

PARK AND RECREATION COMMISSION

CITY OF RAMSEY

ANOKA COUNTY

STATE OF MINNESOTA

The Ramsey Park and Recreation Commission conducted a regular meeting on May 11, 2017 at MnDOT Wayside Rest – 9220 Highway 10 NW.

Commission Members Present: Acting Chair Brandon Sis

Commissioner Russell Bayer

Commissioner Andrew Fyten

Commissioner Jennifer Leistico

Commissioner Charles Tchuinkwa (arrived at 6:40 p.m.)

Commissioner Jon Trappen

Commission Members Absent: Chair Shane Bennett

Also Present: Parks & Assistant Public Works Superintendent Mark Riverblood  
Steve Bona, Capstone Homes

1. CALL TO ORDER

Acting Chair Sis called the Park and Recreation Commission meeting to order at 6:32 p.m.

2. CITIZEN INPUT

Mr. Nathan Barton, \_\_\_\_\_, stated he came to the meeting regarding the landfill on Alpine. He asked about the feasibility of turning it into a park. He has seen a similar park in Virginia Beach. He was directed by Mr. Riverblood to attend the meeting. He looked at a report from the MPCA which rates all

similar facilities with risk scores. There are 112 landfills on the most recent list. The overall risk score of this area is low compared to others.

Mr. Riverblood noted in the early years when the area was capped a sliding or ski hill was considered. At that time, the MPCA took over management of the area. There was significant ground water contamination, there is three feet of sand above the membrane, and gases continue to be emitted from the site. MPCA is very concerned about liability and possibly too concerned about liability. It is worth pursuing for recreational or passive usage. The site has been settling and it may be 50-100 years before the MPCA puts the site back for public use. He suggested Mr. Barton research and Mr. Barton agreed.

### 3. APPROVE AGENDA

Motion by Commissioner Fyten, seconded by Commissioner Trappen, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Trappen, Bayer, and Leistico. Voting No: None. Absent: Chair Bennett and Commissioner Tchuinkwa.

Commissioner Tchuinkwa arrived at the meeting at 6:40 p.m.

### 4. APPROVE MINUTES

#### 4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Trappen, seconded by Commissioner Bayer, to approve the following Park and Recreation Commission Regular Meeting Minutes:

- 1) Park and Recreation Commission Regular Meeting Minutes dated April 13, 2017.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Trappen, Bayer, Fyten, Leistico and Tchuinkwa. Voting No: None. Absent: Chair Bennett.

## 5. COMMISSION BUSINESS

### 5.01 Park Dedication Recommendation for Riverstone – Capstone’s Proposed Subdivision

Mr. Riverblood reviewed staff continues to support Park Dedication for the trail corridor which shall become a part of the future Lake Itasca Greenway between the Lake Itasca Community Park and The COR. The calculations are shown in this table provided by Capstone (the numbers have not been verified as yet). The first item, \*Land shall not be identified as a cash amount for this 14’ foot trail easement. If Capstone wishes Park Dedication credit, the acreage shall be credited, and the associated cash balance will be adjusted by the percentage of land the trail easement fulfils.

The options provided are:

1. Outlot C – Not Credit Eligible – Matches Existing Parks and Trail Plan and Park Development Policy – Staff can continue to support this alternative, as it is believed that Capstone will develop the mini-park as proposed without Park Dedication credit, thus serving their development, and accordingly not impact the City’s General Fund budget operational cost for park maintenance. However, if the mini-park is owned by the homeowner’s association, the public may be excluded. There can be a tangible benefit to a “recreational node” alongside the future Lake Itasca Greenway.
  - a. \$0 credit
  - b. O & M impacts begin 2+ years (for lake Itasca park)
  - c. Lake Itasca Park (development initiated in 1-5 years)
    - a. Parking lot (and potential one-leg of round-a-bout)
    - b. Canoe/Kayak kiosk
    - c. Pier with seating at lake (existing CIP project)
    - d. Playground Equipment
    - e. Pavilion
    - f. Athletic Fields (future)
    - g. Other
  - d. Splash Pad and Park Improvements in The COR (development 2-5 years)
  - e. Lake Itasca Greenway Improvements – east of Puma Street (2-5 years)

Option 2 – Outlot C or Park C – Primarily Credit Eligible – May 11, 2017 Staff Recommendation provided the mini-park development “unique” (nature-based play) and ancillary to greenway trail (either contiguous, or effective and safe pedestrian crossing of adjoining street). No land credit for the mini-park area is calculated under this scenario, as the developer is requesting the mini-park and deviation from the Park Plan and Park Development Policy. The land dedication for the mini-park (approximately one acre) is thoroughly consistent with the requirements of Planned Unit Development (PUD), which is the land use mechanism under which Riverstone is to be developed.

- a. Max Credit - \$275,300 (if other improvements are desired by the development e.g. monument/sign, these shall be at the developer’s expense).

The Development Agreement (DA) shall specify that the park shall be developed as a Stage I improvement and be substantially complete by August 1, 2018. Additionally, all improvements and specifications shall be pre-approved by the City, with the Developer bearing all costs of bidding, administration, permitting (if any) as well as construction administration. The park construction agreement (DA) will be a reimbursable project, with the developer paying all cash Park Dedication owed, with the City issuing associated payment for each improvement as they are completed and accepted – for a total not-to-exceed amount of \$275,300,

- b. O & M impacts: Development Agreement specifies homeowner’s association provides all mowing services, fertilization and fall or spring leaf pick-up. City forces provide all other maintenance.
- c. Lake Itasca Park (development initiated in 3-10 years)
  - i. Parking lot (and potential one-leg of round-a-bout)
  - ii. Canoe/Kayak kiosk
  - iii. Pier with seating at lake (existing CIP project)

Staff is requesting a recommendation from the Commission either this evening or on June 9, 2017. The Community Park should provide the neighborhood park functions as well as the community park functions. Staff is recommending Option 2. Mr. Riverblood reviewed the breakdown of the \$275,300 not-to-exceed Park Dedication credit amount. The differences between the original proposal and Option 2 were reviewed. The lots would be 65 feet wide rather than 80 feet wide.

Mr. Steve Bona reviewed the drawing and provided background information on Capstone Homes. The planning process began many months ago. They are trying to get final plat approval in June-July timeframe and start construction in July. The park would be part of Phase I of the project. The property is zoned R-2 which is meant for the smaller lots. A consultant was used to help plan the development as far as lot sizes, home sizes, pricing, etc. There will be a homeowner's association. These are not standard single family lots. There will be three different project types. Some of the lots are 50 feet wide. Mr. Bona feels there is a need for a park close to the homes. When completed there will be 300 units. The neighborhood was designed with the park in mind. The original proposal made to the City included three greenspace areas/parks. One greenspace was removed from the proposal on the south side of the property. The park will cost \$483,000 to build and the developer was requesting park credit for \$300,000. The developer will provide the improvements to the park area. The pad will cost \$146,000. The credit for the trail was \$182,000. \$867,000 in total improvement costs and the developer is requesting \$483,000 in park credits.

Acting Chair Sis asked what benefit it is for the City to be involved.

Mr. Bona stated the trail cannot be constructed without the credits for park dedication from the City. The developer is paying over \$1M to bring in the infrastructure into the property.

Mr. Riverblood asked Mr. Bona to say what the benefit of the private open space/park is to the City. There is no relationship between bringing in sewer and water to the park dedication.

Mr. Bona stated the park cannot be constructed without the street. Residents from outside the neighborhood will be using the park especially when the trail is completed and Lake Itasca is in place.

Acting Chair Sis stated he thought the trail to Lake Itasca would be more of a direct than what was in the original plan.

Mr. Riverblood stated with the development the trail is somewhat out of line. This was a concession made. Mr. Riverblood disagrees when the developer says there cannot be a park without a street or utilities.

Commissioner Trappen is concerned with the HOA.

Mr. Bona stated the park would be City property and maintained by the HOA.

Commissioner Trappen does not believe people outside the community will go into the park if they do not live in the area.

Mr. Bona stated the park is one acre and to maintain it is not substantial and will be maintained by the HOA.

Acting Chair Sis stated he would be in favor of Option 1 and the City take the park dedication and use it for larger parks.

Mr. Bona stated the park cannot be built if no credits are received.

Mr. Riverblood pointed out there was one precedent prior and no development this size has ever been in Ramsey. The Norfolk PUD has many green space areas and a developed park and maintains it.

Commissioner Leistico stated a compromise would be to have the park along the edge and this plan does not show a direct path to the park. It is a meandering path and not an inviting thoroughfare and no access for wildlife.

Mr. Riverblood stated City Staff supports either Option. Another sketch plan was received for 151 units near Lake Itasca.

Commissioner Trappen believes there is some middle ground.

Mr. Riverblood explained Option 1 and noted that option is not credit eligible. This matches existing Parks and Trail Plan and Park Development Policy. Option 2 would allow for a \$275,300 park dedication credit.

Mr. Bona stated one caveat would be the "nature based" playground. They do not know the cost for a nature based playground. Mr. Riverblood clarified Option 2 includes the items listed with no caveat.

Commissioner Trappen asked if the plan is set in stone.

Mr. Bona said it is for the most part but if agreement cannot be met the park will be removed and a single-family lot being in its place.

Commissioner Trappen asked if the ponds could be relocated and the path be relocated which would make more sense. He believes the children need a place to play.

Acting Chair Sis suggested an Option 3 where the developer would come back with a revised proposal creating more of a corridor passageway.

Mr. Bona asked how wide the trail needs to be and Acting Chair Sis stated a more direct route would appear wider.

Mr. Riverblood stated 35 feet would be appropriate for this location.

Mr. Bona stated there is a lot of information on the small piece of paper containing the drawing.

Commissioner Trappen would like to see a plan more realistic as to what was seen originally.

Mr. Bona stated the pond can be reviewed. The pond will be quite deep because material will need to be removed to fill in the property. The wetlands will not be affected. Mr. Bona stated if the pond was made smaller material would need to be brought onto the site and that is expensive. If basements are to be on the homes the site needs to be raised.

Commissioner Tchuinkwa asked what is wrong with Option 1.

Mr. Bona stated the developer can't give park dedication funds AND build a park on the site.

Acting Chair Sis asked if the park could be just greenspace.

Mr. Bona stated the park is equivalent to 4 home lots. The owner of the company will build 4 homes if there is not the park.

Commissioner Trappen stated if the plan could be altered he would be supportive.

Mr. Riverblood stated a special meeting could be held to review or June 9 regular meeting. Preliminary Plat approval is scheduled for June 13 with the City Council.

Acting Chair Sis stated if an Option 3 is not acceptable he would be in favor of Option 1. The consensus of the commission. When Mr. Riverblood receives Option 3 it will be sent out to the Commission and a special meeting could be scheduled.

Motion by Commissioner Fyten, seconded by Commissioner Trappen, to table consideration to look at an Option 3 including a modified route of the trail as well as the pond features to locate the trail to be more inviting to those outside the immediate area and providing park dedication credits.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Trappen, Bayer, Lestico, and Tchuinkwa. Voting No: None. Absent: Chair Bennett.

Mr. Bona noted this is to be an affordable development for the residents and the City's help is needed to make this happen.

#### 5.02: Review Goals and Strategies within Ramsey's Chapter 10 of the Comprehensive Plan

Parks & Assistant Public Works Superintendent Riverblood reviewed the purpose of this case is to review the Goals and Strategies within the City's existing Comprehensive Plan, relating to parks, trails and open space. The review will be helpful in the context of the update to the Comprehensive Plan (underway now) and also as the Park and Recreation Commission begins the Master Park Plan endeavor.

Mr. Riverblood provided a status report on each of the Goals and Strategies and asked the Commission to identify which Goals and Strategies remain germane for the Comp Plan update and other Goals and Strategies as may be envisioned.

Mr. Riverblood suggested this be tabled to the June meeting when Chair Bennett will be present

Motion by Commissioner Lestico, seconded by Commissioner Fyten, to table review of goals and strategies within Ramsey's Chapter 10 of the Comprehensive Plan until the June Commission Meeting.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Lestico, Fyten, Bayer, Tchuinkwa and Trappen. Voting No: None. Absent: Chair Bennett.

## 6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Riverblood provided updates on the following:

Update on the Comprehensive Plan – Mr. Riverblood stated there was a Steering Committee meeting on Monday to summarize what was heard from the community. More has been heard on trails and trail connections and pedestrian safety. The Committee will be present at the July 13 concert to further interact with the residents.

Update on Master Parks Plan – Mr. Riverblood stated work is beginning on the master parks plan. The Athletic Association will be involved for their input.

Rec Programming Report – Programs are continuing to be planned. There were 90 attendees at Movie Night. Commissioner Bayer stated he heard people were interested in more Movie Night events.

Inspect the Mississippi River Trail (following discussion and adjournment)

## 7. ADJOURNMENT

Motion by Commissioner Fyten, seconded by Commissioner Bauer, to adjourn the meeting.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Bayer, Lestico, Tchuinkwa and Trappen. Voting No: None. Absent: Chair Bennett.

The Park and Recreation Commission meeting adjourned at 7:45 p.m.

Respectfully submitted,

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Mark Riverblood

Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe

TimeSaver off Site Secretarial, Inc.

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