



**Carver
County
Parks**

11360 Highway 212 West, Suite 2
Cologne, MN 55322

**Park Commission Meeting
Wednesday, January 9, 2019**

**Carver County Public Works Headquarters
11360 Hwy 212, Cologne, MN 55322
Conference Room #2**

Regular Meeting 6:30 p.m.

Revised Agenda

- 1) Call Meeting to Order, Roll Call (6:30 p.m.)
- 2) Welcome New Member Scott, Welvaert and Returning Member Mark Lagergren
- 3) Approval of the December 11, 2018 Regular Meeting Minutes (6:30 p.m.)
- 4) Additions or Deletions to the Agenda (6:31 p.m.)
- 5) Approval of Agenda (6:31 p.m.)
- 6) Commissioner Liaison Report (6:32 p.m.)
- 7) Open to the Public (6:34 p.m.)
- 8) Old Business (6:34 p.m.)
 - a. Review Comments 2040 Parks and Open Space System Plan
- 9) New Business
 - a. Special Use Permit Request for Lions Wild Game Feed
- 10) Discussion (6:50 p.m.)
 - a. Consideration to Eliminate Park Entrance Fees
- 11) Staff Reports (7:15 p.m.)
 - a. Waconia Event Center
 - b. Lake Waconia Regional Park
 - i. Construction Planning
 - c. MN River Bluffs Slope Failure
 - d. TH 5 Arboretum Regional Trail Connection
 - e. Park System Operations & Recreation Services Update
- 12) Commission Member Reports (7:35 p.m.)
- 13) Set Next Meeting Date (7:40 p.m.) –February 13, 2019
- 14) Adjourn Meeting (7:45 p.m.)

Please note if a Commission Member cannot attend the meeting, please call the Park Office at 952-466-5250.

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Meeting Minutes

December 12, 2018

Members Present: Jim Manders, Carroll Aasen, Gerald Bruner, Curt Kobilarcsik, John Fahey, Mark Lagergren and Commissioner Tim Lynch

Staff Present: Marty Walsh, Sam Pertz, Connie Keller

Call to Order: Manders called the meeting to order at **(6:47p.m.)**

Approval of Minutes: **(6:47p.m.)**
Bruner motioned to approve the minutes of the November 14, 2018 regular meeting minutes Kobilarcsik seconded the motion.
Motion passed 6 to 0.

Additions/Deletions to the Agenda: **(6:47p.m.)**
None

Approval of Agenda: **(6:47 p.m.)**
Fahey motioned to approve meeting agenda.
Aasen seconded the motion.
Motion passed 6 to 0.

Commissioner Liaison Report: **(6:48p.m.)**
Commissioner Lynch stated that he attended the stakeholder meeting on Monday evening and shared that the structure for the event center was in good shape, electrical and plumbing issues which staff will cover in the debriefing. Stated that it is an exciting time to see Lake Waconia Regional Park is developed.

Open to the Public: **(6:49 p.m.)**
None Present

Waconia Event Center Stakeholder Meeting debriefing **(6:49 p.m.)**
Staff shared information that HGA Architects presented to the stakeholder group. Staff shared the background information on when we obtained the Waconia Event Center and when Lancer took over running the building and operations.

Staff shared a PowerPoint provided by HGA Architects on the findings of the Event Center. Those results consisted of a building assessment. Highlights included the building structure appears to be in good shape, floor slab appears to be intact, no visible cracking of floor, minimal cracking from settling at wall corners, exterior walls are in good shape. Architectural review items included life safety egress is not code compliant, restroom accessibility issues, plumbing fixtures inadequate, movable partitions are ineffective, dance floor is uneven. Mechanical review included mechanical heating units are past life span, DX units contain R-22 refrigerant, outside ventilation is not provided, no centralized heating controls, no fire sprinkler system in building. Electrical review items included minimal availability of electrical receptacles throughout building, lighting controls are in multiple locations, lighting levels not sufficient when fully dimmed, existing lighting fixtures do not meet energy codes, no fire alarm system, no AV infrastructure provided. Site review included parking lot without clear definition is a parking inefficiency and pedestrian safety issue, uneven and aged pavement, storm water runs through parking lot and adjacent to building, future grading will exasperate the low lying site conditions, and cost to connect the building to sewer.

Staff also shared a map of different event venues with different type of amenities within and outside the county. A diagram was shared with capacities for these venues and a chart provided showing the venues in relation to one another by seating capacity. Staff stated that there are two venues with larger capacity within the county; one is the Event Center and the other is the Winery at Sovereign Estates which also includes outdoor seating.

Staff stated that the stakeholder group did a SWOT exercise and came up with Strengths, Weaknesses, Opportunities and Threats for the Event Center.

Strengths consisted of size/capacity of facility, accommodates larger groups, central location in county, large space inside building, larger events benefit community/business, lake location, structure in good shape, nostalgia factor is strong.

Weaknesses consisted needed updates, water/septic systems, vehicular access, dingy finishes, no technology, parking lot has water ponding, too big for weddings, no onsite kitchen, too complicated for renting, catering, etc., having only one caterer and not more options, traffic control on Hwy 5, Metro Council guidelines, town hall model is inefficient for renters, insurance requirements, other items that were not brought up but are weakness are building orientation, conflicts with concentrated parking, difficult conversion to multi use facility, and lack of funding.

Opportunities consisted of reorienting the building towards the lake, elevated outdoor dining, multiuse/create more uses, outdoor concerts with indoor backup, liquor sales expands marketability/use, attract proms, plan long-term sustainability, accentuate activities in outdoor setting.

Threats consisted of costs to update the facility, private sector could do it better than county, competes with area business, lack of public knowledge and awareness, lack of parking for large events, potential loss of charitable business revenue, removal of building means existing events can no longer be accommodated.

Staff stated that they met with stakeholder group for about an hour and half.

Staff is hoping to have full summarized finding report from HGA in January to present to the County Board to get further direction.

Discussion was had on how much time it would take to get people to want to rent the space and if we had an operational team, how much revenue would it generate.

Staff stated that there will be one more public engagement that would go out but details are not ironed out yet.

Questions and Comments:

Fahey stated that a strength of Event Center it is a well know entity.

Lagergren stated location of facility is important.

Bruner commented that he feels that the building would have a lot of opportunities with groups if we could find the funds to fix the building up.

Manders asked about the comments on bringing the building up to code; Staff stated that the big items would be the restrooms and the entrances. Staff stated, if we decided to use the building for programming and then having to upgrade everything. Discussion was had on the building and the uses of the building, and how much to invest into it. Manders asked if we want to fix minimally what would be the costs to do that.

Fahey asked if there was discussion on the kitchen and if there would be a need; Staff stated that caterers wouldn't necessarily need a kitchen. They would just need to have access to get in and out of building efficiently with items. Bruner stated that the meeting was interesting. He stated that Kellie Sites of the Chamber and the general manager of local hotel definitely thought that the Event Center was needed for the community and would like to see it stay. He also stated that he felt that HGA did a great job.

No other questions or comments

Staff Reports: (7:28 p.m.)

A. Lake Waconia Regional Park
i. Construction Planning

Staff stated that soil testing is underway in the park; staff shared a map that showed the area that Metro. Council is planning on replacing one of the sewer pipes and will be put in the same location as now. Also, the City of Waconia would like install a city sewer line through the park for future development that is northeast of the park. Staff shared that some of the property within the park was purchased with LCCMR funds and stated that we would need to have a conversation with the funding source due to restrictive covenants on some of the property. Staff is hopeful that these conversations will go well.

Staff shared how these utilities would relate to future buildings and existing buildings. The soil work is being done in preparation for final grading plan.

Staff stated that when they did the master plan, the thought was to have the large utilities go outside of the park because the park service needs are low and it would be more cost effective to construct. Staff also explained the comprehensive planning work for the city. Discussion was had on the type of system that the parks would need.

Questions or Comments:

Lagergren asked where the septic system would be placed for the Event Center; Staff showed on the map the area of where it could go but it would have to be determined.

Fahey asked about ParkSide Church; Staff stated that ParkSide has an easement to go through the park for their services and they are connected to the City.

Fahey asked if the Anderson property has been sold; Staff stated they don't think it has been sold but there is an option on the property.

Aasen asked if the sewer for the Anderson property could go out to County Rd 92; Staff stated that they would have to put in a pump station and that is something the developer would want to avoid. Discussion was had on the wetland and soils in the area.

Lagergren asked about time frame of this work starting; Staff stated the City needs to amend their comprehensive plan. We need to determine if we can permit the sewer lines across these parcels that were funded with LCCMR funds and if there is a cost related to this. If everything stays on track, we would like to start the planning in January for the city sewer line and start construction later in summer of 2019. Staff stated that Met Council would like to come in and do their work in the spring. Staff explained the process of all this work with these utility projects.

Bruner asked where the city limits for Waconia; Staff stated that the church is in the city limits. Everything east of that is not in city limits. Bruner asked if the City is annexing the Anderson property; Staff stated annexation would be requested by owner/developer.

Manders asked about the area of sewer line replacement by Metro. Council; Staff showed on a map and stated the project goes through the park and hooks up with an existing line on Hwy 5 that was replaced a couple of years ago.

No other questions or comments

B. MN River Bluffs Slope Failure

Staff shared that the LCCMR meeting that was scheduled on December 3rd was cancelled due to some questions on the public to public transfer and funds being used. Staff stated that a technical amendment would be considered to allow for access to the LCCMR funds.

Questions or Comments:

Manders asked if Hennepin County or if Carver County pushing this; Staff stated we did the master plan, appraisal, and a Phase I Environmental Assessment and the next piece would be the purchase agreement with HCRRRA. Staff explained the process of getting the funds and fixing the slope failure. Discussion was had on the mortgage that is on the property and if it is a viable mortgage, staff explained this mortgage and if this mortgage needed to be transferred to Carver County.

C. TH 5 Arboretum Regional Trail Connection

Staff shared visual pictures of what the underpass under Hwy 41 might look like and the trail alignment. Staff stated that the trail would come out from the arboretum property on to the Lifetime Fitness property, sharing a map of the location. Staff stated that we may have some drainage issues that we would need to address.

Staff shared the general alignment of the trail and stated that the cultural resource work that was done at the end of November found some items; staff shared where these items were found on map. Staff also showed an area on a map where an old roadway was found and is considered this historic. Staff stated that this might delay this project and we may have to ask for project extension due to this work. Staff is not sure why this work was not started earlier.

Questions or Comments:

Manders asked if moving this box culvert further south of Hwy 5; would it cost more. Staff stated that Hwy 41 will be lowered in future when work is done and also would cost more and more impacts.

Aasen asked if a bridge was looked at for this area; Staff stated that would cost more, really didn't look at this option. Discussion was had on problems that might happen in winter.

Aasen asked also about the gas lines if that was looked at; Staff stated that we have not looked at that yet, those are located there by permit.

Manders asked where would the drainage for this culvert go; Staff shared the pond areas that are in close proximity to the culvert are too high and drainage would be some distance away, near Century Blvd.

No other Questions or Comments

D. Park Operations & Recreation Services updates:

Staff shared that we are working on the new upgraded software project and will try and go live in the next couple of weeks. Staff shared the public on-line side of this software with the park commission members. Staff explained that we will be going to a year round reservation system to make camping reservations up to a year in advance.

Staff shared the afternoon program that they are doing twice a month with Achieve, also shared pictures of bikes that were bought by the Schools Community Ed with SHIP dollars. These bikes could possibly be made available to us for programs that we have.

Staff stated that we are asking for the County Board to pass a resolution to apply for grant dollars for hiring a consultant to develop an interpretative plan for Coney Island. This plan would help us be eligible for larger grant funds for kiosks, interpretation and preservation for historical items on the island.

Staff shared that information for the rental of the Event Center is on-line with rental documents, fees. Staff stated that the first event is in January. Staff shared that it has been difficult deal with insurance requirements at the county limits.

Staff stated that next month they intend to bring to the park commission a topic of conducting/hosting events that have an association with alcohol that is part of the event.

Staff shared that the first candlelit ski event is scheduled for January 5th at Baylor Regional Park and asked if anyone is interested in helping out. Second event is scheduled for February 2nd.

Questions or Comments:

Manders asked how many bikes are in their fleet; Staff stated that they have about 20 bikes.

No other Questions or Comments

Commission Member Reports: (8:15 p.m.)

Bruner stated that the Met Council meeting last month they approved the light rail, sharing his comments on the cost and also stated some people were very quiet after it was approved.

Lagergren stated that he received the postcard for the parks in the mail and was very impressed with layout.

Fahey shared he is part of (CDA) and stated that a building is being removed by Walgreens to build Duncan Donuts.

Aasen stated that he went to the City of Chanhassen open house on the rebuilding of Hwy 101 from Shakopee to Pioneer Drive. He stated that once this work is done there should be some great views from the trail to the river. A map was shared on the road alignment and trail alignment. Discussion was had on the trail alignment and the potential bridge height for the trail.

Next Meeting Date: (8:28 p.m.)

Next meeting will be on January 9, 2019. The meeting will be held at Public Works building in Cologne at 6:30p.m.

Adjourn Meeting: (8:29 p.m.)

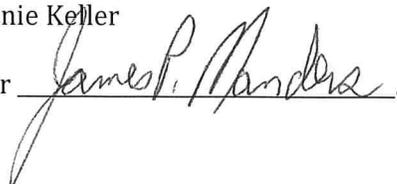
Aasen motioned to adjourn the meeting.

Fahey seconded the motion.

Motion passed 6 to 0.

Final Minutes prepared by Connie Keller

Approved by Commission Chair

A handwritten signature in cursive script, reading "James P. Manders", is written over a horizontal line. The signature is in black ink and is positioned to the right of the text "Approved by Commission Chair".