

**CITY OF ELKO NEW MARKET
CITY COUNCIL WORK SESSION AGENDA
CITY OF ELKO NEW MARKET
601 MAIN STREET
ELKO NEW MARKET, MINNESOTA
THURSDAY, JANUARY 25, 2018**

6:30 p.m.

- 1. Call to Order**
- 2. Presentations**
- 3. Reports**
- 4. General Discussion**
 - a. Rowena Pond Park Repurposing Master Plan
- 5. Reports (Cont'd)**
 - a. Reports from the Business Agenda may be presented if time permits
- 6. Adjournment**



STAFF MEMORANDUM

SUBJECT:	Rowena Pond Park RePurposing Master Plan
MEETING DATE:	January 25, 2018
PREPARED BY:	Mark Nagel, Assistant City Administrator
REQUESTED ACTION:	Feedback on Rowena Pond Park RePurposing Master Plan

COMMUNITY VISION:

- A mature growing freestanding suburb of the Twin Cities Metropolitan Area, preserving historic landmarks and small town character while providing suburban amenities and services, as well as full range of employment, housing, business, service, social, technology infrastructure and recreational opportunities for citizens and visitors
- Promote a diverse commercial base including light industrial and facilitating planned redevelopment which will be aesthetically pleasing with architectural standards that promotes quality development
- Provide a full range of municipal services to its residents. The City will allocate sufficient resources to meet the growing needs of the community
- A comprehensive park and trails system that will have sufficient facilities, play fields and open space to meet the needs of residents
- An effective and efficient transportation system, including access to the greater metropolitan area, transit opportunities, and improved connectivity to the interstate
- Provide community oriented local government and be financially sound, engaging in long-term financial planning to provide municipal services without undue burden on tax payers

5 YEAR GOALS:

- Diverse tax base, employment opportunities, additional businesses and services, promote high quality broad spectrum of residential development
- Advance "shovel ready" status of areas guided for commercial and industrial development
- Acquisition of land for public purposes, position City to take advantage of land acquisition opportunities
- Enhance quality of life through parks, trails, recreational programming and cultural events
- The development of residential lots and an increase in residential building permit activity

COMMUNITY ORIENTED LOCAL GOVERNMENT:

- Community Involvement
- Organizational Improvement
- Problem Solving
- Performance Measurement
- Professionalism

BACKGROUND:

As City Council may recall, the Parks Commission has had this item on its Annual Goals list since 2016. In the Community Survey completed in 2015, there were a number of citizen comments on the need for a lighted full-size hockey rink and a regulation basketball court on the New Market side of town. With the decision to use current rink at Wagner Park as only a SkatePark, the need for an ice rink became a priority. Combining it with a regulation basketball court, as was done at Little Windrose Park, provided a good “blueprint” for the Parks Commission to work with.

DISCUSSION

The Parks Commission reviewed a Wagner Park location, but found that there would be impact to the present use of the ballfields and the possible future use for Soccer and or Lacrosse, so focused on a repurposing of Rowena Pond Park to include the combined lighted hockey rink/basketball court. The Commission met with baseball/softball representatives about the existing ballfield, which they indicated would need to be retained as a T-Ball field for their program, but were not opposed to its relocation to a different area of Rowena Pond Park.

The Parks Commission then worked with Bolton-Menk staff to look at possible redesigns of the Park that would include this additional use of a lighted hockey rink/basketball court without major impact to the surrounding neighborhood. Three different repurposing designs were reviewed, before selecting the one that is attached. The others will be presented at the Work Session.

As the Council is aware, meetings were held with the neighbors that border the Park last November for input. They were in favor of the Master Plan, but commented that grading to help the wet area and screening with conifers should be added to the Master Plan. The Parks Commission has spent the last 2 meetings refining the Master Plan, and costs, to incorporate the suggestions from residents.

BUDGET IMPACT

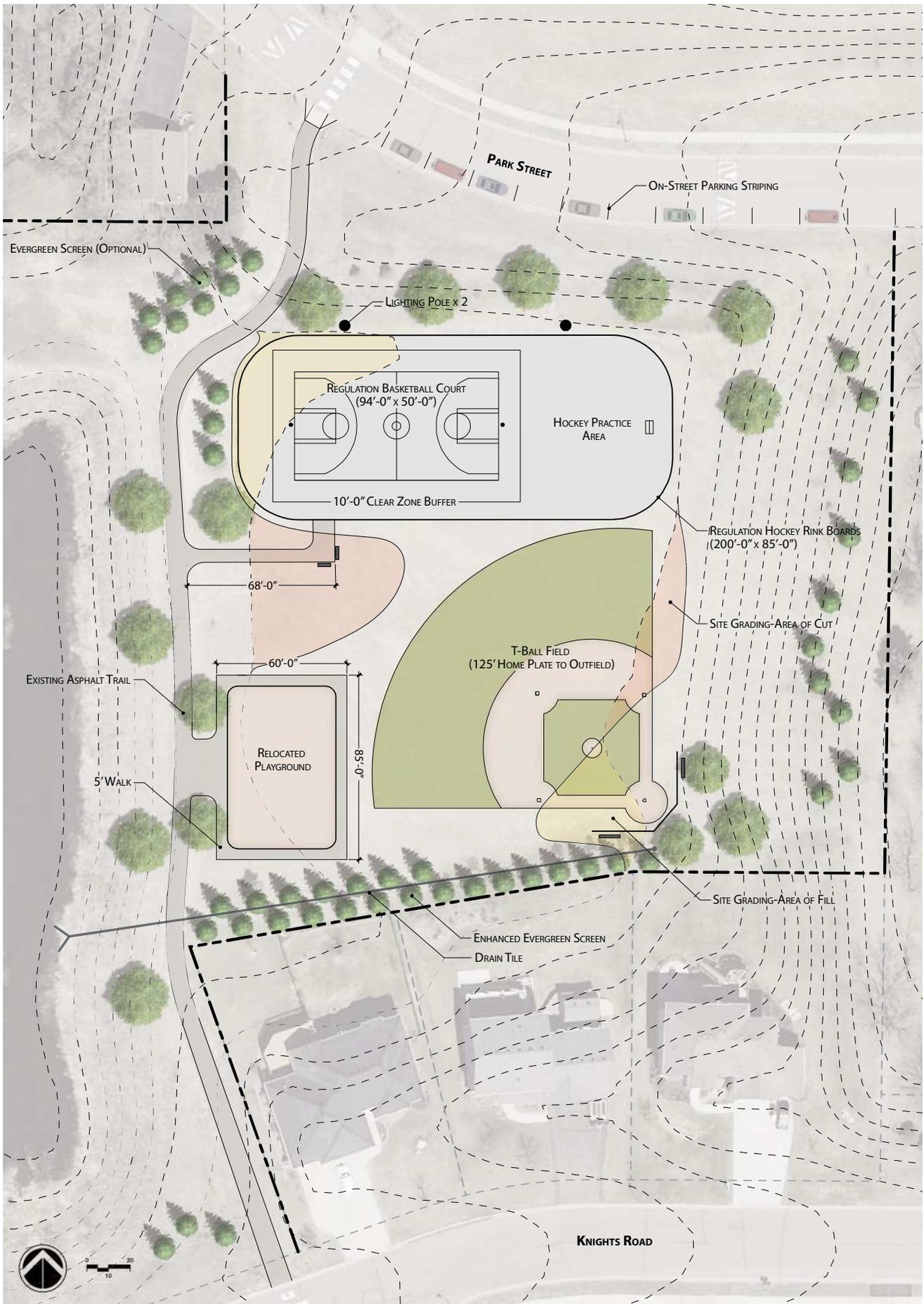
The costs of the project are outlined in the attached estimate. The Master Plan proposes a 3-phase repurposing of Rowena Pond Park – the is proposed for this year, consisting of relocation of the current playground. Staff has obtained a low bid from Midwest Playscapes for doing the work, which would be done upon approval of the Master Plan using Park Capital Budget funds. The next phase is the relocation of the ballfield, which would need to be done in the Fall, so that grass could grow in time for the start of the following T-Ball season. If it isn't ready for use, then current field could still be used. The final phase would be the lighted full-size hockey rink and regulation basketball court. The final 2 phases are not yet budgeted for, but could be done as funds, grants, and other resources are found to complete them. More details on the costs and phasing will be discussed with Council at the Work Session.

ACTION:

The Parks Commission is seeking comments from the City Council on the Master Plan for Repurposing Rowena Pond Park for placement on a future Council Agenda for Approval

ATTACHMENTS:

1. Master Plan Concept
2. Master Plan Cost Estimates



ROWENA POND PARK

CONCEPTUAL MASTER PLAN



BOLTON & MENK, Inc.

January 3, 2017

Rowena Pond Park, Elko New Market, MN

Preliminary Opinion of Probable Cost

Item		UNIT	QUANTITY	UNIT COST	TOTAL	Comments
Park Improvements - Phase I - Playground Relocation						
1	Remove, Salvage and Reinstall Existing Playground (Bid Price through May)	LS	1	\$8,000.00	\$8,000.00	
					Subtotal	\$8,000.00
					Contingency (10%)	\$800.00
					Preliminary Total	\$8,800.00

Item		UNIT	QUANTITY	UNIT COST	TOTAL	Comments
Park Improvements - Phase II - Ball Field Relocation/Site Prep						
1	Mobilization	LS	1	\$5,000.00	\$5,000.00	
2	Remove Tree	EA	5	\$0.00	\$0.00	*City to Complete Work
3	Earthwork/Grading	LS	1	\$10,000.00	\$10,000.00	
4	Relocate Baseball Field	LS	1	\$20,000.00	\$20,000.00	
6	Coniferous Tree	EA	12	\$0.00	\$0.00	*City to Complete Work
7	Seed	LS	1	\$3,000.00	\$3,000.00	
8	Drain Tile @ South Property Line	LF	250	\$5.00	\$1,250.00	
9	Silt Fence	LF	450	\$3.75	\$1,687.50	
					Subtotal	\$40,937.50
					Contingency (10%)	\$4,093.75
					Preliminary Total	\$45,031.25

Item		UNIT	QUANTITY	UNIT COST	TOTAL	Comments
Park Improvements - Phase III - Hockey/Basketball Rink						
1	Mobilization	LS	1	\$13,000.00	\$13,000.00	
2	Concrete Pavement for Hockey Rink (4" Depth)(85'x200')	SF	16,300	\$6.00	\$97,800.00	Bituminous Alternative ~\$85,000
3	Basketball Hoop (With Installation)	EA	2	\$4,800.00	\$9,600.00	
4	Hockey Rink Boards	LS	1	\$40,000.00	\$40,000.00	
5	Hockey Rink Lighting (Pole + Installation + Electrical)	LS	1	\$6,700.00	\$6,700.00	
6	4" Bituminous Trail Extensions	SF	1,950	\$5.00	\$9,750.00	
7	Pavement Striping (Roadway)	LS	1	\$500.00	\$500.00	
					Subtotal	\$177,350.00
					Contingency (10%)	\$17,735.00
					Preliminary Total	\$195,085.00

Overall Preliminary Project Total \$248,916.25