

Medina Park Commission Meeting Minutes
August 16, 2017
Medina City Hall
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The Park Commission of Medina, Minnesota met in regular session on August 16, 2017 at 7:00 p.m. at Medina City Hall. Park Commission Chair Steve Lee presided.

1) Call to Order

Commissioners Present: Steve Lee, John Jacob, Michelle Beddor, Lisa Cole, and Jeff Rumsey.

Commissioners Absent: Elizabeth Weir, Lori Meehan, youth member Ella Kingsley, and youth member Lauren Lubenow.

Also Present: Assistant City Administrator Jodi Gallup and City Council member Lorie Cousineau.

2) Additions to the Agenda

A motion was made by Jacob and seconded by Beddor to add to the agenda a discussion on using a Park Plan Architect. Motion passed unanimously.

3) Approval of the Minutes from:

• July 19, 2017 Regular Meeting

A motion was made by Jacob and seconded by Rumsey to approve the minutes from July 19, 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) The Excelsior Group, LLC – PUD Concept Plan Review – 2120 and 2212 Chippewa Road – Park Dedication Review

Gallup provided a brief staff report. She stated that the applicant has requested a PUD concept plan review for a 68-lot residential development on 37 acres. She stated that the property is guided as Low Density Residential (LDR) within the 2021-2025 Staging Period. The staging plan has a point system to allow applicants to jump ahead up to two years by earning certain points for going above and beyond the minimum requirements.

Gallup stated that the updated draft Comprehensive Plan that is currently out for area jurisdictional review identifies the property as LDR, within the 2025-2030 Staging Period.

Gallup stated that the Park Commission reviewed two concept plans of this site back in the summer and fall of 2016, which the Park Commission indicated that they would like to see a future park planned on this site. She stated that the subject site is located north of

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Chippewa Road and west of Mohawk Drive, which is in one of the Park Commission's active park study areas. She showed the Park Commission a map of the surrounding parcels in the active park study area and described each parcel's proposed land use.

Gallup showed a picture of the concept plan, which included a proposed 1.37-acre park and a few trails. She noted that the 68-lots would be a mix of 28 villa lots and 40 R1 lots with a net density of 2.3 units per acre.

Gallup listed the crucial, primary, and secondary factors for the staging plan flexibility; noting that a park was a crucial factor.

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 3.1 acres, 8% of the pre-developed value, potentially \$300,000-\$450,000, or a combination.

Gallup stated that the Park and Trail Plan shows a proposed east-west trail between Mohawk Drive and Willow Drive. She also noted the plan identifies a future neighborhood park in this area to be approximately 4-10 acres in size.

Gallup reiterated that points could be provided within the Staging Plan Flexibility for additional park land and improvements that are above and beyond the minimum requirement of 3.1 acres.

Ben Schmidt, with Excelsior Group, addressed the Park Commission stating that he envisions the proposed park to be a hub that connects the surrounding developments. He stated that their wetland delineation report came back today showing less impact than they originally thought. He said that he would like to see the park bigger and is here tonight to find out what the Park Commission wants. He stated that he wants the City to be proud of this park and realizes the need for a park in this area.

Gallup described the size of three existing neighborhood parks and the features each park possessed:

- Fields of Medina = 10 acres (7 acres active after removing future water tower and pond)
 - Soccer field (1.1 acre)
 - Playground/Basketball Court (0.75 acre)
 - Tennis Court (0.25 acre)
 - Volleyball Court (0.15 acre)
 - Parking Lot (0.45 acre)
- Hunter Lions Park = 4.25 acres active; 2.7 acre passive

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- Baseball field (2.0 acre)
- Playground (0.2 acre)
- Tennis/Basketball Courts (0.26 acre)
- Volleyball Court (0.15 acre)
- Parking lot (0.6 acre)
- Morningside Park = 2.3 acres
 - Baseball field (1.16 acre)
 - Playground (0.35 acre)

Gallup noted that parks tend to be at least two times or more the size of the improvements to allow for space between improvements, trails, utility space, etc.

Lee polled the Park Commissioners asking them what their initial thoughts are for this proposed park area.

Rumsey stated that he thought the proposed park should be similar in size to Hunter Lions Park and should include baseball, basketball, and a playground.

Beddor stated she would like to see baseball or soccer and a playground.

Jacob stated that he would like to see some consideration given on the site selection to make sure the park is being placed on quality land and not in swamp land.

Cole questioned the size of a baseball field and stated that some open space should be reserved for a possible future soccer or baseball field, depending on the needs of the neighborhood.

Cousineau asked if she could add that a gazebo would be nice to create a gathering area. Schmidt confirmed a gazebo was shown in the original concept plan.

Lee stated that there was a consensus of the Park Commission that there should be a park planned in this development. He also stated that the Park Commission would like this park to be a destination point that people will get excited about visiting. He stated that some parking would be needed, which will take up additional acres. He stated that a playground should be built first and leave some open field space to provide flexibility to create a soccer or baseball field in the future. He stated that a pavilion should be in the public space.

Jacob stated that the specific features of the park should be data driven when the time comes to develop the park.

Schmidt thanked the Park Commission for their comments and said that he will make the park better. He stated that he understands that the community would be better off having one bigger more dynamic park in this area instead of more smaller parks to maintain.

7) 2018-2022 Capital Improvement Plan

The Park Commission reviewed the updated draft Capital Improvement Plan for accuracy from the changes that were suggested at the July meeting. Lee suggested removing items that did not have a dollar amount associated with them, noting most of these items had been completed in previous years.

Greg DeVos, Hamel Hawks Assistant Coach, thanked the city for paving the parking lot behind the Paul Fortin Memorial Field. He provided the Park Commission with some history of the Hamel Hawks organization noting that it was established in 1926. He asked the Park Commission if lighting the Paul Fortin Memorial Field was possible?

DeVos stated that the Hamel Hawks play 14 home games per year, but could get more home games if the field had lights. He stated that it was hard to get in a 9-inning game starting at 6 p.m. without lights.

Craig Gallop with Musco Lighting explained the advantage of Musco Lighting and how the LED lights provide a tight control of unwanted spill and glare light and are much more energy efficient than the HID system. He stated that Musco Lighting comes with a 25-year standard maintenance free warranty, which includes Musco monitoring all the lights and bulbs through a command center. Musco will know as soon as maintenance is needed or a light bulb needs to be replaced and will dispatch someone to replace it without any involvement or worry of the city. He provided a cost estimate for lighting the Little League Field and the Paul Fortin Memorial Field to be around \$300,000 with another \$50,000 needed for electrical work. He stated the operating cost is roughly \$8 per hour for HID lights and \$4-\$5 per hour for LED lights. He stated that a City could get about 30 years out of these lights before needing to replace them.

Andy Wahlquist stated that he has been with the Hamel Athletic Club (HAC) since 2007. He also has the privilege of coaching junior high baseball at Benilde-St. Margaret's school. He stated that the school put up Musco Lighting a few years ago, and there has been all positive feedback from the community.

Wahlquist stated that the HAC is in a rapidly growing community, and they have 400 kids that utilize the fields in Hamel Legion Park. He stated that the HAC is part of Little League International District I. They have defined boundaries that cover all of Medina,

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Loretto, and the Wayzata School District. He said that the existing lights that were installed in 1984 no longer meet the league standards. He stated that new lighting would allow them to host tournaments that would bring a huge economic boost to the area. He said that the HAC would get coupons from area businesses and give them to the traveling teams to use while playing the few day tournaments at Medina's fields.

Wahlquist suggested that with proper planning, a soccer field could potentially be placed in the outfield to allow evening soccer games under the same lights.

Mike Mohs, President of the HAC, stated that their association already uses the open field area for multi-use purposes by putting up backstops for t-ball players. He stated that they have over 320 kids that are eight years old or younger.

Mohs brought forward a request to install two bullpen facilities in the quad field area. He stated that they would be used for in-game pitching warm-ups and year-round pitching development for the players. He stated that the HAC will completely finance the installation of these facilities and are not requesting any funds from the City of Medina.

Mohs stated that their baseball program is committed to the development of skills for these kids. He stated that they currently rent an indoor space at Providence to give the kids opportunities to practice throughout the year.

There was a consensus of support from the Park Commission for the bullpen facilities as long as the Public Works Director Steve Scherer was comfortable with the design and location.

A motion was made by Beddor and seconded by Jacob to recommend to the City Council the acceptance of the donation from the Hamel Athletic Club to build two bullpen facilities subject to the input of Public Works Director Steve Scherer on the design and exact location within the quad area. Motion passed unanimously.

Lee asked the Hamel Hawks and the HAC what they reasonably felt they could raise in funds for the ball field lights.

Wahlquist questioned if the payments from the baseball associations could be made in installments over the course of time? He stated they could run annual baseball fundraisers to "light the dark sky".

Gallop with Musco Lighting stated that Musco also offers a lease to purchase program that could be paid over five or ten years.

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The Park Commission discussed what number to plug into the CIP for the ball field lights. The total cost of the project would be roughly \$350,000. The Park Commission would ideally like to see the baseball associations fund raise and receive grant funds for 75% of the cost, with the City paying the remaining 25% out of Park Dedication. To insure enough funds are included in the CIP, the Park Commission recommended putting a plug number of \$250,000 with the idea that some of this money would be paid back to the Park Fund over time.

8) Discussion on Using a Park Plan Architect

Jacob stated that he didn't feel that he or the volunteer Park Commission members were experts on park planning and suggested the use of hiring a Park Plan Architect to design future park plans.

Gallup explained that our City Planner Dusty Finke is a professional planner that has done an extensive amount of research and planning, when helping the Park Commission create the Park and Trail Master Plans. She also explained the past practice and process for designing and building the Park at Fields of Medina. She explained that the City hired a landscape design architect that specializes in park design through WSB that helped the Park Commission design the layout of the Park at Fields of Medina. She stated that the Park Commission established a subcommittee of members that then did extensive research on playground equipment companies and features. The playground companies also have expert design staff that worked with our staff to determine the proper design and features of the playground equipment in the park.

9) Friends of the Park Program

This item was tabled and will be brought back at a future meeting.

10) Staff Report

- Cole mentioned that the label on the garbage can sign at the Park at Fields of Medina is still missing. Gallup said she would follow-up with Public Works.

11) Adjourn

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

The meeting was adjourned at 8:50 p.m.

Minutes prepared by Jodi Gallup