

Minutes of the March 4, 2010 Apple Valley Parks and Recreation Advisory Committee.

**PRESENT:** Parks and Recreation Advisory Committee Acting Chair Lee Strom, Committee Members Cindy Hart, Matthew Mittelsteadt, Tina Rankin, Darrell Retka and Patrick Sullivan; Parks and Recreation Director Randy Johnson; Park Maintenance Superintendent Tom Adamini; Valleywood Manager Jim Zinck; Recreation Superintendent Scott Breuer; Department Assistant Dorene Perkins Monn.

**ABSENT:** Russ DeFauw

**ITEM #1.** Committee Acting Chair Strom called the meeting to order at 7:00 p.m.

**ITEM #2.** Approval of Agenda

**MOTION:** by Darrell Retka, seconded by Tina Rankin to approve the agenda as presented.

**VOTE:** Yes – 6, No – 0

**ITEM #3.** Audience – 10 Minutes Total Time Limit – For Items Not on the Agenda

No one present to speak.

**ITEM 4.** Approval of the Minutes for January 2010.

Committee Member Rankin requested a change to the text on page 4, paragraph 7. Change “interested in seeing a high level facility...” to “interested in seeing an 80 to 100 seat facility....”.

**MOTION:** by Tina Rankin, seconded by Patrick Sullivan to approve the January 2010 meeting minutes with the change on page 4, seventh paragraph as noted.

**VOTE:** Yes – 6, No – 0

**ITEM 5.A.** Agenda Items – Committee Reappointments

City Council has staggered the terms of committee members so they don’t all expire at the same time. Included in the agenda packet was a copy of the resolution establishing the purpose, duties, and membership terms of the Parks and Recreation Advisory Committee. The length of terms were

determined by alphabetical order: DeFauw, Hart, and Mittelsteadt at 2013, Rankin and Retka at 2012, Strom and Sullivan at 2011. A business organizational meeting will be scheduled at the May Advisory Committee meeting to elect a Chair and Secretary.

**ITEM 5.B. Agenda Items –Valleywood Clubhouse Facility Report**

Acting Chair Strom noted that at the January Advisory Committee meeting Golf Course Manager Jim Zinck was asked to come back with additional information. The intent tonight is to look at the information and have discussion.

Mr. Zinck stated that at the January meeting staff provided information on a variety of options for the facility, both the issues with the current building and options moving forward. He was asked at that time to come back with a different look at a facility.

The Committee reviewed the various options previously covered at the January meeting:

- Option 1A – Remodel Existing Facility (interior surfaces and foundation wall) at \$300,000;
- Option 1B – Remodel to Accessibility Standards (plus remodeling in 1A) at \$410,000;
- Option 2A – Addition and Remodeling at \$760,000;
- Option 2B – Addition of Tent Banquet (plus addition and remodeling of existing facility) at \$1,100,000;
- Option 3A – New Clubhouse with Banquet Seating for 160 at \$2,700,000;
- Option 3B – New Clubhouse with Banquet Seating for 160 and Lower Level Cart Storage at \$3,500,000;
- Option 3C – New Clubhouse with Banquet Seating for 250 and Lower Level Cart Storage at \$4,200,000.

Options 4A and 4B incorporate the same seating for the bar/grill area and banquet seating area.

- Option 4A – New Clubhouse with Banquet Seating for 160 and Lower Level Cart Storage at \$3,000,000;
- Option 4B – New Clubhouse with Banquet Seating for 160 at \$2,200,000.

Mr. Zinck noted that these are general conceptual ideas intended to give an estimate on the price tag. Staff is not in a position to design a clubhouse at this point. Mr. Zinck asked the Committee for a narrowing of the scope within the four options to base a business model:

- #1 – Do Nothing,
- #2 – Remodel Existing Facility,
- #3 – Remodel with an Addition,
- #4 – Construction of a New Facility.

Committee Member Retka questioned Option 4B's additional seating space. Mr. Zinck responded that the idea is to create a bar/grill type feel with snack bar option. A lot of time the extra seating wouldn't be necessary. Intention is to maintain some intimacy to the regular everyday after-round

seating. Incorporated into the design would be an alternate access point for the snack bar or alternate service center for times when there are larger events using the facility.

Committee Member Hart asked how many times during the year Valleywood would require this large of a facility. Mr. Zinck noted that it is a difficult question to answer. Because of the current limitations, Valleywood has found its niche with the smaller group outings. Any of the options would affect the business plan and what Valleywood is trying to accomplish. Valleywood would try to bring in more of the larger outings, but also maintain that balance of being a public access golf course, a daily fee golf course, and a park facility.

Committee members asked about including options of fixing the existing facility with a tent structure for the larger events and an 80 to 100 seat capacity facility with some deck seating. Staff reported meeting with the architect to discuss half of the seating inside the facility and half in a porch area. The opinion was that the cost difference is very negligible.

Committee Member Rankin noted that her opinion is we should not build a banquet center, we should build a new clubhouse. Seating is undetermined, but what makes sense to support the golf business and the other activities that the City has throughout the year. She believes Staff would be a better judge to determine the number, somewhere in between the 100 and 160 area. She would rather that we focus on a golf facility that serves primarily the golf clientele and other things like Mid-Winter Fest.

Acting Chair asked whether Staff envisions the facility to be used throughout the year. Mr. Zinck responded, yes. Valleywood currently hosts the high school ski team. The School District has groomed the trails on the course the last three years. Several Cross Country Section Meets have been held at the course. They also host City sponsored events such as Mid-Winter Fest, sand volleyball leagues, ghost stories, etc. It is a multi-use facility; however, the current building can't handle a large volume of people in the winter.

Mr. Zinck stated that Staff can come back with a smaller structure to be used the way they use the current structure, with an adjacent tent for banquets and/or cart storage, to bring the scope down. We can eliminate the giant structure and the additions to the current building. We can narrow it down to a manageable three options and give a better idea of what the business would be like, how it would operate, going forward. Valleywood is looking at a \$70,000 to \$80,000 profit from 2009 and hope to gain on that for 2010. Staff understanding is that \$75,000 will get about \$1,000,000 in financing.

Committee Member Hart stated that she would like to see an option for 60 to 80 seats with the possibility of a tent for bigger banquets.

Committee Member Mittelstadt stated that he doesn't think it is the best idea to have all that banquet seating. He suggested extending to 160 but leave it open for future expansions.

Committee Member Retka favored Option 4B – New Clubhouse with Banquet Seating for 160. He noted that the golf course holds various events throughout the season; examples are the Men's Club and Women's Club. The facility's ability to host is limited to 60 – 70 people upstairs. There are more than 100 players each league night. If Valleywood had a bigger place, they'd have a better

place to host them and create a little more revenue. Mr. Zinck stated there is a cost/benefit with expanded banquet seating.

Committee Member Retka stated that if we are going to build a new facility, he encourages Staff to push the envelope in terms of capacity. He agrees that Valleywood doesn't want to be in the banquet business, but they want to be able to handle the day to day clientele, and leagues are a part of that. Having a facility that can accommodate them is important.

Acting Chair Strom stated that the direction the Committee received tonight is toward new construction. He suggests fine tuning it, getting additional information, and making the decision whether it's 80, 100 or 160. It's a good idea for expansion potential for the future.

Committee Member Retka believes that with the discussion the Committee has had, it's clear the first three choices presented; #1 – Do Nothing, #2 – Remodel Existing Facility, #3 – Remodel with an Addition, don't seem to be feasible. If we're going to make the effort to address the issues that Valleywood has, new construction is what we need to get behind.

The Committee asked Mr. Zinck to come back in the fall with fine tuned proposal information.

**ITEM 5.C. Agenda Items –Review of 2009 Aquatics Program and Recommended Rates for 2010.**

Recreation Superintendent Scott Breuer gave a brief history of both outdoor pool facilities, went over the financial reports for 2009, and gave Staff recommendation for the 2010 fees. He noted that the pool season success is weather dependent. A cool season means lower attendance and higher heating costs.

Current ISD #196 research indicates a decline in youth demographics in western Apple Valley. Most of Redwood pool's participants come from the surrounding neighborhoods. 2006 revenue was in the positive. The last three years, revenues have been falling short at both Redwood and the Apple Valley Family Aquatic Center.

Price comparisons with Water Park of America in Bloomington, Eagan's Cascade Bay, Bloomington's Pool, and Anoka County's Bunker Beach show the Apple Valley Family Aquatic Center on the low end for admission fees. Staff recommends increasing the Aquatic Center's daily admissions \$1 and the evening rates 50¢. They also recommend increasing Redwood pool's daily admission and group rates 25¢.

Pool operations are part of the City's General Fund operations. If their revenues don't meet expenses the difference comes from the General Fund.

MOTION: by Tina Rankin, seconded by Cindy Hart, approving and recommending City Council acceptance of the 2010 Aquatic fees as presented.

VOTE: Yes – 6, No – 0

**ITEM 5.D.** Agenda Items – Playground Equipment Selection for Alimagnet, Faith, Galaxie, Quarry Point, and Wallace Parks

Playground equipment updating five neighborhood parks is part of the 2007 bond referendum. In the case of three of the five locations, Staff has found the current equipment in good condition and is suggesting adding to the equipment rather than completely replacing. Proposals were received from three vendors. Each vendor submitted proposals to a particular price point. The cost is the same from each vendor for individual parks. Product quality and warranty are the same. All three vendors have good reputations.

The Committee took a brief break to review the Playground equipment vendor boards and select their choices.

**MOTION:** by Tina Rankin, seconded by Matthew Mittelsteadt, recommending City Council approval of the playground equipment selections as St. Croix Recreation Company's Playcraft at Alimagnet Park , E.F. Andersen's BCI Burke at Faith Park , E.F. Andersen's BCI Burke at Galaxie Park, Flanagan Sales' PlayPower at Quarry Point Park , and Flanagan Sales' PlayPower at Wallace Park.

**VOTE:** Yes – 6, No – 0

Staff's plan is to have the playground equipment installed at Quarry Point Park when the complex opens.

**ITEM 5.E.** Agenda Items – Verbal Update - Kelley Park

Staff reported that the City Attorney has been negotiating the proposed additional property purchase with the holding company in possession of the property. The Attorney anticipates this to be a lengthy process. The earliest this may happen could be next fall or winter. One of the issues is the tremendous amount of infrastructure (sewer, water, curb, and gutter) already installed that the property owner will have to pay for or the property would go tax forfeit.

Apple Valley Foundation held music in the park last summer. They have worked with local businesses to pay for the performances. It was very successful and they plan to do it again in 2010. The Foundation has solicited donations for eight performances in 2010.

Staff has talked with the Apple Valley Foundation regarding installing a permanent 70 ft. x 24 ft. picnic slab in the northeast corner of Kelley Park. A permanent slab will address two issues: elimination of the overtime costs and extra labor to bring in the portable stage on Friday night and picking it up on Saturday, and the slab could also be used as a picnic area when not being used as a performing area. The Foundation has gotten a donation from the local Apple Valley ReadyMix

for the concrete slab. A fabric shade structure would be constructed over the top at a cost of approximately \$6,500.

MOTION: by Tina Rankin, seconded by Matthew Mittelstead, having reviewed the project proposal and recommending City Council approval for Staff pursuit of the Kelley Park permanent picnic slab and shade structure.

VOTE: Yes – 6, No – 0

**ITEM 5.E. Agenda Items – Verbal Update – WiFi Towers**

The vendor for the proposed antenna towers in City parks, previously at a Parks and Recreation Advisory Committee meeting, has not gotten to the Planning Commission stage yet. The City Planner in charge of the project anticipates that sometime in the next month to six weeks they'll be going to the Planning Commission. This will be where the public hearing is held.

The vendor has come back looking for a couple more spots, maybe Redwood and Delaney parks. They have been informed that they will need to return to the Parks and Recreation Advisory Committee for review of those additional areas.

**ITEM 6.A. Other – Spring Brochure**

The Parks and Recreation Department brochure/City News should be delivered to Apple Valley residents' homes the week of March 8<sup>th</sup>. Staff is asking for feedback on the new printer.

**ITEM 6.B. Other – Next Meeting Date – May 6, 2010**

Next Parks and Recreation Advisory Committee meeting is scheduled for Thursday, May 6, 2010.

**ITEM 7. Adjourn**

There being no further business, the Parks and Recreation Advisory Committee meeting was adjourned.

MOTION: by Pat Sullivan, seconded by Darrell Retka to adjourn the meeting at 8:34 p.m.

VOTE: Yes – 6, No – 0