

Maple Grove City Council Work Session Meeting Minutes

March 15, 2021

Call to Order

Pursuant to call and notice thereof, a City Council Work Session was held at 6:30 p.m. on Monday, March 15, 2021 at the Maple Grove Government Center/Public Safety Facility, Hennepin County, Minnesota and online via WebEx. Present was, Councilmembers Phil Leith and Kristy Barnett and attending remotely was Mayor Steffenson and Councilmembers Karen Jaeger and Judy Hanson.

Present also were Park Board Chair Bill Lewis, Park Board Vice Chair John Ferm; Board Members Andy Mielke, Parks and Recreation Director Chuck Stifter, Planning Manager Peter Vickerman, and HGA Design Principal Victor Pechaty. Attending remotely was Board Members Deb Syhre, Debbie Coss and Kelly Cunningham, City Administrator Heidi Nelson, Public Works Director/City Engineer Ken Ashfeld, Finance Director Greg Sticha, Community and Economic Director Joe Hogeboom, Assistant City Engineer Jupe Hale, HGA Design Coordinator Megan Gahlman, Parks and Planning Superintendent Ben Jaszewski, Superintendent of Recreation Aimee Peterson and Community Center Manager Lisa Jost.

Mayor Steffenson called the meeting to order at 6:30 p.m.

Community Center and Campus Master Planning – Pre-Design Building Program Confirmation and Cost Review

Parks and Recreation Director Chuck Stifter reviewed the purpose of the work session is to refresh the Council and Board on where the Community Center planning work was left off a year ago before it was put on pause in response to the pandemic. He added that due to the regional significance of the Community Center, staff proposed seeking State support through a bonding bill, a local option sales tax and use of a portion of the current lodging tax for capital costs. He introduced the project consultant Victor Pechaty, Design Principal at HGA Architects.

Mr.Pechaty shared three general pieces of information; a review of the building space program, site diagrams showing how some of the needed programs may find their way onto the site either through remodel of the existing building, demolishing portions and reconstructing, or additions and finally cost estimates.

Mr. Pechaty noted that the maximum build-out reflects the possibility of acquiring the LifeTime space, versus going ahead without LifeTime space and then phasing in the fitness components at a later time.

Mr. Pechaty detailed the different spaces, what the square footage outcome could result in and the additional parking implications which include up to two parking ramps, as well as, displayed the site diagrams with the different program possibilities depicted.

Mr Pechaty reviewed the preliminary cost modeling with options. He added that over and above the base project, four additional large building programs could be considered either with the base project or at a later phase. He noted the possible add-ons include a third sheet of ice, a performing arts center, a curling center and/or an off-campus active adults center.

Councilmember Jaeger inquired where the Historical Society could go. Mr. Pechaty replied the program is carrying 2,000 square feet of undesignated space called partner space plus display cases in the lobby that that could exhibit historical artifacts.

Mayor Steffenson inquired if the current LifeTime Fitness space would be programmed as fitness only. Mr. Pechaty replied that in the maximum buildout, if Lifetime does become part of the city program, that is where both recreation programs and fitness could be slated.

Councilmember Hanson inquired if the Chaska curling facility that is being used as a modeling concept; did they have a private funding partner or is it entirely city owned. Recreation Superintendent Peterson replied it was city funded, however they do lease out the restaurant space.

Councilmember Hanson inquired what is the demand for the third sheet of ice. Director Stifter replied that local hockey demand is growing and the hockey community projects significant future growth that would necessitate a third sheet.

Councilmember Hanson asked about the additional parking needed for the 3rd sheet of ice or curling center. Mr. Pechaty noted that the base program will already require additional

parking and is listed as ramp 1. He noted that ramp 2 is shown as supporting a 3rd sheet of ice and an additional deck on that ramp would be necessary if a curling center was built.

Councilmember Leith asked how many lanes the Chaska Curling Center has. Recreation Superintendent Peterson replied 6 lanes. Councilmember Leith noted that in order to accommodate curling tournaments, a center should have 8 lanes minimum. Councilmember Leith added that a food and beverages component should definitely be included.

Councilmember Leith inquired where the pavilion and the skatepark is being shown on the diagram. Mr. Pechaty replied that the pavilion is on the lower left corner covered by the parking stalls box and the skatepark on the upper right-hand corner covered partially by the purple and blue program listing boxes.

Councilmember Barnett noted that if the parking ramps served also as Park and Ride locations, there might be some funding opportunities with transportation dollars.

Councilmember Barnett observed that Maple Grove is such a big hockey city that it would seem short-sited to not include a third sheet of ice in this amazing renovation of the Community Center.

Councilmember Barnett stated that if we are going to consider a theater, we should figure out who is going to use it and who is going to run it; adding she would like more information on that.

Park Board Chair Lewis stated that he likes the approach that we are taking a look at a possible full buildout to help guide decisions regarding costs and funding. What we have now is an operational site that needs help and needs to be attended to, in addition to making it more. He noted that the next meeting should list some of the things we heard from the public, as it gives us some credence that what we're doing is not just what our collective reasoning represents, but this is what we have heard from the public. Chair Lewis stated that we are trying to do some really great work with what we have today, and then looking at some additional things coupled with how this becomes more than just what we all think, but is also in response to the community.

Vice Chair Ferm reiterated that we are trying to make what we have, the best facility we can have. He added that he supports the curling center and the 3rd sheet of ice; however, he would like more research about a theater space to be certain we are not duplicating other theater facilities in the city/area.

Parks and Recreation Director Stifter stated that what he is hearing is that Council and Mayor wants staff to continue to look at all the pieces, including the three add-ons to the base scope. He stressed that the add-ons and ramps do make the dollar figures climb quite high. He invited the Council and Mayor to feel free to send in any further comments regarding the pre-design, adding that the State bonding request is based on the pre-design and will be heard by the Legislature in the coming weeks.

Mayor Steffenson stated we will reconvene to an April work session to keep this moving forward.

Adjournment

The meeting was adjourned by Mayor Steffenson at 7:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Heidi Nelson". The signature is fluid and cursive, with a large initial "H" and "N".

Heidi Nelson, City Administrator