

MINUTES
PARK & RECREATION SUBCOMMITTEE
December 4, 2001

MEMBERS PRESENT: Al Campbell, Mel Dreyer, Van Lindquist, Crystal Thompson, Sheri Zimmer

STAFF PRESENT: Marcia Elkins, Keith Johnson, Rod Johnson, Bill Lass, Sharlene Mitchell, Stacy Titus, Lon VanDeusen, Ted Vore

OTHERS PRESENT: Jim Kissel, Bonnie Redder, Rodney Gunn, Gloria Gunn, Wally VanSickle, Eleanor Hohn, Leo Zaug, Walt Roetter, Joyce Payton, Russell Payton, Ed McLaughlin, William Janss, Shelly Schock, Gerti Janss, Jim Bell, Judie Giddens, Jim Kuehn, Steve McCarthy, Pat Wyss

Call to Order

Zimmer called the meeting to order at 7:02 p.m. noting that a quorum was not present at this time.

Mary Hall Park - Staff Overview

R. Johnson briefly reviewed the development timeline for the Kiwanis project in Mary Hall Park noting the bike path funding approved by the subcommittee. R. Johnson clarified that the City Council has referred the project back to the subcommittee for further review noting that the subcommittee will make every effort to address the issues and concerns of the parties involved.

In response to a question from Dreyer, Elkins reviewed the responses received to the Use on Review certified mailing and the presentations made before the Planning Commission.

In response to a question from Campbell, R. Johnson indicated that the Use on Review process is a standard procedure and the applicant (Kiwanis) followed all requirements of that process.

In response to a question from Campbell, Elkins reviewed the Use on Review approval stipulations recommended by Planning Commission noting that the same stipulations were accepted by the City Council.

Mary Hall Park - Kiwanis Presentation

Kissel presented background information on the Mary Hall Park project noting that the project objectives were to provide a play area for area youth and provide an environmental study area for the area school system. Kissel briefly reviewed the funding donated for the park development noting that the project is a gift to the City. Kissel indicated that all development would meet City, Corp of Engineer and ADA guidelines. Kissel stated that the proposed tot lot and play area have been tabled until public need dictates development of these facilities. Kissel indicated that the original deed for the site specified that it be held for "public park use".

In response to a question from Campbell, Kissel indicated that \$22,000 has been raised for the project including cash donations and in-kind services.

In response to a question from Dreyer, Kissel indicated that he believed the land could revert to the original grantor should the site not be utilized as specified by the deed.

Mary Hall Park - Neighborhood Presentation

Payton briefly reviewed her connection to the neighborhood and the park. Payton presented the "Friends of Mary Hall Park" alternative development proposal and outlined the group's goals: Protect the natural setting of the park; Provide for protection of unique natural areas; Develop the park as an educational resource; and Provide a less costly alternative to the Kiwanis' original plan, while meeting all of the above goals.

Payton indicated that the neighborhood residents that she represents support the nature interpretive trail and she thanked the Kiwanis for their vision. Payton indicated that the neighborhood wants to work with Kiwanis in developing the area.

Payton expressed concern with the legality of placing chipped recycled asphalt in a floodway area and placement of improvements at or around the natural spring. Payton indicated that efforts are underway to establish the area as a federal wetlands. Payton requested that no structures be built in the park and that access be limited to bike and pedestrian traffic only. Payton commented briefly on the responses received from area professionals regarding the Kiwanis plan.

Discussion followed regarding the utilization of asphalt, concrete and gravel to surface the nature trail through the wetlands. Kissel indicated that compacted gravel has been proposed for the nature trail noting that this material is approved for ADA access.

G. Janss indicated that she assumed the project was to replace the original natural trail destroyed in the 1972 flood. Janss expressed concern with the use of asphalt in the wetlands area for environmental reasons and suggested involving an environmental professional in the park development.

VanSickle commented on his family's connection to the park and encouraged no further development of the area. VanSickle recommended that the area be utilized as a nature study area. VanSickle presented a recommendation from his son in support of the Lynch development proposal. VanSickle indicated that the Lynch proposal recommends incorporating the proposed study center with the City Park offices.

Noting the abundance of existing City parks, W. Janss encouraged the development of a unique park. Janss commented on the 1972 flood levels in relationship to the proposed building sites noting that Lyme Creek floods each spring. Janss indicated that while public funds are not being expended to develop the park, public funds would be expended to maintain the park.

Roetter indicated that a professional engineer developed all the structural designs in compliance with floodplain requirements. Roetter indicated that the nature trail design would withstand slow moving waters experienced with the spring floods.

Walz commented on the water velocity experienced with the spring floods noting his strong objection to the park development.

Wyss indicated that the philosophy of the landscape architectural profession is that "parks are for people" noting that the issue with the proposed development appears to be the change from a "private" public area to an "open" public area. Wyss indicated that the proposed plan would develop only one percent of the entire land area. Wyss reviewed the nature trail surface materials noting the need to develop trails that would accommodate the classroom usage.

Shock stated that development of the park requires the City to provide ADA accessibility noting that this includes all improvements such as the parking lot and structures. Discussion followed regarding the proposed park improvements and their compliance with the ADA requirements. Shock suggested developing an alternative access from the Senior Citizen Center on Canyon Lake Drive. Discussion followed.

Payton requested assistance from the subcommittee in establishing an avenue for communication between the two groups for the purpose of resolving the various issues. Zimmer indicated that mediation of the issue was not the responsibility of the subcommittee. Dreyer stated that the City must meet the ADA requirements for accessibility. Discussion followed regarding spring water flows through the area.

Kissel suggested that the issue be continued to the January meeting to allow a quorum of the subcommittee to be present.

Payton expressed concern with the destruction of the riparian area noting that a biology study indicates that forty percent of the area has been disturbed. Payton expressed concern with the removal of additional habitat for user safety. In response to a question from Payton, Elkins clarified the floodplain regulations with regard to the construction and repair of structures.

R. Johnson expressed his opinion that the goals of the two groups are common and the issue is to find a consensus between the two groups. In response to a question from R. Johnson, Payton indicated that hand labor resources were available from the neighborhood to assist the Kiwanis in the development of the park path. Dreyer indicated that cooperation is required in order to work through these issues.

Noting that a quorum of the subcommittee was not seated it was the consensus of those present to continue the Mary Hall Park item to the January 8, 2002 meeting for further review.

[Lindquist entered the meeting at 8:20 p.m.]

Approval of Minutes

Dreyer moved and Lindquist seconded to approve the minutes of the October 2, 2001 and November 13, 2001 meetings. The motion carried unanimously.

Financial Report

R. Johnson reviewed the Star of the West Emergency Access project noting that an emergency access would be provided through the park along existing walkways to the western portion of the facility. Discussion followed on the location and use of the proposed emergency access.

Dreyer moved and Campbell seconded to recommend reallocation of \$9,217 from the Star of the West Park Lot project to the Star of the West Emergency Access project. The motion carried unanimously.

Project Update

K. Johnson briefly reviewed the funding for the Mary Hall Park bike path.

R. Johnson presented the staff recommendation for reallocation of the project funding and roll over of unencumbered funds. Discussion followed regarding the expended, encumbered and uncommitted status of the project funds.

Lindquist moved and Thompson seconded to recommend that the following projects and funding be rolled over to the Year 2002 budget:

- a. **\$40,000 Memorial Park Electrical Improvements;**
- b. **\$5,000 BMX Track Registration Building; and,**
- c. **\$9,217 Star of the West Emergency Access.**

The motion carried unanimously.

Dreyer moved and Thompson seconded to defer action on the uncommitted funding to the January 2002 meeting and to recommend that the uncommitted funding in the amount of \$29,972 be rolled forward to the Year 2002 budget to allow the Subcommittee the opportunity to further review the budgetary needs of the in-process Year 2001 projects. The motion carried unanimously.

	<u>9/4/01 Revised Year 2001 Projects</u>	<u>Project Reallocation</u>	<u>Proposed Year-End 2001 Projects/Funding</u>
<u>2000 Carry Over Projects</u>			
Land Acquisition –SE/Catron Blvd	\$0		\$0
Disc Golf Course	\$15,000	+\$1,906	\$16,906
South Middle School Tennis	\$0		\$0
Playground Improvements	\$5,000	-\$3,521	\$1,479
Memorial Park Improvement Plan	\$30,000	-\$7,260	\$22,740
McKeague Field Improvements	\$11,000	-\$52	\$10,948
Old Storybook Island Playground Equip	\$0		\$0
<u>2001 Initial Projects</u>			
DCA Charges @ 13.85%	\$63,965		\$63,965
Park Drive/Jackson Blvd Bike Path Improve	\$50,000	-\$21,000	\$29,000
Robbinsdale Park Improvements	\$200,000	+\$6,836	\$206,836
Canyon Lake LL Bleachers	\$20,000	-\$600	\$19,400
Mary Hall Bike Path Improvements	\$50,000	+\$1,314	\$51,314
Memorial Park Electrical Improvements	\$40,000		\$40,000
<u>2001 New Projects</u>			
Star of the West Parking Lot	\$55,034	-\$9,217	\$45,817
North Middle School Recreation	\$36,720	-\$4,720	\$32,000
BMX Track Registration Building	\$5,000		\$5,000
<i>Star of the West Emergency Access</i>	\$0	+\$9,217	\$9,217
Over/Under Budget	<u>\$2,875</u>	<u>+\$27,097</u>	<u>\$29,972</u>
Totals	\$584,594	\$0	\$584,594

Report from Park Superintendent

VanDeusen provided a brief update on the progress of the ice facility. VanDeusen commented on the installation of the City Christmas decorations noting the work being performed on both in indoor and outdoor ice rinks.

In response to a question from Dreyer, R. Johnson reviewed the progress of the new ice rink and the anticipated opening date.

VanDeusen presented the Year 2001 Pool Attendance/Revenue/Expense Summary. In response to a question from Elkins, R. Johnson indicated that he would provide an historical review of the pool revenues and expenses at the January meeting.

Other Business

Elkins announced the resignation of Bill Lass noting that he has accepted a planning position with the Black Hills Council of Local Governments.

Discussion followed regarding changes to the Mary Hall Park proposal that would address the concerns and needs of both parties. In response to a question, Elkins recommended that if the area is to be used as an outdoor classroom area a minimum of ten parking spaces and restroom facilities be provided in the park. The Subcommittee recommended that R. Johnson address ADA access issues with the ADA Committee. Discussion followed regarding placing signage adjacent to the bike path regarding the nature trail.

Adjourn

There being no further business the meeting was adjourned at 9:07 p.m.