



Inver Grove Heights Parks and Recreation Advisory Committee

Wednesday, January 11, 2023 at 7:00 PM

8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

1. **Call to Order**

2. **Roll Call**

3. **Presentations**

4. **Announcements**

- A. February PRAC Work Study Meeting, February 8, 2023 at 5:30 pm.
- B. February PRAC Meeting Wednesday, February 8, 2023 at 7 p.m.

5. **Consent Agenda**

All items on the Consent Agenda are considered routine and have been made available to the Commission at least two days prior to the meeting; the items will be enacted in one motion. There will be no separate discussion of these items unless a Commission member or citizen so requests, in which event the item will be removed from this Agenda and considered in normal sequence.

- A. Approval of Agenda
- B. Approval of the meeting minutes from October 5 and November 9, 2022

6. **Public Comment**

Public comment provides an opportunity for the public to address the Commission on items that are not on the agenda. Comments will be limited to three (3) minutes per person.

7. **Unfinished Business**

Items that are brought back to the Commission for action from a previous meeting

8. **Regular Agenda**

- A. Park Project Updates
 - 1. Northwest Area Parks Update
 - a. Design Concepts, Timeline, Park Naming
- B. Park Dedication Fee - Bilotta Subdivision

9. **Administrative Presentations**

- A. Park Project Updates
 - 1. South Valley Park Bid Update
 - 2. Heritage Village Park Bid Update
- B. Department Happenings
 - 1. Parks Superintendent Update
 - 2. Recreation Superintendent Update

10. Commission Comments
11. Adjourn



Parks & Recreation Advisory Commission Staff Report

SUBJECT: **A. Approval of Agenda**
 B. Approval of the meeting minutes from October 5 and
 November 9, 2022

MEETING DATE: January 11, 2023

ITEM TYPE: Consent Agenda

CONTACT:

PURPOSE/ACTION REQUESTED

BACKGROUND

FISCAL IMPACT

RECOMMENDATION

ATTACHMENTS

1. Oct. 5,, 2022 Parks and Recreation Advisory Meeting Mts.
2. Nov. 9, 2022 Parks and Recreation Advisory Meeting Mts.

**City of Inver Grove Heights Minutes of the Proceedings
Of the Parks and Recreation Advisory Commission
City Council Chambers - 8150 Barbara Avenue
Wednesday, October 5, 2022: 7:00 p.m.**

Televised on Town Square Television

1. CALL TO ORDER:

Chair Cook called the October 5, 2022 Parks and Recreation Advisory Commission Meeting to order at 7:00 p.m.

2. ROLL CALL:

Present: Chair Steve Cook; Vice Chair Nikki Barker; Commissioner's: Bill Skar, Ben Stone, Curt Ellingboe, Sandra Christensen, Elaine Prickel, and Kari Miller.

Parks and Recreation Director Adam Lares, Recreation Superintendent Julie Dorshak, Parks Superintendent Brian Swoboda

Absent: Commissioner Willie Krech (excused)

Others Present: Tony Wotzka, Dakota County Senior Project Manager

3. PRESENTATIONS:

A. Mendota-Lebanon Hills Greenway – Tony Wotzka, Dakota County Senior Project Manager

Tony Wotzka discussed the Mendota-Lebanon Hills Greenway that goes through Mendota Heights, Inver Grove Heights, and Eagan.

- The County has a goal for up to 200 miles of greenway (phased approach)
- 8.5 miles
- Links Lebanon Hills Regional Park to the River to River Greenway
- Project objective is to identify a preferred trail alignment and tunnel crossing of County Road 55
- Schedule: Preliminary design in 2022 with potential construction in 2024
- There is a Pop-Up Event taking place on October 13th at the Eagan YMCA from 4-6:00 p.m.

Parks and Recreation Director Adam Lares mentioned that the County, along with their consulting firm, has an engagement team that will start getting information out and engaging stakeholders.

Commissioner Stone requested having Salem Hills Park connected.

4. ANNOUNCEMENTS:

A. November PRAC Meeting Wednesday, November 9, 2022

5. CONSENT AGENDA:

A. Approval of Agenda

B. Approval of Regular Meeting Minutes of September 14, 2022

Motion by Commissioner Prickel, second by Commissioner Christensen, to approve the Consent Agenda as presented.

Ayes: 8

Nays: 0 Motion carried.

6. PUBLIC COMMENT:

There were no public comments.

7. UNFINISHED BUSINESS:

8. REGULAR AGENDA:

9. ADMINISTRATIVE PRESENTATIONS:

A. Park Project Updates

Parks and Recreation Director Adam Lares provided the following updates:

1. Northwest Area Parks Community Engagement Event

- Last Thursday a Northwest Area Development Engagement Event was held.
 - 20 families attended

2. South Valley Park Update – (Bid)

- On September 15th, Staff opened bids for the redevelopment project
 - 5 bids were received
- By lowering the contingency and fine tuning the quotes for direct purchases by the city, the bid of \$2.1 million dollars would come within the budget
 - Notice was received the following day that this contractor was withdrawing their bid citing a clerical error
 - The consultant firm HKGi and the legal team determined next steps
 - After receiving the summary and error information, legal counsel reviewed the information and determined it was a bona fide error and recommended acceptance of the bid withdrawal
- Next lowest bid was \$2.7 million dollars. With the contingency and direct purchases from the city, staff determined the bid was too high and priced out the project
- On October 10th, staff will submit a request for Council action for acceptance of the withdrawal of the lowest bid due to clerical error
 - Will also put forward a recommendation to reject the remaining four bids as they are priced out of the current project budget
 - After discussion with the consulting firm and city leadership, staff hopes to bid the same project in January simultaneously with Heritage Village Park
- Bids came in as follows:
 - \$2.1 million dollars
 - \$2.7 million dollars
 - \$3.1 million dollars
 - \$3.2 million dollars
 - \$4.3 million dollars

Commissioner Stone asked where the biggest discrepancies were.

Director Lares replied staff had a base budget of approximately \$2.2 million dollars for construction. There was a 20% contingency along with direct city purchases. The request was for a lump sum bid versus a line-item summary. With rebidding, a line-item worksheet will be requested along with a pre-bid meeting. Items shared from vendors included: materials, labor, and timing with other projects.

Commissioner Skar asked if the consultants took notes based on where things were to get a better idea on the next bidding process.

Director Lares replied yes. With the feedback from consultants, there wasn't anything they could pinpoint. Evaluations are taken based on what took place in 2022 and projecting for 2023.

Commissioner Skar questioned if placing projects together helps influence bids.

Director Lares replied contractors evaluate what they have for their construction season and make determinations.

Director Lares shared that the Parks and Recreation Advisory Commission (PRAC) is charged with park dedication of cash, land in lieu of, or a combination of both. At the November 9th PRAC meeting there will be two potential development projects before the Commission. One is a development that borders Eagan for townhomes and apartment complexes. The location is landlocked, there is not

much room for parkland development. There is an agreement from 1997 with the City of Eagan to connect to Eagan's water and sewer lines. Due to that, the City of Eagan receives the park dedication fees.

Chair Cook mentioned that Eagan's park dedication rate was lower than Inver Grove Heights and asked if that factors in. He questioned if the city would get the difference.

Director Lares replied that it does factor in. The City Attorney provided the developer with a note indicating that the developer is responsible for paying the higher of the two park dedication fees, which is Inver Grove Heights. He replied he could give recommendation to receive the difference in the fee.

B. Department Happenings

1. Parks Superintendent Update

Parks Superintendent Brian Swoboda provided the following update:

- Wrapping up the fall season:
 - Last day for the Community Garden is October 16th
 - An event was held at Heritage Village Park called Let's Pawty, a great success
 - A Disc Golf Tournament takes place at North Valley Park on October 15th
 - Will be picking up the large pumpkin for display at the VMCC
 - Contractors are removing Ash Borer trees throughout city parks, right of ways, and other city owned property
- Preparing for the winter season:
 - Helped remove the west rink turf at the VMCC for the second sheet of ice
 - There will be a rink at Vista Pines Park
 - Winterizing buildings at Rich Valley

Commission Christensen asked if there was a cost estimate for picking up abandoned trash in the parks.

Superintendent Swoboda was unsure of the cost at this time.

2. Recreation Superintendent Update

Recreation Superintendent Julie Dorshak provided the following updates:

a. Community Room and Office Space Updates

- There are three community rooms being refreshed, including technology
 - TV's will be added to the walls
 - A drop-down screen will be added
 - Audio visual improvements
 - Speakers will be added to the ceiling
 - Changing the lighting, ceiling tiles, carpeting, and paint
- Improve the kitchenette in Community Room 1
- Reorganizing the aquatics and membership spaces
 - The aquatics team will be moving into the storage area near the pool
 - Change the current aquatics/guest services/fitness space to an aquatic's coordinator office and a membership office

Chair Cook asked if there were plans for the former gymnastics room.

Director Lares replied the Bright Sides Room was the former gymnastics space. Staff is not ready to make a full evaluation of how to move forward with the space. There are many ideas and opportunities. At this time, it will sit as it does, a multi-use space for overflow and recreational programs.

b. Fitness Equipment Revisions – October 6-7

- New fitness equipment is being ordered for the main level fitness area
 - Equipment will be placed this week; ready for use on Saturday
 - There will be 15 new pieces of cardio and strength equipment

- 23 pieces of equipment will be traded in
- Staff will help clean and get the space ready

c. Pool Project Update

- Project is on schedule and expected to open as planned on October 21st

Update on Fall Programs:

- A contest will be conducted through Facebook to take a photo with the giant pumpkin and post it on the Facebook site
- The last Farmer's Market takes place on Sunday
- A Night Hike is scheduled for Friday, October 14th
- There is a Ghostly Gathering at the National Guard Gym on October 29th
- Scary Skate with the Learn to Skate Group takes place on October 29th
- Learn to Skate starts next week
- Staff is in the middle of planning and working on the Winter Brochure
- A staff member is going on maternity leave, working on coverage. Have someone who would be helping for four months

10. COMMISSION COMMENTS:

A. Commission Questions and Comments

Chair Cook mentioned that the Commission received a packet from an individual who is interested in the city developing a band shelter in the future. This is something the Commission would look into more closely.

11. ADJOURN:

Motion by Commissioner Christensen, second by Commissioner Ellingboe, to adjourn the meeting at 8:02 p.m.

Ayes: 7

Nays: 0

Minutes prepared by Recording Secretary Sheri Yourczek

**City of Inver Grove Heights Minutes of the Proceedings
Of the Parks and Recreation Advisory Commission
City Council Chambers - 8150 Barbara Avenue
Wednesday, November 9, 2022: 7:00 p.m.**

Televised on Town Square Television

1. CALL TO ORDER:

Chair Cook called the November 9, 2022 Parks and Recreation Advisory Commission Meeting to order at 7:00 p.m.

2. ROLL CALL:

Present: Chair Steve Cook; Vice Chair Nikki Barker; Commissioner's: Bill Skar, Curt Ellingboe, Sandra Christensen, Elaine Prickel, and Kari Miller.

Parks and Recreation Director Adam Lares, Recreation Superintendent Julie Dorshak, Parks Superintendent Brian Swoboda, Aquatics Coordinator Suzie Seabright-Hofmeister, Community Development Director Heather Rand

Absent: Commissioner's: Willie Krech (excused), Ben Stone (excused).

Others Present:

3. PRESENTATIONS:

A. Recognition of Chuck Kennedy for contributions to the North Valley Disc Golf Course

Parks Superintendent Brian Swoboda introduced Chuck Kennedy, the local disc golf pro that has been helpful with the renovation of the North Valley Disc Golf Course over the summer. Mr. Kennedy was the initial person requesting to have a Disc Golf Course be built at North Valley Park in 1989 and worked to help build the first course there. Mr. Kennedy has helped with course design, designed the signage for every hole, worked with GIS and Communication staff to make a course map, and will be helping narrate the drone video of the course layout.

Chair Cook recognized Chuck Kennedy for the countless volunteer hours of professional disc golf design consulting at North Valley Disc Golf Course. He has been working with the Parks and Recreation Department since the course opened in 1989, has been a key player on course design, and provided input on course revisions over the years. Mr. Kennedy's knowledge and love of the sport has put North Valley Disc Golf Course on the map as one of the best courses in the metro. The course wouldn't be as great as it is without the help of Mr. Kennedy.

Chair Cook presented Mr. Kennedy with a plaque of recognition.

Chuck Kennedy thanked the existing Parks and Recreation Commission and the original Commission when Disc Golf was an emerging sport. He mentioned Bruce Anderson was the Parks and Recreation Director at the time. He shared that a local resident, Chuck Cadwell, also contributed and was a member of the Minnesota Frisbee Association. Mr. Kennedy recognized his girlfriend Kate Jensen, for her encouragement and perspective on what its like to be a new player on the senior bracket which led him to the new player criteria being implemented here.

B. Aquatics presentation update; Suzie Seabright-Hofmeister, Aquatics Coordinator

Aquatics Coordinator Suzie Seabright-Hofmeister stated she took over the coordinator position in August 2022. Prior to that, she was the Interim since March 17th, 2022. She provided the following update:

- Year to date: 2,469 have been through swimming lessons
 - 922 are residents. 1,047 are non-residents
- Birthday Party totals: Close to \$17,000 (68 Birthday Parties)
 - Average rate is \$225. Increased to \$250 over the summer

- Private Lessons: Served 31 people

Added this year:

- A.M. Swim was added for swimming lessons during the summer
- Additional Birthday Party times were added on Sunday due to popularity

Patron counts:

- Busiest Day: April 30th, 2022. At 2:30 there were 144 people were in the waterpark
- Since the waterpark re-opened the busiest day was last Saturday. At 1:30 there were 86 people
- Implemented knowledge of water safety and the importance of noticing if a person is drowning and what they should do
- Implemented a wrist band policy in the waterpark to help parents know the importance of being in the water with their children if under a certain age and while doing a swim test
- Swimming Lessons during the fall had a waitlist of 15 students

Looking into implementing:

- A.M. Tot Swimming Lessons
- Dive Lessons with Minnesota Dive Academy
- There is a staff member that teaches Mermaid Swim Lessons
- Swim with local Heroes. Reaching out to Veterans, current Soldiers, and the Police and Fire Department

Challenges this past year: Staffing. Huge problem in the aquatics industry. She has hired 42 people that are the hardest working teenagers/adults she has ever had the experience to work with.

Chair Cook questioned what would help in hiring.

Aquatics Coordinator Seabright-Hofmeister replied people need to be WSI or LG Certified through the Red Cross. She would like to reach out to gym teachers in hopes of offering it as a class. Another idea is to check with Inver Hills Community Colleges EMS program.

Commissioner Skar asked what the ages for the diving program were.

Aquatics Coordinator Seabright-Hofmeister replied above age 7, up to age 14.

Chair Cook asked if there were any issues with employee retention.

Aquatics Coordinator Seabright-Hofmeister responded there is a lot of cross training such as lifeguards that are also water safety instructors. The difficulty is with other companies paying a higher rate. She tries to make it fun and would like to offer incentives in the future.

4. ANNOUNCEMENTS:

A. December PRAC Meeting Wednesday, December 14, 2022 at 7:00 p.m.

B. Delay in Approving Meeting Minutes from October 5, 2022

Parks and Recreation Director Adam Lares mentioned while waiting for the minutes to be completed, the meetings can be re-streamed on Town Square Television.

5. CONSENT AGENDA:

A. Approval of Agenda

Motion by Commissioner Christensen, second by Vice Chair Barker, to approve the Consent Agenda as presented.

Ayes: 7

Nays: 0 Motion carried.

6. PUBLIC COMMENT:

There were no public comments.

7. UNFINISHED BUSINESS:

8. REGULAR AGENDA:

A. Park Dedication Fee - Bethesda Lutheran Church

Parks and Recreation Director Adam Lares presented the request by Bethesda Lutheran Church:

- 13 parcels on the property.
- Applicant is in the process of a preliminary plot and the formation of a new residential lot/parcel. This requires park dedication.

His recommendation is to have the Commission recommend to the City Council the acceptance of park dedication fee in the form of cash versus land in the amount of \$3,850.

David Hohle, represents Bethesda Lutheran Church, stated they are adding an existing residential property as a part of their 13 current lots. During this process they would have three lots; the existing residential, the Church, and an additional lot for future residential sale. With the creation of the new lot, the rezoning process changes it from institutional to residential. He does not believe this qualifies for a residential subdivision definition. They do not have the funds to do additional items like this. Their intent was to have any additional fees be paid at the time of sale of the land, they are currently not prepared for the additional fees. He asked to forgo the park fee and delay it to the point of sale.

Chair Cook asked when the park dedication fee needs to be paid.

Community Development Director Heather Rand replied the Commission's purview focuses on accepting staff's recommendation that this be a cash dedication with the one single family lot, or land donation. The question asked is not under this Commission's purview. She said Mr. Hohle was advised to wait while this goes before the City Council next Monday.

Community Development Director Rand provided background on the request located at 2855 47th Street. There is a neighbor that requested purchasing 6,470 square feet of land from the Church. The Church was required to replat the church, garage, and outbuildings into one parcel along with the single-family home wanting the additional land and a surplus parcel for possible future sale. A preliminary and final plat was reviewed by staff, the engineer's office, and the Planning Commission which accepted staff's recommendation that the City Council approve the transaction.

Motion by Commissioner Ellingboe, second by Vice Chair Barker, to recommend to the City Council to accept cash dedication in lieu of property for Bethesda Lutheran Church.

Ayes: 7

Nays: 0 Motion carried.

B. Park Dedication Fee - IGH Partners

Parks and Recreation Director Lares discussed a Joint Powers Agreement (JPA) with the City of Eagan regarding a location near Casey's off Highway 3 and Diffley. A developer and the land owner are doing some preliminary plotting with IGH Partners.

- The parcel consists of a 190-unit apartment complex and 54 townhomes.
- The agreement with the City of Eagan calls for the city to pay park dedication fees to Eagan in exchange for sewer and water connections into Eagan.

Staff recommends accepting park dedication fees in cash versus land.

- Park dedication fee is \$1,147,000.

He stated during the last Commission meeting Chair Cook asked if money would be left over. After paying Eagan their park dedication fee portion, \$195,000 remains. If this moves forward into next year, Eagan will have increased park dedication fees of 4% = \$157,000 would go into Fund 402.

- The city is not incurring any additional cost for water and sewer for this development.
- Due to proximity, there is a corridor bordering Inver Grove Heights and Eagan. Amenities and park dedication fees would service and enhance for closer access.

- Parks in the Inver Grove Heights system would benefit from the remaining funds.
- City staff will be doing further research on the arrangements with the City of Eagan.
- The proposed apartment building has amenities providing indoor/outdoor recreational services such as a possible dog park, fire rings, outdoor grill area, and small fitness area.

Commissioner Prickel felt the parks and recreation department is subsidizing for another city department. When the City Council puts together a budget, she questioned if there should be reciprocity. It affects the ability to continue to develop and improve our parks. Doing this saves another department a lot of money.

Parks and Recreation Director Lares continued:

- There are no areas near this development for a park.
- If the city didn't have an agreement, creating infrastructure for water and sewer in this location would be cost prohibitive for any developer.

Motion by Commissioner Ellingboe, second by Commissioner Skar, to recommend to the City Council to accept the fees in lieu of property for IGH Partners.

Ayes: 7

Nays: 0 Motion carried.

C. Prepare Plans and Specifications for Vista Pines Park Trails

Parks and Recreation Director Lares presented on the Vista Pines Park Trail connections:

- Two trail concepts have been developed entering from the east side of the park
 - North trail – ADA accessible. Includes safety fences.
 - South trail – Not ADA accessible. Includes 10% slope.

Signage was suggested denoting which trail was ADA accessible and which was not.

- Funding comes from the Park Development and Land Acquisition Fund (Fund 402)
 - Fund 402 has a balance of \$1.2 million dollars
 - North Trail with a 10% contingency: \$92,000
 - South Trail with a 10% contingency: \$115,000
 - Total: \$207,000
- Staff will look into a possible joint option with Peltier for cost savings

Staff recommends the Commission recommend to the City Council to approve the preparation of plans and specifications to 100% for the Vista Pines Park Trails connection.

Motion by Vice Chair Barker, second by Commissioner Miller, to recommend to Council that they approve the preparation of plans and specifications to 100% for the Vista Pines Park Trails connection.

Ayes: 7

Nays: 0 Motion carried.

9. ADMINISTRATIVE PRESENTATIONS:

A. Park Project Updates - Adam Lares

1. Northwest Area Parks Update

Director Lares stated there are concepts regarding the proposed Peltier Park development and the Highlands proposed park.

- Go back to the community with the concepts: November 16th through December 2nd
- December 1st an Open House will be held for both concepts at the VMCC from 6:00-7:30 p.m.
- Meeting between the Northwest Area Development subcommittee and parks staff

- Once all feedback is received, WSB will start working on final design. Includes playground design concepts from vendors
- Go to bid in February
- Hope to start construction and installation in the spring/summer of 2023
- Construction completion in the fall

2. South Valley Park Update - (Bid)

3. Heritage Village Park Update - (Bid)

Director Lares stated due to bids for both South Valley Park and Heritage Village Park coming back over budget:

- Projects will be re-bid in January
- May need to start evaluating funding resources and what project they can move forward with.
 - This could impact the potential tennis reconstruction project and capital improvement at Skyview Park

Commissioner Skar asked if there would be opportunity to meet the new and existing City Councilmembers.

Director Lares replied he would advocate for the Council to meet all Commissions.

4. Tennis Court Update

B. Department Happenings

1. Parks Superintendent Update

Parks Superintendent Brian Swoboda provided the following update:

- Fall cleanup: Took down pickleball, tennis, volleyball nets.
- Cleaning shelters getting them ready for warming shelters
- Winter preparation of the vehicles
- Putting up new park rule signs
- Tree trimming, stump grinding
- Inspecting playgrounds and picnic tables
- Minnesota Conservation Crew will be at the Rock Island Swing Bridge doing work along the Mississippi River free of charge
- Removed over 150 Emerald Ash Borer trees this year
- Getting the Christmas decorations ready for Cahill

2. Recreation Superintendent Update

Recreation Superintendent Julie Dorshak provided the following updates:

- New fitness equipment has been placed in the fitness center
- Second sheet of ice is available for use
- Community Rooms are being renovated. In the process of painting
 - An open house is schedule for late January
- The Ghostly Gathering was held with over 400 people attending
- Getting ready for the Holiday in the Heights program and events
- Short staffed, need Zamboni drivers
- The winter brochure is nearly complete with delivery to homes around December 1st

10. COMMISSION COMMENTS:

Chair Cook stated he spoke with Vice Chair Barker about having a special project/endeavor that the Commission could do. A special meeting could be held to discuss further.

Vice Chair Barker felt there were a lot of ways to connect with the Community as a Commission. There could be partnerships made with kids, older adults, or the entire community. Commissioner Christensen shared at the last meeting there was an idea to have the Police Chief speak about issues that may be taking place in parks. Commissioner Skar shared he has two special needs kids. They have a membership to the Community Center. He has a PCA that takes the kids swimming at the center and is able to get in with their membership without having to use a guest pass. Commissioner's Ellingboe, Miller, and Prickel had no comments.

11. ADJOURN:

Motion by Commissioner Miller, second by Commissioner Christensen, to adjourn the meeting at 8:32 p.m.

Ayes: 7

Nays: 0

Minutes prepared by Recording Secretary Sheri Yourczek

Parks & Recreation Advisory Commission Staff Report

SUBJECT: Park Dedication Fee - Bilotta Subdivision

MEETING DATE: January 11, 2023

ITEM TYPE: Regular Agenda

CONTACT: Adam Lares, Parks & Recreation Director, 651.450.2587

PURPOSE/ACTION REQUESTED

Consider recommending approval of Park Dedication Fees in the form of cash for the platting of parcels for the Steve Bilotta Subdivision at 9450 Robert Trail South.

BACKGROUND

The applicant is proposing to divide the 20.19 acre lot into four single-family lots. The property is zoned A, Agricultural which requires a minimum lot size of five (5) acres. The proposed lots meet the minimum lot size requirement. Each lot will have individual well and septic systems. The applicant is proposing one shared access point off South Robert Trail. The preliminary plat shows Lots 1 and 4 without direct road frontage to Robert Trail. A variance is being requested for these two lots without the 30-foot minimum road frontage.

The applicant held a remote neighborhood meeting on August 12, 2022, regarding the proposed request. Eight to ten neighbors participated in the meeting. The meeting notes can be found in the attachments for your review.

FISCAL IMPACT

Per the City's ordinance, and by way of creating new single-family lots, the owner is required to pay a park dedication fee. The fee for a single-family lot is \$3,850. Staff is recommending park dedication on this plat be cash in lieu of land. A cash fee of \$3,850 per lot would be required for the plat (4 lots x \$3,850 = \$15,400).

RECOMMENDATION

Staff recommends that the Park and Recreation Advisory Commission recommend to Council that they accept the Park Dedication Fees in the form of cash, \$15,400 from the Steve Bilotta per the ordinance requirement.

ATTACHMENTS

1. 21471.00_9450 Robert Trail_PRE-PLAT_09-14-2022
2. Steve Bilotta Subdivision Map Location

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

That part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 19, Township 27, Range 22 lying Southerly of the Southerly right of way line of State Highway No. 3 and the Southerly right of way line of Dakota County Road No. 71; except the following described tracts:

- The South 496.50 feet of the Northeast Quarter of the Southeast Quarter.
- Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter; thence North along the West line thereof a distance of 662.50 feet to the actual point of beginning; thence East parallel with the South line of said Northeast Quarter of the Southeast Quarter a distance of 210.0 feet; thence deflecting 76 degrees 39 minutes 30 seconds left a distance of 260.00 feet; thence deflecting 17 degrees 30 minutes right a distance of 693 feet, more or less, to its intersection with the Southerly right of way line of State Highway No. 3; thence Southwesterly along said Southerly right of way line to the Northwest corner of said Northeast Quarter of Southeast Quarter; thence Southerly along the West line of said Northeast Quarter of the Southeast Quarter a distance of 665 feet, more or less, to the point of beginning.
- Beginning at the Northeast corner of the Southeast Quarter; thence South along the East line thereof a distance of 108.00 feet; thence West a distance of 241.00 feet; thence North 75 degrees West a distance of 250.00 feet; thence North 23 degrees 30 Minutes East a distance of 290 feet, more or less to its intersection with the Southerly right of way line of State Highway No. 3; thence Easterly along said Southerly right of way of State Highway No. 3 and Dakota County Road No. 71 to its intersection with the East line of the Southeast Quarter of the Northeast Quarter of said Section 19; thence Southerly along said East line to the point of beginning.
- That part of the Southeast Quarter of the Northeast Quarter of Section 19, Township 27 North, Range 22 West, shown as Parcel No. 11 on Minnesota Department of Transportation Right of Way Plat Numbered 19-172.

All in Dakota County, Minnesota.

DATE OF PREPARATION:

9-14-2022

APPLICANT:

Quetica Consulting & Engineering
Aaron Anderson
aaron.anderson@quetica.com
651-964-4646 (ext. 875)
3800 American Blvd. W. #1500, Bloomington, MN 55431

BENCHMARKS:

Elevations are based on the NGVD 29 Datum. Site Benchmark is the center of storm catch basin rim, located near the most northwesterly property corner, having an elevation of 834.99 feet, as shown hereon.

EXISTING ZONING:

A, Agricultural

PROPOSED ZONING:

A, Agricultural

Proposed Setbacks

Front- 30 Feet

Side- 25 Feet

Rear- 60 Feet

AREAS:

Proposed Lot 1, Block 1 = 218,018 Sq. Ft. or 5.005 Acres

Proposed Lot 2, Block 1 = 223,043 Sq. Ft. or 5.120 Acres

Proposed Lot 3, Block 1 = 220,432 Sq. Ft. or 5.060 Acres

Proposed Lot 4, Block 1 = 218,459 Sq. Ft. or 5.015 Acres

Total Property Area = 879,951 Sq. Ft. or 20.201 Acres

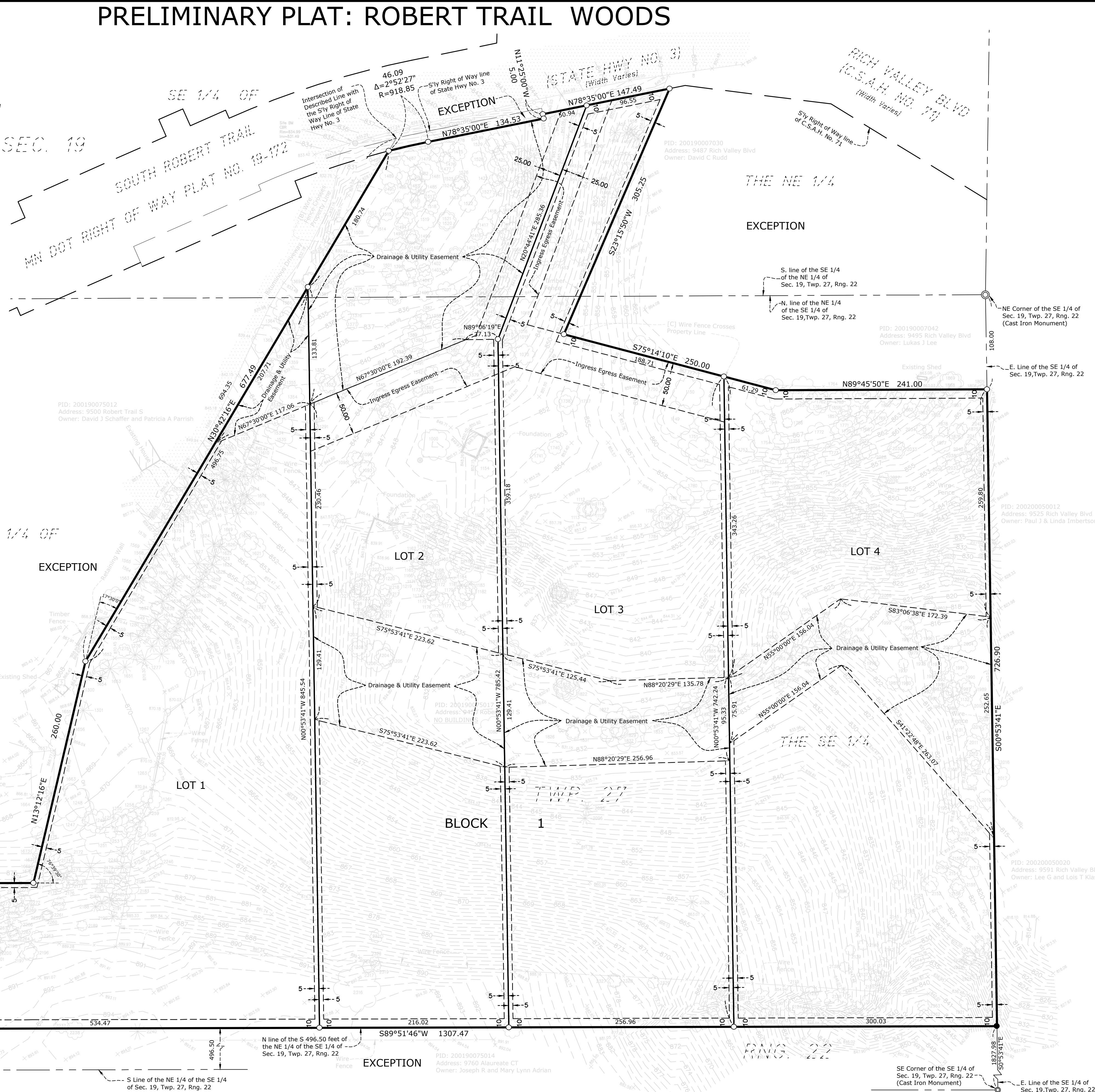
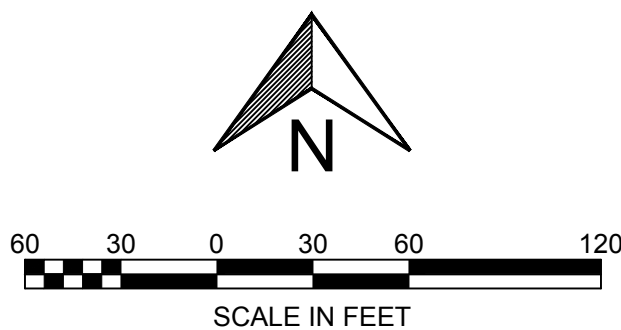
FLOOD ZONE:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27037C0115E, effective date of December 2nd, 2011. The flood map for this location has a status of not printed.

Rory L. Synstallen
rory@civilsitegroup.com
Minnesota License No. 44565

Linetype & Symbol Legend

—E—	ELECTRIC LINE (RECORD)	—E—	ELECTRIC LINE (RECORD)
—F—	FIBER/OPTIC LINE (RECORD)	—F—	FIBER/OPTIC LINE (RECORD)
—G—	GASMAIN (RECORD)	—G—	GASMAIN (RECORD)
—H—	OVERHEAD UTILITIES	—H—	OVERHEAD UTILITIES
—S—	SANITARY SEWER (RECORD)	—S—	SANITARY SEWER (RECORD)
—T—	TELEPHONE LINE (RECORD)	—T—	TELEPHONE LINE (RECORD)
—W—	WATERMAIN (RECORD)	—W—	WATERMAIN (RECORD)
—X—	CHAINLINK FENCELINE	—X—	CHAINLINK FENCELINE
—Y—	WOODEN FENCELINE	—Y—	WOODEN FENCELINE
—Z—	GUARDRAIL	—Z—	GUARDRAIL
—A—	CONCRETE SURFACE	—A—	CONCRETE SURFACE
—B—	PAVER SURFACE	—B—	PAVER SURFACE
—C—	BITUMINOUS SURFACE	—C—	BITUMINOUS SURFACE
—D—	GRAVEL/LANDSCAPE SURFACE	—D—	GRAVEL/LANDSCAPE SURFACE
—U—	UTILITY VAULT	—U—	UTILITY VAULT
—V—	ELECTRIC MANHOLE	—V—	ELECTRIC MANHOLE
—W—	ELECTRIC TRANSFORMER	—W—	ELECTRIC TRANSFORMER
—X—	ELECTRICAL METER	—X—	ELECTRICAL METER
—Y—	FIBER/OPTIC MANHOLE	—Y—	FIBER/OPTIC MANHOLE
—Z—	POWER POLE	—Z—	POWER POLE
—A—	GUY WIRE	—A—	GUY WIRE
—B—	GAS METER	—B—	GAS METER
—C—	GAS MANHOLE	—C—	GAS MANHOLE
—D—	GAS VALVE	—D—	GAS VALVE
—E—	ROOF DRAIN	—E—	ROOF DRAIN
—F—	SEWER CLEAN OUT	—F—	SEWER CLEAN OUT
—G—	SANITARY MANHOLE	—G—	SANITARY MANHOLE
—H—	STORM MANHOLE	—H—	STORM MANHOLE
—I—	CATCH BASIN	—I—	CATCH BASIN
—J—	FLARED END SECTION	—J—	FLARED END SECTION
—K—	TELEPHONE BOX	—K—	TELEPHONE BOX
—L—	TRAFFIC SIGNAL	—L—	TRAFFIC SIGNAL
—M—	HYDRANT	—M—	HYDRANT
—N—	FIRE CONNECTION	—N—	FIRE CONNECTION
—O—	POST INDICATOR VALVE	—O—	POST INDICATOR VALVE
—P—	WATER MANHOLE	—P—	WATER MANHOLE
—Q—	WATER VALVE	—Q—	WATER VALVE
—R—	WELL	—R—	WELL
—S—	AIR CONDITIONER	—S—	AIR CONDITIONER
—T—	CABLE TV BOX	—T—	CABLE TV BOX
—U—	ELECTRIC MANHOLE	—U—	ELECTRIC MANHOLE
—V—	ELECTRICAL OUTLET	—V—	ELECTRICAL OUTLET
—W—	HAND HOLE	—W—	HAND HOLE
—X—	BOLLARD	—X—	BOLLARD
—Y—	FLAG POLE	—Y—	FLAG POLE
—Z—	FUEL TANK	—Z—	FUEL TANK
—A—	HANDICAP SYMBOL	—A—	HANDICAP SYMBOL
—B—	MAIL BOX	—B—	MAIL BOX
—C—	SIGN	—C—	SIGN
—D—	CONIFEROUS TREE	—D—	CONIFEROUS TREE
—E—	DECIDUOUS TREE	—E—	DECIDUOUS TREE
—F—	SOIL BORING	—F—	SOIL BORING
—G—	FOUND IRON MONUMENT	—G—	FOUND IRON MONUMENT
—H—	SET IRON MONUMENT	—H—	SET IRON MONUMENT
—I—	CAST IRON MONUMENT	—I—	CAST IRON MONUMENT



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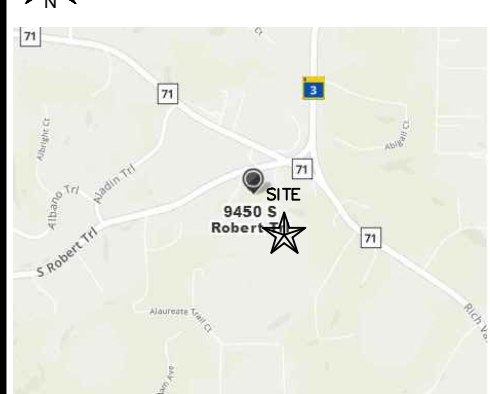
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RORY L. SYNSTELLEN
DATE 09-14-2022 LICENSE NO. 44565

QA/QC

FIELD CREW	DO
DRAWN BY	Craig J.
REVIEWED BY	Cody J.
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO. 21471

PRELIMINARY PLAT

V2.0

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