

**MINUTES  
CITY OF DELANO  
Park and Recreation Commission  
Wednesday, January 24, 2018  
5:00 PM**

**1. Call to Order**

Schaffer called the regular meeting of the City of Delano Park and Recreation Commission to order at 5:00 pm on Wednesday, January 24, 2018.

**2. Roll Call and Approval of Agenda**

Present:

Sarah Berres  
Mike Lindquist  
Marnie Lucas  
Dan Menk  
Sean Peterson  
Tom Schaffer  
Jonathan Werth

Also present:

Jon Sutherland, City Council  
Justin Markon, Recorder

Markon recommended moving item D. Langdon View Park to the beginning of the meeting, as representatives from the project were attending the meeting.

**Motion by Peterson to approve the agenda with proposed change, seconded by Berres; motion carried.**

**3. Minutes**

- A. Minutes of the regular Park and Recreation Commission meeting of Wednesday, November 29, 2017

**Werth made a motion to approve the minutes from the meeting on November 29, 2017, seconded by Lucas; motion carried.**

**4. Order of Business**

- A. Langdon View Park

Markon updated commissioners on the Langdon View annexation, which was discussed and approved at the January 8, 2018 Planning Commission and January 16, 2018 City Council meetings. The land is situated between two park search areas on the east side of County Road 16. Markon said that the purpose of the discussion is to make recommendations for what sort of park area and amenities would be needed in this new neighborhood. He continued that two parks are near Langdon View, Parkview Hills to the north and Fox Meadow to the south, both

on the west side of County Road 16.

Markon shared the options for parks in this neighborhood. The Subdivision Ordinance states that the developer must donate 10% of the buildable land in new developments for parks. Langdon View is 68 acres, with approximately half in the floodplain. The remaining buildable land would produce an approximately 3.5 acres for contiguous parkland. Another option would be to collect park dedication money from the sale of lots. The concept plan shows 99 lots, and the 2018 park dedication rate is \$4,404 per lot, which could raise \$435,996. This money could be used for park projects in the City, including trail construction. Markon reiterated that the other nearby parks are on the west side of County Road 16, and safety would be very important for people crossing the street from Langdon View. He concluded that the project will next be in the Preliminary Plat phase where the Park and Recreation Commission will be able to evaluate the proposal again. Markon invited Chuck Alcon, Project Manager for Langdon View to share his views on a proposed park project.

Alcon said that the project staff believe a neighborhood or mini park would work best in this new development, possibly featuring a shelter, basketball court, and small playground. He said that they are also still exploring the wetlands in the plot and possible mitigation. Additionally, Alcon said that they may remove some lots as requested by the City Planner, including near the entrance to create a wider access point. He stated that they plan to design homes for young families and hope to begin in late spring 2018.

Werth said that he was concerned with a single access point, and commissioners shared that they would like to see a wider entrance perhaps with a boulevard similar to Clover Springs and Westridge Hills. Sutherland said they would like to see a canoe landing in this development, and Lucas suggested a possible pier or fishing dock. Lucas also asked if a community garden may be allowed in the floodplain. Schaffer said that he believed a neighborhood park would be a good option for this development, as he felt it would not be a destination park. Lindquist agreed and stated that he would like to see a small gathering area and possible prairie restoration of the floodplain land, aided by grants. Commissioners were in favor of eliminating the narrow strip of land between lots as an entrance to the park, as they felt it is not conducive to park development. Markon concluded the discussion saying that Alcon and project staff will submit a preliminary plat soon, which may be reviewed at the February or March commission meeting.

#### B. Splashpad rental rates

Markon shared the draft document of proposed terms and conditions for private rental of the new concession stand. He said that staff examined other cities' community spaces and carried over current City policies when drafting the rates for the new building. Markon showed that there will be three sections of the main room, partitioned by curtains, with different fees depending on how many sections and what sort of group was renting. Additionally, the kitchen space may be rented for clean up and storage during events for a nominal fee or by food producers to make goods for sale. Markon and Nick Neaton, Senior and Community Services Coordinator, visited a community kitchen to examine how the model could work with the new building. Neaton has spoken with the MN Department of Agriculture who say that there is

interest and demand for kitchen space in the area, and the area would probably be well used.

Lindquist said that he would like to encourage staff to create a post-event survey to send to renters for their evaluation of the rental experience. Werth said that he would also like to allow potential renters to see the availability of spaces on an online calendar. Additionally, commissioners encouraged more branding and signage to help people be aware of the City's inventory for rentable spaces.

**Lindquist made a motion to recommend approval of rental terms and conditions for the new Central Park Concession Stand, seconded by Menk; motion carried.**

C. Concession building update

Markon showed pictures from recent construction at the new concession building and noted that bids for electric, plumbing, and insulation were recently approved, and work will continue through the winter with an anticipated opening day in May.

D. Splashpad/Concessions questions

Regarding public space rental, Menk asked if staff could provide a year-end report of facility use and rent for 2017, to be discussed at the February 2018 meeting.

Markon noted that staff is looking at membership software to be used at the splashpad and will bring a proposal to City Council at their January 30, 2018 workshop.

Commissioners said that they would like to be included in website redesign during 2018 as a way to increase branding of the City's parks and trails.

Markon shared that aquatic wheelchairs have arrived and will be assembled soon. The group soliciting funds for the wheelchairs hope to raise some more money to purchase winter skis and spare parts.

E. Langdon View Park

F. Updates on previous agenda items

Lindquist said that he would like to see an update on the Litfin Property at the next meeting, with a discussion about the history of the property and possible projects.

Lindquist shared that Delano Public Schools is continuing to promote opportunities for fitness and would like to partner with the City in showcasing parks and trails.

## 5. Other Business

## 6. Adjournment

The meeting was adjourned at 6:25 pm