

MINUTES
PARKS, ARTS & RECREATION COMMISSION MEETING
THURSDAY
JANUARY 27, 2022 - 8:00 A.M.
ACADEMY ROOM – CITY HALL

“To enhance community pride through developing and maintaining City parks with a high standard of quality.”

Members Present: Julie Jelen, Janine Kopff, Adam Leiferman,
Nancy McCaffrey, Sam Murdoff, Brian Stoll, Mercedes Turner

Members Absent: Lynn Anderson

Staff Present: Tricia Handorff, Tom Pawelk, Angela Schuman,
Sue Seeger, Hayden Stensgard

1. General Business

A. Call to Order

Chair Brian Stoll called the meeting to order at 8:00 a.m.

B. Approval of Agenda

NANCY MCCAFFREY MOVED TO APPROVE THE AGENDA. MOTION SECONDED BY ADAM LEIFERMAN. MOTION CARRIED.

C. Approval of Meeting Minutes

- Regular Meeting Minutes from December 2, 2021

NANCY MCCAFFREY MOVED TO APPROVE THE REGULAR MEETING MINUTES AS AMENDED FROM JULY DECEMBER 2, 2021. MOTION SECONDED BY ADAM, LEIFERMAN. MOTION CARRIED.

D. Citizen's requests and comments

- None.

E. Commission Liaison Updates

- Bertram Advisory Council: Tom Pawelk provided update.
- The Pointes Zoning Committee: Angela Schuman provided update.
- The Pointes Compass Committee: Adam Angela Schuman provided update.

2. Regular Agenda

- A. Consideration of approving application to the Outdoor Recreation Grant for Bertram parking and access improvements in the athletic park area.

Tom Pawelk explained that PARC is asked to approve an application to the Outdoor Recreation Grant (a Minnesota grant) for Bertram parking and access improvements in the athletic park area. The outdoor grant

application is a 50/50 match. The city will contract with WSB to complete the scope of work to prepare content and assist the city with submitting the 2022 Outdoor Recreation Grant Program Application. If the grant application is accepted in 2022, the construction will begin until 2023.

According to the redlined map, the project includes a 24' wide gravel road from the north parking drive around the south side of the pond and to a new gravel parking lot for 300 vehicles. There will also be a connecting road from the parking lot south to the main park entrance road (for the beach parking and the YMCA). Furthermore, improvements include additional gravel parking at the north for 175 vehicles. This project will take care of the parking safety issues that we are experiencing at the park today. This will set everything up for future field improvements in 2024. It is a really good step for the next phase of the athletic park improvements.

The proposed site improvements as listed in the report follow the overall concept master plan of the Bertram Athletic Complex and prepares the complex for the future Phase 2 Improvements planned in 2024.

ADAM LEIFERMAN MOVED TO RECOMMEND APPROVING THE OUTDOOR RECREATION GRANT APPLICATION FOR BERTRAM PARKING AND ACCESS IMPROVEMENTS IN THE ATHLETIC PARK AREA. MOTION SECONDED BY NANCY MCCAFFREY. MOTION CARRIED.

- B. Consideration to review for recommendation park dedication requirements for the proposed Twin Pines First Addition (formerly Monticello Business Center 8th Addition) residential subdivision.

The Parks, Recreation & Arts Commission is asked to consider a formal recommendation related to park dedication requirements for the Twin Pines First Addition plat. PARC previously reviewed this project in 2019 as the plat of Monticello Business Center 8th Addition and made a recommendation for a cash-in-lieu dedication in January 2020. The preliminary plat approval has expired, and the applicant has re-submitted. The project is a 93-unit multi-family residential plat proposed by Kjellberg Inc. Twin Pines First Addition is a subdivision plat which is proposed to include residential land development. As such, the Parks & Recreation Commission is asked to review the plat and make a recommendation to the City Council on dedication requirements.

The proposed residential portion of the plat is 2.5 acres. An 11% land dedication requirement would require a total land dedication area of .28 acres or 12,030 square feet. The cash dedication would be based upon the

value of the raw land at the time of final plat and based on the 2022 taxable county market value, at \$342,800. The per square foot value is \$2.24 (based on the full parcel to be platted at 152,696 sf) and therefore the required cash in lieu park dedication equivalent is approximately \$26,947.20.

Although staff would recommend a cash dedication given the density, size and location of the project, pedestrian connections to this site will be critical. Access via pathway to parkland at Pioneer Park (.5 miles by sidewalk) and Featherstone Park (.3 traversed and .8 by pathway), as well as to the proposed Pointes project to the north are important considerations for a successful residential environment. The developer is proposing a sidewalk connection from the residential lot to School Boulevard along the westerly commercial building.

The developer is also proposing a private green space courtyard central to the development on the south portion of the project.

Sam Murdoff asked the possibility of running a pathway underneath the power lines on the backside of the property. It would make sense to be able to connect to the Featherstone area, into that pathway system and into that linear park system. Angela Schuman said we can only ask the developer for improvements on the property that they control. We can't tell the developer to build a pathway on the adjacent property to the south as they don't own it. If the City had ROW or a trail easement then we could legitimately make that request and ask them to build that as part of their park dedication requirements. In this case, there is a drainage and utility easement, and those do not allow us the latitude to construct trails.

However, the city, on its own, could work with the property owners in the area. There are three property owners, Walmart, Autumn Ridge Townhome Association, and The Meadows. With their cooperation, a trail could be run from Cedar Street and out to the Featherstone area. Murdoff asked if that's something worth looking into and if it would be beneficial in the future. Schuman said the Engineering Dept can note this suggestion as part of the pathway connections update on the map and Pawelk could bring this up on a bigger scale as its own item at a future meeting. It's something to look at for future connections to The Pointes at Cedar.

JULIE JELEN MOVED TO RECOMMEND CASH IN LIEU PARK DEDICATION FOR THE PROPOSED TWIN PINES FIRST ADDITION PLAT CONSISTENT WITH THE SUBDIVISION ORDINANCE AND STATE STATUTE. MOTION SECONDED BY BRIAN STOLL. MOTION CARRIED.

C. Consideration of park configuration and planning for Featherstone.

The PARC is asked to provide guidance and feedback regarding the final configuration of parkland and the intended uses of the current and future linear parkland at Featherstone.

The developers of Featherstone are working through planning efforts for the balance of the undeveloped property. Developer Gold Nugget began the Featherstone project in 2003 (with planning beginning even prior to that date) and have been steadily developing the 200+ acre site by phase.

Much has changed since 2003 that impacts the intended use of the linear park. Factors such as the acquisition of the Bertram Chain of Lakes, the changing nature of organized athletics (practice and games), and the public's desire for more passive open space and trails are all considerations for the PARC in this discussion.

In 2017 Monticello Parks developed the playground area. Along 85th Street is the next phase of the housing development. The developer wants to place 21 single family lots for Phase 6. The plan was to have a more linear park system developed and there would be different changes in elevation, meandering mounds and trails. The Park is in the center of the development. We have some time to put some ideas together on what the commission would like to see. Along 85th there's about 6 acres of linear parkland. Tom Pawelk said it may be nice to put in a prairie grass restoration area there on the backside of those homes. We don't want to have more turf grass to maintain. As soon as the developer is ready to move forward, we'll have to give some feedback to them.

Julie Jelen said that aesthetically it would look better to push the lots back up and put in more of a prairie grass area off of 85th. Have the lots start up on 86th rather than 85th. So, essentially moving lots 1-4 up to 86th. As a homeowner it would be nicer to have your property abut up to open land rather than to a busy road. We already have the active area of the park system so more of a linear trail system seems appropriate with native prairie grass rather than turf grass to maintain. Pawelk said it would be nice to have more of a casual passive area there with a canopy, table, kiosk with map showing trail system. Schuman said that his is just a conceptual layout (for feedback) so we can give the developer the feedback for moving those lots. for some preliminary feedback. They still have the formal park dedication process to go through PARC when their final plat is ready.

3. Updates

- A. MontiArts Update. Updated provided by Sue Seeger and included in the agenda packet.
- B. MCC Operations Update. Update provided by Tricia Handorff and included in the agenda packet.
- C. General Park Updates. Tom Pawelk provided general park updates.
 - MCC Landscaping Project: Will discuss further at East Bridge Gardener's meeting.
 - Next Regular Meeting: March 24, 2022

4. Discussion of added items.

- A. Consideration of approving ordinance amendment to Chapter 71, to allow golf cart operation on city streets adjoining the local golf course.

This is follow up to an item that was brought to the PARC in July 2021. While staff has been getting many requests for golf cart use throughout the town, at this time it makes sense to keep it to the area surrounding the Country Club Golf Course. The purpose is for a person to drive their golf cart to the golf course and back again, not just to randomly drive around town in their golf cart. Tom Pawelk shared a map defining the loop to be considered from Elm Street to West River and around the golf course and down 7th Street. With these areas around the Country Club Golf Course being identified, then Wright County Sheriff's Office will be aware of that.

JANINE KOPFF MOVED TO RECOMMEND APPROVAL OF ODRINANCE AMENDMENT TO CHAPTER 71 TO ALLOW GOLF CART OPERATION ON CITY STREETS ADJOINING THE LOCAL GOLF COURSE AS IDENTIFIED ON THE MAP. MOTION SECONDED BY JULIE JELEN. MOTION CARRIED.

5. Adjournment

NANCY MCCAFFREY MOVED TO ADJOURN THE MEETING. MOTION SECONDED BY JANINE KOPFF. MOTION CARRIED.

RECORDED BY: Beth Green

DATE APPROVED: 3/24/2022

ATTEST:

Tom Pawelk

