



PARK BOARD AGENDA

Wednesday, October 1, 2025

ADVISORY BOARD MEETING, 6:30 P.M.

Community Room (non-televised)

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Approval of Minutes: May 7, 2025 and July 7, 2025
6. Action Items
7. Discussion Items
 - A. Discuss Current State and Potential Future Plans of Neighborhood Parks
8. Next Scheduled Park Board Meeting, Wednesday, November 5, 2025

ADJOURNMENT

**CITY OF LINO LAKES
PARK BOARD MINUTES**

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|-------------------------|---|
| DATE: | May 7, 2025 |
| TIME STARTED: | 6:32 p.m. |
| TIME ENDED: | 7:48 p.m. |
| MEMBERS PRESENT: | Clark Gooder, Patrick Huelman, Uyanga Bayandalai, Kathy Ballering, Kelly Schmidt |
| MEMBERS ABSENT: | William Kusterman, Julie Ann Cutts |
| STAFF PRESENT: | Rick DeGardner, Angela Thorson |

1. CALL TO ORDER AND ROLL CALL

Chair Gooder called the Lino Lakes Park Board meeting to order at 6:30 p.m. on May 7, 2025.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

There was no one present for public comment.

4. APPROVAL OF AGENDA

The agenda was approved as presented.

5. APPROVAL OF JANUARY 2, 2025 AND APRIL 2, 2025 MINUTES

Mrs. Ballering moved to approve the January 2, 2025 meeting minutes. Motion seconded by Mrs. Schmidt. Mr. Huelman and Mrs. Bayandalai abstained Motion carried 3 – 0.

Mr. Huelman moved to approve the April 2, 2025 meeting minutes. Motion seconded by Mrs. Ballering. Mrs. Schmidt abstained Motion carried 4 – 0.

6. ACTION ITEMS

A. Review Nelson Rehbein Development Concept Plan

Mr. Rick DeGardner, Public Services Director, summarizes Nelson Rehbein Properties is a proposed residential subdivision on approximately 24.55 acres located north of Nadeau Acres development, west by existing farm fields, north by existing industrial buildings,

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and easterly along 20th Avenue South. The concept plan displays a total of (90) residential lots that consist of 38 single family homes and 52 attached townhomes.

As discussed with the development of Nadeau Acres, The 2040 Comprehensive Plan does not show this area as having a park or part of the greenway system. Rather, future Neighborhood Park E is planned to the west. Development of the future park is dependent on when the property owner chooses to develop their property.

Staff recommends 100% cash dedication in lieu of land.

Matt Phillips, 1931 Red Oak Lane, Lino Lakes, stated he is in favor of having a park in the Nadeau neighborhood. Northpointe is the closest park to the development, and with all the new construction and companies nearby, it's dangerous to have children on 20th Avenue. Would also like a connection to the regional trail system. They stated that when they reached out to Lino Lakes prior, they were told to go to the county, and the county has no plans of expanding 20th Avenue in the future.

Justin Trowbridge, 1947 William Lane, Lino Lakes, from Nassau, discussed a trail connection to 20th Avenue.

Rachel Pike, 1919 Red Oak Lane, Lino Lakes, stated she has three considerations for the board to think about. First, a trail connection from Dupree Road and Center Street. If that connection is not possible, could you at least consider connecting the southern trail to Tower Park? Second, consider adding a park. Currently, if they want to visit a park, they need to cross 20th Avenue, which is becoming more dangerous. Third, consider the traffic impact on 20th Avenue if this development happens.

Mrs. Schmidt inquired as to adding a park, trails, or cash for land. How much would it cost to add a park versus a trail connection to an existing park?

Mr. Huelman thanked the community for their input. Would like to look into a trail system for residents to gain access to a park in a safe way.

Mrs. Ballering stated that 20th Avenue is a dangerous area and something needs to be done with the traffic.

Mr. DeGardner discussed the economics of a neighborhood park.

Mr. Huelman stated he was hoping for an east-west corridor along Birch Street for access to Tower Park.

Mr. DeGardner stated that another possibility would be a controlled pedestrian intersection.

Mrs. Ballering asked if the county was making repairs to 20th Avenue, would that be the time to discuss trails. Mr. DeGardner replied yes.

Mrs. Schmidt asked what it would take to get a trail to Tower Park. Is there any funding for trails or a park?

Matt Phillips discussed the trail system to the parks. 400 to 500 feet of trails are needed. Access to Tower Park gets them to Lower Lamotte Park. Mr. DeGardner stated that it has been our priority for several years to connect trails to the regional park system.

Mrs. Schmidt stated that we will keep looking into park development.

Mr. Huelman discussed the park and trail fund.

Mrs. Ballering suggested residents contact the City Council regarding their concerns.

Mr. Huelman made a motion to recommend 100% cash dedication in lieu of land. Mrs. Ballering seconded the motion. Motion carried 5 – 0.

7. DISCUSSION ITEMS

A. Discuss Replacing Lino Park Shelter

Mr. DeGardner summarizes The Park Board directed staff to explore the potential replacement of the Lino Park shelter that was built in 1986.

Staff is recommending a Poligon Tiara 25' x 37' structure. This is a two tier, "extended hex" design that fits the space well and provide plenty of space for tables. The roof is a 5:12 pitch metal roof with stained tongue and groove wood on the underside.

The Parks Department will take care of demolition and site prep. The project cost breakdown is as follows:

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|---------------------------------------|-----------|
| 25' x 27' Poligon Tiara Shelter | \$68,414 |
| Concrete – 6 footings, 30' x 46' slab | \$25,910 |
| Installation of Shelter | \$33,000 |
| TOTAL | \$127,324 |

If we move forward, enhancements including masonry work around the footings and electrical work will be explored.

Mr. Huelman likes the look of the shelter. He supports trying for as many utilities as we can. He also supports adding a divider so that two groups can access the shelter. Mr. DeGardner replied that the shelter space is too small for a divider.

Mrs. Ballering asked where will the tables come from. Mr. DeGardner replied that the tables located at the current shelter are movable. Mrs. Ballering is in favor of utilities as well.

Mr. Huelman would like to make the utilities a priority over the ornamentation.

Mr. Gooder inquired as to whether the shelter might be branded.

Mrs. Ballering made a motion to move forward with the proposal of the Lino Park shelter. Mr. Huelman seconded the motion. Motion carried 5 – 0.

Mr. Gooder has visited eight parks since the April 2, 2025 meeting. He stated City Hall Park is for smaller kids. We need to start looking at parks that are not adding value and what should be done with them in the future.

Mrs. Ballering discussed developing a survey to learn the opinions of the residents.

Mrs. Bayandalai has visited two parks since the last meeting. She enjoyed the kids' play area at Sunrise Park. She found that access to Marshan Park was not easily accessible from the road.

Mr. Gooder thinks Marshan Park has great potential and is a good place for a shelter.

Mrs. Ballering would like to let the City Council know which projects have been completed. Mr. Huelman is also in support of informing the City Council.

Mrs. Schmidt inquired as to whether the Park Board is responsible for the building at Marshan Park. Mr. DeGardner stated that it is funded through general funds. He wants to re-master Marshan Park and tear down the building.

Mr. Schmidt wants Marshan Park's restrooms to remain there.

Mr. Huelman asked Mr. DeGardner for a status on the Public Works building. Mr. DeGardner replied that the funding source has been identified. Getting the construction manager under contract, scheduling meetings with the architect, and looking at site plans are some of the first steps.

8. NEXT SCHEDULED PARK BOARD MEETING - Wednesday, June 4, 2025

9. ADJOURNMENT

Mr. Huelman moved to adjourn the meeting. Motion seconded by Mrs. Ballering. Meeting adjourned at 7:48 p.m.

Respectfully submitted,
Angela Thorson, Public Services Administrative Assistant

**CITY OF LINO LAKES
PARK BOARD MINUTES**

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|-------------------------|--|
| DATE: | July 7, 2025 |
| TIME STARTED: | 6:30 p.m. |
| TIME ENDED: | 7:33 p.m. |
| MEMBERS PRESENT: | Clark Gooder, Patrick Huelman, William Kusterman, Julie Ann Cutts |
| MEMBERS ABSENT: | Uyanga Bayandalai, Kathy Ballering, Kelly Schmidt |
| STAFF PRESENT: | Rick DeGardner, Justin Williams, Angela Thorson |

1. CALL TO ORDER AND ROLL CALL

Chair Gooder called the Lino Lakes Park Board meeting to order at 6:30 p.m. on July 7, 2025.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

There was no one present for public comment.

4. APPROVAL OF AGENDA

The agenda was amended to include Item 7A, Pat Huelman Park Investment Survey.

5. APPROVAL OF MAY 7, 2025

The approval of the May 7, 2025 minutes is postponed until additional Park Board members are in attendance.

6. ACTION ITEMS

A. Review Peltier Ponds PUD Preliminary Plat

Mr. Rick DeGardner, Public Services Director, summarizes The Park Board reviewed the concept plan for Peltier Ponds during the January 2, 2025 meeting.

The applicant, U.S. Home, LLC (aka Lennar), is proposing a master planned residential development located west of CSAH 54 (20th Ave N) across from Watermark, east of Peltier Lake, and north of the City of Centerville border. The development contains four

(4) parcels totaling approximately 125 gross acres and 262 housing units, consisting of single-family homes and townhomes.

The preliminary plat indicates 5.37 acres of Public Park (Outlots EE and FF), along with an interconnected trail system throughout the development. Since Outlot EE will most likely serve as the primary neighborhood park, it's important to ascertain the extent of contiguous upland area to ensure development of sufficient park amenities are possible.

Peltier Lake Drive will be realigned through the development and a public trail system will be incorporated into the existing lake frontage. Realigning the road will create the opportunity to improve public access of the Rice Creek Chain of Lakes Park Reserve (Regional Park) waterways via Outlot FF, shoreline restoration, and extended trail system through this corridor.

A network of trails will connect to the future lakefront trail, new public park, and connection to a future trail along 20th Avenue. The public park areas will be deeded to the City and trails within the park will be maintained by the City. Common open spaces will be owned by the HOA and trails outside of the park will be maintained by the HOA.

Conservation easements should be provided over all open space and wetland areas. The goal is to extend the greenway corridor and trail system by connecting it to existing infrastructure to the east. Watermark Park and its trail system is located directly east of this property. The ultimate goal is to connect these greenways with future development and acquisition of land creating a link between the open space corridors.

The current plan shows mowed/turf trails being proposed in Outlot E maintained by the HOA.

Staff recommends depicting the trail along the west side of 20th Avenue. Also, consider extending the trail in NE corner directly to 20th Avenue. Could then eliminate the trail leading to cul-de-sac and eliminate cul-de-sac sidewalk.

Mr. Kusterman inquired if it has been determined if there is enough space for a trail.

Mr. DeGardner discussed a regional trail that runs from 20th Avenue from Birch Street to Main Street.

Mr. Gooder asked if the trails will be maintained by the HOA.

Mr. Huelman is in favor of the HOA taking care of the open spaces and trails, given how much wetland there is.

Mr. Huelman inquired where the Southwest trail off 20th is headed—the Centerville trail system? Mr. DeGardner replied that he is not sure but will find out for the follow-up meeting.

Mr. Kusterman discussed the lack of parking near the park. Is this done so the park is listed as a neighborhood park?

Mr. Huelman thinks we are at a point where we need to be more decisive or strategic on what the parks are: small, medium, large neighborhood parks, or destination parks. Feels this should be a neighborhood park. Doesn't think parking should be included.

Mr. Kusterman would like to consider some accommodation for ADA access and parking.

Mr. DeGardner stated that if the Park Board wants adequate street parking, we may need to recommend the elimination of one lot.

Mr. DeGardner asked if the Park Board is overall comfortable with the layout of Outlet EE in its size and layout.

Mr. Huelman agrees that the size is sufficient to serve this development.

Mr. Gooder agrees with Mr. Huelman.

Mr. Kusterman would like to take the trail straight out to 20th Avenue instead of going between the two houses and the cul-de-sac.

Mr. Huelman would like the trail straight out to 20th Avenue. He inquired if the sidewalks are the responsibility of the city or the developer. Mr. DeGardner replied the developer is responsible.

Mr. Gooder is in favor of having the trail cut into the cul-de-sac for easier access to the park.

Mrs. Cutts agrees to take the trail straight out to 20th Avenue.

Mr. Huelman made a motion to designate Outlot EE and FF as park dedication. The trail in the Northeast goes straight to 20th Avenue rather than into the cul-de-sac. The Southern trail in Outlot E, we ask the homeowners association to maintain. Mrs. Cutts seconded the motion. Motion carried 4 – 0.

Mr. DeGardner stated that when the wetland delineation is complete, if there are not 5.37 acres, the Park Board reserves the right to revisit and discuss.

7. DISCUSSION ITEMS

A. Pat Huelman Park Investment Survey

Pat Huelman talked about the survey he created, park maintenance, and the level of park needs.

Mr. Gooder thinks it would be beneficial for the Park Board to visit the parks in the future.

The Park Board members are planning to meet on August 7 to visit a few parks.

Mrs. Cutts asked whether the Park Board will receive a response from the City Council within the upcoming weeks. In response, Mr. DeGardner stated that the City Council will review the 2026 budget that the city staff submitted last week sometime in September.

Mrs. Cutts asked if a park was to be removed, would that be a cost to the Park Board?

Mr. DeGardner answered no, it would be a cost for the operation.

Mr. DeGardner stated that Behm's Park equipment update is completed. Due to a ditch realignment project, Shenandoah Park's 2025 park equipment upgrades have been postponed till 2026. This year, we plan on installing the Lino Park shelter. Lastly, the trail section through County Lakes Park will be resurfaced.

8. NEXT SCHEDULED PARK BOARD MEETING - Wednesday, September 3, 2025

9. ADJOURNMENT

Mr. Kusterman moved to adjourn the meeting. Motion seconded by Mr. Huelman.
Meeting adjourned at 7:33 p.m.

Respectfully submitted,
Angela Thorson, Public Services Administrative Assistant



DATE: October 1, 2025

TO: Park Board

FROM: Rick DeGardner, Public Services Director

TOPIC: Discuss Current State and Potential Future Plans of Neighborhood Parks

The Park Board has expressed interest in discussing the neighborhood parks system, including current conditions and identifying potential future upgrades. Prior to Wednesday's meeting, members are encouraged to visit any neighborhood parks that they are not familiar with or haven't explored for a few years.