

Medina Park Commission Meeting Minutes
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The Park Commission of Medina, Minnesota met in regular session on September 17, 2014 at 7:00 p.m. at Medina City Hall. Park Commission Vice Chair Madeleine Linck presided.

1) Call to Order

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

2) Additions to the Agenda: None.

3) Approval of Minutes:

• **August 26, 2014 Meeting**

A motion was made by DesLauriers and seconded by Pearson to approve the minutes from August 26, 2014 as presented. Motion passed unanimously.

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

5) City Council Update

Scherer updated the Park Commission on recent City Council actions.

6) Wakefield Preliminary Plat at 3385 County Road 24 – Park Dedication

Gallup presented the staff report noting that the Park Commission had reviewed this request in August and recommended taking a 20 foot trail easement along Homestead. After further review by staff, the following observations were made:

- A future turf trail was planned along the east side of the subject site, but after review by the Park Commission and City Council it was not recommended to take a trail at that location.
- A trail along Homestead (on the western edge of the site) has not been contemplated in the Future Facility map.
- The site has a large wetland that occupies the southern two-thirds of the recommended easement on the western edge of the site.
- Utilizing an easement along the southern two-thirds of the lot would require wetland impacts at additional costs.
- The northern half of the site is extremely steep.
- A 20 foot easement would barely reach the bottom of the side slope off of the side of the road. This width does not seem sufficient, regardless of whether the intent

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is to construct a shoulder trail or to construct an off-street trail at the bottom of the slope.

- The easement would not connect to turf trails to the north or south.
- There are turf and off-street paved trails located in Baker Park Reserve.

Linck agreed that this proposed trail easement would provide no connectivity to Baker Park Reserve. She also noted that the trail could not continue south because that property (Alpine) has already developed.

Linck stated that the Park Commission is going to really need to be “watch dogs” when the Reimer’s property to the south of Alpine develops. This property will provide an essential link for an east/west trail connection from Wolsfeld Woods Scientific and Natural Area to Baker Park Reserve.

DesLauriers and Lee both agreed that the site was too steep and a trail easement did not make sense in that location.

A motion was made by Olkon and seconded by DesLauriers to recommend to the City Council to take \$16,000 cash-in-lieu of a land dedication. Motion passed unanimously.

7) Woodland Hill Preserve – E of CR116, S of Hackamore – Park Dedication

Gallup presented the staff report of the applicant’s request to subdivide 16.3 acres into a 15 lot subdivision east of County Road 116 and South of Hackamore. The site has 8.9 buildable acres after deducting the wetlands. It was noted that the site has a large wetland to the north and that the western property is entirely wooded.

Gallup noted that the eastern portion of the site previously had preliminary approval for 11 lots, which was called Fawn Meadows.

Gallup stated that the Park Commission reviewed two concept plans for this site in June and recommended that around 0.5 to 0.89 acres be dedicated for future park land.

It was noted that the Park Commission had recently added a neighborhood park search area east of County Road 116 and South of Hackamore. The subject property may offer opportunity within this search area. There were no trails identified in the trail plan for the subject site.

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Gallup stated that the Park and Trail Master Plan defines neighborhood parks as “up to 10 acres in size and include active recreational uses such as playgrounds and sports fields as well as more passive open space and picnic areas”.

Gallup noted that for park dedication purposes, the city can require 10% of the buildable land, 8% market value or a combination. If the City took the full 10% of the buildable land it would be approximately 0.89 acres. If the City took the full cash fee it would be estimated at \$100,000.

It was noted that if the Park Commission wanted to take 0.89 acres for a park, it would be the equivalent of taking lots 13 and 14 of the proposed plat. It was noted that this subdivision is likely the largest remaining amount of contiguous buildable land in the search area. If the Park Commission would like to achieve a larger park, the City will need to acquire or purchase additional land.

Scherer stated that the Park Commission should decide if this size is sufficient for what they want in this area.

Gallup showed the Park Commission pictures of small parks in the area to get an idea of what amenities could fit in a park this size.

Rick Denman representing Charles Cudd De Novo addressed the Park Commission. He stated that they did not plan for a park in this subdivision because of the trees and open space being preserved with the design. He stated that the west site of this subdivision only adds four lots in order to preserve one third of the woods.

Denman stated that this subdivision would not be economically feasible if they lost two lots to create a small park.

The Park Commission questioned what the price point would be on the homes in this subdivision. Denman stated between 1.1 million and 1.6 million.

Olkon questioned if Charles Cudd De Novo would still proceed with the development if the Park Commission took two lots for a small park. Denman stated that he did not know at this time if it would go through or not.

Discussion took place that the location of the proposed park may not be ideal. It was noted that it is only 500 feet way from the private park in the Reserve of Medina

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development. It was also noted that this site would not be easily accessible by other future developments.

Pearson stated that this site would only serve these 15 lots since it is on a cul-de-sac and the only entrance is through the Reserve of Medina development, which already has their own private park. He questioned if these residents would even want a park next to their homes.

Lee agreed with Pearson and suggested taking the money because the larger neighborhood (the Reserve of Medina) will have a private park.

A motion was made by Olkon, seconded by Pearson to recommend taking cash-in-lieu of Park Dedication. Motion passed unanimously.

8) Eagle Scout Project Request at Holy Name Park

Fred Stephan with Troop 283 introduced himself to the Park Commission as a Life Scout. He stated that he would like to build a picnic shelter at Holy Name Park in memory of his uncle for his Eagle Scout project.

Stephan stated that the proposed picnic shelter would be similar in size as the picnic shelter at the city hall site. He showed a picture of Holy Name Park and pointed out where he thought the picnic shelter could fit.

Stephan provided a detailed cost estimate for the project. He stated that the project could be funded in three ways. 1) Funded completely by the City of Medina. 2) Funded completely through fundraising. 3) Funded by a combination of city funds and fundraising.

Stephan provided a schedule stating that the project is proposed to be completed next spring/summer over the course of six Saturdays.

Stephan showed the Park Commission a project he helped his brother construct in 2013 for an Eagle Scout project in the City of Plymouth. This example was to show the quality of work he and his family would complete.

Scherer asked the Park Commission if they were interested in this project.

There was a general consensus that the Park Commission liked the project, but wanted a few details worked out before final approval. It was noted that the size of the picnic

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shelter at City Hall was a good size, but the roof could be lowered slightly. The Park Commission would also prefer to have cedar shakes instead of asphalt shingles. They also requested that more research be done on the pavers to see what the cost would be to get matching pavers to connect to the path.

It was noted that the Park Commission currently has \$5,000 budgeted in 2015 out of the Park Dedication Fund to help cover the cost of this picnic shelter.

A motion was made by Lee and seconded by DesLauriers to recommend supporting the Eagle Scout project and work with Fred Stephan over the next couple months to finalize the plans. Motion passed unanimously.

Stephan stated that he would plan on bringing some updated plans back to the Park Commission at their November meeting.

9) Citizen Generated Project List

The Park Commission reviewed their Citizen Generated Project List and recommended the following changes:

- Remove “build natural benches” at Medina Lake Preserve and Rainwater Nature Area
- Remove “build chimney for chimney swifts in various city parks”

Linck questioned if we could add “Bluebird monitors” to the Friends of the Park Program. She stated that Bluebird monitors would be volunteers that would monitor the Bluebird houses throughout the city by cleaning them out, recording activity and reporting it to the state groups. The commitment would be from April to late August.

10) Staff Report

- The Park at Fields of Medina – Scherer updated the Park Commission that the excess dirt is mostly gone from the site. He noted that the parking lot and trail will also be completed this fall. He stated that he is having a hard time getting a concrete contractor this fall, which means the playground equipment might not get installed until spring.

11) Adjourn

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

The meeting was adjourned at 8:05 p.m. Minutes prepared by Jodi Gallup.