

Maple Grove Parks and Recreation Board

Regular meeting

October 19, 2023

Regular meeting	The regular meeting was called to order by Chair, Bill Lewis at 7:00 p.m.
Board members present	Present in the Chambers were Chair Bill Lewis, Vice Chair John Ferm, Board Members Deb Syhre, Kelly Cunningham (arrived at 7:01 p.m.), Andy Mielke, Krista Kuhnly.
Board members absent	Board Member absent was: Ken Helvey
Also present	Also present in the Chambers were: Council Representative Hanson, Chuck Stifter, Director; Ben Jaszewski, Parks and Planning Superintendent; Aimee Peterson, Assistant Parks and Recreation Director; and Angie Dehn, Community Center Manager.
Approval of agenda	<p>Chair Lewis called for any changes to the agenda. Director Stifter replied the was a new memo for business item 7A.</p> <p>Motion made by Vice Chair Ferm, seconded by Board Member Kuhnly to approve the agenda for the October 19, 2023 meeting as amended.</p> <p>Upon call for the question, on a voice vote, there were six ayes and no nays. Motion carried.</p>
Public comments	No requests were received.
Special business	No items present.
Board member reports	Vice Chair Ferm stated Gleason Fields was a true gem in the community, and these fields have been heavily utilized this summer and fall.
Staff reports	Director's report: Director Stifter stated the City Council met in a closed worksession on Monday in order to discuss the Lifetime Fitness property. He explained phase two of the Community Center project has been put on hold. He noted the

council also held a worksession meeting on Monday where the capital improvement program was reviewed. He indicated the Rice Lake Trail and Weaver Lake Park were discussed. He anticipated the Park Board would be discussing the future plans for the Rice Lake Trail and Weaver Lake Park. He provided further comment on the terms of the partnership agreement with the local hockey association noting this would assist with the phase one arena portion of the Community Center expansion. He shared discussions with the school district and hockey boosters settled on a preferred locker room design. Both agreements will be drawn up with the city attorney for council review. He reported staff would be pursuing a grant through the Hennepin Youth Sports Program in order to support local youth hockey.

Assistant Parks and Recreation Director's report: Aimee Peterson reported Harvestober Fest was held at Central Park a couple weeks ago. She stated the turnout was good again this year. She noted Experience Maple Grove assisted with funding enhancements for this event.

Ms. Peterson discussed the senior mystery trip that was planned by staff.

Ms. Peterson stated the Water Lantern Festival would be held at Town Green on Saturday, October 21 at 6:30 p.m. She noted 3,000 tickets had been sold for the event.

Ms. Peterson reported the Trunk or Treat event would be held at the Community Center on Saturday, October 28.

Parks and Planning Superintendent's report: Ben Jaszewski explained the new Sports Dome installation would begin on Sunday, October 22.

Mr. Jaszewski stated this year's final playground installation was underway at Fish Lake Woods.

Mr. Jaszewski reported Gleason Fields was completed, and only a few punch list items remain.

Mr. Jaszewski provided the Board with an update on the progress that has been made on Lakeview Knolls Park.

Mr. Jaszewski updated the Board on Park Service Area 18 and the current development in the Tri-Care Area. Mr. Jaszewski stated that development in this area has moved more quickly than originally anticipated. The 2018 Park System Plan calls for a playlot if residential growth in this portion of PSA 18 meets defined criteria. Staff has been tracking the residential growth and is recommending the Board consider pursuing additional land for a future playlot. Staff would continue working toward finding a suitable location for added park amenities.

Board Member Mielke thanked staff for all of their efforts on Gleason Fields.

Chair Lewis thanked staff for the update on the Park Service Area 18. He stated he was pleased to learn the surrounding developments have included recreation amenities within their private projects.

Councilmember Hanson agreed it would benefit the future residents to have public park amenities within these developments noting this area of Maple Grove would be quite dense.

Board Member Cunningham supported a boardwalk that engaged the large wetland. She anticipated the residents living in this area of Maple Grove would appreciate the connection to nature.

Board Member Syhre agreed a boardwalk would greatly benefit these residents.

Chair Lewis suggested staff consider how to provide access from Park Service Area 18 to Park Service Area 6S through the TH610 runoff area.

Board Member Mielke commented on how TH610 would impact the future park location for Park Service Area 18. He agreed Location D was not feasible, and recommended Locations A and B be developed privately and park dedication

fees be collected. He supported Location C being public green space. He indicated he liked the boardwalk idea, but understood those could be pricey.

Vice Chair Ferm asked how many people would be served by Park Service Area 18. Mr. Jaszewski estimated there would be 7,000 to 8,000 residents would be using the full Park Service Area 18, including the TriCare area residents which are estimated at 2,000 to 3,000.

Vice Chair Ferm feared the city was underserving the population in this area of the city. Mr. Jaszewski reported the residents in this area of Maple Grove would be serviced by the private amenities within the proposed developments. He commented on how Location A, which was just over 2 acres, could be purchased in order to provided additional amenities.

Board Member Syhre asked what amenities were available at the Hidden Meadows Conservancy. Mr. Stifter commented on the trails that were available in this area, noting these trails assisted residents in getting across CR30. He indicated there was a nice opportunity for a loop trail through the identified conservancy area shown in the park system plan.

Board Member Cunningham suggested a boardwalk overlook with a gazebo be created.

Chair Lewis encouraged staff to report back to the board on options for this area, including private partnerships on what can be done for Park Service Area 18.

Community Center Manager's report: Angie Dehn stated the membership sale would be held from November 1 through November 7. She explained memberships can be purchased online or in person and residents who purchase a membership between November 1 and November 7 will receive 10% off the regular price.

Ms. Dehn reported the Learn to Skate USA Seminar was held on Saturday, September 30.

Ms. Dehn explained OMGHA held a Try Hockey for Free – Girls Only event on Saturday, October 7.

Ms. Dehn reviewed the upcoming events with the board which included a Hmong Craft Show on October 21, the Maple Grove Lions Waffle Breakfast on October 22, the North Central College Healthy Association Annual Meeting and Conference on October 25, a Halloween Craft Show on October 28, a Womens Hall of Fame Game with Mankato vs. St. Thomas would be held on November 7, and a Holiday Craft Show on November 11.

Council Liaison’s report: Council Member Hanson stated she had nothing to report this evening.

CONSENT BUSINESS

Consent business

Motion made by Board Member Mielke, seconded by Board Member Syhre to approve the Consent Items as presented.

- A. Minutes – September 21, 2023 regular meeting**
- B. Minutes – September 21, 2023 special meeting – park tour**
- C. Minutes – October 5, 2023 special meeting**
- D. Approve claims**
- E. Accept donation – Maple Grove Community Organization – Resolution No. 23-161 PB**
- F. Grant application – sports equipment – Resolution No. 23-164 PB**

Upon call for the question, on a voice vote, there were six ayes and no nays. Motion carried.

OLD BUSINESS

**Old business, item A
PSA 9 – Village Park
modified schematic plan
review**

Ben Jaszewski, Parks and Planning Superintendent stated in spring 2023, the developer successfully completed the final grading and retaining wall construction at the park location. Coordination efforts between staff and the developer began in 2021 and were ongoing as negotiations and construction of the retaining wall and subsequent materials extended the project timeline. Since then, staff and consultants have been working

to ensure the practical realization of the park schematic plan and approved amenities.

Mr. Jaszewski explained as schematic design proceeded, staff has become more aware of the proximity of the planned pickleball courts to the apartment building. To provide a reference point, the center of the pickleball courts is situated approximately 65 feet in a direct line from the market rate apartment building. Staff is concerned pickleball activity at this location may conflict with privacy expectations of the residential property owner. Furthermore, the 55+ Risor complex, located directly southeast of Village Park, has constructed a private pickleball court and an outdoor seating area within the confines of the apartment complex. Staff asks the board to consider this new information when reviewing the proposed concepts. For review are the approved schematic plan and a recommended modified plan. The budget estimates are included in the plans for both concepts and are in line with the original budget estimate of \$858,320.

Mr. Jaszewski provided further comment on Attachment C and Attachment D. Staff recommended that the board approve the modification to the schematic plan express in Attachment D, and direct staff to begin the construction documents phase. Staff would work with the designated board member committee to finalize the play equipment and present a recommendation at a future board meeting.

Vice Chair Ferm stated he liked the new design for this park. He understood this park may not be the best option for pickleball and noted he supported the addition of the bags and bocce ball area.

Vice Chair Ferm requested further information on where the conservancy land was located. Mr. Jaszewski reviewed the location of this property, noting the freeway split the conservancy land to the east and west.

Board Member Cunningham explained she loved the plans staff designed for Village Park. She questioned if the city would allow for the renting of this park. Mr. Jaszewski indicated this was not typical, but staff could look into this.

Chair Lewis discussed how this park could almost become a private park space for the two surrounding apartment buildings. He recommended effective signage be put in place and that this park be properly advertised to the public.

Motion made by Vice Chair Ferm, seconded by Board Member Cunningham to approve the modified schematic plan and to direct staff to proceed with construction document preparation.

Upon call for the question, on a voice vote, there were six ayes and no nays. Motion carried.

NEW BUSINESS

**New business, item A
Subdivision – Maple Grove
Industrial Center Addition**

Ben Jaszewski, Parks and Planning Superintendent stated the Maple Grove Industrial Center Addition is a developed but unplatted 18.91-acre site formerly occupied by Caterpillar. Two lots will be formed in this subdivision and continue to be occupied for industrial use. Per ordinance, park dedication fees are due at the time of subdivision. Park dedication fees were not previously required when the unplatted lot was developed since there was no subdivision. The applicant has been advised by staff that a subdivision is not required to occupy and operate the existing building. If the applicant intends to subdivide the property, the park dedication obligation is required per ordinance. The park dedication fees for Maple Grove Industrial Center are calculated using the 2023 industrial rate of \$6,500 per acres. Fees will apply as follows:

Lot 1, Block 1.....(13.74 acres x \$6,500) = \$89,310
Lot 2, Block 1.....(5.17 acres x \$6,500) = \$33,605
Total Park Dedication.....\$122,915

Mr. Jaszewski reported the Maple Grove Industrial Center Addition is located within PSA 14. Residents of this PSA are

served by Scott/Jonquil Meadows Park and Maple Lakes Park. Staff recommends the Park Board approve the Maple Grove Industrial Center Addition plat and accept the cash dedication. The applicant has requested an opportunity to address the Park Board regarding their park dedication obligation.

Robert Binder, Landscape Architect with Civil Site Group, explained Artis Reit owns this property, along with industrial and commercial sites all over North America. He explained Artis Reit has concerns with the proposed park dedication fee given the fact this was simply a lot split. He asked if there was any leeway or way to reduce the proposed park dedication fee.

Chair Lewis asked if the City Council or staff has any input on this. Director Stifter stated the proposed fee was standard for any subdivided property. He explained this type of situation does not come by very often. He indicated fees do not apply on unplatted properties. However, when parcels are platted or subdivided, park dedication fees are triggered. He reported a provision was included in code that would allow the Park Board to waive fees. He indicated the Park Board does not have a history of waiving fees. He cautioned the Park Board from proceeding in this manner, because this could set a precedent. He explained the Park Board could consider a reduction or payment plan, but noted this would require the city attorney to become involved.

Chair Lewis asked if the City Council would be reviewing this item next. Director Stifter reported this was the case, noting the Park Board would be making a recommendation on the park dedication fees, as is the standard process.

Motion by Vice Chair Ferm, seconded by Board Member Mielke to approve the final park dedication requirements on the Maple Grove Industrial Center Addition plat pursuant to Maple Grove Subdivision Ordinance, Chapter 30:18, Provision of Land for Public Use:

- **Applicant shall fulfill the park dedication requirements on the plat with a cash dedication based upon industrial rate in effect at the time the plat is released by the city for recording.**

- **Applicant may pay the fee at any time after the final plat has been approved by the City Council, but it must be paid before the plat is released for filing with the county. The final cash dedication is based on the rate at the time the dedication is paid. Rates are reviewed annually by the City Council at their first meeting in February. This may affect the final cash dedication requirements.**

Upon call for the question, on a voice vote, there were six ayes and no nays. Motion carried.

Adjournment

Motion made by Board Member Mielke, seconded by Board Member Syhre to adjourn.

Upon call for the question, on a voice vote, there were six ayes and no nays. Motion carried.

The meeting adjourned at 8:19 p.m.

Respectfully submitted,
Chuck Stifter, Director
Parks and Recreation Board
City of Maple Grove