

**MINUTES
CITY OF LONSDALE
PARK AND RECREATION ADVISORY BOARD
JANUARY 8, 2013**

MEMBERS PRESENT:

Jeanette Utecht, Micki Ziskovsky, Kevin Kodada, Laura Carpentier, and Shelly Narum

MEMBERS ABSENT:

None

STAFF PRESENT:

City Planner Benjamin Baker and WSB Consulting Structural Engineer Aaron Nelson

1. CALL TO ORDER

Chairperson Kodada called the meeting to order at 6:00 pm in the Council Chambers at 415 Central Street West.

2. AGENDA

A motion was made by Utecht and seconded by Ziskovsky to approve the agenda as presented. Vote for: Utecht, Ziskovsky, Kodada, Carpentier, and Narum; Against: None. Vote 5-0. Motion carried.

3. MINUTES

A motion was made by Ziskovsky and seconded by Narum to approve the minutes from the December 11, 2012 Regular Meeting. Vote for: Utecht, Ziskovsky, Kodada, Carpentier, and Narum; Against: None. Vote 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARING

None

6. GENERAL BUSINESS

a. Update on the Heath Creek Boardwalk Trail Project and Development Agreement between the City of Lonsdale and Generation Home Building Center, LLC

Baker explained that the Development Agreement for the extension of the Heath Creek Trail around 601 Main Street was approved at the December 27, 2012 Council meeting. He stated that the boardwalk sections will be constructed inside the R & L Woodcraft building over the upcoming months. Baker said that MNDOT should be providing initial comments sometime in mid-January regarding a Limited Use Permit application for the Hwy 19 crossing portion of the

trail extension. Kodada explained what a typical boardwalk section will look like (8' x 6' southern yellow pine - elevated 30" off the ground).

b. Discuss Options for the 2013 Sticha Park Pavilion Project

The Park Board Members reviewed the Geotechnical Exploration and Review (Soil Borings) Report from Northern Technologies Inc. (NTI) along with WSB & Associates Consulting Structural Engineer Aaron Nelson. He reviewed the details of the borings elevation charts, which showed deeper than expected soils consisting of peat and organics. Considering the significant expense needed to mitigate existing soil issues at Sticha Park, Baker stated that Nelson was invited to the meeting to present and explained the various options available. Baker and Nelson reviewed the original option:

Original Option Masonry Block Pavilion (\$150,000):

- Helical piers (over \$45,000)
- Soil Corrections (over \$40,000)

Due to the significant costs associated with correcting the existing soils or adding helical piers, Nelson provided the Park Board with a few floating slab options to consider:

New Option 1: Open Air Style 24' x 42' Pavilion (\$15,000 - \$30,000)

- Add \$25,000 for excavation, fill, drainage, insulation, concrete, and reinforcement
- TOTAL: \$47,500 estimate

New Option 1A: 24' x 42' Post Frame Steel Pavilion (\$25,000 - \$50,000)

- Add \$25,000 for excavation, fill, drainage, insulation, concrete, and reinforcement
- TOTAL: \$62,500 estimate

New Option 2: 30' x 50' Post Frame Steel Pavilion (\$25,000 - \$50,000)

- Add \$35,000 for excavation, fill, drainage, insulation, concrete, and reinforcement
- TOTAL: \$72,500 estimate

Nelson said that the general floating slab design should consist of an eight inch reinforced slab with thickened edges. He also mentioned that due to the differential settlement, reinforcement should consist of two layers of bars in each direction. Based on the soils report, Nelson stated that a floating slab would settle 4 - 6 inches, and he suggested raising the existing grade to compensate for the expected settlement. He said that frost heaving could also be a problem. He said that there really is not much difference in foundation price between a post frame and open air floating slab structure. Kodada provided cost estimates for a typical foundation on good soils.

Nelson provided the Board with one last option to consider: He stated that the pavilion site could be surcharged with a heavy load of mounded fill (5 - 10 ft.) and left to settle over a few years. He said that the surcharging (deflecting soils) method could minimize the projected settlement. He suggested checking with NTI for more details on that option. Kodada stated that a giant mound in the middle of a functioning park is not feasible due to safety and aesthetic concerns. The Park Board questioned and discussed how pressing it really was to erect a pavilion structure at Sticha Park in 2013 or over the next few years.

The Park Board reviewed many different pictures/styles of open air park shelters and post frame structures that were projected onto the wall. They discussed the pros and cons of the different structures. Due to the projected settlement issue, Baker asked Nelson if it would be better for restrooms to be included on the same floating slab as the open air pavilion or if restrooms would work better on a separate structure/foundation. Nelson said that either option would could work, but he recommended adding the restrooms to the larger pavilion slab. Nelson stated that he would send over contact information for his mechanical engineer who could help answer questions about building settlement and plumbing sleeves.

After further discussion the Park Board agreed that they would still like to see a larger masonry pavilion structure (similar to the original pavilion design) built at one of the Lonsdale parks at some point, but they stated that it would probably not be located at Sticha Park due to the poor soils. They agreed that every park should have a pavilion or shaded area. They agreed that a lighter structure, such as an open air pavilion, would better suite Sticha Park. Carpentier stated that a smaller gazebo sized pavilion might work at Sticha Park.

Ziskovsky wondered if the proposed larger pavilion structure should be located at Trender Memorial Park. The Park Board talked about creating a larger park complex at Kalina Park or near the elementary school, where a larger pavilion would serve a larger park full of multiple amenities. Kodada said that it is hard to justify extra costs at Sticha Park now that the soil conditions are known. He questioned if ball field lights and fencing will even be installed in the future at Sticha Park. Kodada suggested that the Park Board start thinking about where the next larger park complex could be located, a topic for future meetings.

Baker mentioned that the Sticha Family was looking for a park pavilion at Sticha Park that would be similar to the Webster Park post frame building. Baker said that the family's main requests were: 1) that the pavilion should have walls and/or doors to protect users from the weather and 2) restrooms, so that the structure could be used for family reunions, graduations, and weddings. The Park Board members agreed that if the Sticha Family was willing to provide a larger monetary donation, that they would consider adding doors/walls and/or restrooms to the open air pavilion.

The Board agreed that the City should pursue an open air park pavilion structure (and not a post frame building) for Sticha Park.

c. Review 2013 RSWCD Tree Order Form

The Park Board reviewed a map showing all the trees planted since 2009, including the trees planted in the Idaho Street Tree Nursery. The Board agreed that a detailed inventory, tree/row labeling, and overall better planting organization needs to take place at the tree nursery this spring-summer. Narum suggested creating a binder book specifically for the Park Board members.

The Board members reviewed the 2013 Rice Soil & Water Conservation District Tree Order Form. After much discussion, they agreed on ordering 75 seedling trees.

A motion was made by Carpentier and seconded by Utecht to order the following trees from RSWCD:

- 25 White Spruce
- 25 Swamp White Oak
- 25 River Birch

Vote for: Utecht, Ziskovsky, Kodada, Carpentier, and Narum; Against: None.
Vote 5-0. Motion carried.

7. MISCELLANEOUS

- Utecht stated that it is good to see all the different kids and adults using the Jaycee Park Ice Rink and Warming House this year.

8. ADJOURNMENT

A motion was made by Utecht and seconded by Ziskovsky to adjourn the meeting.
Vote for: Utecht, Ziskovsky, Kodada, Carpentier, and Narum; Against: None. Vote 5-0. Motion carried. The meeting ended at 7:47 pm.

Respectfully Submitted:

Benjamin Baker, City Planner