

MAPLE GROVE  
PARKS AND RECREATION BOARD  
REGULAR MEETING  
FEBRUARY 17, 2022

Government Center  
7:00 p.m.

- 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, Board Members Ken Helvey, Deb Syhre, and Andy Mielke.
- Board Members Absent** Board Members absent were: Vice Chair John Ferm, Kelly Cunningham and Debbie Coss.
- Also Present** Also present in the Chambers were: Council Representative Leith, Chuck Stifter, Director; Ben Jaszewski, Parks and Planning Superintendent; and Aimee Peterson, Superintendent of Recreation.
- Approval of Agenda** Chair Lewis called for any changes to the agenda. Director Stifter replied there are none.
- Motion made by Board Member Helvey, seconded by Board Member Mielke to approve the agenda for the February 17, 2022 meeting as presented.**
- Upon call for the question, on a voice vote, there were four ayes and no nays. Motion carried.
- Public Comment** No requests were received.
- Special Business  
Oath of Office for  
Park Board Member  
Syhre** Council Member Leith administered the Oath of Office to Park Board Member Deb Syhre. A round of applause was offered by all in attendance.
- Board Member Syhre stated it was an honor to be able to continue to serve on the Park Board.

## **Miscellaneous Board Member Reports**

Board Member Syhre commented she was excited to see the City would be reusing the wood from the barn that would be torn down.

Chair Lewis stated he was pleased to see all the great press the City was receiving from Crokicurl.

Board Member Helvey stated Wonders of Winter was a great event again this year. He thanked staff for all of their work on this event.

## **Miscellaneous Staff Reports**

**Director's Report:** Director Stifter stated last Saturday the department heads met with the Council at the biannual strategic planning session. He noted the main topics that led the discussion were capital improvement plans, multi-family housing/rental units in the community, staffing recruitment and retention measures, flexible work schedules for staff members, and wage adjustments for seasonal staff members.

Director Stifter reported a joint worksession between the City Council, Planning Commission and Park Board was being planned for Monday, March 21 at 6:00 p.m. He noted the Territorial Road master planning will be discussed.

**Superintendent of Parks and Planning's Report:** Ben Jaszewski updated the Board on current projects. He stated February was typically the month where the Board approved the 2022 sealcoating and park paving projects. He noted this year staff was working with engineering staff to repave trails in and around the Maple Grove Middle School because they were in really rough shape. He indicated this project would be combined with a road improvement project occurring in the same general area. He stated this project would be a mill and repave, which would increase the cost. He anticipated he would have cost estimates for the Board to review in March.

Mr. Jaszewski explained Crokicurl has been a tremendous success in the City. He thanked his staff members for their great work on this amenity and for having it in place in time for the festival.

**Superintendent of Recreation's Report:** Aimee Peterson stated Black History Month has been celebrated in February. She commented on the teen youth art and literacy contest

winners that was held by the Parks Department and noted this work would be showcased on the City's Facebook pages.

Ms. Peterson provided highlights from the Wonders of Winter event stated there were lots of kites flying, horse drawn wagons, snowshoeing, and Croki curl. She thanked WCCO for covering this event.

Ms. Peterson noted the spring Parks and Recreation guide was sent out recently. She indicated this was a 20 page guide with offerings from the Park and Recreation Department. She encouraged the public to review this publication along with the City's website for valuable information.

**Council Liaison's Report:** Council Member Leith discussed the strategic planning session the Council held this past Saturday. He stated he appreciated all of the reports that were received and commented on the matters the City would be focusing on for the next two years which included rental housing in the City.

Council Member Leith explained the Council approved a concept plan for Floor and Décor at the AMC Theatre. He noted the surrounding pads would require reconsideration by the Council prior to moving forward.

Council Member Leith stated the Cub Liquor Store held their grand opening last Wednesday. He thanked Cub for their generous donation to the City which would be used to fund the fireworks display next summer.

Council Member Leith reported Planet Fitness would be holding a ground breaking ceremony on Saturday, February 19.

Council Member Leith stated on Friday, March 4 the Maple Grove Lions Club would be holding the 4<sup>th</sup> Annual Beer and Wine Tasting event at the Community Center in the banquet room. He indicated tickets were on sale now through Event night.

CONSENT BUSINESS

**Consent Business**

Chair Lewis requested further comment from staff regarding Item C. Ms. Peterson stated back in 2016, the City expanded the arboretum and the Angel of Hope Plaza with help from Friends of the Angel. She reported Sue Dreg with Friends of the Angel was in attendance to present the Board with another check.

Sue Dreg, Friends of the Angel representative, stated she was very proud that her organization was able to present the City with another check for the Angel of Hope Plaza. She explained she was part of a unique organization that had tremendous support from the community. She indicated the Walk to Remember would be held on Saturday, May 6 this year. She then presented the Park Board with a check for \$10,000 and thanked the City for providing a lovely place for grieving people to visit, reflect and to remember they are not alone in this world.

Chair Lewis thanked Ms. Dreg and the Friends of the Angel organization for their tremendous generosity. He agreed the Angel of Hope Plaza was a special place in the community.

Chair Lewis requested further comment regarding Item E. Director Stifter reported Angie Dean had been appointed the new Community Center Manager. He discussed Ms. Dean's work history and explained she was coming to Maple Grove from the City of Plymouth.

Angie Dean, Community Center Manager, stated she looked forward to working with the Park Board and was excited to work on the renovation of the Community Center.

Chair Lewis noted Ms. Dean served as the Chair of the Otsego Parks Commission. Ms. Dean indicated she has served as the Chair of the Otsego Parks Commission for the past nine years.

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

- A. Minutes – January 20, 2022 Regular Meeting**
- B. Approve Claims**
- C. Accept Donation – Friends of the Angel – Resolution 22-048**

**D. Portable Toilet – 2022 Contract Award**  
**E. Appointment of Community Center Manager**

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

OLD BUSINESS

**Old Business, Item A**  
**Gleason Fields**  
**Athletic Complex Bid**  
**Award – Resolution**  
**22-050 PB**

Director Stifter stated staff has been working with Stantec and RJM Construction to design and estimate the Gleason Fields Athletic Complex. Bids encompass all the construction items for the project. The project is using a modified version of the Construction Manager at Risk method, in which RJM will deliver the project for a guaranteed maximum price set at the time the Park Board enters into a contract with RJM. The guaranteed maximum price includes construction contingency and contractor allowances to cover unforeseen costs that may arise. Bids were received on February 10, 2022 for the Gleason Fields Athletic Complex. There was great interest in the project with a total of 50 bids received for 15 bid categories solicited and a total of 50 quote received for 20 quote categories solicited. RJM Construction completed a review of the bid and quotes and are recommending contract awards for the companies detailed in Table A. The awards as detailed are based on the current estimated project value of \$14,902,035. The total amount of the bids is consistent with the budget established by RJM for the project. Staff provided further detail regarding the bids, bid alternatives, and bid pricing. Staff recommended approval of the contract awards as recommended by RJM Construction and rejecting the bid associated with bid category 11B as recommended by RJM Construction.

Chair Lewis discussed the expense for the shade structures. He noted \$500,000 has been allocated to the cost and this was not on top of the total project cost. Director Stifter reported this was the case. He explained the shade structures, steel mill work, and scoreboards have a total value of \$945,600 within the project estimate and were being requested to get new pricing but was included in the \$14.9 million bid.

**Motion made by Board Member Helvey, seconded by Board Member Mielke to adopt Resolution No. 22-050 PB rejecting (11B Scoreboards), accepting and awarding contracts and**

**purchases associated with the construction of the Gleason Fields Athletic Complex project.**

Board Member Mielke thanked staff for all of their work on this project. He questioned if this project was still on schedule. Ben Jaszewski, Superintendent of Parks and Planning, explained construction was slated to begin this spring with field opening in the spring of 2023.

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

**Motion made by Board Member Mielke, seconded by Board Member Syhre to approve the Assignment of Contract with RJM Construction and authorize the Parks and Recreation Board Chairman and Parks and Recreation Director to execute the document contingent on final review by the City Attorney and Parks and Recreation Director.**

Board Member Helvey thanked staff for all of their efforts on this project and stated this would be an incredible facility for the community once it was completed. He noted this park was in his neighborhood and he appreciated all of staff's patience throughout this process.

Board Member Syhre thanked Board Member Helvey for all of his comments regarding this project.

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

**Old Business, Item B  
Pickleball Feasibility  
Study**

Ben Jaszewski, Parks and Planning Superintendent, stated at their February 2019 meeting the Board approved a feasibility study for a future pickleball complex. During that process staff and consultant team (HKGi) reviewed existing park locations throughout the park system. The 2019 Pickleball Feasibility Study included review of possible sites for the complex and develop evaluation criteria, conducting site analysis and concept planning of possible sites, gathering stakeholder input (user groups), and defining a preferred site.

Mr. Jaszewski explained after reviewing the system plan and park inventory, staff and the consultant team identified six existing park locations within Maple Grove that fits general

criteria; onsite parking, restroom facilities, and existing open space. Those six park sites were then evaluated in detail to determine the best possible fit. The six park sites were given a base score to find the best location for a 12 to 18 pickleball court complex.

Mr. Jaszewski reported Lakeview Knolls Park stood out as the preferred site based on this study. Lakeview Knolls Park has existing restroom facilities, easy access off of County Road 30, parking in close proximity, and open space near or around existing pickleball courts. The consultant team estimates that building an additional 12 to 18 pickleball courts at Lakeview Knolls Park would be in the \$1.0 to \$2.0 million range dependent on the Park Board's direction and potential need for additional restroom facilities or parking based on the concept plan developed over the next few months. At their December 2021 meeting the Board approved the 2022 Park Development Program Budget which included \$1.5 million for the design and development of a pickleball complex. Additional funding may be allocated as the concept plan is developed and would come from the Park Development Program. Staff is recommending the Park Board approve the Pickleball Feasibility Report and direct staff to move forward with Community Engagement and Concept Design at the preferred location Lakeview Knolls Park. Funding for this project comes from the Park Development Program.

**Motion made by Board Member Syhre, seconded by Board Member Helvey to approve the feasibility report from HKGI and to direct staff to move forward with Community Engagement and Concept Design.**

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

#### NEW BUSINESS

### **New Business, Item A Edison Apartments**

Ben Jaszewski, Parks and Planning Superintendent, stated this PUD is 16.6 acres and consists of two apartment buildings for a total of 248 units and is located just west of Interstate 94 off of Garland Ln N near County Road 30 and Menards. Edison Apartments is located within the city's Park Service Area 18. Residents of this subdivision are served by Hidden Meadows Park and various trail connections. The 2018 Parks System Plan

identifies a future playlot and neighborhood park in this area. Approximately 872 units with an estimated population of 1,500 is projected in this area. The system plan calls for a playlot directly to the north of this subdivision and a neighborhood park along Rush Creek to the west. Current proposals for this subdivision and adjacent apartment and townhome complexes have been shown to include private amenities including pools, dog parks, and play areas to serve residents. The location of the playlot will be dependent on those private amenities and resident access to nearby existing and planned neighborhood parks. The Park Dedication obligation for the proposed subdivision would be a cash dedication. The proposed fees for this development would be \$840,472.

Mr. Jaszewski explained connections to local and regional trail networks are planned just to the west and roadside paths connecting with neighborhoods to the north, south, and west as development continues. Staff will continue to work with City engineering staff to develop safe pedestrian crossings of the 610-runoff roadway and provide neighborhood access to the planned neighborhood park to the northwest. Staff recommends the Park Board approve the park dedication requirements related to the Edison Apartments Addition and accept the cash dedication.

**Motion by Board Member Helvey, seconded by Board Member Mielke to approve the preliminary and final park dedication requirements on the Edison Apartments Addition plat pursuant to Maple Grove Subdivision Ordinance, Chapter 30:18, Provision of Land for Public Use:**

- **Applicant shall fulfil the park dedication requirements on the plat with a cash dedication based upon the residential 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 four ayes and no nays. Motion carried.

## **Adjournment**

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

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

The meeting adjourned at 7:53 p.m.

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