

EAST BETHEL PARK COMMISSION MEETING

March 12, 2014

The East Bethel Parks Commission met on March 12, 2014 at 7:05 P.M at the East Bethel City Hall for their regular monthly meeting.

MEMBERS PRESENT: Bill Zimmermann Denise Lachinski Kenneth Langmade Bonnie Harvey
Stacy Voelker Sue Jefferson

MEMBERS EXCUSED: Tim Hoffman

ALSO PRESENT: Jack Davis, City Administrator
Tim Harrington, City Council

Oath of Office I, Denise Lachinski, do solemnly swear or affirm that I will support the Constitution of the United States of America and the State of Minnesota, and faithfully discharge the duties as a member of the City of East Bethel Park Commission in the County of Anoka and the State of Minnesota, to the best of my ability. So help me God.

Adopt Agenda **Harvey motioned to adopt the agenda as submitted. Lachinski seconded; all in favor, motion carries unanimously.**

Approve – February 12, 2014 Voelker had one change, Snoghosts is Sno.
Zimmermann made a motion to approve the February 12, 2014 minutes with the spelling change on Snoghosts Jefferson seconded; all in favor, motion carries unanimously.

Parks Financial Information & Parks Capital Funds Summary **Harvey motioned to present the parks financial information and parks capital fund summary as presented. Lachinski seconded; all in favor, motion carries unanimously.**

Booster Park Cell Tower The City of East Bethel has been contacted by Verizon Wireless for possible locations of a new cell phone tower at or near Booster Park that would help improve the wireless phone and data service in the area and along the TH 65 corridor. They have asked the City if there were any suggested sites that would provide enough space and have an available power supply within close proximity.

Staff has researched possible locations around both Booster Parks with enough room for the tower and support structures, available power supply, and areas that would have the least impact on surrounding homes and park visitors. Four of the possible locations are included in attachment 6.1.

The City of East Bethel restricts cell tower construction to publicly owned lands and zoned business or industrial. The City would receive annual compensation from the telecommunications companies for the use land where the towers are located.

Staff is seeking input from the Park Commission on the possible locations.

If you will turn in your packet, we have listed four locations in your packet that are in the Booster East site. Area number 1 is next to and on the east side of the public works building. Area number 2 would be in the southwest side of the public works building. Area number 3 would be behind City hall. Area number 4 would be behind the tennis courts. This one is near two homes. That would be the most undesirable site. Staff thinks the other three sites have minimal impacts and would not interfere with City activities. Area 1 and 2 would be the best sites. Area 2 might be hard due to the water tables. But that could be accommodated based on footing site. Staff would recommend areas one, two and three. We would obtain the lease revenues from it. We get \$38,000 per year on the tower that is near the ice arena. We get a 3% increase each year. We have designated those monies to the ice arena in the past. We are going to look at taking the revenues and putting it towards the sewer and water bonds. This tower would be built for Verizon, but we are sure there will be others. The initial revenues would be \$10,000-\$12,000 per year, estimated.

Langmade said isn't area number 3 going to interfere with Booster Day events. Davis said it could be stuck over by the little trail. It wouldn't take up that much room, it would be 60x60, fenced, about 4000 square feet. Area number 3 is probably the least preferable. He would prefer to see it over by the public works building. Langmade said he thinks area number 1 would be best. Harvey asked if there is any ground situation. Davis said that is on high land and we will have to look for fall zones. Jefferson wanted to know how close area number 1 would be off the path. Davis said area number 1 about 20 feet and area number 2 about 60 feet. Jefferson said the first photo is area number 1 and it is the maintenance building. Davis said area number 1 is near the cold storage shed. Jefferson asked if we would have to be concerned about expansion of our building in that area. Davis said no, there are septic there and underground utilities. In the future the cold storage building may have to be moved. Zimmermann asked if this tower would be similar to the one at the ice arena. Davis said it is similar and it will be 199 feet tall. Other locations if we put it in either one of these. Lachinski said the closest house would be her house. Zimmermann asked what is the likelihood that they would put other users on it. Davis said that is up to Verizon. Zimmermann said anything the City can do to prevent the Verizon to turn away others, and then they will want to build their own tower. Davis said the City water tower might be used in the future.

Lachinski said she has a lot of questions because it is directly behind her house. She didn't get the packet until late. She doesn't want Booster park to become the area for all the towers. She said paperwork she got is supposed to be for recreation only. Davis said only two areas are on Booster Park. Location area number one and two are on a separate parcel.

Lachinski said that is one thing that people. There were people from the Village of East Bethel fundraised money to build the park. They set it up for recreational use only. We need to look into that. We are opening for every potential tower to be in the park. There are no environmental issues and there are past lawsuits those sayings they don't affect the environment. There are Blanding turtles in the pond, do we need to consider that. She also looked up the different places people put water towers.

Lachinski asked why aren't we using the super fund garbage site. Davis said we want to put it on City property so we get the revenues on it. The super fund site is PCA owned. They don't allow anything to be done on the property. Lachinski said at 237th there is a substation. Davis said that is all zoned residential, there might be a CUP at the substation site. The cell tower can be put on business, industrial or public, not residential land.

Lachinski said she read about how they can hide them inside a silo, so it is hidden but it usable. Davis said we don't have anything like that in our ordinance. We don't have any buildings of that height. Maybe there is a silo that can be explored. We are just looking at possibilities for their services area. We also talked to them about other locations. We talked to Met Council if we could lease some property at 229th. But they said no. We also looked at Bonde park, but they felt that was too far west. We look at John Anderson and there is nowhere that wouldn't obstruct the park. Lachinski said what about the site at Whispering Aspen. Davis said that is too far north. They want to be at 221st and Hwy 65 and they can go one mile north and south. Davis said they are trying to focus on approximately a mile east and west and a quarter of mile north and south of 221st. Lachinski said what are the restrictions on the shoreland. Davis said there would be one small building and also the power supply. There needs to be a power supply close by. Booster West would be too far away. Lachinski asked if it is going to be fenced. Davis said it would be fenced; the one by the ice arena is fenced. Lachinski said that is all she has now and didn't have much time to research it.

Davis said they might look at the locations and say they aren't what they want. The closest house is 650 feet from area number 2. He understands this is an issue and thinks it is necessary, but we don't want it near us. Lachinski said she doesn't think having a blinking light into her room. Davis said we talked about all the areas with them. But then when they defined their footprint, this was the only City property that incorporated. Lachinski said she could see the lights on the fire station. Jefferson said what about station 1. Davis said that is too far south. He said Verizon will be here next week and you can come to the meeting. Davis said we would hold a public hearing if we decide to move forward with this. Lachinski said she would get feedback from her neighbors. It will affect our property values. Davis said they probably would want to get a feel or flavor for what the residents think.

Harvey said do we need to provide a recommendation. Davis said if you have to give an opinion on one of these sites. His recommendation would be area number 2. It would be the least visually noticed. If you are coming down 221st, you will notice it. Harvey said it is the low land, would we do the work. Davis said that cost would be born by Verizon. The current lease we have is 50 years. Generally the lease will start out with ten years. If you are dealing with a reputable known company. This is as close as a guarantee we can get. These towers are not cheap. Some of them are up to a million dollars. So we assume they will be there for a while.

Voelker asked where the dollars would go. Davis said we could use the revenue from the arena fund for financing one of our bonds. Then we won't have to have levy increases. This one could be earmarked for park use, but hasn't been determined by Council. If you feel comfortable making a recommendation, go ahead. Davis said we don't need to make a recommendation right now and we can bring it back to the next Parks meeting.

Langmade said he would recommend going forward with area number 2. Davis said since we have a meeting next week, why don't we get their input and then bring it back. They might say the sites aren't acceptable. We have discussed it and reviewed it.

Langmade made a motion to table this item until the April meeting. Harvey seconded; all in favor, motion carries unanimously.

Outdoor Ice Rink

The outdoor ice rink at the East Bethel Ice Arena is a regulation size ice rink that is open to the public for skating during the winter months. Organized teams are only allowed to reserve the indoor rink so that the public without reservation can utilize the outdoor rink. During the summer of 2013, a wind event damaged the warming house, fencing and boards, and electrical wiring for the lights. Repairs were made to the boards and fencing but the warming house was not replaced.

Due to the age of the rink, the deteriorating condition of the boards, and the design of asphalt surface, staff is requesting direction from the Park Commission on the future of the outdoor rink. Some concerns about the outdoor rink include the need to replace the boards in the coming years, repairing the outdoor lighting, rerouting the power supply underground, and repairing the fencing around the south end. Another major concern is the unevenness of the asphalt surface and how long it takes to flood the rink to fill in all of the low areas. During preparation flooding, some areas require many inches of ice and hundreds of gallons of water to be built up before the entire rink is flat enough to flood.

Possible plans for the outdoor rink could include:

1. Retrofitting the existing rink
2. Reconstructing the rink with a new asphalt base
3. Maintaining the rink in its current condition
4. Closing the rink or relocating the rink to another park

Staff is seeking input from the Park Commission and residents to gauge the need for the outdoor rink and what resources should be dedicated to maintaining or improving the facility.

Davis said he doesn't know if anyone has looked at the rink. The warming house was just a little construction trailer that had a heater in it. When we had the storm, it was crushed like a tin can. It wasn't a great for a warming house. There were awkward steps. It was also vandalized. One year we moved it off the site. It isn't functional as a warming house. We don't have any statistics to the use of the facility before we commit to a large sum of money. Just judging by the maintenance it doesn't appear the facility is used a lot. It could be misleading. There were a few people that used it quite a bit. We base this on the condition of the ice.

This is a facility to keep open somewhere in the City. One of the advantages to keeping it where it is at, is there is a parking lot, and there is water there. If we had it in any park, we

would have to truck water in. We usually can't flood until the first of November. We looked at having it constructed by Booster pond. You could only put it in the parking lot. Lachinski said what about putting it where the schoolhouse was. Davis said yes that would be ok, but too far from the water supply. Lachinski asked if this is a question we could put on the City website. Davis said yes. Zimmermann said he stopped by there on his way up there and there was a man and his two kids there. He said the man said a warming house would draw more people. Being along Hwy 65 people can see it.

Davis said if there is upgrades maybe people would use it a lot more. Maybe we can do some cost estimates on it. You point on a survey is a good idea. Lachinski said if we ask a specific question like that we would get some feed back. Davis said his recommendation is not to close it. It is the only park activity we offer in the winter, except to ski. That is in the northern park. This year we had to close the cross-country ski trials because the snow had drifted so much. The cross-country ski area has picked up. We had a book for people to sign in and there were 40-50 people that had signed in. It is important to keep this open. Lachinski asked if we have spare parts to build a rink. Davis said we would have to buy parts.

Lachinski said what if we moved the one from here, up to the ice rink. Davis said we have bathrooms in there. So that wouldn't work. Making it a front porch and a view up there over Booster park. Lachinski said it would be a shed. Davis said there would have to be architectural features. Lachinski said it is known we have a facility that people can use, especially being outside. The baseball team takes care of the outside rinks in St. Francis. Zimmermann thinks the warming house would draw people. Security at the arena could tie into it. Would there be staff. Davis said no, not at this time. We could maybe look at the arena management team for managing it. We could have it open for certain hours, they could open it. Lachinski said our parks are open until 10. Would you even consider having a youth hockey association tending to the warming house? Davis said we are in various stages with the St. Francis Youth Hockey Association. Jefferson said could they use the ice arena versus building a warming house. Davis said before it was destroyed, Gibson management would open it up and turn on the lights. The lights need some work on them. If it was lit up and people saw it at night. If you see a lit facility, people might come back and skate.

Lachinski asked if on the website, do we have on there you can use the outdoor rink. Davis said it probably could be promoted. Harvey said it was on the TV channel. Davis said we could promote the availability. Jefferson said is the reason we could afford to build it is because we got the boards from somewhere. The boards were donated from somewhere. Davis said yes there were probably some donations. Do we want to make this part of the capital improvements for the parks? It is one of the better offerings. Lachinski said with all the up trends on boot hockey, hockey and curling. We should try to make money. Davis said Oak Grove has an outdoor rink, which is much nicer than the one we have. It is a good amenity that complements what we have. We need to fix it up and maintain it to a standard attracting users. Voelker it is great for outdoor winter activity. Lachinski said would it be beneficial to have two outdoor hockey rinks. Zimmermann said a lot of areas have two areas, a rink and then a skating area. Davis said in 2009 we flooded two skating areas; we started the grading when the ground started to freeze. The one on the upper end, absorbed sunlight and melted quickly. This is on asphalt. The other problem, the asphalt is uneven.

Harvey said she was part of the hockey deal and we did use that rink for practice and we did use the warming house. It was awkward, but doable. Davis said he would recommend building the next warming house at ground level. He said the warming house was where it was flooding so it got very slippery. Harrington wondered if there are cost estimates. Davis said no, we wanted to bring it here. If you just want to give us direction from you.

Harvey motioned to look into it further on what the cost is and how we could do it. Zimmermann wanted to get a website survey. Lachinski said the website went out. Zimmerman we could get the motion. Voelker wanted to know what the dollar threshold is for the CIP. Davis said if it is a maintenance item, less than \$5,000 we wouldn't put it on there. Voelker said she would recommend putting it on the CIP. **Zimmermann seconded; all in favor, motion carries unanimously.**

Other

Zach Scott president of the Snoghosts. He went to the snowmobile club to see what they wanted to do for more trails. He didn't officially talk to the DNR. The chances of us getting more funds, is very slim. They have been cutting the budget the last three or four years. They cut 10% last year and probably will do 10% again this year. It is highly unlikely we will get more grants. We did discuss doing it for free. It costs us a lot of money to run the trails. There were some that would be interested in doing it on our nickel. If it were desired we would sign from County Road 9 to Hwy 65. We would also discuss with Kiwi club if they would do half the mileage, and we would share. It is approximately 6 ½ miles along there. If they would want to swap some of our trail and we would maintain this section. If they wanted to split the cost.

Lachinski asked if Kiwi club is another snowmobile club or ATV. Scott said yes, they are a snowmobile club. Lachinski asked if companies like Polaris or Artic Cat give funds for this. Scott said the DNR is the one who gives funds. They have 1 of 1/10 of the gas tax for funds and also registration fees. The last four years the registrations went down. But they are probably up this year. It will be two or three years down the road.

Lachinski said you are performing a service for the County and State, why don't you just bill them. Scott said there is some possibility for it to be done. We normally get \$240 a mile for the trail. Lachinski said that isn't a lot. Scott said it is about \$3,000 annually. We put the trail in the spring, which is five Saturday's. We don't pay our guys to run the groomer. Zimmermann said there is a benefit to the City to have the trails.

Lachinski said have a hot dog dinner. Scott said if you had a mechanism for us to raise money at Booster park. Lachinski said you could set up a table at the Booster days; we are going to have a vintage snowmobile show at Booster day. Lachinski said a snowmobile club that wanted to show their items approached us but maybe there will trophies in the future. Scott said we have a permit with the County of Anoka. He will get a hold of Mark with the Kiwi to see if they would be interested in doing a partial swap. We had asked if anyone had some land that would be a good place for the trail. That County Road 22 route was the main route that people discussed. It would connect routes we already have. It would be near the route we have to Crown. This would be a long corridor up to St. Francis. Lachinski asked if there is a snowmobile club in Linwood. Scott said that is Kiwi. Lachinski asked how big the club is. Scott said it is about 150 members; about ten do all the work. We have all summer. We can revisit in the fall. If you want to contact him, we can do fundraising. Active membership would help. If we have people who work hard and contribute. We have six or seven guys who do all the grooming. Lachinski asked

where the people come from. Scott said from all over, Milaca, St. Francis, Wisconsin, East Bethel. One of our fundraising does the Princeton Outlaw Grass Drags. Lachinski said you got here at the right time. Davis said is Booster day the wrong venue. Lachinski said we are bringing in vintage snowmobiles for the 22nd of March. We will also have Booster day. Scott said he could get membership brochures and maps.

Parks Capital Improvement Planning

The Parks Commission prepares a Capital Improvement Plan annually which updates projected projects, evaluates priorities and establishes funding for these works for the coming year and for each of the subsequent years for a five year period. This plan is presented to City Council for their approval and use for preparing the coming year's budget.

Attached is the 2014-2018 Parks CIP. We will discuss those projects that are listed for 2014 and 2015 to determine if they need to stay in their current funding year or be rearranged to reflect any changes in our park priorities. Other projects can be added and existing ones can be deleted if there is a need for restructuring the schedule. With reductions to the General Fund transfer to the Park Capital Fund, the commission and staff will have to adapt the Parks Capital Improvement Plan to reflect those reductions.

In the packet is the five-year plan. It reflects the two main funding categories. These are park acquisition. This is funded by fees for development. We have had almost no money deposited in this fund for four to five years. We do anticipate there will be funds in this area. We may get funds this year or next. It is safe to assume there won't be funds this year.

Park Capital fund is a transfer. Last year it was reduced to \$75,000. This year the transfer will be \$50,000. It was requested the projects listed for this year be postponed in 2014. It is a perception or image thing. One of things that he would recommend. It consideration moving the ice rink up to 2015. That would be his recommendation. Those repairs are estimated to be \$35,000. We will need to update those estimated.

The other area that has been talked about is moving up the soccer field to a baseball field. The town team was interested in leasing the facility. They are now satisfied where they are at St. Francis High School. This is something that Ayshford has a better handle on. The only one that he totally is aware of is the ice arena. Some of the other things are improvements for soccer lacrosse areas. At your next meeting these can be explored in more detail. Lachinski said she didn't realize we took the baseball field off completely. Davis said there are not the funds to do that. Skateboard equipment for Booster west is a very good project.

Lachinski said she tried to apply for the grant from Tony Hawk, but we didn't have a skate club. Harvey said are we looking at adding on or replacing. A letter came from people at the beach and it was never addressed. Lachinski said that is when we started talking about updating the skate park. When you go to Andover, they have more updated jumps. Harvey said she didn't want that to go away if there was a piece of equipment that could be moved. Davis said some of those pieces of equipment get heavy and hard use. There might be replacement that we have to do. Booster West and Maynard Peterson, we might want to look at what we can do to increase the usefulness. Lachinski said they are building that development, how much are we going to get from that. Davis said depending on what

happens, the developer has proposed to reduce his costs work with the trail. Hopefully some of the park dedication fees could be used to fund a portion of that. Even if that were, it would be \$25,000 in fees. From what we understand, he is probably only going to do grading this year. His final plat won't come until next year. We are up in the air for when will receive those. Davis said it is 5% of a commercial development. On a large development it will be a good chunk of money. That fund will probably be getting deposits next year. Depending on what we do with the City budget, we might be able to restore to the 2012 levels.

Harvey said are we going to be a player in the development. Davis said there is one development, called Viking Preserve. Nothing is certain. The only question now is when. We are still working on some developers on the corner of County Road 22 and Hwy 65. They just did their first market study and they have all come back positive. They have purchased the property and spent close to \$100,000 for the turn lanes turning into the property. It is just a matter of time before some announcement is made there. Jefferson said they use to come into the Park Commission and show us the preliminary plat. Lachinski said we discussed it at one of their meetings. Harvey said the Commission would be a player. Davis said if there were park projects, yes it would come before the Commission. He doesn't know if the trail was presented. Lachinski said Ayshford said Anoka County owns a small segment. We have to figure out how to work with them. Voelker said it just said Anoka County. Davis said he would think they would be agreeable. You were talking about a trail going west to Norseland Park. Most of the property is wet. Lachinski said was it wet? Davis apologizes anything that will include the park facilities. Harvey said we had a blank spot for a while there. Davis said this is the first subdivision plat since 2008. Jefferson said should we make a motion for 2014. Davis said he would recommend tabling until the next meeting. Ayshford will have more information.

Jefferson motioned to table this until the next meeting. Harvey seconded; all in favor motion carries.

Voelker said these lists would be better with more information. Like when you are looking at skateboard park, you could see what is safety of the equipment. Lachinski said when we do the bus tour we talk about the equipment and how long it lasts. Davis said we could include that information. Voelker said Booster East is it because it is outdated or safety issue. If it is a safety issue that is a top priority. Harvey said if it is a safety issue we need to address it. Davis said the playground stuff was done in the late 70s or early 80's. Safety is the reason and standards also changed. Cutting edge in the 70s and 80s are now considered to be hazard. Upgrading the equipment makes the park look better. Norseland Manor playground equipment looked like it was from 1940s. It is a combination of those two things. It is also good for the Council. When the question comes up, safety issue, etc. Lachinski said all the parks have been redone with the mulch and edging. Davis said all the treated lumber has been replaced.

Council
Report &
Other Reports

Tim Harrington introduced himself. There are seventeen parks in East Bethel. He will take your recommendation to the Council. At the last Council meeting we designated April 26 as Arbor Day. We will plant a tree. Lachinski wanted to know if there was a proclamation for all the snow to be gone. April 24th there is a town hall meeting. Jefferson wanted to know where it would be. Davis said at City hall.

Lachinski at the Ice Arena, we are doing the beach party theme on March 22nd. We will have dancing fun and food. The hours are 1-4 p.m. The only cost is the button cost. Food will be an additional cost. The first ever Booster day button.

Adjourn

Jefferson motioned to adjourn the March 12, 2014 meeting at 8:30 p.m. Lachinski seconded; all in favor, motion carries unanimously.

Respectfully submitted by:

Jill Anderson
Recording Secretary