

The Special Park and Recreation Commission was called to order by Chair Rentz at 6:04 p.m. in the council chambers of city hall, 6031 Main Street, Rockford, MN. The special meeting was called for the purpose of reviewing the proposed grading plans for the Parkwood Park and the trail ways.

Roll Call

Roll call was taken and the following members were present: Rentz, Seymour and Hudlow. Absent were: King and Edeburn. Also in attendance were: Engineer Statz, Park Maintenance Employee Desens and Administrator Carswell.

Approve Minutes/August 2, 2010

Motion was made by Hudlow, seconded by Seymour to approve the minutes of the August 2, 2010 special park meeting.

MOTION CARRIED-VOTING IN FAVOR: RENTZ, HUDLOW AND SEYMOUR.

Review Parkwood Park Grading Plans & Trails

Administrator Carswell informed the commission that the city is in receipt of a revised preliminary plat application for the Parkwood Development. The planning commission has scheduled a public hearing to review the plans on September 30, 2010. However, now that the revised plat includes fewer lots the western access will not be constructed. With the western access no longer a factor the park land should now be graded and seeded by the developer. The park grading has been on hold, until the location of the proposed western access was known. The fill that was removed from the first phase of developing Parkwood remains in a large pile situated on the park land.

Therefore, staff wanted to give the park commission an opportunity to review plans submitted from Lennar and developer that shows a large sledding hill on the west area of the park land which would be constructed using some of the fill onsite. The proposed plans for the park show a location for a ball field, soccer field and 20 off street parking spaces just off of Linnea Parkway with the cul-de-sac leading up to the western edge of the park land.

Engineer Statz discussed the grade of the proposed sledding hill and noted that the pile of dirt would be moved 150' west of its current location. The proposed sledding hill uses approximately one-fifth of the park land.

Statz also discussed the proposed wood chip or rock trails that were planned to connect the wetlands in the development and noted that staff is no longer recommending these trails due to the amount of spring flooding that takes place in these wetlands each year the maintenance of the trails would not be feasible. Pictures of the flooded wetlands taken the spring of 2010 were included in the information submitted to the Park Commission. These natural trails are in addition to the concrete sidewalks in the development and are the responsibility of the developer's. Engineer Statz estimates the costs of these natural wetland trails would be \$113,545 and suggested that the city request the money in lieu of the trails. Lennar has offered to pay the city \$70,000 for

their share of the trails. Staff has not yet contacted the Wagner family about their share of the trails and what they would be willing to negotiate.

Commission member Seymour asked if the homeowners were promised the trails when they purchased their lots.

Chair Rentz open the meeting up to receive public comment on the park and trail issue.

Mike Pederson of 7006 Jenks Drive stated that the proposed trails were prominently displayed in the sales office of Lennar and were expected. Mr. Pederson said he is not a fan of the sledding hill and would rather have flat park land where the children can run and play. Mike Pederson feels that the sledding hill will create safety issues. Pederson noted that he is in favor of the city accepting money in lieu of the wetland trails to be used for the development of the park. Mike Pederson stated that the 20 parking spaces shown on the proposed plans are too many spaces.

Ed Tully of 7000 Jenks Drive stated that he is opposed to the sledding hill proposed. Tully also noted that he is not a fan of the trails unless they are located within the park. Tully feels that a basketball court and tennis courts would be a better fit for this park.

Kim Lucarelli of 7005 Jenks Drive noted when she bought her lot the park and trails were prominently displayed and yet four years later there is still no park. Mrs. Lucarelli stated she would prefer the trails be installed since there is many runners in the neighborhood that plan to use the trails. Kim Lucarelli stated that she is not in favor of the sledding hill because the bright lights would be a problem for local homeowners adjacent to the park. Mrs. Lucarelli said she is in favor of a neighborhood committee assisting the park commission in designing the development of the park.

Joe Jablonski a representative from Lennar Corporation was present and stated that the sledding hill was an idea for winter recreation, when most parks recreation are geared around summer recreational activities. Mr. Jablonski stated that there is an opportunity to continue to discuss the wetland trails with staff.

Engineer Statz noted that the western property is planned to be developed as the plan includes 24 single family lots will be constructed on the west section of Parkwood which is currently owned by the Wagner family.

The possibility of including a natural trail that would connect to River Run to the south will be discussed further. The flood plain in this area is considered 914' and even though there was high water this past spring engineer Statz stated that the Parkwood development was designed keeping the flood plain in mind.

Motion was made by Seymour, seconded by Hudlow to recommend that the city grade the Parkwood Park without a sledding hill.

MOTION CARRIED VOTING IN FAVOR: RENTZ, HUDLOW AND SEYMOUR.

The commission discussion the parking spaces and some thought that ten would be enough. Darcy Desens noted that there should be more than ten parking spaces for this size park.

The wetland trails were discussed further and it was suggested that staff look at a trail to connect to the wetlands in River Run.

Adjournment

Motion to adjourn was made by Seymour, seconded by Hudlow.
Chair Rentz adjourned the meeting at 7:15 p.m.

*Respectfully submitted by:
Nancy Carswell, Administrator/Clerk*