



# PARKS & RECREATION COMMISSION

## Special Meeting Minutes September 15, 2021

### Virtual on Webex



#### I. Call Meeting to Order

President Crosby called the meeting to order at 5:02 p.m.

#### II. Roll Call

Present: Amanda Crosby, David Demmer, Britt Rohrbaugh, Tjaard Breeuwer, Noah Kramer, Barb Darland, Natalie Chin, Kala Pedersen

Not Present: Jenny Peterson, City Council Liaison – Arik Forsman, St. Louis County Commissioner – Ashley Grimm, Jill Lofald – ISD 709 School Board Liaison

#### III. Approval of August 11 Meeting Minutes

**Commissioner Demmer motioned for approval of the August 11 meeting minutes; second by Commissioner Breeuwer. Unanimously approved.**

Demmer yea  
Breeuwer yea  
Chin yea  
Pedersen yea  
Darland yea  
Kramer yea  
Crosby yea

#### IV. Presentations

##### **A. Enger Park Golf Course Renovation Plan (Action Requested) Todd Armbruster, Parks Project Coordinator**

Demmer indicated he supports the plan and the Public Golf Committee voted unanimously. Stated that the phased approach will go a long way as there is room to make adjustments.

Kramer shared he echoes Commissioner Demmer's comments regarding the approach to move forward with the phased plan.

Rohrbaugh shared she trusts the knowledge and judgements of those who have worked on the plan and will be voting to approve.

Chin questioned the reasoning why there would a decrease in season pass holders. Todd Armbruster shared it is the anticipated fee changes; mentioned public golf may face a decline in season pass holders. Indicated that the price per game is also low. Chin questioned if funding is available for phase 1a. Jess Peterson stated the financial projections show us how much we are allowed to borrow, and per state statute, bonding is capped at 20 years. Highlighted seeking the bond would be the next step after this plan is approved by Council.

Pedersen shared the report produced is robust and informative.

Darland shared this process wasn't smooth at the beginning, and is happy to see consensus is being made. Questioned if there is any further consideration to move the parking lot closer to the clubhouse.



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Todd Armbruster shared this was considered, but we would need to move a T and a green, which could be done in the future, but at this time the City is not pursuing it due to other critical items and the funding gap. Darland questioned if there will be safety improvements for the current crossing. Jess Peterson indicated this would be important to bring this to the Streets and Engineering Department, which would need consultation and additional signage. Darland shared the idea of having a teared season pass approach to bring back people who no longer golf at Enger.

#### Public Comment

Jim Sandness  
Tim Allen  
Jayne Haugejorde

**Demmer made the motion that the Parks and Recreation Commission recommends that City Council approve the Enger Park Golf Course Renovation Plan as presented including the phased timeline proposed and including the portion of the plan that calls upon the City to dedicate all of the proceeds from golf course real estate sales to renovation of Enger Park Golf Course. Second Kramer. Unanimously approved, motion carries.**

Breeuwer yea  
Chin yea  
Pedersen yea  
Rohrbaugh yea  
Darland yea  
Crosby yea

#### **B. Conveyance of Land Parcel(s) at Lester Park Golf Course from the City to DEDA (Action Requested) Jess Peterson, Manager**

Demmer shared it is a bitter pill to swallow that Lester will be closing. Requested information on any development updates. Jess Peterson shared there would be a notice of public hearing with the intent to sell, followed by a City Council Meeting on October 11, which would require a  $\frac{3}{4}$  super majority to pass the proposal. Followed by a DEDA meeting to accept the property. Demmer questioned if this proposal is solely transfer of land, and not a development proposal. Jess Peterson confirmed. Demmer stated the importance of the revenue from selling the land go directly back into Duluth public golf.

Kramer stated this as an advisory vote, but wants to ensure the sale funds will go back to Enger Golf Course. Indicated he is torn on how to proceed.

Rohrbaugh questioned if this land is transferred to DEDA, will they be the only ones who have influence on what to do with the land. Requested information on next steps. Jess Peterson shared the staff memo has explicit parameters that DEDA is expected to follow when negotiating any development on the land, which is derived in the 2035 Comprehensive Plan. Indicated this doesn't allow DEDA to approve any type of development on the property and would need to follow parameters.

Chin questioned what the reasoning was when selecting this parcel to sell. Jess Peterson shared the parcel is close already existing utility access. Mentioned the driving range is also flat, which may help to reduce the development costs. Chin questioned how and who evaluated the environmental and



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sustainability goals. Jess Peterson she will connect with Planning and Economic Development Staff and let Chin know.

Pedersen questioned if additional park land is slated to be transferred, if it would follow the current process. Jess Peterson indicated it would.

Crosby questioned if the sale of this parcel would impede on potential reopening of Lester. Jess Peterson shared if DEDA finds an appropriate development of the property, it would not be developed until after the Enger renovations are complete. Shared that beyond this, Council has decided it will remain closed after Enger reopens. Crosby questioned if the Parks and Recreation Commission will vote to dedicate all proceeds from the sale will go back to golf. Jess Peterson indicated while the vote is advisory, it holds weight. Shared only City Council has the ability to make budgetary decisions.

#### **Public Comment**

Betty Green

Jayne Haugejorde

Demmer stated it is too early to say what environmental regulation at this time, it takes an actual plan before local and state review begin such as stormwater, water quality, etc. Shared the environmental

**Crosby motioned that the Parks and Recreation Commission recommends that City Council approve the proposed Lester Park Golf Course parcel conveyance to DEDA as presented while reaffirming that the City will dedicate all proceeds from golf course real estate sales for renovation of Enger Park Golf Course. Darland second.**

**Demmer yea**

**Breeuwer yea**

**Chin yea**

**Pedersen yea**

**Rohrbaugh yea**

**Kramer abstain**

#### **7-1, Kramer abstain**

Rohrbaugh stated the trust had with the City to make sure this land doesn't turn into a strip mall, but does not set easily to sell parkland.

Demmer stated he shares the same sentiment as Rohrbaugh and is placing trust that City Council will use the land sale to go back into public golf.

#### **V. Commissioner Committees**

Administrative (E-Board) meeting date: Thursday, September 30 at noon, virtual meeting on Webex  
Amanda Crosby, Tjaard Breeuwer [Jess Peterson, Jessica Haig, Jim Filby Williams]

Public Golf Committee – Wednesday, November 16 at 5 p.m., TBD on Webex

David Demmer, Noah Kramer [Jess Peterson, Todd Armbruster, Jessica Haig, Jim Filby Williams]



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**VI. Commissioner & Liaison Reports**

**A. Public Golf Committee Report (Informational) Commissioner Demmer, Chair of Committee**

**VII. New Business**

**VIII. Old Business**

**IX. Division Report**

Jess Peterson shared since tonight is a Special Meeting, there is not a Division Report. Highlighted the upcoming ribbon cutting event for the DWP trail corridor, held on Monday, September 21 starting at 4:00 p.m. followed by a group walk or bike ride. Shared the meeting location for the ribbon cutting is 2509 Becks Road.

**X. Public Comment**

Jayne Haugejorde

**XI. Adjournment**

Meeting adjourned at 6:42 pm.

**XII. Next Meeting**

The next meeting will be Wednesday, October 13 location TBD.