

Medina Park Commission Meeting Minutes

April 29, 2014

Medina City Hall

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The Park Commission of Medina, Minnesota met in regular session on April 29, 2014 at 5:30 p.m. at the Hamel Community Building. Park Commission Chair Ann Thies presided.

1) Call to Order

Commissioners Present: Ann Thies, Madeleine Linck, Ellis Olkon, Dino DesLauriers, Nate Pearson and Lori Meehan
Commissioners Absent: Steve Lee
Also Present: City Council member Melissa Martinson, Public Works Director Steve Scherer and Assistant to City Administrator Jodi Gallup

2) Additions to the Agenda: Add Dog Park Update after Item No. 6

A motion was made by Olkon and seconded by Pearson to add a Dog Park Update to the agenda. Motion passed unanimously.

3) Approval of Minutes:

• **March 19, 2014 Regular Meeting**

A motion was made by Pearson and seconded by DesLauriers, to approve the minutes from March 19, 2014 as presented. Motion passed unanimously.

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

5) City Council Update

Martinson updated the Park Commission on recent City Council actions.

6) Villas at Medina Golf & Country Club PUD Concept Plan

Gallup presented the staff report of the applicant's request to build 54 detached townhomes along the northern and western edges of the golf course. She noted that for park dedication purposes, the city can require 8% market value, 10% of the buildable land or a combination. If the City took the full 10% of the buildable land it would be approximately 3.5 acres. If the City took the full cash fee it would likely be \$350,000 to \$432,000.

Gallup noted that the applicant does not propose any public or private park facilities. The applicant does propose a trail along the east side of County Road 116 to connect the sidewalks in the Woods of Medina Development and from there to the Reserve of Medina to Meander Road. The applicant has requested park credit for land and construction costs. She noted that staff does not recommend credit for construction cost, because this trail is provided as an alternative to sidewalk along the internal street. If the

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Park Commission is in favor of a trail easement along County Road 116, it would account for 12.8% of total dedication.

Gallup noted that no other trails were proposed by the developer, but some discussion did occur at the Planning Commission and City Council meetings related to the possibility of a trail through the woods to the east of the golf course, which could connect down to Evergreen Road from there to County Road 101. This easement would be approximately 1.52 acres in area.

Chuck Alcon, representing the applicant, introduced himself and his team to the Park Commission. He first noted that on page 2 of the staff report to the Park Commission it referenced a wetland that was proposed to be used as a storm pond in the northwest corner of the site. He noted that the plans have been revised and no wetlands will be disturbed at this time.

Alcon pointed out that the proposed trail along County Road 116 follows the trail plan. He would like to get clarification on the applicant's request for construction costs credit. He stated that the applicant is not proposing a park because the property is being marketed towards empty nesters. He also stated that a park adjacent to a golf course is not a compatible use.

Jeff Holmers addressed the Park Commission on behalf of Scott Peterson, President of the Medina Golf and Country Club. He stated that Mr. Peterson is not in favor of a trail along the east side of the development because of the number of trees that would need to be cut down and the safety hazard of having people walk along a trail next to flying golf balls. He also noted that you wouldn't typically see a public trail along a private golf course.

Linck stated that it seemed like a lot of woods were going to be lost. She noted that it would be nice to have a small nature park and thought it would be good for home sales.

Thies questioned if the possible proposed trail along the east side of the development lined up with any of the trail easements the City currently holds that would help make a trail connection down to Evergreen.

DesLauriers stated that he agreed with the Golf Course that a public trail should not go through a golf course. He noted that golf balls do not always go straight and pedestrians along the trail will not be paying attention.

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Thies stated that she felt the Park Commission should be forward thinking to take the trail connection to be able to eventually connect to the retail. The City should make sure we align ourselves well with the other developments.

Thies noted that a small passive park would make sense in this development, but not an active park.

Thies showed the Park Commissioners some pictures of the site that were taken earlier that day and the ground was covered in water. There was some concern if the water table was high enough to build homes on this site.

Alcon confirmed that the applicant had done a geotechnical report and the basements would be built above the water table.

Martinson questioned the city's liability issues with having a public trail so close to flying golf balls.

The Park Commission directed staff to work with Alcon to look at the surrounding developments and existing trail easements to see if there would be any connectivity to a trail on the east side of this site.

7) Dog Park Update

Olkon stated that the Dog Park Subcommittee held a meeting on April 19th. They looked at several possible locations for a future dog park.

Meehan reported that they had looked at a site on the corner of Tamarack and Highway 55. They felt this would be the best possible location at this time.

Thies stated that they would need to contact the watershed district to get setbacks and contact the railroad company because the railroad crossing is not currently signaled at that intersection.

Meehan reported that the other site they visited was the Metropolitan Council's stormwater pond site on Hamel Road. She could not visualize how a dog park would work on this site.

Thies stated that if the first two ponds were filled in a dog park would work on this site.

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8) Hamel Legion Park

Eddie Leuthner, Hamel Athletic Club (HAC) President, introduced himself to the Park Commissioners. He reviewed the recent improvements made to the ball fields including scoreboards, sprinklers, grassed infield, and sun screens. He stated that HAC had previously received approval to build dugout covers at the quad fields and the little league field and they are currently working on a design. He noted that HAC will be paying for the dugout covers on the quad fields and the little league field.

Gallup reminded the Park Commission that last spring the Public Works department had to remove the old concrete dugout covers on the Hawks baseball field because they were cracked and became a safety hazard. This field has four different organizations renting it this summer and new dugout covers need to be built. Scherer received a quote from DesLauriers & Sons, Inc. to build roof structures over the concrete dugouts.

There was a general consensus of the Park Commission to use Park Dedication funds to build new dugout covers over the Hawks baseball field. They also agreed that the color of the covers should match as closely as possible to the roof of the field house/concession stand.

Leuthner stated that the two main requests from HAC this year are fixing the drainage issues and being able to build four small t-ball fields in the open play area. Currently, HAC puts up backstops on the grass in the open play area to run their t-ball program. The grass is very bumpy and hard to play on. HAC would like to carve out four 40 x 40 t-ball fields and fill them in with ag lime to be able to rake the area and keep it nice for the t-ball players. This area is used for the four to seven year olds.

The Park Commissioners went outside to walk Hamel Legion Park and look at the drainage issues, where the proposed t-ball fields would be located, where to place lights along the trail, the concrete dugouts, and the playground equipment.

The Park Commissioners discussed if they were okay with losing so much greenery/grass to create four t-ball fields that would be used two days a week for two months out of the year.

Pearson suggested designing the t-ball fields to allow for more grass between fields.

Leuthner stated that he would send Gallup a drawing of the proposed t-ball field locations for the Park Commission to review.

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It was noted that parking continues to be a big issue at Hamel Legion Park. Discussion occurred if the gravel lot could be paved and striped to allow for more vehicles. It was noted that this could be brought up in June during the C.I.P. discussion.

It was noted that the concrete dugouts and the flag pole at the Hawks field should also be painted.

9) Hunter Lions Park, Stormwater Ponds Site & Rainwater Nature Area

Due to the rain, the Park Commissioners did not visit these sites at this meeting.

10) Staff Report

- a) Playground Equipment RFP: it was noted that Pearson, DesLauriers, Scherer and Gallup would be reviewing playground equipment RFP's and interview the top vendors on May 13th or 14th.
- b) General Items:
 - o Thies reported that she had attended the Bridgewater HOA meeting. She noted that their biggest concern at Medina Lake Preserve is how high the weeds get by mid-summer. They stated that they can only use the area in the spring before the weeds get out of control. Linck noted that she had recently been to Medina Lake Preserve and found that the site had been cleaned up.
 - o It was noted that the Park Tour would be held on May 21, 2014 at 5:30 p.m. starting at City Hall. Olkon requested that the Park Commission visit the possible dog park sites. DesLauriers stated that it would be better to focus on the City's existing parks on the park tour. It was determined that Chair Thies and Gallup would set the agenda for the park tour.

11) Adjourn

A motion was made by Olkon, seconded by DesLauriers and passed unanimously, to adjourn the meeting.

The meeting was adjourned at 7:30 p.m.

Minutes prepared by Jodi Gallup.