

Monday, April 1, 2019  
7:00 p.m.

Steve Lampi Meeting Room  
5200 85<sup>th</sup> Avenue North

## **COUNCIL WORK SESSION – AGENDA #13**

If due to a disability, you need auxiliary aids or services during a City Council Meeting, please provide the City with 72 hours' notice by calling 763-493-8141 or faxing 763-493-8391.

***Our Vision: Brooklyn Park, a thriving community inspiring pride where opportunities exist for all.***

### ***Our Brooklyn Park 2025 Goals:***

***• A united and welcoming community, strengthened by our diversity • Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination • A balanced economic environment that empowers businesses and people to thrive • People of all ages have what they need to feel healthy and safe • Partnerships that increase racial and economic equity empower residents and neighborhoods to prosper • Effective and engaging government recognized as a leader***

- A. CALL TO ORDER – Mayor Jeffrey Lunde**
- B. GENERAL INFORMATION**  
None
- C. DISCUSSION ITEMS/GENERAL ACTION ITEMS – These items will be discussion items but the City Council may act upon them during the course of the meeting.**
  - C.1** Assessing Valuation Process Overview
  - C.2** Update on Proposed Partnership with Osseo Area School District for Development of Two Synthetic Turf Fields/Lights and/or Fields/Lights and Dome at Park Center High School
    - A.** PARK BOND REINVESTMENT PROJECTS
  - C.3** Transportation 101 Workshop
- D. VERBAL REPORTS AND ANNOUNCEMENTS**
  - D.1 COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS**
  - D.2 CITY MANAGER REPORTS AND ANNOUNCEMENTS**
- E. ADJOURNMENT**

# City of Brooklyn Park Council Work Session

<b>Meeting Date:</b>	April 1, 2019	<b>Originating Department:</b>	Finance
<b>Agenda Item:</b>	C.1	<b>Prepared By:</b>	Tracy Bauer-Anderson, City Assessor
<b>Agenda Section:</b>	Public Presentations/ Proclamations/Receipt of General Communications	<b>Presented By:</b>	Tracy Bauer-Anderson
<b>Item:</b>	Assessing Valuation Process Overview		

## Summary:

Changes in the real estate market and our 2019 market values will be discussed. State law requires the Assessor to value all property at market value. By state law, under the direction of the Department of Revenue, we must fit into a median value range between 90% and 105% of the sales prices. The presentation will include information from Hennepin County and our office as to what has happened to the real estate market and what changes we have made.

# City of Brooklyn Park Council Work Session

<b>Meeting Date:</b>	April 1, 2019	<b>Originating Department:</b>	Recreation and Parks
<b>Agenda Item:</b>	C.2	<b>Prepared By:</b>	Jody Yungers, Director Recreation and Parks
<b>Agenda Section:</b>	Discussion Items/ General Action Items	<b>Presented By:</b>	Jody Yungers, Director, and Brad Tullberg, Parks and Facilities Manager
<b>Item:</b>	Update on Proposed Partnership with Osseo Area School District for Development of Two Synthetic Turf Fields/Lights and/or Fields/Lights and Dome at Park Center High School		

## Summary:

Staff is seeking direction from the City Council related to the proposed partnership with Osseo Area School District for development of two synthetic turf fields/lights and/or fields/lights and dome at Park Center High School.

## Background:

As part of the Park System Plan community engagement process, the community indicated a strong interest in building synthetic turf fields, specifically to address two on-going issues within the system: 1) over use of existing natural turf fields within the community, resulting in the need to rotate and/or rest natural turf fields; and 2) turf fields would provide access to fields early in the spring season and later in the fall.

Additionally, the community expressed interest in having access to turf sports (football, soccer, lacrosse, cricket) in the winter months and pre-season spring baseball infield and batting cages access.

## Partnership with Osseo Area School District

The Osseo Area School District Board has appropriated \$2 million of capital investment funding for the development of two synthetic turf fields at Park Center High School. In summer of 2017, the School District approached the City as to its interest in installing lights at the two synthetic turf fields, with an estimated cost of \$500,000. The School District also inquired as to the City's interest to install a dome facility over one of the two fields and enter into a partnership operating agreement similar to the School District's current agreement with the City of Maple Grove. The estimated cost for the dome and lights would be approximately \$3.5 million.

At the time of this initial conversation, the City was in the process of finalizing the Park System Plan. The City had anticipated conducting a community poll in anticipation of a Park Bond Referendum. The results of the community polling indicated investments in fields and gymnasiums within the community was of high interest and was included as part of the of the November 6, 2018 \$26 million Park Bond Referendum ballot, which passed.

Within the Park Bond Referendum, \$2.6 million has been identified for investments in fields and courts spaces (see the attached breakdown of estimated Park Bond appropriations and related goals). This included the potential investment in lights for the new synthetic turf fields in partnership with Osseo Area School District, Noble Sports Park Hometown Ballfield and investment of additional basketball/gymnasium space within the park system.

In addition to the potential partnership with the School District, the City was involved in discussions for a three-way partnership that included the possible development of a premier youth athletic complex and fieldhouse within Central Park.

It was not until December of 2018 and through discussions with the Council that the City committed to the \$500,000 to advance the addition of lights to the Park Center synthetic turf project and indicated that the City was not prepared to commit to the dome project. The current status of the Central Park Partnership is still on hold and one of the partners is looking into a different program delivery model than originally proposed, with the potential of a different scale partnership, that would not include a Central Park development.

Operational Feasibility and Proforma for Dome Facility – At the March 4, 2019 Council Work Session, City Manager Jay Stroebel introduced the potential of a partnership with Osseo Area School District on a dome facility in addition to the lights over the synthetic turf fields. Council asked staff what the financial proforma of the proposed dome facility would be? It was at that time that Recreation and Parks Director Jody Yungers noted that based on the financial reports received on the Maple Grove dome, staff could give some indication of the cost to build and operate the dome facility; however, without the time to identify potential user groups and their ability to pay, we would not be able to predict the revenue producing potential for the proposed facility. Staff has met with a few user groups and reached out via a survey to gain some insight as to the potential commitment of local user groups and their ability to pay.

Staff will present to Council the following at the Work Session:

1. Market Research – Staff has gathered information of dome facilities operated within the metro area and will provide a location map of other dome facilities.
2. Results of User Group Meetings and Survey – Staff will provide an overview of survey response related to interest and potential user commitment for proposed dome facility.
3. Outline Potential Partnership Agreement with Osseo Area School District – Staff has met with representatives from the Osseo Area School District and will share with City Council the following:
  - a. Timelines for City decision making, including bidding and construction timelines;
  - b. Proposed capital cost share for both partnership options (lights only or lights and dome);
  - c. Roles of each organization related to construction management;
  - d. Neighborhood community engagement efforts;
  - e. Components of two Operational Partnership Agreements for both lights only and lights plus dome to be negotiated, including:
    - i. Operational cost share
    - ii. Partnership access hours
    - iii. Facility supervision
    - iv. Facility maintenance responsibilities during dome and non-dome operational seasons

**Attachments:**

C.2A PARK BOND PARK REINVESTMENT PROJECTS

## Park Bond Reinvestment Projects

### **Natural Resources**

**\$ 500,000**

- Goal: Preserve and protect Natural Resources
  - Natural Resource Management Plan (NRMP) to be complete in 2019. The Plan will identify priorities natural areas to be managed and associated costs:
    - Village Creek Park and Waite Park (East and West) – Create specific work implementation plan (Fall 2019)
    - River Park - The natural resource enhancement identified in the NRMS will be incorporated into the Master Plan for River Park. Redevelopment of River Park are anticipated to begin in Spring 2020.

### **Trails/wayfinding/lights**

**\$ 2,400,000**

- Goal: Construct trails to fill gaps in current trail system
  - 2019/2020 – Brookdale Park Trail connection to Shingle Creek Regional Trail
  - 63<sup>rd</sup> Trail West Broadway to Mendelssohn Ave. (feeds to Crystal Lake Regional Trail)
  - Sunny Lane Sidewalk (west boundary of park leading north to existing 63<sup>rd</sup> sidewalk)
- Goal: Identify opportunities for loop trails within the Park System
- Goal: Develop and implement wayfinding system for local trails
  - Develop Wayfinding Plan – Plan to identifies key trail intersections, signage and map look and feel and phase implementation
  - Tie into Three Rivers Regional Trails System Wayfinding (currently being updated)
- Goal: Install lighting in strategic locations to improve safety
  - Evaluate security and safety lighting at high use park facilities (i.e. Hamilton Park Shelter, Brookdale Off-Leash Dog Area, Jewell Park, etc.) and get cost estimates for implementation

### **Park Reinvestment**

**\$ 13,100,000**

- Utilizing the Park System Plan as a guide, reinvestment priorities fill program and community gaps within the System (Potential Best Value) Scope of Works:
  - Goal: Develop Master Plan for redevelopment of large neighborhood parks:
    - Lakeland
    - Hartkopf
    - Norwood Park
  - Goal: Improve Park Activity Buildings and shelters to better support Recreation Programs:
    - Willowstone
    - Monroe
    - Northwoods Park
    - Addition of kitchen facilities at River and Central Park shelters
    - Add shelter at Trinity Gardens Park
  - Goal: Install infrastructure and construct large capacity (300+) picnic shelter(s) within the Park System (On hold till we know the status of LRT)

### **Field and Court Improvements**

**\$ 2,600,000**

- Goal: Develop a baseball field with grandstand, restrooms and concession Areas (On hold until we know status of the CP partnership)
- Goal: Install lighting at Park Center High School for evening use of 2 new turf fields
  - (2019) Currently working on Partnership agreement (access)
  - (2019) Currently getting cost estimates for lighting
- Goal: Develop multi-use field space at parks to be redeveloped

**CAC Improvements and Senior Facilities** **\$ 4,000,000**

- On hold until we know status of our CP Partnership
  - Goal: Construct facilities to be used specifically for senior activities, including, but not limited to, fitness and adult programs.
  - Goal: Renovate the CAC front entrance to improve customer experience, restrooms and provide ADA compliant access to customer service desk
  - Currently assessing the potential of old Hennepin County Library as potential site for Sr Center

**Recreation/Teen Center (possible partnership)** **\$ 2,000,000**

- Goal: Develop an additional Teen/Recreation Center to serve the youth of Brooklyn Park

**Eidem Farm (Phase I)** **\$ 1,400,000**

- Goal: Advance Phase I of Eidem Farm Master Plan:
  - Develop and implement a Self-Directed Interpretative Plan for exhibits
  - Construct a building to provide restrooms, classroom space, and offices to improve the customer experience and expand programming
  - Assess the potential relocation of Nature Pre-School to the Farm

**Park Bond Budget Total** **\$26,000,000**

Other projects that advance the priorities within the Park System Plan and are not included within identified projects of the Park Bond Reinvestment Plan:

- Mississippi Gateway Regional Park/Environmental Nature Area Redevelopment
- River Park Redevelopment

# City of Brooklyn Park Council Work Session

<b>Meeting Date:</b>	April 1, 2019	<b>Originating Department:</b>	Operations and Maintenance – Engineering Division
<b>Agenda Item:</b>	C.3	<b>Prepared By:</b>	Jeff Holstein, City Transportation Engineer
<b>Agenda Section:</b>	Discussion Items/ General Action Items	<b>Presented By:</b>	Jeff Holstein
<b>Item:</b>	Transportation 101 Workshop		

## Summary:

The City Council recently considered development proposals for the Northpark Site in the northwestern portion of the city and a proposed Charter School along West Broadway Avenue. The proposed developments were required to prepare traffic impact studies to determine the roadway and traffic control improvements necessary to mitigate the expected additional traffic. Some Council Members had questions and/or expressed concerns regarding the traffic impact study process. The Mayor suggested an educational workshop to answer these questions and to alleviate these concerns.

Staff will be presenting educational information to the Council regarding traffic impact studies. This will be preceded by general transportation information to help define how traffic impact study decisions are made.