – Scherer stated that he had met with the Hamel Athletic Club to discuss replacing the existing ball field lights on the Little League Field. He stated that the existing lights are in bad shape and have become a safety hazard. He provided an updated lighting quote from Musco lighting,

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which comes with a 25-year warranty for all parts and labor. He noted that the LED system would cost between \$135,000-\$145,000 and the HID system would cost between \$103,000-\$113,000. He stated that the LED system would be worth the extra investment and explained how the lights downcast on the fields and are barely visible from behind the polls to keep the neighborhoods dark. Jacob stated that lighting one of the other fields may provide an opportunity for other youth sport organizations such as soccer or football to practice in the outfield under lights into the late fall. The Park Commission questioned the length of the season on the Little League Field noting that it is usually done in the beginning of July. It was noted that the Paul Fortin Field has users on it from early spring through late fall, which may be a better investment for lights. The Park Commission requested that the Hamel Athletic Club provide usage reports for the field and how many hours the lights would be used per season. It was also suggested that staff look into grant opportunities or energy rebates. Weir questioned if all of the funds would need to come from Park Dedication or if other revenue sources could be used. She gave an example of the city cutting down on the amount of fertilizer and weed control they use or mowing less grass to be able to pull from those funds for ball field lighting improvements. This item will be tabled until the August 16th meeting.

- **Hunter Lions Park** – Rumsey noted that the basketball court and tennis court would need to be seal coated again within the next few years. Scherer stated that he would include that item on his maintenance schedule.
- **County Road 116 Trail Connection** – Scherer stated that staff applied for a Hennepin County grant to complete the Pinto Drive/Co Rd 116 Trail connection, and he had just found out that Medina's project was being recommended for approval. He suggested including \$50,000 of Park Dedication Funds for the project in 2018.
- **Hackamore Trail** – Gallup reported that this trail would be completed as a joint project with the City of Corcoran when the road is redone. She suggested including \$250,000 of Park Dedication Funds for the project in 2020.
- **County Road 101/Wayzata School Connection** – Gallup showed pictures of the existing tunnel under County Road 101 stating that the trail does not connect to this tunnel properly. She noted that this would be a shared project with the Wayzata School District and recommended budgeting \$100,000 of Park Dedication Funds to complete this project in 2019.
- **Hamel Legion Park** – Scherer stated that he plans to lease a snow machine for this winter season, but suggested budgeting \$28,000 in 2018 to purchase the snow machine if we like it.

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- **Lakeshore Park** – Gallup stated that with the increase in young families to the neighborhood, it has been suggested to add some larger playground equipment to serve the older kids in Lakeshore Park. She suggested budgeting \$100,000 in 2019 for the project.
- **Maple Park** – Scherer recommended budgeting \$6,000 to pave the parking lot and another \$6,000 to build a pavilion at the top of the hill in 2018.
- **Medina Lake Preserve** – Scherer recommended budgeting \$25,000 in 2019 to create a trail head and a few parking spaces when the lots to the south of Medina Lake Preserve subdivide. He also suggested budgeting an additional \$25,000 for park clean up and improvements at the time the trail head develops.
- **New Park Development** – Gallup recommended budgeting \$500,000 in 2021 to develop a new park in one of the future planned residential subdivisions.

A motion was made by Meehan and seconded by Jacob to recommend the above additions to the 2018-2022 Capital Improvement Plan. Motion passed unanimously.

8) Staff Report

- Scherer stated that he ordered the volleyball poles for the Park at Fields of Medina and will complete the project when the poles arrive.
- Gallup asked the Park Commission if they would be willing to volunteer at a table at Medina Celebration Day on September 16th from 4-8 p.m. Beddor, Meehan, and Weir stated they would check their scheduled and volunteer to help if available.

9) Adjourn

A motion was made by Beddor, seconded by Meehan and passed unanimously, to adjourn the meeting.

The meeting was adjourned at 8:30 p.m.

Minutes prepared by Jodi Gallup