

**Inver Grove Heights
Park and Recreation Advisory Commission
Wednesday, July 16, 2014
8150 Barbara Avenue
7:00pm**

1. CALL TO ORDER
2. ROLL CALL
3. PRESENTATIONS – Items that don't require action.
4. ANNOUNCEMENTS
 - A. You can find information regarding the City of Inver Grove Heights by visiting our web site at www.invergroveheights.org
 - B. Next Meeting; August 13, 2014 Regular Meeting 7:00pm
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 times will be enacted in one motion. There will be no separate discussion of these items unless a Commission member or citizen so request, in which event the item will be removed from this Agenda and considered in normal sequence.
 - A. Approval of Agenda
 - B. Approval of Minutes of June 11, 2014
6. PUBLIC COMMENT – Public comment provides an opportunity for the public to address the Commission on items that are not on the Agenda. Please raise your hand to be recognized. Please state your name and address for the record. This section is for the express purpose of addressing concerns of City services and operations. It shall not be used to clarify individual's views for political purposes. 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 - Items requiring action that are new to the Commission.
 - A. Northwest Area Park and Trail Plan
 - B. Future of Our Parks – Park & Recreation System Plan
9. ADMINISTRATIVE PRESENTATIONS - Items that need to be discussed without any actions.
10. COMMISSION COMMENTS – A chance for Commissioners to ask questions or make comments.
11. ADJOURN

Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided to the Commission on each agenda item in advance from Staff; decisions are based on this information and past experiences. In addition, some items may have been discussed preliminarily at Work Sessions. If you are aware of information that has not been discussed, please raise your hand to be recognized. Comments that are pertinent are appreciated.

This document is available upon a 3 business day request in alternate formats such as Braille, large print, audio table, etc. Please contact Eric Carlson at 651.450.2587 or TDD/TTY 651.450.2501

**Minutes were not ready when
the packet was put together**

Minutes will be distributed at the meeting

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COMMISSION ACTION

Northwest Area Park and Trail Plan

Meeting Date: July 16, 2014
 Item Type: Regular Agenda
 Contact: Eric Carlson – 651.450.2587
 Prepared by: Eric Carlson
 Reviewed by: Eric Carlson – Parks & Recreation

Fiscal/FTE Impact:	
<input checked="" type="checkbox"/>	None
<input type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input type="checkbox"/>	Other

PURPOSE/ACTION REQUESTED

The Park Commission is asked to discuss the proposed NW Area Park Plan and make a recommendation to the City Council for their review and approval.

SUMMARY

The Mission of the City of Inver Grove Heights is to provide services and facilities that enhance the quality of life in our vibrant community. The City values **ethical** decisions by doing the right thing; **engaged** people by delivering collaborative results; and **excellence** by setting high standards and exceeding expectations. The City Council strives to frame the decision process by making decisions that provide the City with the ability to remain fiscally stable; improve or stabilize operational efficiencies, improve customer service, and staying attentive to our regulatory environment.

Plan Highlights/Description

Background

The NW Area of Inver Grove Heights is approximately 4.9 square miles or 3,140 acres and is generally bordered by Interstate 494 on the north, Babcock Trail on the east (County Road 73), the Inver Grove/Eagan border on the west, and Alverno Trail/Courthouse Blvd on the south. The City has planned to extend municipal utilities in a phased approach over the course of 15 – 20 years. At present, municipal utilities have been extended along 80th (County Road 28) from the east, north on S. Robert (Hwy 3) to a point in the southeast corner of the intersection of S. Robert and 70th St. (County Road 26). The City is currently studying the costs associated with extending municipal utilities to a midway point on 70th St. between S. Robert and the Eagan/Inver Grove border.

Within the 3,140 acres, not all of the land can be included for residential, commercial, or industrial development. There are approximately 1,700 developable acres after major roadways, city collector streets, storm water areas, parks, trails, and steep slopes, etc. are identified.

Population Projections

It is estimated that the current population of the City of Inver Grove Heights is approximately 34,000 residents. When the NW Area is fully developed the expected population will be 49,000 residents, an increase of 15,000 people or approximately 44%.

It is anticipated that the NW Area will produce a little over 6,000 new residential units of housing mixed between single family, multiple family, townhomes, condos, and apartments. When projecting financing for city infrastructure, the City has used a conservative figure of 80% of the total housing units or approximately 4,800 units.

Park System Service Ratios:

Current Population 34,000		NW Area Developed	Projected Population 49,000	
			Low	High
28 Parks	1,214 residents per park	34 Parks	1,441 residents per park	
26 Miles of trails	1,307 residents per mile of trail	36 – 41 Miles of Trails	1,361 residents per park	1,195 residents per park
609 Acres of Parks	56 residents per acre	665 - 691 Acres of Parks	74 residents per acre	71 residents per acre

Calculations do not include Inver Wood Golf Course

Park Dedication

The City has a Park Dedication Ordinance that allows the City and developers to work together to provide for parks and trails in the NW Area. When developers propose a development, the City will either require developers to dedicate land or the cash equivalent of land based on the size of the development and our park plan within the area of the proposed development.

Current rates for both land dedication and cash dedication are as follows:

Zoning District	Land Dedication (Percentage Of Land to be Dedicated to the City)
A and E-1 and E-2	to be determined by Council at time of final plat
R-1 and R-2	9%
R-3A and R-3B	18%
R-3C	30%
B-1, B-2, B-3, B-4	4.5%
I-1 and I-2	4.0%
P	4.5%

Zoning District	Cash Contribution Per Residential Unit
A, E-1 and E-2	\$2,850.00 per unit
R-1 and R-2	\$2,850.00 per unit
R-3A and R-3B	\$4,000.00 per unit
R-3C	\$4,900.00 per unit

Zoning District	Cash Dedication (Per Acre)
P	\$7,000.00 per acre
B-1, B-2, B-3, and B-4	\$7,000.00 per acre
I-1 and I-2	\$5,000.00 per acre

It is anticipated that the following revenue will be collected through park dedication based on our development assumptions and current park dedication rates:

Land Use	Dwelling Units	Dedication per Unit	Acres	Dedication per Acre	Total Dedication
Single Family	1,559	\$2,850			\$4,443,150
Multi-Family	3,273	\$4,000			\$13,092,000
Office			100	\$7,000	\$700,000
Commercial			51	\$7,000	\$357,000
Industrial			168	\$5,000	\$840,000
Mixed Use			20	\$7,000	\$140,000
Public/Semi Public			56	\$5,000	\$280,000
Total					\$19,852,150

Assumptions

Single Family calculated at 80% of 1,949 units

Multi-Family calculated at 80% of 4,091 units

Land Acquisition

Over the course of the next 15 – 20 years, the City will use the proposed park and trail plan as a guide to acquire property and develop the park and trail system. Based on current development and proposed development, we anticipate acquiring property for the “C” park located west of S. Robert and south of 70th St. in the next 1 – 2 years. Remaining acquisition of land for parks and trails will depend on development patterns.

To date the City has not acquired land for the purposes of public parks in the NW Area.

As is the case in the Argenta Hills development, developers have constructed the start of the public trail system that will help connect neighborhoods, parks, and commercial areas. As more development occurs, the City will work with developers to ensure that our parks are located in good locations and that they are connected through an off-road trail system.

Park & Trail Development Investments

	Anticipated Size	Potential Amenities	Probable Development Costs	Comparison to Existing Park
A	3-6 acres	<ul style="list-style-type: none"> • Along body of water • Connected by a trail • Playground equipment 	<ul style="list-style-type: none"> • Land Acquisition \$500,000 • Development \$200,000 	Lions Park
B	3-6 acres	<ul style="list-style-type: none"> • Open field • Shelter • Connected by a trail 	<ul style="list-style-type: none"> • Land Acquisition \$500,000 • Development \$200,000 	Seidl's Lake Park
C (x's 2)	5-10 acres	<ul style="list-style-type: none"> • Open field • Playground equipment • Hard surface court(s) • Shelter • Connected by a trail • Off-street parking 	<ul style="list-style-type: none"> • Land Acquisition \$500,000 • Development \$500,000 	Sleepy Hollow Park
D (x's 2)	20-25 acres	<ul style="list-style-type: none"> • Open field • Playground equipment • Hard surface court(s) • Shelter • Athletic fields • Connected by a trail • Off-street parking 	<ul style="list-style-type: none"> • Land Acquisition \$2,000,000 • Development \$1,400,000 	Oakwood Park
Trails	10 – 15 miles	<ul style="list-style-type: none"> • 8' – 10' trail • Benches • Trash receptacles • Signage 	<ul style="list-style-type: none"> • Land Acquisition \$3,000,000 • Development \$2,640,000 	
Grade-Separated Crossings	4-6 crossings	<ul style="list-style-type: none"> • Grade-separated crossings 	<ul style="list-style-type: none"> • \$4,000,000 	
Total	56 – 82 acres		\$19,840,000	

Assumptions:

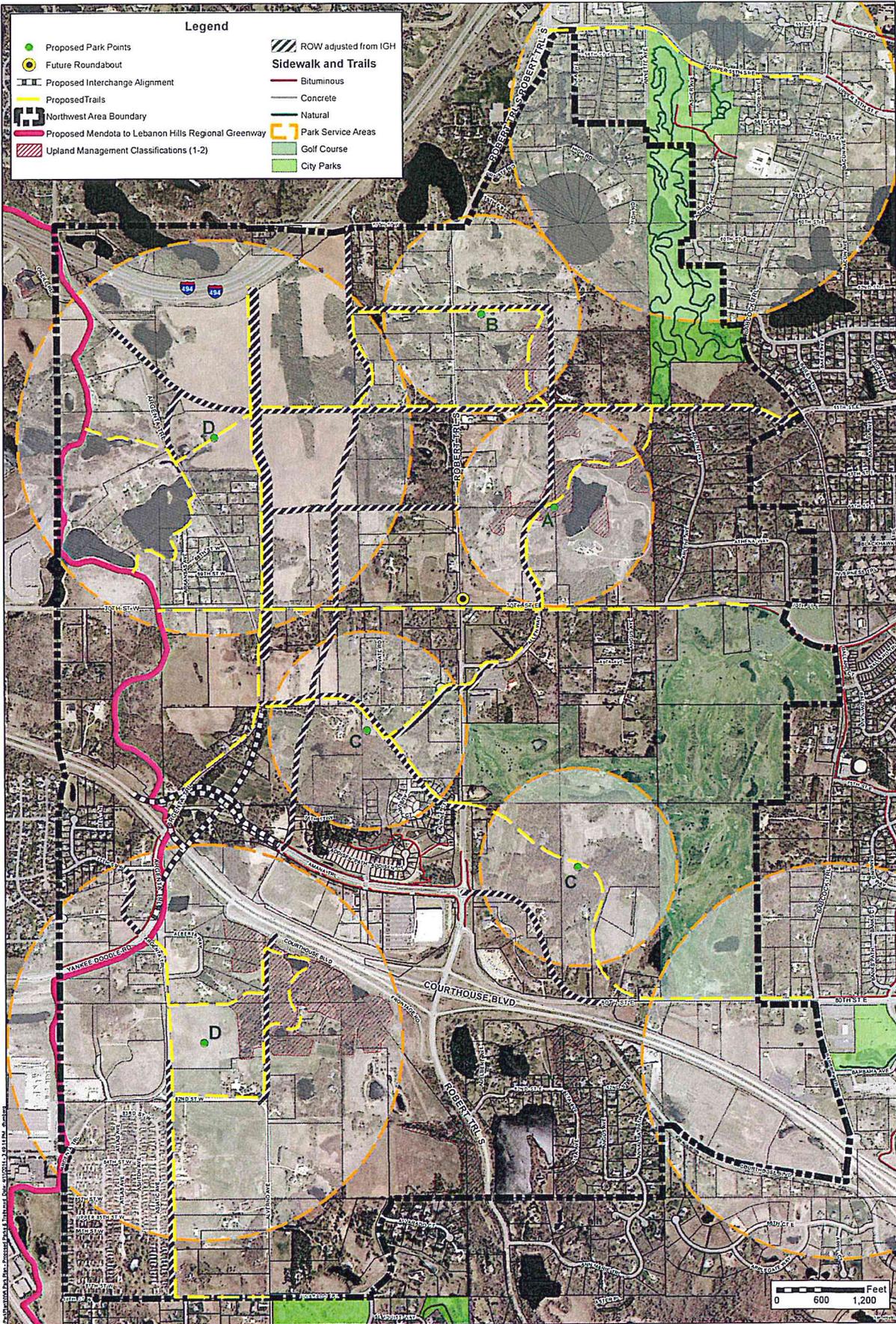
Assumes land is \$100,000 per acre

Assumes trail construction is \$40 per lineal foot with a 20' easement/ROW

Assumes grade separated crossings are \$800,000 each

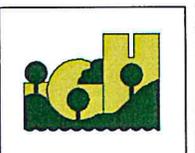
City Council Meeting

The City Council is tentatively scheduled to review the Park and Recreation Commission's recommendation on Monday, August 4th, at a Work Study Session. The meeting begins at 7:00 pm in the City Council Chambers and the public is invited to attend and provide public comment.



Legend

- Proposed Park Points
- Future Roundabout
- ▬ Proposed Interchange Alignment
- ▬ Proposed Trails
- ▬ Northwest Area Boundary
- ▬ Proposed Mendota to Lebanon Hills Regional Greenway
- ▨ Upland Management Classifications (1-2)
- ▨ ROW adjusted from IGH
- Sidewalk and Trails**
- ▬ Bituminous
- ▬ Concrete
- ▬ Natural
- ▭ Park Service Areas
- ▭ Golf Course
- ▭ City Parks

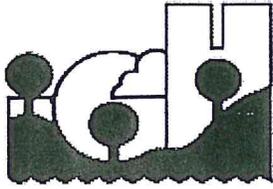


Northwest Area Park Plan Proposed Parks & Trails

City of Inver Grove Heights, MN

THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY DEPARTMENTS AND FROM OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES WHEN CONTAINED.

Map produced by the City of Inver Grove Heights
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CITIZEN COMMENT FORM

NW AREA PARK PLAN 6.25.14

Name Evan Brutinel
Address 7681 Addison Ct
Zip 55077 Telephone 224-392-4451
Email evanbrutinel@gmail.com

Comments:

I live in the Argenta Hills development and am here to try and steer park construction into our area. I am very happy to see the efforts made to plan for parks in the NW area of IGH. It is unfortunate that Robert Thomas Builders were not forced to set aside land for a park. At the last city council meeting the park in our area was talked about as 1st in line and I am here to help the process along.

Thank you for thinking of our area and we hope the 30+ kids in the completed part of our development (with many more to come) will have access to quality city parks.

Eric Carlson

From: Eric Carlson
Sent: Monday, June 23, 2014 12:06 PM
To: 'Todd Foster'
Cc: Joe Lynch; Scott Thureen; Tom Link; Mark Borgwardt
Subject: RE: NW Area Park & Trail Plan for Parks & Rec Commission Tonight
Attachments: Park Dedication Ordinance (CLEAN) 6-23-14.docx; Resolution Approving Park Dedication Revisions (6-23-14).docx; NWA Park Plan - Proposed Parks & Trails.pdf

Todd

I apologize for the amount of time it has taken for me to respond, but as I mentioned earlier I was waiting for some information from the City Attorney.

With regards to coordination with Dakota County and their proposed Mendota Lebanon Greenway, the City and County have worked cooperatively on location of the greenway. As you can see on our plan, we hope to make approximately 5 connections to the County's greenway with our trail system as this will allow residents to go north or south safely on the greenway and connect to Lebanon Hills Regional Park.

With regards to park dedication, our park dedication ordinance was recently updated along with the rates. I am attaching a copy of the updated ordinance/fees along with a resolution that shows how our fees are calculated. Basically the value of the land is higher on the multi-family land.

With regards to park development calculations and time delay...the revenue and expenses are assumptions using today's conditions....our revenue projections will change as the price of land fluctuates therefore our cost to develop the park system as it relates to landownership will fluctuate as well.

With regards to grade separated crossings, they are not currently located on the plan (oversight on my part). The grade separated crossings are designed to provide trails users with a safe way to cross major roadways without the vehicular conflicts.

With regards to offset park dedication fees with actual construction, the City's ordinance allows the City to either ask for land or cash so depending on the proposed development and where we would like to located a park or trail we would work with landowners/developers to determine the best scenario.

With regards to the County Greenway alignment the purple line on our master plan represents the City Council approved master plan alignment for the County Greenway

With regards to the width of the trail, we will strive for a 10' trail whenever possible but if there are site constraints we may reduce the width to 8'.

I hope this information is helpful...if interested, I would be more than happy to meet with you regarding any questions you may have.

Sincerely,

Eric Carlson

From: Todd Foster [<mailto:traffic4todd@yahoo.com>]

Sent: Wednesday, June 11, 2014 3:24 PM

To: Eric Carlson

Subject: NW Area Park & Trail Plan for Parks & Rec Commission Tonight

Eric,

I reviewed the documents for tonight's Commission meeting and offer the following for your consideration as I will not be able to attend tonight and am one of the larger land owners in the NW Area:

In the recent proactive review and planning efforts your report mentions little if any review and coordination with Dakota County's efforts in this regard for the same area. I assume this was done, but it not referenced very much. I assume a coordinated approach serves the City and Dakota County well.

Anticipated Park Dedication Revenue Table

What justifies the large difference (40% higher) in Dedication \$ per unit between Single Family and Multi-Family?

Are the Acres in this table Net or Gross acres?

If single family and multi-family are calculated at 80% is the same done on the Acres column? If not, why?

On all revenue and park development calculations, how do you account for the cost increases or time delays over the entire plan? (i.e. \$100,000 per acre assumption may or may not be realistic in the future).

Are the 4-6 grade separated crossing identified on any plans? What justifies the need and placement of these expensive crossings?

Since all development in the NW Area will be PUD, what allowances are provided for to offset park dedication fees with the actual construction of approved trails, playgrounds and parks. It makes sense that if a development provides the plans needs in construction that those amounts would be deducted from the dedication fees and remove that investment expense from the City's accounts.

Has the Dakota County North-South Regional Trail Search Corridor on Attachment B been more refined since this document was created?

Also what is the trail width standard for the City 8 or 10 ft? If it varies, how and why?

Thanks for your consideration and planning efforts and I hope to attend your future meetings and open houses.

Todd Foster

Eric Carlson

From: Bill Nichols [billnichols@corp-serv.com]
Sent: Tuesday, June 17, 2014 5:02 PM
To: Eric Carlson
Cc: Tom Link; Joe Lynch
Subject: Re: NW Area Park & Trail Plan

Eric,

Thanks for your email. My understanding is that the NW Quadrant is 4.9 square miles (4.9 x 640 acres =3,136 total acres) of which only 1,730 is gross taxable land available for developments . This 1,730 acres includes all steep slope except that which is excluded by statute in the shoreland ordinance because it is defined as steep slope or bluff within 100 feet of a protected wetland. Although, my pond has produced many bass over 5 pounds, it is not on the list of protected wetlands, therefore all my steep slope has been included for the density calculations.

I do not believe that I have ever seen any storm water retention acreage deducted unless it is a manage 1 environmental area, such as my sedge meadow.

When you account for, city roads, water retention areas, unbuildable steep slope, setbacks from protected areas, 20% open space etc... I think the buildable land is closer to 1,000 acres and we have misjudged the units by 50%.

I hope this is helpful.

Bill

On Jun 17, 2014, at 3:59 PM, Eric Carlson <ecarlson@invergroveheights.org> wrote:

Bill

Thanks for the email, I apologize for the delay in responding. Park Dedication fees collected by the City of Inver Grove Heights are deposited in the Park Acquisition and Development Fund (Fund 402). Park dedication can be used to purchase land and/or construct park amenities for the first time and can be used anywhere within the City of Inver Grove Heights. We have a current balance in the 402 Fund of approximately \$1,200,000. There are approximately 3,500 acres in the NW area.....after you factor our land for major roads, city collectors, storm water, steep slopes, etc there remains approximately 1,700 acres. Our comprehensive plan anticipates 6,040 units of housing and for park dedication fee revenue projections we use a conservative 80% of that and we are projecting a need of 56-82 acres of land for both the parks and trails in the NW Area. Hopefully this information is helpful. If you would like to get together some time please let me know.

Sincerely,

Eric Carlson

From: Bill Nichols [<mailto:billnichols@corp-serv.com>]

Sent: Monday, June 16, 2014 11:22 AM

To: Eric Carlson

Subject: Re: NW Area Park & Trail Plan

Thanks for the email and call Eric. I will see you on the 25th.

Although we may not agree, I would be happy to review my estimates of developable land within the NW Quad, if that would be useful to you.

For clarification: Are the Park Dedication Fees held in a separate account to be used in the NW Quadrant? Is it correct that you are currently holding fees that were charged for the completed developments. According to your chart that might be estimated at \$750,000, if you roughly achieved: \$4,000/unit for the 100 unit senior housing, \$2,850/unit for the 70? Argenta Home Development and \$7,000/acre for the Argenta Commercial (Target and Main Street bldgs)?

You are currently projecting 60 to 100 acres of trails and parks in the NW Quad. I would think that this land should be excluded from the density calculations for financing the pipes?

Thanks again for reaching out to the land owners.

Bill

On Jun 16, 2014, at 8:44 AM, Eric Carlson <ecarlson@invergroveheights.org> wrote:

Mr. Bill Nichols

Good morning!

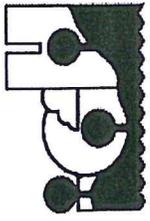
I wanted to touch base with you to let you know that the City of Inver Grove Heights is hosting an NW Area Park Plan Open House on Wednesday, June 25th from 6:00pm – 8:00pm. The purpose of the Open House will be for residents, landowners, and developers to learn about the City's Park and Trail Plans in the NW Area of the City. The Open House will be held in Community Room 1 of the Veterans Memorial Community Center located at 8055 Barbara Ave. If you could help spread the word about the Open House to those you come in contact with that may have an interest it would be appreciated. If you have any questions please call me at 651.450.2587 or email me at ecarlson@invergroveheights.org.

Have a great day!

Sincerely,

Eric Carlson

Eric Carlson | Park and Recreation Director



Sign-in Sheet

NW Area Park Plan 6.25.14

Name	Address	Phone	Email
Mark Tiemeier	7620 Addison Ct	651-587-0851	Mark.tiemeier@gmail.com
AL EISEN	8 Camp		
Joe Jacobs	1060 72nd Circle W	651-455-2041	jsjacobs@piwebdesign.com
Bill Nichols	6302 So. Robert Tr	612-750-7820	billnichols@corp-serv.com
Villy + Chris Silberg	4998 Boyd Ave.		
LOUISE FOSTER	3780 Bayberry Ln	651-263-8003	traffic4todd@yahoo.com
Richard Palmer	CBRE	612-296-6178	richard.palmer@cbre.com
Even Bruthel	7681 Addison Ct	224-392-4451	evenbruthel@gmail.com
Tom Goodrum	Westwood Eng	952-906-7425	Tom-goodrum@westwoodp.com
Kirk Koudelka	7503 Auburn Ct	651-271-0594	Kirk.Koudelka@gmail.com
Mary T. Kach	7848 Babcock		mtkach@Q.com

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COMMISSION ACTION

Future of Our Parks – Park & Recreation System Plan

Meeting Date: July 16, 2014
 Item Type: Regular Agenda
 Contact: Eric Carlson – 651.450.2587
 Prepared by: Eric Carlson
 Reviewed by: Mark Borgwardt
 Tracy Petersen
 Bethany Adams

Fiscal/FTE Impact:
 None
 Amount included in current budget
 Budget amendment requested
 FTE included in current complement
 New FTE requested – N/A
 Other

PURPOSE/ACTION REQUESTED

The Commission is asked to review and recommend to the City Council that Council authorize the Commission and staff to meet with neighborhoods in the park system to educate them on the future of Inver Grove Heights Parks and encourage residents to communicate with Councilmember’s their desires concerning future funding of the system.

SUMMARY

The City has been working to develop a Park and Recreation System Plan that would:

- Establish a specific 5-year capital improvement plan
- Establish a 10-15 year vision of the park system
- Establish a sustainable funding plan for capital replacement and expansion of the system

To date the process has been as follows:

July 2012	City Council hires HKGI
September 2012	HKGI Kickoff Meeting with City Council
February 2013	City staff updated the City Council on the process
June 2013	Park Champions and Commission presents initial findings to City Council
October 2013	Presentation to City Council requesting funding alternatives

The Park Commission created a sub-committee of the Park Commission that initially included Commissioners Eiden, Hapka, and Solberg. In addition, as a part of the process we have also established a group of residents that have been referred to as “Park Champions”. This group has been meeting over the course of the last 2-years in an effort to:

- Become educated about how the park and recreation system was developed
- Gain an understanding of what the needs of the system are as the community continues to grow
- Learn how the system is used by residents
- Be aware of how the funding of the system works

In June 2013 the Park Champions and Commission presented a PowerPoint presentation to the City Council that outlined:

- Current state of the park and trail system
- Asked the Council to consider fully funding the Park Maintenance Capital Replacement Fund
- Finance the existing system properly
- Develop a well connected park and trail system in the NW Area
- Make key park & trail improvements in the next 5-10 years

It is recommended that the Commission and staff schedule public meetings in many of the parks in the system inviting residents to come and participate in learning about what is happening to the park system and what may happen in the future. Recommended parks include:

Arbor Point	Broadmoor	Ernster	Lion's
Salem Hills	Seidl's Lake	Simley Island	Sleepy Hollow
Southern Lakes	Groveland	North Valley	Oakwood
Skyview	South Valley	Rich Valley	

Parks that would not be visited include:

Dehrer	Harmon Park	River Front	VMCC
Marianna	River Heights	Woodland Preserve	Marcott Woods
McGroarty	Heritage Village	Swing Bridge	Old Town Hall

The plan includes:

- Visit the identified parks
- Gain support regarding the park and trail system educating residents
- Identify what may happen regarding park amenities if funding isn't increased
- Ask residents for feedback and to become engaged in the process
- Meetings would take place in late August – October during the weekday evenings

Some of the information that would likely be available for the public would include:

- Park amenity life cycle information and replacement cost estimates
- Current funding of park system
- Tax impact information on increased funding
- Short survey asking residents what is important to them in their park and in all city parks

The park meetings would be advertised in:

- InSights
- Web Site
- Press Release
- Neighborhood Associations, Athletic Associations, Moms Groups, etc.
- Letters sent to individual property owners living around parks
- Facebook/Twitter/Email list maintained by the City
- Etc.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COMMISSION ACTION

Commission Comments

Meeting Date: July 16, 2014
Item Type: Commission Presentations
Contact: Eric Carlson – 651.450.2587
Prepared by: Eric Carlson
Reviewed by: Eric Carlson – Parks & Recreation

Fiscal/FTE Impact:

<input checked="" type="checkbox"/>	None
<input type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input type="checkbox"/>	Other

PURPOSE/ACTION REQUESTED

No action required. Commissioners are encouraged to make appropriate comments.

SUMMARY

None.