



Regular Meeting

Agenda

- Regular meeting in Council Chambers
-

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CONSIDER AGENDA

4. CONSIDER MINUTES

4.1 01-08-2025 Parks and Recreation Commission Minutes

5. OPEN FORUM

An opportunity to provide comments and feedback regarding items not on the agenda. Information provided in Open Forum will not be discussed at this meeting; rather, the information will be referred to staff and/or scheduled for discussion at a future meeting.

6. PRESENTATIONS, AWARDS, AND RECOGNITION

7. ACTION ITEMS

7.1 Free Grace Easter Event

7.2 Athletic Fields Framework Plan

7.3 Specht Family Farm Residential Development Park Dedication

8. DISCUSSION ITEMS

9. RECREATION MANAGER UPDATE

9.1 Parks and Recreation Manager Update

10. ANNOUNCEMENTS

11. MOTION TO ADJOURN



**Meeting of the Elk River
Parks and Recreation Commission
Held at the Elk River City Hall
January 8, 2025**

Members Present: Commissioners Greg Loidolt, Hal Stewart, Jill Varty, Melissa Fermoye

Members Absent: Chair Dave Anderson, Commissioners Mike Niziolek, Joy Goodwin

Council Liaison: Councilmember Cory Grupa

Staff Present: Assistant City Administrator/Business Services Director Joe Stremcha, Parks and Recreation Manager Jeff Shelby, Senior Administrative Assistant Dawn Larson

1. Call Meeting to Order

Pursuant to due call and notice thereof, the meeting of the Elk River Parks and Recreation Commission was called to order at 6:30 p.m. by Acting Chair Loidolt.

Moved by Commissioner Stewart and seconded by Commissioner Fermoye to appoint Commissioner Loidolt as acting Chair in the absence of Chair Anderson and Vice Chair Niziolek. Motion carried 4-0

2. Pledge of Allegiance

3. Consider Agenda

Moved by Commissioner Fermoye and seconded by Commissioner Varty to amend the January 8, 2025, agenda to remove the work session from this agenda and move it to the February meeting. Motion carried 4-0.

4. Consider Minutes

4.1 Parks and Recreation Commission Meeting Minutes 12-8-2024

Moved by Commissioner Stewart and seconded by Commissioner Varty to approve the December 8, 2024, Parks and Recreation Commission Minutes. Motion carried 4-0.

4.2 Parks and Recreation Commission Special Meeting Minutes 12-11-2024

Moved by Commissioner Fermoye and seconded by Commissioner Stewart to approve the December 11, 2024, Parks and Recreation Commission Special Meeting Minutes. Motion carried 4-0.

5. Open Forum

6. Presentations, Awards, and Recognition

7. Action Items

7.1 2025 Parks and Recreation Commission Meeting Calendar

Mr. Shelby presented his report. Mr. Shelby explained that Chair Anderson had expressed interest to him to change the time of the meetings to an earlier time. Commissioner Loidolt said that he did not feel comfortable changing the time with three commission members missing so he said that he is fine with keeping it the same for now.

Moved by Commissioner Stewart and seconded by Commissioner Fermoyle to approve the schedule as presented. Motion carried 4-0

8 Discussion Items

8.1 Specht Property Park Dedication

Mr. Shelby presented his report. He explained the slides provided in the packet. He pointed out that the rendition of the green space is only a design suggestion.

Matt Barker with Capstone Homes presented. Capstone has worked with Carlson McCain Design Firms to design these 250 acres along the Mississippi River. He pointed out the Specht farm in the middle of the first slide. He wants to review the needs for the entire property. He pointed out the Plants and Things Recreation Complex and the train station proximity to the property as well as the lack of park space around the property at this time. He brought up the Mississippi River Trail system and where its future potential location is located by Hwy 10 on this map. He has worked with this trail via some of their other projects in Ramsey.

Mr. Barker stated that he thinks there are amazing opportunities for the property as well as parks being right on the Mississippi River. He pointed out the upper left 26 acres of green space. He and their team along with DNR and wetland specialists and have gathered a lot of feedback about what type of opportunities could take place there.

He pointed out the main road coming into the development in the center of the property along with the access to the north and the south which all join leading down to an Oak Savannah area right before the park space by the river. They wanted to design the space to collectively bring people to the river via the trails and sidewalks. The trail would also connect to the north side which would connect to the future over pass that would go to the Plants and Things Recreation Complex.

The greenway corridor is another 15 acres with green space and groves of trees. Oliver Kelly Farm did not want the trail to go through the farm so that is why it is out by Hwy 10 in the design. There will be a large berm with trees and landscaping between the development and Hwy 10. There will be about 2.5 miles of paved trail that would go through the park as well, connecting everything. They also envision some parking areas to the north side.

He wants to be clear that they are not putting forward a concrete plan for the open green space by the river. They have just been brainstorming as they have visited the site and provided some ideas of what could be. On the lower side of the large green space is what is referred to as a flood plain forest. He

thinks that people will want to be down by the woods on a dock dropping a fishing line, drop in a kayak, or just being in nature.

They gave this to their park designers at Carlson McCain and they produced the idea of an 18-hole disc golf course. There are wetlands and an area above the 10-year flood plain area that could be a park, etc. On the right side of the design there is an Oak Savannah area they envision a pavilion or something to be a gathering point over the vista. There is about forty acres in the park dedication and then fifteen acres of the berm that will be maintained by the HOA (they know the berm is not part of the park dedication but consider it an asset).

Commissioner Loidolt said that he thinks a disc golf course would be great, but he will turn it over to the other commissioners for questions and comments. He said he would like to walk the property with them to see the vision from Capstone.

Commissioner Stewart asked if Planning has looked at it. Mr. Shelby confirmed that the plan will go to the Planning Commission meeting on January 28th with the lots and streets drawn in as seen tonight.

Commissioner Stewart shared that he has concerns about what is defined park dedication space and what is not i.e., wetlands vs. uplands and what they can accept. He asked what kind of population mix and number of kids in the development with kids. Mr. Barker said there will be 533 single-family homes with smaller sizes by the berm and then larger homes as they get closer to the river. About 2,000 to 3,000 people with three to four people per home. Commissioner Stewart said this development seems very cut off for the rest of the other parks so he feels there should be a playground incorporated into this neighborhood.

Commissioner Varty said she agrees with Commissioner Stewart that there needs to be a playground area. She said that she is concerned about how much area is a play area in the green space. Mr. Barker said the play area is 2-3 acres and then a large playground in the "park area" that is grey on the plan. Mr. Barker agrees that walking the property would be a good idea.

She also said she has concerns about parking if there was a disc golf course there. He said there would be 30 parking spots along the top part of the development right outside the park as well as the on-street parking along the road that runs to the future overpass on Hwy 10. They have designed that road to be wider to accommodate for this.

Commissioner Loidolt said that with the disc golf course being in a flood plain in the spring they would not be able use the lower eight holes. He has concern about that area being a future park and potentially not being able to use portions of it throughout the year.

Mr. Shelby said that a special meeting would have to be called tonight with a date and time to set up the tour or Mr. Barker and/or Capstone staff could go out individually or in small groups with the commissioners.

Commissioner Loidolt said that he would not feel comfortable selecting a date tonight with the other three commissioners not present so he would rather do the smaller group tours.

They could do meetings of three or under with Mr. Barker to go out and tour the property to avoid a quorum. Mr. Barker said that they would just want to be respectful of the Specht's and would work out some options. Mr. Shelby said that staff will work with Capstone to set up the tours.

Mr. Barker said that the last time the water was high it was still not up to the 10-year water mark. The Specht's have never had to miss a farming season yet because the water recedes quickly even when it was high.

Commissioner Fermoye asked if the commission should talk about the concerns submitted from Chair Anderson and Commissioner Niziolek in writing. Commissioner Stewart asked if Capstone could provide a response to them. Mr. Barker confirmed he received a copy of the letters and said Capstone staff will respond to them that they will be at the February meeting as well. Mr. Shelby confirmed that there will be discussion before action on this topic at the next commission meeting.

8.2 Community Garden-Lion John Weicht Park

Mr. Shelby presented his report. He pointed out there would be eighteen plots, ten by twenty feet and \$30 per plot. One person per household would be allowed to have a plot and they would be available from June 1 to October 31.

Commissioner Fermoye asked how much interest there is on this and if staff thinks all the spots will fill up. Mr. Shelby explained that Karen Wingard, the Farmers Market and Special Events Coordinator, has done the prep and research for it, and it will be experimental this first year. February 1st online registration for the plots will open.

Commissioner Stewart said that in other cities garden plots are very popular. Commissioner Fermoye asked if the renters are responsible for maintaining their spot. Mr. Shelby confirmed they are and said that the master gardeners will work with Karen Wingard on managing the garden.

Commissioner Loidolt asked if the plots are fenced off and how they manage each of their spots. Mr. Shelby said that he can get more details on how the plots will be segmented and managed as it moves forward and update the commission at future meetings.

Commissioner Varty asked if they can plant anything they want such as flowers and then sell them as part of a business. Mr. Shelby said he said thinks it is just garden vegetables, but he can check on that to confirm what the rules are.

9. Recreation Manager Update

Mr. Shelby presented his report. Commissioner Loidolt asked about a Rivers Edge Commons update and Mr. Shelby said he will provide photos at next month's meeting.

Commissioner Loidolt asked Mr. Stremcha about the Overlook Lounge at the Furniture and Things Community Event Center. Mr. Stremcha explained that it is a twenty-one plus lounge available a couple of times a week. It is limited due to high school events when it is not able to be used.

September through December, the catering and lounge have generated a lot of revenue. The cable commission provided all the electrical improvements as well as the tv's and digital signage etc. in the lounge. Dahlheimer Beverage provided all the sports themed wrap around on the walls in the space. Bernick's provided the soda well. Furniture and Things provided the furniture within the area as well as the chandelier.

Commissioner Varty asked if they are going to have set hours and publish them to the public. Mr. Stremcha said right now they are in the process of hiring a new concessions manager and then they are hoping to turn it into more of consistent schedule.

10. Announcements

Commissioner Loidolt welcomed City Council member Cory Grupa as the new Parks and Recreation liaison.

11. Adjourn Meeting

Moved by Commissioner Fermoyle and seconded by Commissioner Varty to adjourn the regular meeting of the Parks and Recreation Commission at 7:40pm. Motion carried 4-0.

Minutes prepared by Dawn Larson.

Dave Anderson, Chair

Tina Allard, City Clerk



Request for Action

To
Parks and Recreation Commission

Item Number
7.1

Meeting Date
February 12, 2025

Prepared By
Karen Wingard, Farmer's Market/Event Coordinator

Item Description
Free Grace Easter Event

Reviewed by
Jeff Shelby
Joe Stremcha

Action Requested

Approve, by motion, the Free Grace United Easter Egg Hunt at Lion John Weicht Park on Saturday, April 12, 2025.

Background/Discussion

Karli Phelps will present a proposal on behalf of Free Grace United to hold the Free Grace United Easter Egg Hunt at Lion John Weicht Park on Saturday, April 12, 2025.

Financial Impact

None.

Mission/Policy/Goal

Help, not hinder citizen quality of life.

Attachments

None

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity





Request for Action

To
Parks and Recreation Commission

Item Number
7.2

Meeting Date
February 12, 2025

Prepared By
Jeff Shelby, Recreation Manager

Item Description
Athletic Fields Framework Plan

Reviewed by
Jeff Shelby
Joe Stremcha

Action Requested
Recommend, by motion, the Athletic Fields Framework Plan to the City Council for adoption.

Background/Discussion
The Parks and Recreation Commission held a special work session on August 14, 2024 to discuss the Athletic Fields Framework Plan. During the session, the commission asked for several adjustments to the plan. HKGi incorporated those recommendations into the proposed framework plan. The Commission's discussion history concerning this plan is included.

Financial Impact
Cost estimates are included in the plan.

Mission/Policy/Goal
Opportunity to live, work, and play. Responsibly grow. Responsible for every dollar - good stewards.

- Attachments**
1. Athletic Facilities Framework Plan History
 2. FieldsFrameworkPlan_PRAC_20250207

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity

8-25-21 First discussion by Commission of having HKGi doing an Athletic Fields Demand Analysis and Athletic Field Master Plan.

1-18-22 City Council approved the Athletic Field Utilization study.

2-9-22 The commission approved three commission members to serve on the athletic field utilization committee.

3-9-22 Staff and subcommittee has first meeting with HKGi to start the study.

11-9-22 Parks and Recreation meeting went over the athletic fields study completed by HKGi.

1-11-23 Staff continued to work with HKGi on the final draft of the Athletic Field Analysis after receiving feedback from the Commission in November.

2-8-23 Kevin Clarke from HKGi presented the Analysis and received feedback from the Commission in hopes of bringing back another version for approval in March. The study was sent early to all the commissioners for review before this meeting.

3-8-23 Kevin Clarke from HKGi presented the Elk River Athletic Fields Study Final Draft with the goal of the commission approving and then appointing a subcommittee to work on the Athletic Facilities Master Plan.

4-12-23 The Commission recommended staff for the subcommittee with the plan to have the draft complete by fall 2023.

5-10-23 The Athletic Facilities Master Plan Project Schedule was presented to the commission. The goal at this time was to have the first draft presented at the September 13th meeting and then presented to City Council on October 2, 2023.

6-14-23 The Commission was given an update that following a June 5th City Council work session the timeline changed with the plan to present to Council in December of 2023 for approval.

9-13-23 The Commission was updated that while working with HKGi on the master plan Hales Field was added pushing the timeline for final presentation to January 2024. The advisory committee of Dave Williams, Mike Brown, and Ryan Holmgren planned to meet in October.

12-13-23 Updates were given to the Commission that the subcommittee was still working on the plans with HKGi and that the plans would be presented in early 2024.

2-14-24 The Commission was updated by staff that the city requested HKGi complete soil borings at the PT Complex. The updated concepts were then slated to be brought to the March 13th Commission meeting.

3-13-24 The Master plan was presented to the Commission. The consensus of the commission was to move the plan to a future work session and not act at the meeting. Commissioners had concerns about how close the fields were together, noise from the trains, and the cost of the projects.

4-10-24 Work Session to discuss the Athletic Facilities Master Plan. Major concerns by the Commissioners were the order of the project, budget, parking lots, and layout of the fields at each

location. There was also discussion about moving some fields to entirely new locations within the city. There was no official recommendations or approval.

5-8-24 The Commission reviewed the draft of the Athletic Facilities Master Plan again. There were changes made and more discussion about what was needed for a final version. The commissioners asked for additional work sessions to review the plan again.

7-10-24 Commission meeting to discuss the Athletic Facilities Master Plan and review updates and changes requested by the Commissioners at previous meetings such as scale bars to show distance, an alternative Oak Knoll layout and 10-year CIP.

8-14-24 Special Work Session to discuss the Athletic Facilities Master Plan. HKGI presented detailed concepts with the changes that had been previously requested. It was moved and voted on to change the name of it to the Athletic Fields Framework Plan. There was lengthy discussion with the intent for the plan to come back again to be voted on.



ATHLETIC FIELDS FRAMEWORK PLAN

City of Elk River, Minnesota

February 2025



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WHAT IS A FRAMEWORK PLAN?

The Elk River Athletic Facilities Framework Plan includes an examination of the major outdoor field facilities in the City. Recent improvements at Lion John Weicht Park with 2 softball fields serve the high school and to some extent the youth softball programs in Elk River, so this facility was included in field analysis, but is not expected to change and was not part of the design efforts. This project looked at:

- Dave Anderson Athletic Complex
- Oak Knoll Athletic Complex (including school district property)
- Plants and Things Recreation Complex (including an expansion area to the south of the built area)

The framework plan developed concepts for these facilities to a “schematic” level. Schematic design allows for:

- Testing of ideas
- Assigning program (how will the facility will be used?)
- Site fit testing (can the fields and related support facilities like parking fit on the site?)
- Planning level cost estimating (how much money do we need to allocate to realize this vision?)

Schematic design is early in the process, so what is built may ultimately shift somewhat from the framework plan. There are still some variables that have not been resolved that could change what can or should be done at the sites. In the case of this plan, this could include questions of property ownership, larger than expected wetlands identified by a future delineation, changing costs and/or funding opportunities, changes to adjacent land uses, or unanticipated shifts in population growth.

What this plan allows the City to do is start moving forward with a funding strategy, knowing how much these improvements will cost. It also helps the City plan for where to invest time, money, and resources into existing facilities. For example, based on these designs, it would not be wise for the City to invest in new buildings at DAAC, but it may make sense to continue investments to the baseball area at PTRC.

As the City gets closer to building out these facilities, additional design work will be needed to fine tune layout adjustments and resolve some of the details.

GUIDANCE AND GOALS FOR THE FRAMEWORK PLAN

In order to develop the Framework Plan, goals were identified and guidelines were provided. The goals of this project included:

- Accommodate and identify locations for as many of the anticipated fields needed, based on the 2022 Athletic Fields Study
- Group alike facilities
 - Give each sport a “home” facility
 - Better facilitate tournaments
- Improve the quality of the facilities
- Improve facilities for maintenance and recreation programming

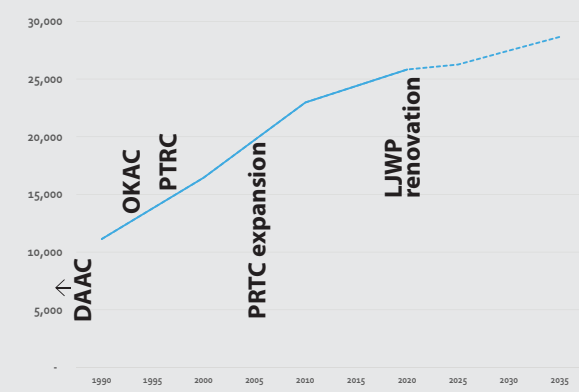
Additional guidance on what the Framework Plan should consider was also provided:

- Layout plans on existing City property (and some school district property at OKAC)
- The long term plans for adjacent land uses by DAAC are unclear and we may not always be able to rely on the currently available parking. Reduce the level of intensive investment at this facility.
- The City has ownership of land south of the wetland complex at PTRC and this land is anticipated to be a part of PTRC. Utilize this land for additional field development. The boundaries of this land have shifted since 2018 planning efforts.

FINDINGS FROM THE ATHLETIC FIELDS STUDY

In 2022, the City of Elk River completed a field utilization study. The City has been growing and user expectations around fields have changed. The last major expansion of field space happened in 2005 with the expansion of PTRC. At that time, the City was approximately 19,700 people. Since then the population has grown to 27,393 (ESRI). Growth is continuing, and at a more rapid pace than anticipated.

Population Growth and Field Development in Elk River



Sources: US Census, Elk River Comprehensive Plan, ESRI

The field study looked at multiple variables when developing recommendations for additions to the system. These included:

- Population ratios relative to the last time fields were added (2005)
- Comparisons (City only and including schools) with other peer cities
- Participation trends in different sports
- User Feedback

The study recommended the following additions:

- + 4 rectangle fields (football, soccer, lacrosse)
The framework plan adds 3 rectangle fields, and increases flexibility for programming
- + 3-4 60' ballfields with 200-225' fences
The framework plan adds 1 60' baseball field to the system and 2 60' softball fields
- + 1-2 75' ballfields
The framework plan makes 1 90' field functional for 75' and improves another for dedicated baseball
- + 1-2 90' ballfields
The framework plan does not add any 90' baseball fields, but the addition of turf at Hales would increase capacity and one practice field was added at the HS during renovations

As noted, the framework plan does not fully address all of the demand, but does improve numbers and function.





OVERVIEW OF CONCEPTS OAK KNOLL ATHLETIC COMPLEX –

1 Full size baseball stadium, 1 dedicated field for intermediate age baseball, 2 dedicated youth baseball fields

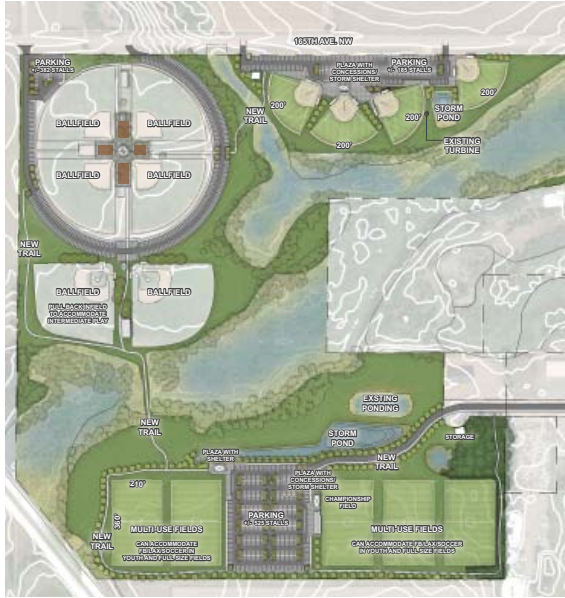
Oak Knoll will become a baseball specific complex where players of all ages and abilities can interact and learn from each other. Hale’s Field will be adjusted and improved. It is envisioned as a marquee, town ball level stadium. If turfed, this would add capacity to the amount of use the 90’ field could take, as well as be an option for younger players (60’ and 75’ basepaths can be laid out on a larger turf field). Youth fields will be dedicated baseball fields with grass infields. There will also be an intermediate baseball field for 70/75’ basepaths that is appropriately sized for this age group. Elk River will also be home to a miracle field, closing a regional gap between St. Cloud, Minnetonka, and Blaine.



DAVE ANDERSON ATHLETIC COMPLEX –

1 full sized rectangle field, 2 revitalized softball fields

Plans for Dave Anderson Athletic Complex envision a shift away from the aging softball complex to a more functional expansion of Orono Park. Retaining two softball fields will help alleviate safety concerns with the current pinwheel layout and seating down the foul lines. A large green space can accommodate a full sized soccer field, but will can also be programmed with a multitude of smaller youth fields. It will also open up improved operations for the City’s recreation programming, add parking, and create a less “fenced in” feel to this side of the City’s park and government campus.



PLANTS AND THINGS RECREATION COMPLEX –

5 new rectangle fields (Football, Lacrosse, Soccer), 4 youth sized softball fields, retain current diamonds (2 full size, 4 flex BB/SB)

Plants and Things Recreation Complex will grow, while enhancing its role as a key destination for youth athletics in Elk River and beyond. 5 rectangle fields with new support facilities will better accommodate football, lacrosse, and soccer games and tournaments. The layout of 4 new softball fields creates a “right size” set of fields for youth fastpitch softball instead of oversized fields designed for adult, slow pitch. The baseball fields in the northwest remain, but are enhanced through site improvements for support facilities. This layout also better facilitates tournament play, allowing for 5 full sized soccer/football/lacrosse fields or many younger fields to be active at the same time. Likewise, the facility could now host a little league baseball or softball tournament with 8 fields going at once.

TOURNAMENT CAPACITY

One benefit to the Framework Plan is an increase in tournament capacity at most facilities. The table below considers the number of fields at any one location that could host tournaments for different sports.

Sport	Existing	Proposed	Notes
Youth Baseball (60')	4	8	DAAC or PTRC today, PTRC Proposed
Intermediate Baseball (75')	4	5	DAAC or PTRC today, PTRC Proposed
Full Sized Baseball (90')	2	2	PTAC for both, ISD adds capacity if OKAC
Fast Pitch Softball	4	8	DAAC or PTRC today, PTRC Proposed
Slow Pitch Softball	4	4	DAAC or PTRC today, PTRC Proposed
Rectangle Fields (FB/Lacrosse/Soccer)	2	5	OKAC today, PTRC Proposed

TIMING (SEE PAGES 7-8)

There should be minor investment in safety netting at DAAC. The timeline on removal of these fields is far enough out that investment in netting would be justified.

- 1 - Three Rectangle fields at PTRC
(Allows for removal of existing PTRC and OKAC fields)
- 2 - Hale’s Field at OKAC
(Can shift depending on School District and City timing)
- 3 - Softball Fields at PTRC
(Allows for removal of DAAC fields and add grass at OKAC)
- 4 - Baseball Complex at OKAC
(Keep DAAC fields for baseball capacity while under construction)
- 5 - Upgrades to Baseball area and two rectanglie fields at PTRC
- 6 - Removal of Softball Fields at DAAC



NEXT STEPS

The next steps to continue this project will include:

- Wetland delineation – needs to be within 5 years of planned improvements
- Final design
- Secure Funding
- Joint Powers Funding and Use Agreement with the School District
- Construction Documentation, Bidding, and Construction
- Ongoing Maintenance



OAK KNOLL ATHLETIC COMPLEX



- » Anticipates the removal/relocation of Ivan Sand and the Education Technology Center
- » Reconfigures access to Proctor Road and School Street, and creates a connection between the two entries
- » New, re-oriented full size (90' basepath) ballfield with grandstand seating
- » Adds miracle field and inclusive playground
- » Plaza to support the premier field, inclusive play area, and miracle field
- » Creation of two dedicated youth (60' basepath) baseball fields with grass infields
- » Creation of a dedicated intermediate (70-80' basepaths) baseball field with grass infield
- » Centralized, elevated plaza with shelter to support the youth and intermediate field
- » New parking to support expanded ballfield program
- » Sound wall to mitigate train noise

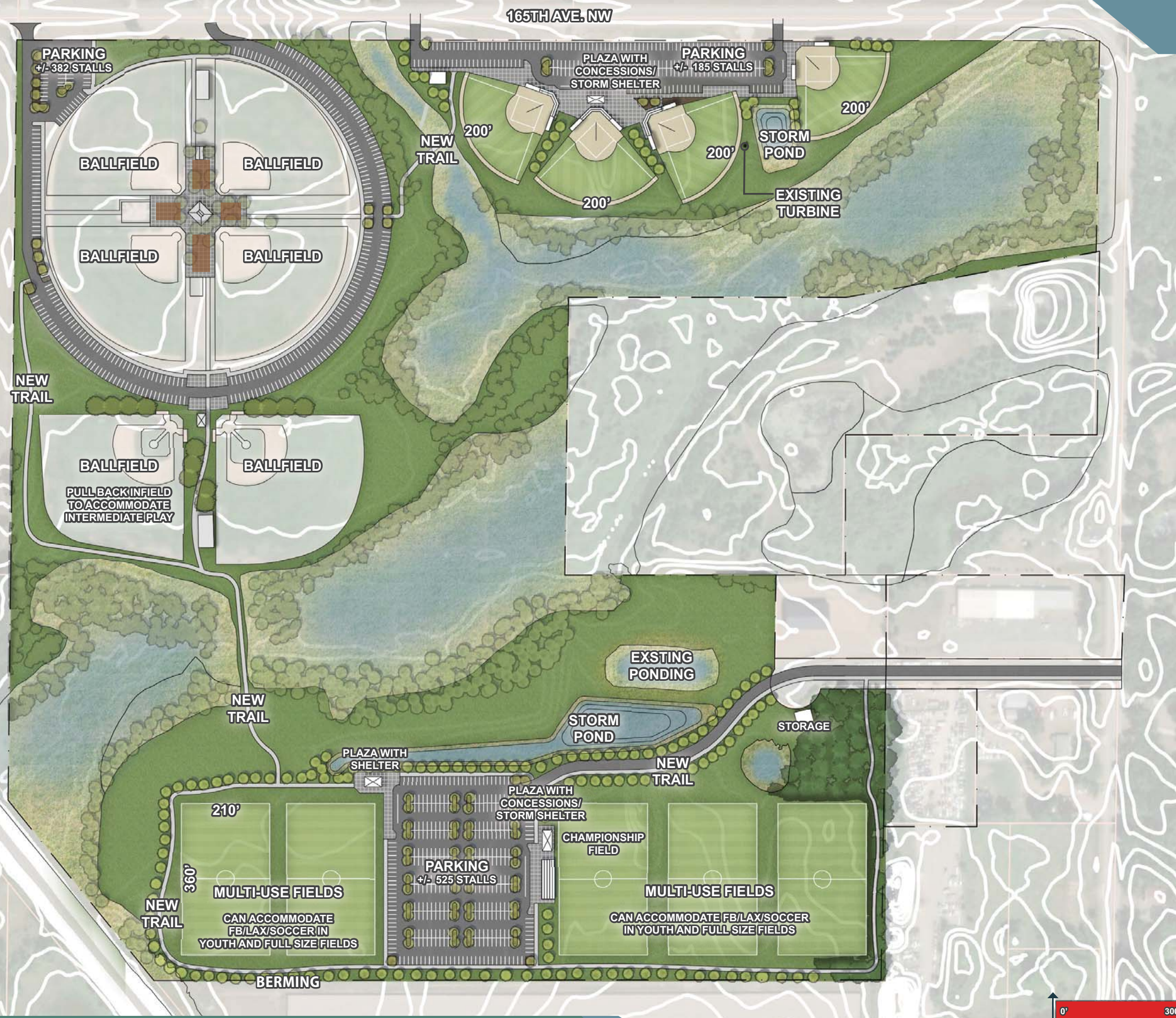
DAVE ANDERSON ATHLETIC COMPLEX

- » Removes 2 softball fields and replaces them with open field space that can accommodate up to a full sized rectangle field or multiple youth sized fields
- » Improves safety considerations by reducing the number of softball fields and having play occur behind spectators
- » Installation of drain tile in the outfields to reduce flooding/ponding that is occurring today
- » Addition of a centralized plaza and shelter to support recreational field use
- » Creation of new parking to support field programming, as well as Orono Park
- » Retains flexibility for potential long term change with adjacent land uses



PLANTS AND THINGS RECREATION COMPLEX

- » Creates showcase opportunities for Plants and Things at plaza areas in each of the three areas
- » Relocates softball from DAAC and creates a 4 field dedicated complex with youth sized fields
- » Softball tournaments could incorporate the existing pinwheel for an 8 field schedule
- » Parking to accommodate extensive field use
- » Creates a new rectangle field destination that can accommodate football, lacrosse, and soccer with up to 5 full sized fields or many youth sized layouts
- » Each sport area would have concessions/ restroom/storm shelter
- » Existing ballfields would have parking paved
- » The smaller 90' field would have infield grass pulled back to accommodate intermediate play
- » New trails incorporated into the park
- » Berming for train noise mitigation in southwest



PLANTS AND THINGS RECREATION COMPLEX



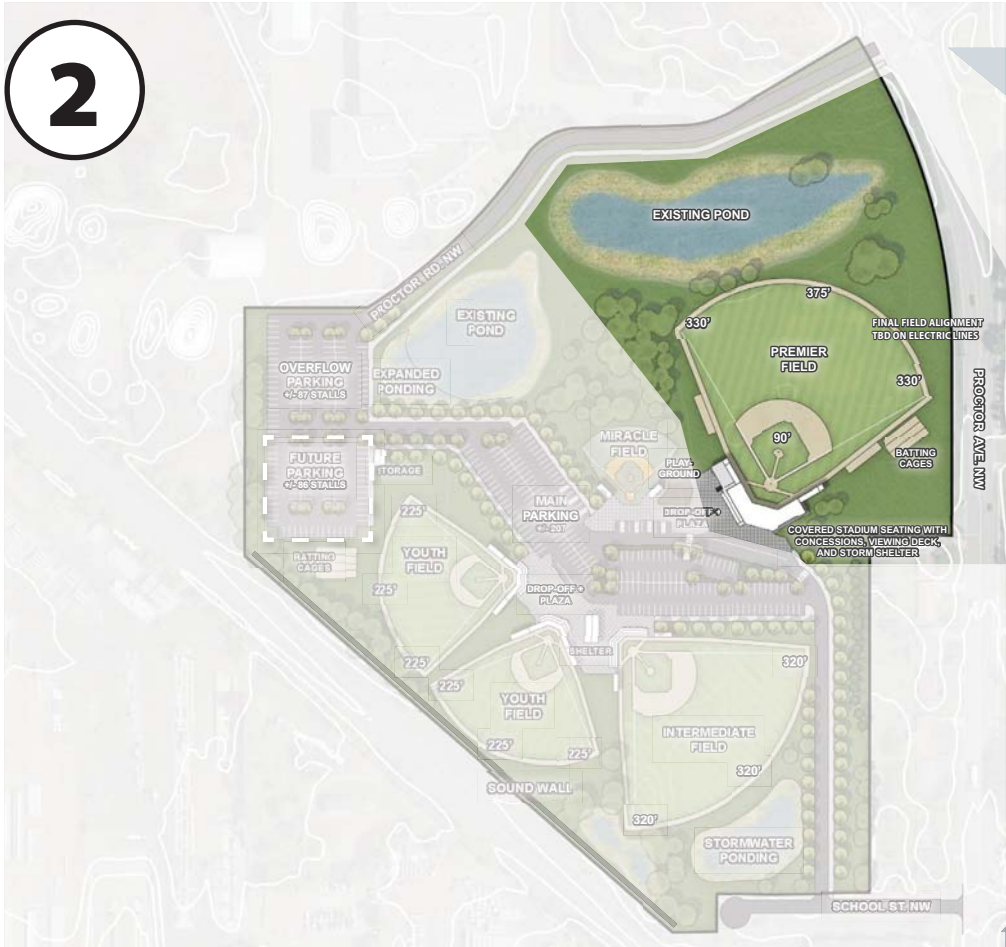
PROJECT PHASES AND ESTIMATES

These pages outline the anticipated phases discussed on page 2. All costs are planning level to help the City budget based on observed contractor pricing on similar projects. Additional design will further refine the costs. Costs may change based on inflation, labor & material costs, permitting, timing, and other factors. Costs reflect current (2025) pricing and may shift in the future.



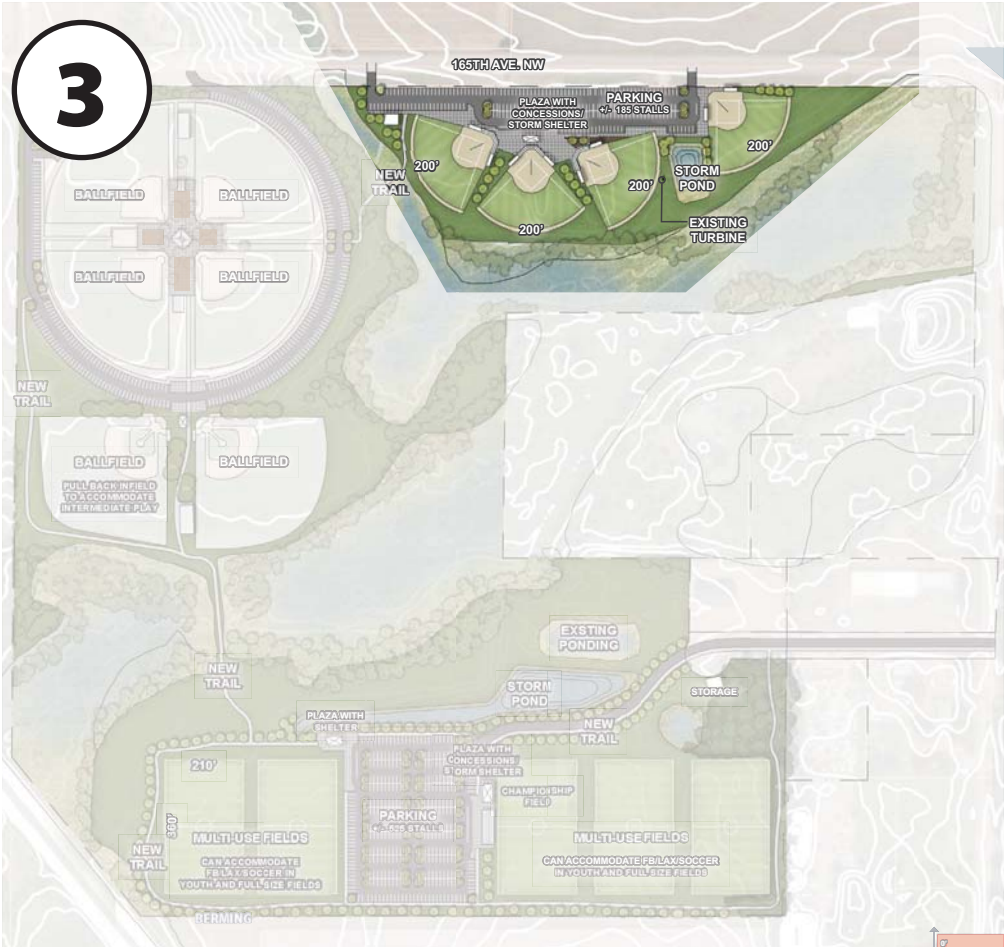
Rectangle Fields Phase 1 Project Cost: \$10,455,000

Fields:	\$1,165,000
Parking and Roads:	\$2,850,000
Trails and Plazas:	\$1,245,000
Other Costs:	\$2,015,000
Soft Costs:	\$1,090,000
25% Contingency:	\$2,090,000



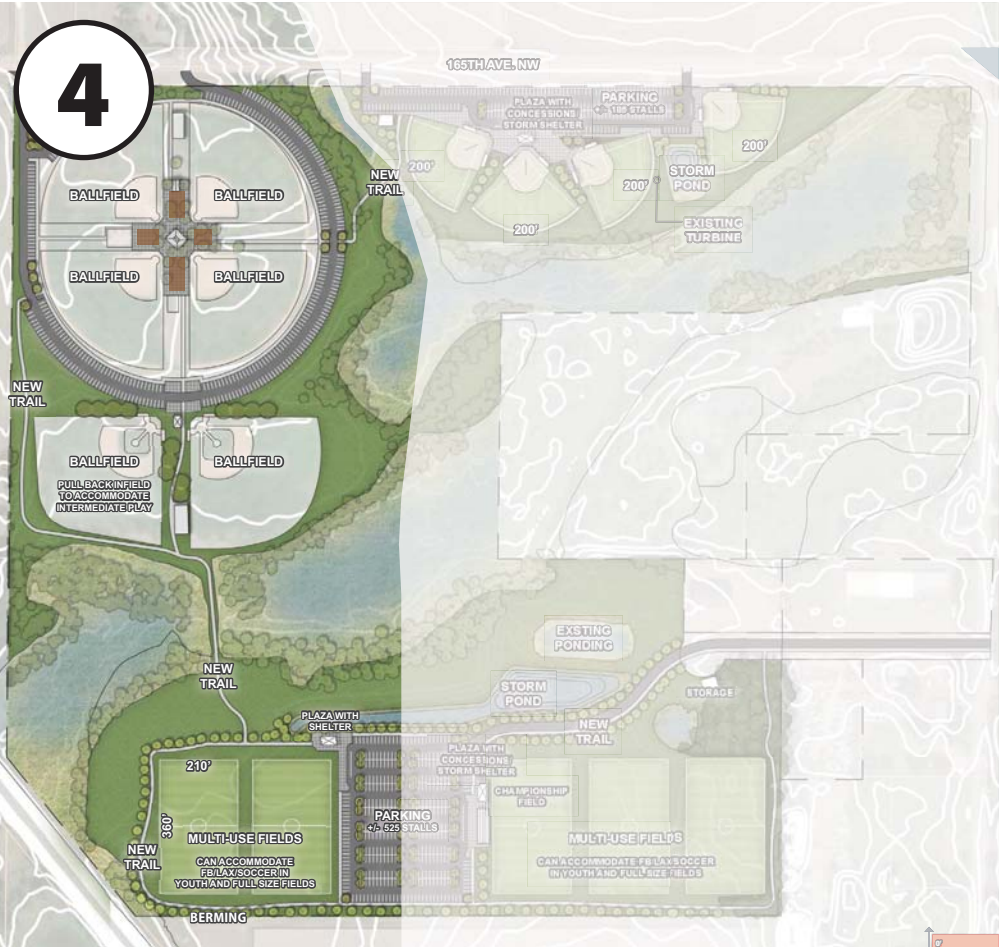
Project Cost: \$5,550,000

Premier Field <i>includes turf option:</i>	\$3,125,000
Trails and plazas:	\$365,000
Other costs:	\$525,000
Soft Costs:	\$610,000
20% Contingency:	\$925,000



Softball Area Project Cost: \$8,785,000

Fields:	\$1,750,000
Parking and Roads:	\$1,660,000
Trails and Plazas:	\$1,265,000
Other Costs:	\$1,440,000
Soft Costs:	\$915,000
25% Contingency:	\$1,755,000



Northwest Area Project Cost: \$3,800,000

Parking and Roads:	\$1,650,000
Trails and Plazas:	\$1,030,000
Other Costs:	\$325,000
Soft Costs:	\$300,000
15% Contingency:	\$495,000

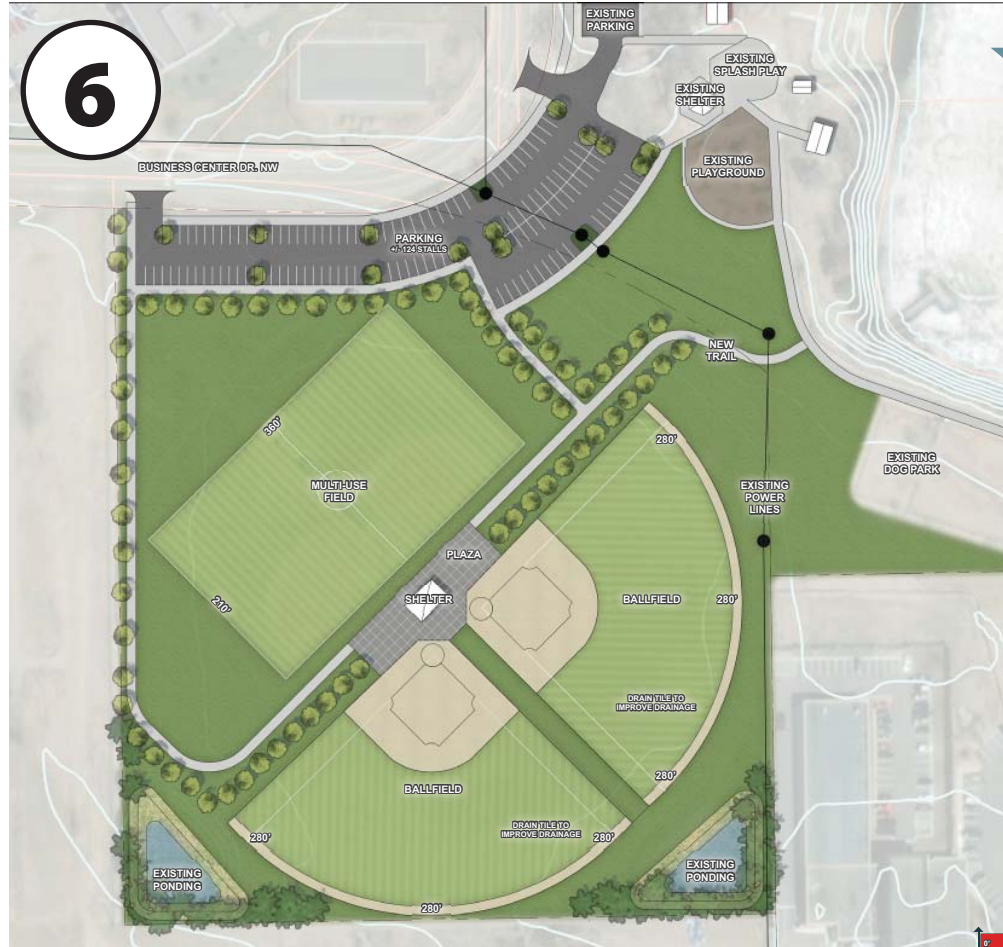
Rectangle Fields Phase 2 Project Cost: \$5,095,000

Fields:	\$775,000
Parking and Roads:	\$1,095,000
Trails and Plazas:	\$830,000
Other Costs:	\$845,000
Soft Costs:	\$530,000
25% Contingency:	\$1,020,000



Project Cost: \$13,385,000

Miracle Field and playground:	\$1,070,000
Other fields:	\$1,410,000
Parking and roads:	\$3,800,000
Trails and plazas:	\$845,000
Other costs (including sound wall allowance):	\$2,560,000
Soft Costs:	\$1,450,000
20% Contingency:	\$2,250,000



Project Cost: \$1,985,000

Parking and Roads:	\$760,000
Plaza and Trails:	\$645,000
Other:	\$235,000
Soft Costs:	\$165,000
10% Contingency:	\$180,000



Request for Action

To
Parks and Recreation Commission

Item Number
7.3

Meeting Date
February 12, 2025

Prepared By
Jeff Shelby, Recreation Manager

Item Description
Specht Family Farm Residential Development Park
Dedication

Reviewed by
Jeff Shelby
Joe Stremcha

Action Requested

Recommend, by motion, park dedication for the Specht Family Farm Residential Development be paid in cash, land, or a combination thereof, at the applicable rate at the time of recording.

Background/Discussion

At the January 8 Parks and Recreation Commission Regular Meeting, Capstone Homes presented their vision for the Specht property, including their park dedication proposal. The commission was invited to walk the property to gain a better sense of the land being discussed. The site is approximately 250 acres in size and the development proposal includes 533 new single-family parcels. Plans identify approximately 42 acres of park and open space, including a trail running from north to south, with a large segment along the river. The consideration and recommendation of the proposed land for park dedication should be informed by city ordinance, city standards, land use guidelines, as well as historical precedent.

In the past, the Parks and Recreation Commission has largely not recommended wetlands or land in a floodplain as acceptable for park dedication credit. It should be noted that a significant portion of the land proposed here for park dedication credit contains wetlands and does fall within the floodplain.

Financial Impact

None

Mission/Policy/Goal

Responsible for every dollar - good stewards. Support the growth and development of the community. Opportunity to live, work, and play.

Attachments

- I. Specht Property V2

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



Specht Property Park Dedication Proposal



CARLSON MCCAIN
CITY OF ELK RIVER
165TH AVENUE N.W.
ELK RIVER, MN 55007

PARK DEDICATION EXHIBIT

SPECT FAMILY FARM
Elk River, Minnesota

CAPSTONE HOMES, INC.
14015 Sunfish Lake Boulevard, Suite 400
Ramsey, Minnesota 55303

REVISIONS

NO.	DATE	DESCRIPTION
1	01/10/2010	Final Design
2	01/10/2010	Final Design
3	01/10/2010	Final Design
4	01/10/2010	Final Design
5	01/10/2010	Final Design
6	01/10/2010	Final Design
7	01/10/2010	Final Design
8	01/10/2010	Final Design
9	01/10/2010	Final Design
10	01/10/2010	Final Design

Proposed Park Dedication Areas:

- **Total Lower Park Dedication Area:** ± 28.07 acres (± 16.59 acres upland)
- **Total Greenway Park Dedication Area:** ± 14.51 acres (± 9.86 acres upland)

Park Dedication Calculations:

- **City of Elk River:**
 - Calculation: $0.0846 \times 533 \text{ units} = 45.01 \text{ acres}$
 - Percentage of Net Residential Area: $45.01 \text{ acres} / 216.08 \text{ acres} = 20.8\%$
- **Capstone:**
 - Total Park Dedication Area: 42.58 acres
 - Percentage of Net Residential Area: $42.58 \text{ acres} / 216.08 \text{ acres} = 19.7\%$
 - Upland Park Dedication Area: 26.45 acres
 - Percentage of Net Residential Area: $26.45 \text{ acres} / 216.08 \text{ acres} = 12.2\%$



- 14.51 ac in greenway corridor
- This does include several infiltration collection areas



- 28.07 ac in this low land area

Additional Information

- The commission may consider a combination of land and cash to satisfy the park dedication requirement
- The city's current calculation for park dedication for this proposed development is 45.01 total acres
- The current fee for park dedication is \$3,065.73 per dwelling unit for a low-density development



Memorandum

To: Parks and Recreation Commission

From: Jeff Shelby, Parks and Recreation Manager

Date: February 12, 2025

Subject: Parks and Recreation Staff Report

This report is a monthly highlight of department activities related to recent collaborations, strategic planning, staff changes/developments, and park operations.

Events Registration

Registration is open for community garden plots. The plots will each cost \$30.

Winter Walks

Great participation this season. It is always great to hear from people who are visiting the park or winter walk trails for the first time.

Senior Activity Center

As of 2/3/25, we currently have 425 members. Our January attendance averaged 80 people attending per day. Last January we were averaging 68 people attending per day. On February 6 staff from the Senior Center will attend the Farmers Market to promote the Senior Center and sell memberships.

Staff received concerns from some members, and we are currently working through the issues we are able to address. We'll be changing both bathrooms in the center to be unisex rather than gender specific, so that there is more restroom availability to the users. There were also concerns about parking and signage and staff will continue to explore ways to improve those things for the members.

Winter Sports

Ice Rinks: Handke was able to maintain skateable ice during the warm weather we recently had with no disruptions to the warming house being open. The Spectrum rink and warming house were closed during the warm weather but re-opened on February 4. Park staff will continue to flood and maintain as long as we have cold weather. We will share participation numbers during staffed hours at the March meeting.

Adult Leagues- Women's volleyball, co-ed volleyball and men's basketball league are full and there are several teams on the waiting list. Adult summer softball registration is now open, and we anticipate the season to start around April 22.

Youth Leagues- The Breakaway Hockey League registration is open for another week before we create teams and a final schedule.

Rivers Edge

Pictures of the completed seating are included in the packet.

Elk Riverfest

Jeff and Karen met with Katie Harstad, Community Event Center Manager at the FT Center, to coordinate the partnership between Parks and Recreation and the FT Center for this year's event. The FT Center will be providing the alcohol this year at Elk Riverfest, as we move away from the Sips concept and work to build something more like a beer garden for the evening portion of the event.

Camp Cozy Addition

A letter with an offer to purchase went out to the property owner the last week of January. We will keep you updated as we move through the process.









