



CITY OF CORCORAN
Corcoran Parks and Trails Commission Agenda
May 20, 2021 - 7:00 pm

Meeting Instructions for the Public

Call: +1 312 626 6799
 Enter Meeting ID: 890 9558 1220
 Press *9 to Comment during the Public Comment
 Sections in the meeting.
 Computer log-in:
<https://us02web.zoom.us/j/89095581220>
 For more information on options to provide public
 comment visit: www.corcoranmn.gov

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Minutes**
 - a. Minutes – April 15, 2021 Meeting*
5. **Open Forum**
6. **Presentations – None**
7. **Unfinished Business – None**
8. **New Business**
 - a. Rezoning, Preliminary Plat, and PUD Application for “Amberley and Bellwether”*
9. **Reports/Information**
 - a. Active Planning Applications – Informational only*
 - b. Recreation Coordinator Update*
10. **Subcommittee & Miscellaneous Reports**
 - a. City Council Report*
 - b. Garden Club Report
 - c. Park Dedication Fund*
11. **Other Business/Announcements**
12. **Commissioner Liaison Calendar**
City Council Meetings

5/27/2021	6/10/2021	6/24/2021	7/8/2021	7/22/2021	8/12/2021	8/26/2021
Hoffmann	Nybo	Christenson	Anderson	Meister	Strehler	Dugan

13. Adjournment

**Includes Materials - Materials relating to these agenda items can be found in the House Agenda Packet by door.*

Due to the COVID-19 health pandemic, the Parks and Trails Commission's regular meeting place is not available and is not open to the public. Pursuant to Minnesota Statute 13D.021 one or more members of the Parks and Trails Commission may participate by telephone or other electronic means.



CITY OF CORCORAN
Corcoran Parks and Trails Meeting Minutes
April 15, 2021 - 7:00 pm

The Corcoran Parks and Trails Commission met on April 15, 2021, in Corcoran, MN.

Pursuant to Minnesota Statute Section 13D.021 and due to the COVID-19 pandemic, the Parks and Trails Commission meeting was held remotely through electronic means using the audio and video conferencing platform Zoom.

Present via telephonic or other electronic means were Commissioners – Anderson, Christenson, Dugan, Hoffmann, Meister, Nybo, and Strehler.

Also present electronically were Mayor McKee and City Administrator Martens. Recreation Coordinator Christensen Buck was present at City Hall.

1. Call to Order / Roll Call

Chairperson Meister called the meeting to order at 7:01 pm.

2. Pledge of Allegiance

Chairperson Meister invited all in attendance to rise and join in the Pledge of Allegiance.

3. Agenda Approval

City Administrator Martens requested that item 7a. be moved to after 7c.

Motion: Made by Dugan, seconded by Nybo, to approve the agenda with the adjustment of moving 7a after 7c.

Voting Aye by Roll Call Vote: Anderson, Christenson, Dugan, Hoffmann, Meister, Nybo, and Strehler.

(Motion carried 7:0)

4. Minutes

a. Minutes – February 18, 2021 Meeting Minutes

Motion: Made by Nybo, seconded by Christenson, to approve the minutes as presented.

Voting Aye by Roll Call Vote: Anderson, Christenson, Dugan, Hoffmann, Meister, Nybo, and Strehler.

(Motion carried 7:0)

5. Open Forum

Recreation Coordinator Christensen Buck informed the Commission that there were individuals on the call.

Lynn Alberts, 7490 Fir Lane, discussed their interest in having the proposed trail in Cook Lake Highlands on the edge of the buffer.

Steve Mueller, 7474 Fir Lane, informed the Commissioners of their desire to see the trees kept and use the lift station access road as an extension to the trail.

6. Presentations – None

7. Unfinished Business

b. Rezoning, Preliminary Plat and Preliminary PUD for Cook Lake Highlands

Recreation Coordinator Christensen Buck informed the Commissioners that there were people on the call, but nobody was interested in speaking at that time.

Recreation Coordinator Christensen Buck provided an update to the Commissioners on the changes that were made to the proposed project since it was brought to the Commission during the February 18, 2021 Parks and Trails Commission meeting. Chair Meister requested additional information from Steve Mueller and Lynn Alberts regarding their preferred route for the proposed trail to utilize the lift station access road and the fire lane as part of the trail in place of removing trees. Beth Hustad with Trek Development, Inc. provided feedback on the trail adjustment requests from Bass Lake Crossing



CITY OF CORCORAN

residents and stated that the grade of the land would be something needing to be considered. Commissioner Anderson addressed that there would not be public access, no parking availability, and park land would not have been planned for, but by having the developer dedicate the land as park, it would ensure that it would not be developed. Commissioners Christenson, Dugan, and Nybo expressed interest in accepting cash-in-lieu of land and leaving the trail proposed by the developer. Commissioner Anderson expressed his interest in accepting the presented land as a park to preserve the wooded land. David Knaeble, the civil engineer on the project, updated the Commission on approximate land sizes as it related to the presented parks area.

Motion: Made by Anderson, seconded by Nybo, to recommend the trail as presented without a cul-de-sac trail connection and accept cash-in-lieu of land.

Voting Aye by Roll Call Vote: Anderson, Christenson, Dugan, Hoffmann, Meister, Nybo, and Strehler.

(Motion carried 7:0)

c. Franzen Estates Preliminary Plat and Variance Application

Recreation Coordinator Christensen Buck provided an overview of the proposed project to the Commission and informed the Commission on staff's recommendation of accepting cash-in-lieu of land. Commissioner Anderson provided background information on the Roehlke property located just north of the Franzen property which originally was discussed as a city park location.

Motion: Made by Nybo, seconded by Hoffmann, to recommend acceptance of cash-in-lieu of land.

Voting Aye by Roll Call Vote: Anderson, Christenson, Dugan, Hoffmann, Meister, Nybo, and Strehler.

(Motion carried 7:0)

a. Memorial Bench Discussion

Recreation Coordinator Christensen Buck informed the Commission of an inquiry that was received regarding an additional memorial bench in the Memorial Garden. Recreation Coordinator Christensen Buck provided history on the program including that on City Hall property there are 6 benches. Recreation Coordinator Christensen Buck requested that Commissioners discuss if/where they would like to see additional benches to the Memorial Garden, bench styles, and if they would want benches along trails and/or parks in the future. Commissioners agreed to a standardized set of design options for benches, no additional benches at City Hall, and allowing benches along City trails and parks. Commissioners discussed looking at the memorial bench program at a later Parks and Trails Commission meeting to determine specific bench, plaque, and potential location options.

8. New Business – None

Recreation Coordinator Christensen Buck informed the Commission that there were individuals on the call, but none interested in speaking.

9. Reports/Information

a. Active Planning Applications – Informational only

Commissioners had no discussion regarding active planning applications.

b. Recreation Coordinator Update

Recreation Coordinator Christensen Buck informed the Commission of items that she is working on such as baseball and soccer preparations, putting together the Parks and Trails packets, applying for the Hennepin County Youth Sports equipment grant, and creating resolutions for City Council approval.

c. Pandemic Response Update

Recreation Coordinator Christensen Buck updated the Commission on items in the Preparedness Plan for spring baseball such as disinfection, social distancing, and face covering protocols.



CITY OF CORCORAN

10. Subcommittee & Miscellaneous Reports

a. City Council Report

Mayor McKee provided the Commissioners with an overview of items discussed during City Council meetings such as Planning, Parks and Trails, and Charter Commission appointments, the final plat and PUD for the Tavera development, and the Wright-Hennepin Cooperative Electric Association preliminary plat, variance, and administrative permit.

b. Garden Club Report

Tom Anderson informed the Commission of the tree giveaway taking place on Saturday, April 24 from 9:00 am to 12:00 pm under the pavilion.

c. Park Dedication Fund

Recreation Coordinator Christensen Buck informed the commission of an adjustment that was made to the park dedication fund.

11. Other Business/Announcements - None

12. Commissioner Liaison Calendar

4/22/2021	5/13/2021	5/27/2021	6/10/2021	6/24/2021	7/8/2021	7/22/2021
Strehler	Dugan	Hoffmann	Nybo	Christenson	Anderson	Meister

13. Adjournment

Motion: Made by Nybo, seconded by Anderson, to adjourn the meeting at 8:55 pm.

Voting Aye by Roll Call Vote: Anderson, Christenson, Dugan, Hoffmann, Meister, Nybo, and Strehler.

(Motion carried 7:0)

Submitted by Jessica Christensen Buck, Recreation Coordinator



TO: Corcoran Parks and Trails Commission

FROM: Kendra Lindahl, Landform

DATE: May 12, 2021 for the May 20, 2021 Parks and Trails Commission Meeting

RE: Rezoning, Preliminary Plat and Planned Unit Development Application for Van Blaricom and Schober properties for “Amberley and Bellwether” (PID 01-119-23-34-0002 and 01-119-23-43-0009) (city file no. 21-017)

60-DAY REVIEW DEADLINE: July 10, 2021

1. Description of Request

The applicant is requesting approval for a preliminary plat that includes 116 lots that will be part of Bellwether and 76 single family lots that will be platted as “Amberley” subdivision. The land area includes two separate parcels totaling 77.22 acres.

2. Background

Bellwether (originally Encore) is an active adult neighborhood developed by Pulte under the Del Webb brand. Bellwether is a multiphase development that has received final approval for five out of six phases approved at this time. The Bellwether development was approved with a parks plan that included a large open space park and a smaller neighborhood park in the development near the southwest corner of the proposed Van Blaricom development.

3. Context

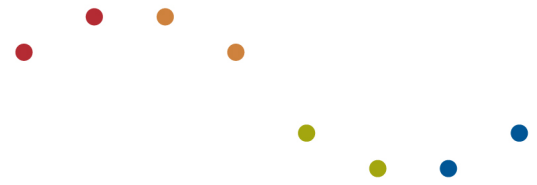
Zoning and Land Use

The site is zoned RSF-2 (Single Family Residential 2) for the Van Blaricom property and zoned PUD for the Schober property. The Comprehensive Plan designates the properties as Low Density Residential.

Surrounding Properties

All the surrounding properties are in the MUSA (Metropolitan Urban Service Area).

The property to the east and south are part of the Bellwether development and are guided Low Density Residential and zoned PUD (Planned Unit Development). The properties to the north and west are guided Existing Residential and are zoned UR (Urban Reserve) and PUD as part of Bellwether.



Natural Characteristics of the Site

The west side of the Van Blaricom property has a large emergent wetland that leads into the center of the property according to the Natural Resource Inventory Areas map (Map 1-7) in the Comprehensive Plan. A portion of the site is also located in the FEMA floodplain.

4. Analysis

A. Level of City Discretion in Decision-Making

The City has a relatively high level of discretion in approving or denying a rezoning application. The proposed zoning for a property must be consistent with the City's Comprehensive Plan. If the proposed zoning is not consistent with the Comprehensive Plan, the City must deny the rezoning application. The Zoning Ordinance and Map are the enforcement tools used to implement the goals and standards set in the Comprehensive Plan.

The City has a relatively high level of discretion in approving PUDs. A PUD must be consistent with the City's Comprehensive Plan. The City may impose reasonable requirements in a PUD not otherwise required if the City deems it necessary to promote the general health, safety and welfare of the community and surrounding area.

The City's discretion in approving a preliminary plat is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance and the conditions of preliminary plat approval. If it meets these standards, the City must approve the plat.

B. Consistency with Ordinance Standards

Staff has reviewed the application for consistency with Comprehensive Plan, Zoning Ordinance and City Code requirements, as well as City policies.

Parks and Trails

The plan is showing sidewalks on one side of all public streets as required; however, staff recommends that the sidewalk on "Road 4" extend the entire length of the street to connect to "Road 5" adjacent to the park.

The plans show a trail connection through the new park. The final alignment should be determined by the City as part of the final park design and should provide access to the city water tower site and well house. The City engineer recommends that the well house be located near the street rather than in the park as shown.

The trail extends from the park as an on-road trail until it wraps around the north side of wetland #2 and the west property where it is an off-road trail until it reaches Stieg Road where it will connect with a planned on road trail. The City requires an 8-foot wide trail in a 20-foot wide easement. The segment between "Road 4" and the "Road 1" cul-de-sac is shown 12 feet wide to serve as a trail and an

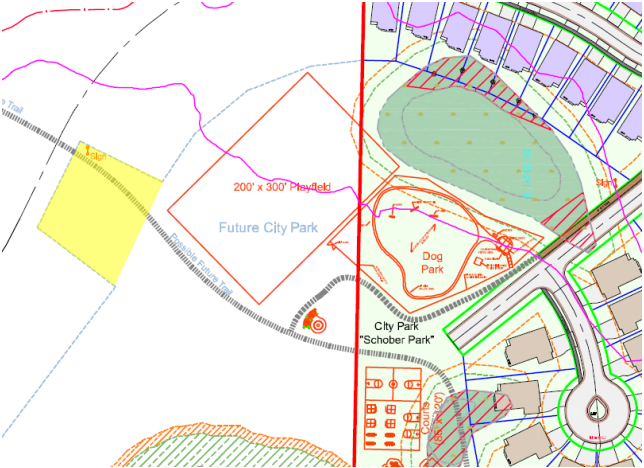


emergency vehicle access. The trail plan is generally consistent with the City’s trail plan adopted as part of the Comprehensive Plan. However, there are several areas where the trail is in the wetland buffer. The plans should be revised to shift the trail outside of the wetland buffer. Trails are not structures and do not have to meet the wetland buffer setback requirements but must remain outside of the buffer. It appears this could be accommodated through wetland averaging in most cases, but a trail easement over a few lots will be required to accommodate the trail.

Three Rivers Park District is continuing to work to finalize the alignment of the Diamond Lake Regional Trail corridor and has expressed a desire extend that trail through the Van Blaricom property. Staff will continue to work with the applicant, the TRPD and the Parks and Trails Commission to finalize a trail alignment through this property. The TRPD trail is generally a 10-foot wide trail in a 20-foot easement.

The Comprehensive Plan showed a Community Park and Bellwether deeded 8.93 net acres of land for that park. The Plan also showed a neighborhood park and Bellwether 5th Addition dedicated 3.20 net acres for a portion of the neighborhood park. This development would dedicate the remainder of the land for this neighborhood park and proposes dedication of 6.81 net (8.36 gross) acres and nearly an acre of that would be for the water tower and well sites.

Original Park Plan from Preliminary Approvals



Proposed Van Blaricom Development



The Commission should discussion whether adequate land is provided for the types of uses planned for this neighborhood park. Neighborhood parks are intended to service residents within ¼ - ½ mile but will likely serve a larger area. Therefore, the city should consider a small parking lot in the park. The City Code does not establish parking standards for public parks. The 5.13-acre Wildflower Park in Ravinia has no on site parking but relies on on-street parking where the developer provided 10 stalls on the street adjacent to the park. There is no opportunity to provide that type of bump-out parking for Bellwether because the park is tucked behind homes.

A review of industry sources provides a wide range of criteria for parking standards:



- The Institute of Transportation Engineers “Parking Generation, 4th Addition” book suggests 2.6 parking stalls per acre for a neighborhood park. This neighborhood park would be 7.7 acres, which would require 20 parking stalls.
- The American Planning Association “Parking Standards” book reviews standards from cities across the country and suggests one space for each ½ acre of developed park area up to 15 acres and one space for each additional acre in excess of 15, which would require 15 parking stalls.

Staff recommends that some off-street parking be provided on site. A lot of 15-20 spaces would seem to be appropriate for a neighborhood park of this size. Access to the community park would also be available from the amenity center and future parking would be provided on the southwest portion of the site when the final phase is constructed.

- The Parks and Trails Commission should make a recommendation on the needed parking for this site and require the developer to revise the concept plan to show how the parking could be accommodated on site.

The Comprehensive Plans note that neighborhood parks typically range in size from 5-20 acres in size. The land proposed in this phase and the 5th addition would be approximately 10 net acres. Neighborhood parks are encouraged to be located near community parks to expand the function of all types of open space. Community parks are intended to be 20-100 acres and the Community park dedicated with Bellwether and planned to be dedicated with the final phase would be approximately 12 acres.

- The Parks and Trails Commission should make a recommendation on the land dedication and whether it is sized appropriately for the parking, public works features and park features or whether more land should be taken to meet the park dedication requirements.

The ordinance requires 15% of the land (or a combination of land/cash) in a development to be dedicated as park land. This site has a pre-development net acreage of 72.2, which requires dedication of 10.83 acres of park land. The applicant is proposing 0.96 acres of trail easement plus 6.81 acres of park land for a total of 7.77 acres. The remaining park dedication would be satisfied with a cash payment.

The applicant’s proposal would result in:

1. 7.77 net acres of park land (satisfies 72% of the park dedication requirement) and
2. \$248,801.25 cash-in-lieu (\$4,628 x 192 units x 0.28) (28% of total park dedication).

The City should accept park dedication in the form of land where shown on the maps. The City may accept cash-in-lieu of land if park dedication requirements are not met by the park and trail dedication.

5. Recommendation

Move to recommend approval of land dedication for the planned off-road trail easement and cash-in-lieu of land fee for the remaining park dedication.



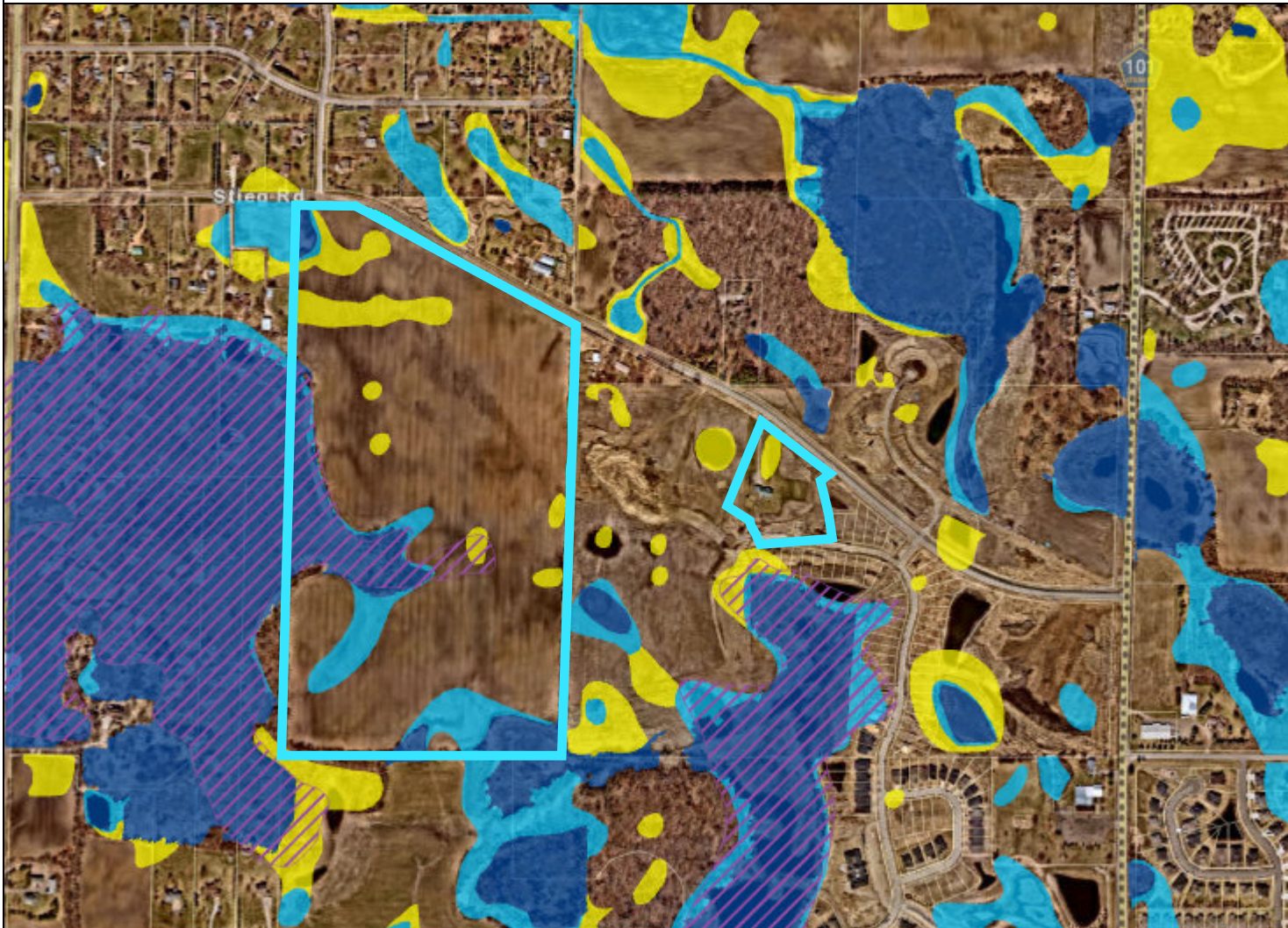
Attachments

1. Location Map
2. Parks and Trails Plan
3. Original 2018 Bellwether Master Plan
4. Bellwether 7th Site Plan received April 21, 2021
5. Amberley Site Plan received April 29, 2021
6. Park Area exhibit received April 21, 2021
7. Trail Exhibit received April 21, 2021
8. Applicant's narrative dated April 20, 2021



Hennepin County Natural Resources Map

Date: 1/21/2021






Legend

FEMA Floodplains - 100 Year

-  A
-  AE FLOODPLAIN
-  AH
-  AO
-  AE FLOODWAY

Wetlands

-  Potential Wetland - HCWI
-  Probable Wetland - HCWI
-  Probable Wetland - NWI

PID: 0111923340002
 Address: 52 ADDRESS UNASSIGNED,
 CORCORAN
 Owner Name: VAN BLARICOM
 FAMILY TRUST
 Acres: 73.48

Comments:

1 inch = 800 feet



This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

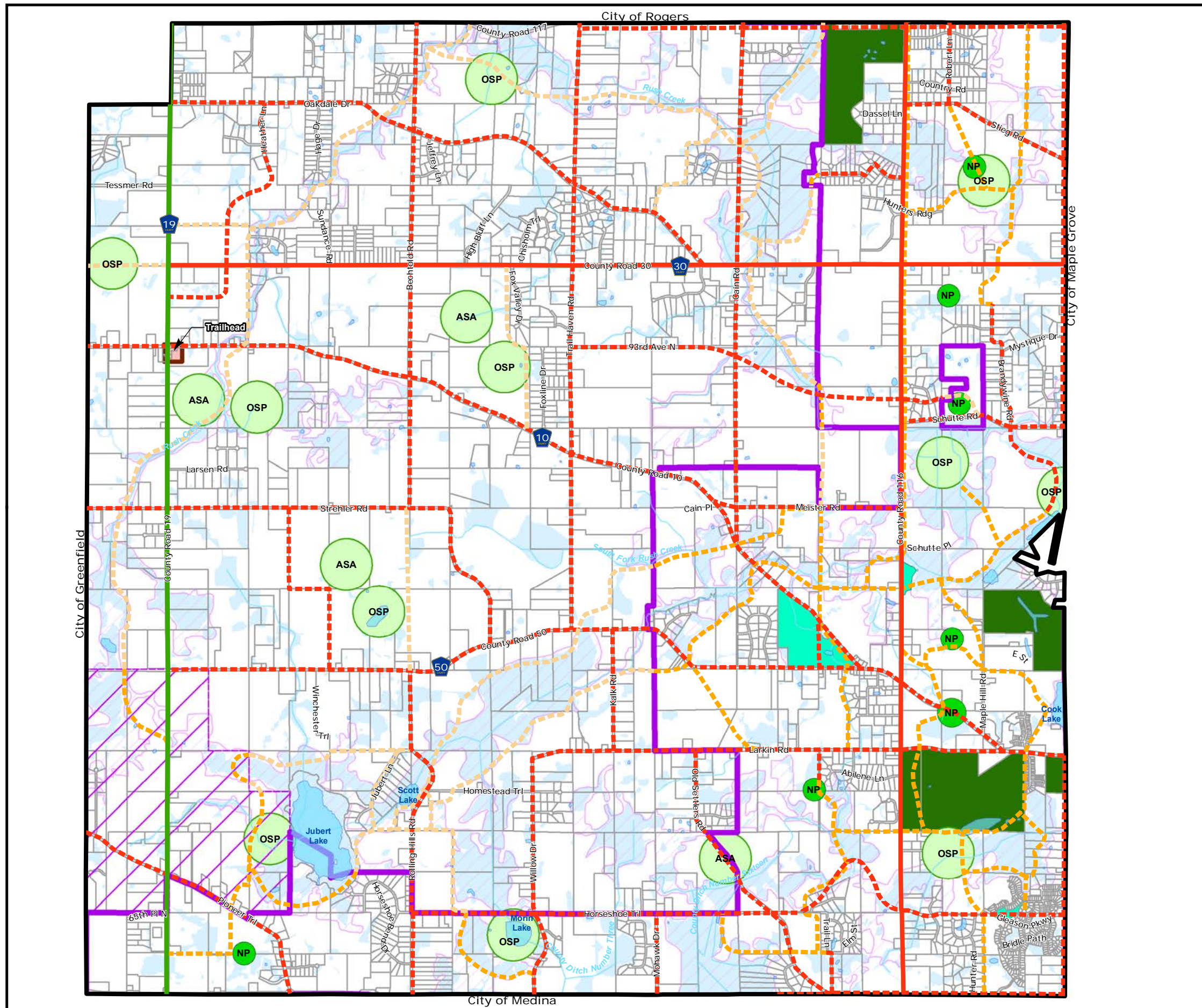
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CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 5-1 Parks and Trails Plan

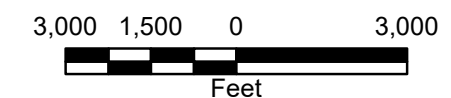


Existing Parks and Trails

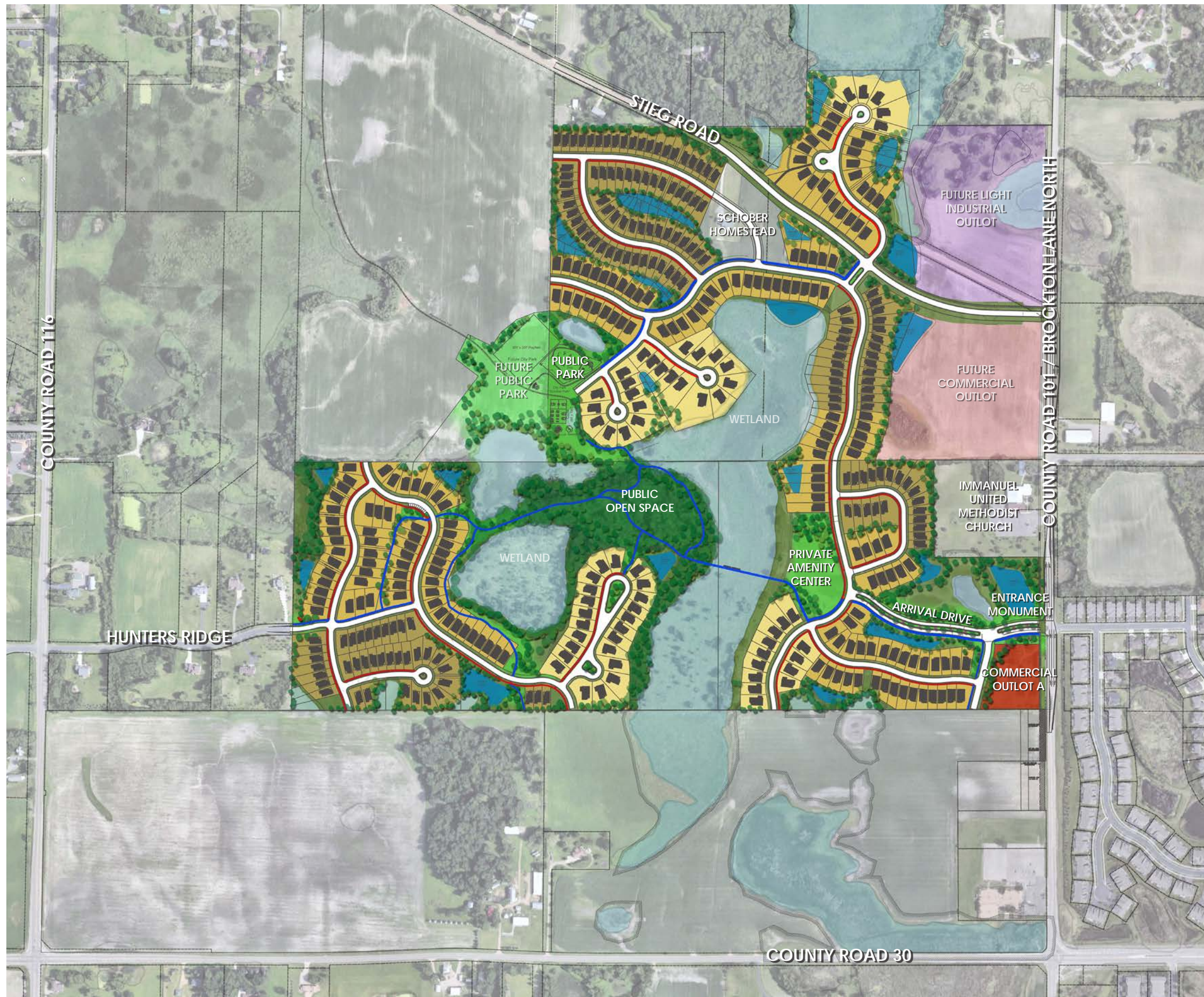
- Regional Trail
- Existing On Road Trail
- City Park
- Trailhead
- Private Park/Open Space

Proposed Parks and Trails

- Proposed On Road Trail
- Proposed Off Road Trail
- Proposed Off Road Trail outside 2040 Development Area
- Neighborhood Park
- Community Park
- Greenway Corridor
- Municipal Boundaries
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands



Path: L:\2294\100\2040CompPlan\Parks and Trails Map.mxd
Date: 1/15/2019 Time: 1:22:31 PM User: Shu.JC0243



LEGEND

44' WIDE LOT



50' WIDE LOT



60' WIDE LOT



SIDEWALK



WETLAND



POND



TRAIL



FUTURE TRAIL



SITE DATA

44' LOTS - 153

50' LOTS - 181

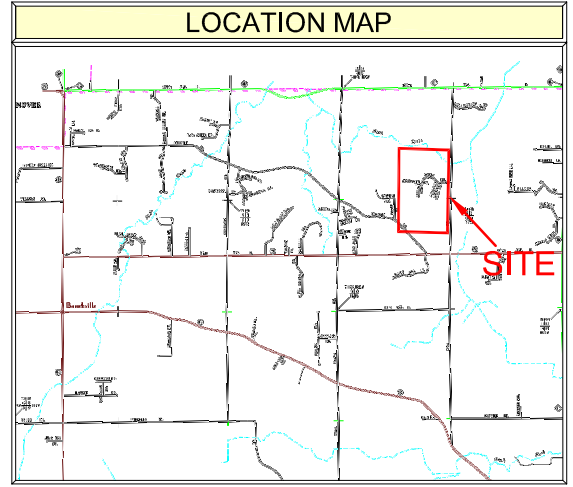
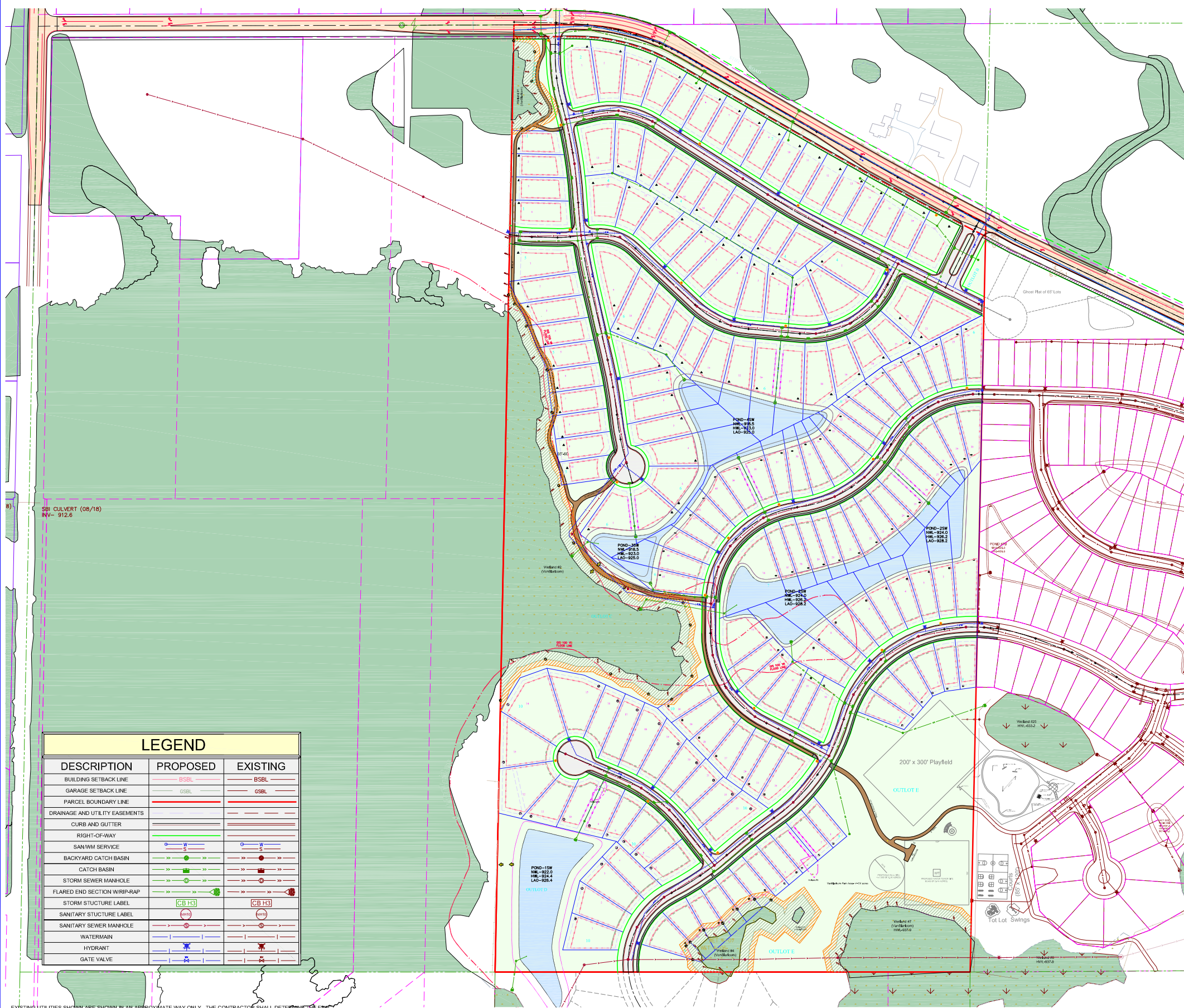
60' LOTS - 64

TOTAL - 398 SINGLE FAMILY LOTS

CONCEPT PLAN

ENCORE | PULTE HOMES
Corcoran, Minnesota

May, 2018



SHEET INDEX TABLE	
SHEET	Description
SP	Site Plan
ALTA	ALTA Survey
PP	Preliminary Plat
UP	Preliminary Utility Plan
GP	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan
ST	Preliminary Turn Lane Improvements
TS	Tree Survey
LP	Preliminary Landscape Plan

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSSL	GSSL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

- 44' WIDE ACTIVE ADULT LOT
- 50' WIDE ACTIVE ADULT LOT
- 60' WIDE ACTIVE ADULT LOT
- 65' WIDE SINGLE FAMILY LOT

DEVELOPMENT DATA

Street: 50' ROW - 30' B-B
CDS - 50' R

SETBACKS

Active Adult

Frontyard Setback: 20'
22' Minimum Driveway
Sideway Setback: 5/5'
Rearyard Setback: 20'

Single Family

Frontyard Setback: 25'
Sideway Setback: 7.5/7.5'
Rearyard Setback: 30'

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER PULTE HOMES OF MINNESOTA 7500 FLYING CLOUD DRIVE EDEN PRAIRIE, MN 55344 CONTACT: CHAD ONGSARD PHONE: (952) 229-0723 EMAIL: CHAD.ONGSARD@PULTEGROUP.COM

DRAWING NAME	NO.	BY	DATE	REVISIONS
SHEET-SP				
DRAWN BY				
CHECKED BY				
DATE				
04/20/21				

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Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 04/20/21 Lic. No. 56659

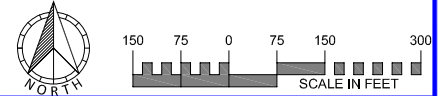
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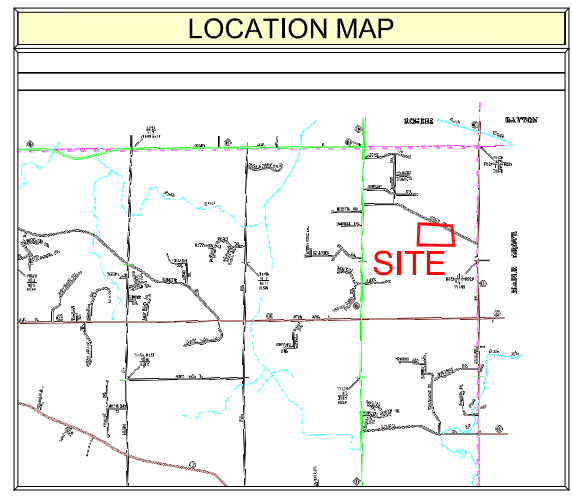
ENGINEERS SURVEYORS
DESIGNERS PLANNERS

CITY PROJECT NO.
--
CORCORAN, MINNESOTA

PRELIMINARY SITE PLAN
BELLWETHER/AMBERLEY
PULTE

FILE NO.
72905-313-700
SP
SP





SHEET INDEX TABLE	
SHEET	Description
SP	Site Plan
ALTA	ALTA Survey
PP	Preliminary Plat
UP	Preliminary Utility Plan
GP	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan
LP	Preliminary Landscape Plan

DEVELOPMENT DATA

Street: 50' ROW - 30' B-B
CDS - 50' R

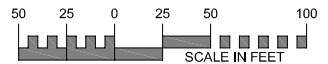
SETBACKS

Active Adult

Frontyard Setback: 20'
22' Minimum Driveway
Sideyard Setback: 5/5'
Rearyard Setback: 20'

44' WIDE ACTIVE ADULT LOT

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER PULTE HOMES OF MINNESOTA 7500 FLYING CLOUD DRIVE EDEN PRAIRIE, MN 55344 CONTACT: CHAD ONSGARD PHONE: (952) 229-0723 EMAIL: CHAD.ONSARD@PULTEGROUP.COM



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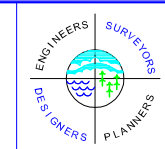
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04/20/21				

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Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 04/20/21 Lic. No. 56659



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CITY PROJECT NO.
--
CORCORAN, MINNESOTA

SITE PLAN
BELLWETHER - SCHOBER
PULTE HOMES OF MINNESOTA, LLC

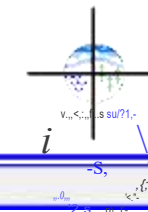
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SP

BELLWETHER (VAN BLARICOM)- PARK AREA EXHIBIT

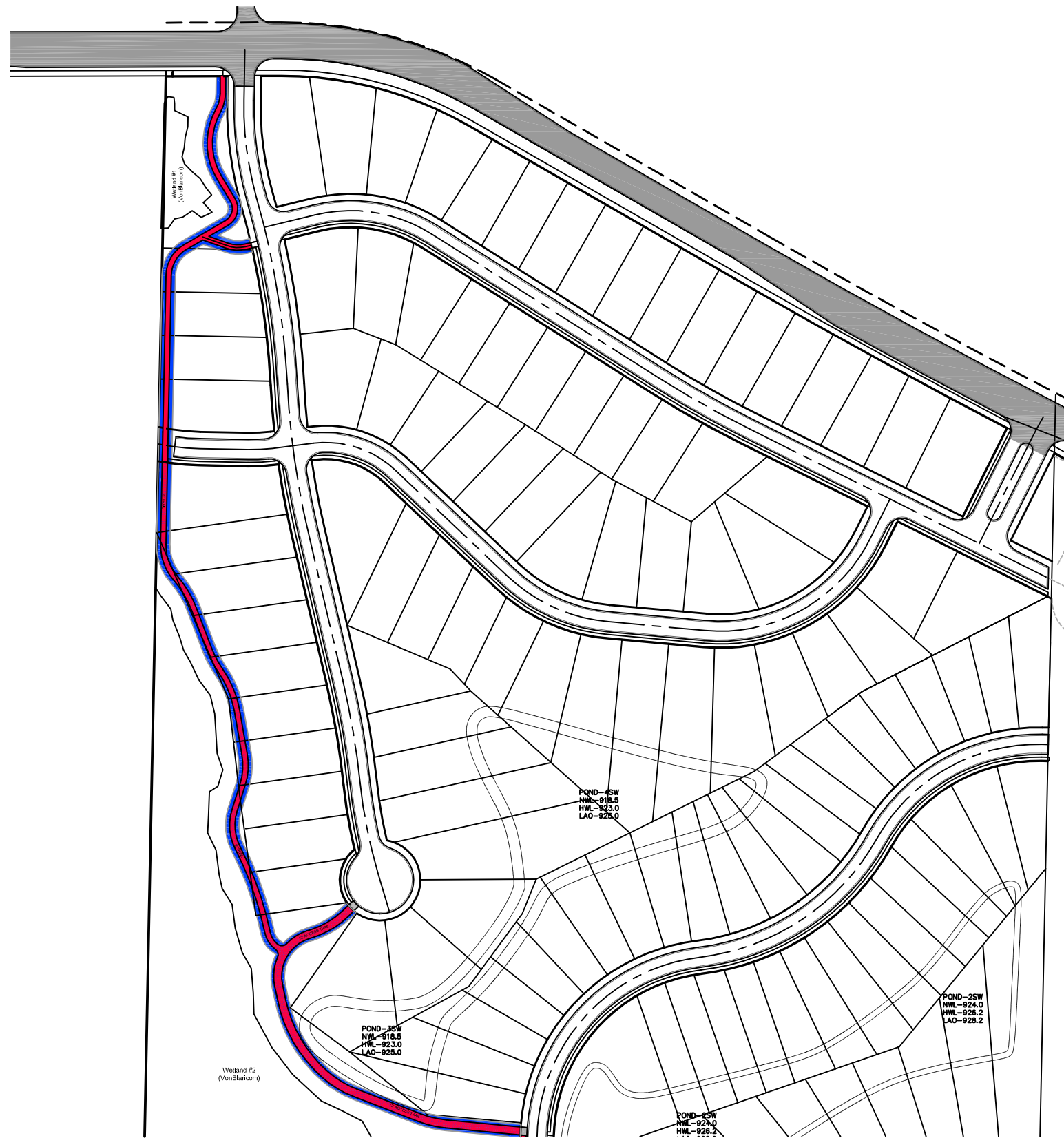


- GROSS PARK/WELL/TOWER AREA= +/-364,366 SF (8.36 ACRES)
- WETLAND AREA (WITHIN PARK)= +/-67,420 SF (1.55 ACRES)
- PROPOSED WATER TOWER AREA (180'x180') = 32,400 SF (0.74 ACRES)
- PROPOSED WELL AREA (50'R) = 7,853 SF (0.18 ACRES)

DENOTES PROPOSED PARK AREA

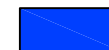


BELLWETHER (VAN BLARICOM) - TRAIL EXHIBIT



TRAIL LENGTH (OUTSIDE OF PARK & PUBLIC ROW) = 2,120 LF

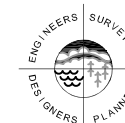
TRAIL EASEMENT AREA -20' (OUTSIDE OF PARK & PUBLIC ROW) = +/- 41,856 SF (0.96 ACRES)



DENOTES PROPOSED TRAIL EASEMENT - 20' (OUTSIDE OF PARK & PUBLIC ROW)



DENOTES PROPOSED TRAIL (OUTSIDE OF PARK & PUBLIC ROW)



SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000



“AMBERLEY & BELLWETHER”

**APPLICATION FOR:
Preliminary Plat PUD and Rezoning**

**CORCORAN, MINNESOTA
April 20, 2021**

Introduction

The Pulte Group (“Pulte”) is pleased to be submitting this application.

Pulte’s company vision is **“Building Consumer Inspired Homes and Communities to Make Lives Better”**. We are a reputable homebuilder with corporate offices in Atlanta, Georgia. We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. Pulte’s Minnesota Division has an office in Eden Prairie and will build about 700 homes in the Twin Cities in 2021 under the Pulte Homes and Del Webb brands.

Pulte will act as both developer of the property and builder of the homes. The primary contacts for Pulte are:

Paul Heuer, Director of Land Planning & Entitlement
Dean Lotter, Manager of Land Planning and Entitlement
7500 Flying Cloud Drive, Suite 670
Eden Prairie, MN 55344

The owners of the properties are:

Claudia Taylor for Van Blaricom Trust
415 City View Drive
Minnetonka, MN 55305

Mary Schober Martin and Joel Martin
19319 Stieg Road
Corcoran, MN 55374

The Properties

Van Blaricom:
01-119-23-34-0002

Schober:
01-119-23-43-0002
19319 STIEG RD ROGERS, MN 55374

Background - Bellwether

On June 28, 2018, the Corcoran City Council approved the preliminary plat for the first Del Webb neighborhood in Minnesota, named Bellwether. Bellwether is an active adult neighborhood consisting of 398 homes.

Del Webb is an iconic and renowned brand name across the Country that exclusively caters to the active adult 55+ market. Del Webb neighborhoods are extremely popular, high amenity, facilitated lifestyle neighborhoods.

Many active adult buyers are searching for a neighborhood with the following attributes: single level homes; homeowner's association yard maintenance and snow removal; a safe and secure feeling; the attractiveness of a resort; and provides an abundance of social and recreational opportunities. Bellwether has been designed to cater to these buyers.

Within Bellwether, we have incorporated the traditional Del Webb neighborhood design characteristics which have been a trademark for decades. The neighborhood vision for Bellwether includes:

1. **Entrance experience** – At the primary entrance to the neighborhood off County Road 101 (100th Avenue), there is plentiful open space, a large monument, and robust landscaping.
2. **Arrival drive** – The arrival drive leads the driver directly from the main entrance to the amenity center. The arrival drive consists of a parkway with a wide, heavily landscaped center median and runs immediately adjacent to a wetland, providing beautiful, open views. There are no driveways on the parkway, creating a feeling of luxury, beauty, safety, and a welcoming sense of arrival into the neighborhood.
3. **Amenity center** – This buyer expects a private amenity center that caters to their recreational and social needs. We have strategically planned this amenity (The Prairie Club) at a central location overlooking the largest wetland on the property. Now complete, the Prairie Club includes a wide variety of recreational and social features and is nearly 12,000 square feet!
4. **Trails/Open Space** – We used the City's Comprehensive Plan as a guide for preserving valued natural resources (woods), providing land for an active public park, and designing an interconnected public trail system throughout the neighborhood.
5. **A feeling of security** – It is very important to this buyer that their neighborhood feel safe and secure. This is accomplished by a variety of intentional design approaches such as buffer plantings in key perimeter areas, parkway arrival drive, sidewalks along every street, a private amenity center for homeowners and their guests, etc.
6. **Single level villa homes** – The active adult buyer commonly wants to move into a single level home with no or minimal stairs, homeowner's association-maintained yards/snow removal, and social and recreational opportunities. Buyers can choose from different types of homes, each catering to a different square footage, price point, and location/views.

Bellwether has been received extraordinarily well by the buying public. The iconic Del Webb brand has proved to be equally successful in Minnesota as it has across the Country. As a result of this success, we are expanding the neighborhood.

Current Application

Van Blaricom Property

Bellwether was designed to someday include the southern portion of the Van Blaricom property. Viewing the original Bellwether site plan, we designed a “loop road” through the Van Blaricom property. In effect, the Van Blaricom property helps us to connect two separated parts of the overall Bellwether neighborhood.

The Van Blaricom property will have two separate neighborhoods with different types of homes. On the southern half, we will complete our plans to build an extension of the Del Webb Bellwether neighborhood with single level villa homes restricted to active adults. The northern half will consist of a modest sized new Pulte single family neighborhood.

Schober Property

For the original Del Webb Bellwether neighborhood, we bought a large majority of the Schober property. The intention of the Schober family was to stay in their existing single-family home encircled by Bellwether. Over time, their intention has changed. Therefore, this small “infill” property will be converted into Bellwether lots. We originally designed the neighborhood to easily convert this property to Bellwether lots.

Key Facts

- Lots
 - Van Blaricom property
 - i. Bellwether lots (44', 50', 60') 100
 - ii. Single family lots (65') 74
 - iii. Total 174
 - Schober property
 - i. Bellwether lots (44', 50', 60') 17
 - Total 191
- Comp Plan Guidance is Low Density Residential
- Proposed zoning is PUD
- Key property areas (pre-development):
 - Gross area 77.22 ac
 - Gross density 2.5 units/ac
 - Wetlands 6.2 ac
 - Stieg Road ROW 0.24 ac
 - Net area 70.78 ac
 - Net density 2.70 units/ac
- Minimum home setbacks for Bellwether – southern portion of Van Blaricom property and remainder of the Schober property (unchanged from approved 2018 plan)
 - 20 feet front
 - 5 feet and 5 feet side
 - 20 feet rear

- 22 feet driveway
- Minimum home setbacks for single family - northern portion of Van Blaricom Property
 - 25 feet front
 - 7.5 feet and 7.5 feet side
 - 30 feet rear

Zoning

Existing zoning is single family RSF 2 for the Van Blaricom property and PUD for the Schober property which was granted for the Schober property in the original Bellwether application. We are requesting the Van Blaricom property to be rezoned to PUD.

Parks and Trails

Park Dedication

Land - When Bellwether was approved, we preserved nearly 9 acres of hardwood forest. We also dedicated 4.33 acres of upland for a future neighborhood/community park as outlined in the City Comprehensive Plan. During the approval process, we were instructed to plan for additional dedication on the Van Blaricom property. Our Van Blaricom site plan shows this additional upland park dedication of 6.85 net acres to complete the neighborhood/community park. This park land will partially fulfill our park dedication requirements.

Trail – There is one main trail that in the Van Blaricom site. This trail picks up where the first segment of this trail left off at the park in Bellwether. Providing full connectivity throughout the entire Bellwether neighborhood, this trail meanders up through the west side of the Van Blaricom property, ultimately connecting to Steig Road. Credit to park dedication that Pulte would receive for constructing this trail outside of the park area will ultimately depend on its final layout and length. The trail is estimated to be 2,120 feet in length at a cost of \$35 per foot this trail is estimated to cost \$74,200 to construct. This will act as a credit to park dedication fees.

Trail easement – The easement for the trail itself is 20 feet wide by 2,120 long. The easement in terms of acreage is $2,120 \times 20 \text{ feet} = 41,856 \text{ square feet} = 0.96 \text{ acres}$. This trail easement will also act as a credit to park dedication fees.

Park dedication fee – Corcoran’s park dedication ordinance requires 15% of the developable land in park dedication in the form of land and/or park dedication fee. We determine that in order to meet the City’s ordinance, we will need to dedicate some land and also pay a fee minus credits for the trail and the trail easement. Please refer to tables 1 and 2 for more information. These tables demonstrate how we arrived at the park dedication fee of \$264,168.

For a graphic depiction of the information regarding the parkland and fee determination please refer to the attachments at the end of this narrative memo.

Area and Dedication	Area
Gross Acres - Van Blaricom	77.22
Wetland	-6.2
Steig Road ROW	-0.24
Well Site	-0.18
Water Tower	-0.74
Net Development Area	69.86
Park Dedication at 10%	6.986
Park Dedication at 15% 3 to 5 units per acre	10.479

Park Dedication	Area (Acres)	Cost
Net Area	69.86	
15%	10.48	
Gross Park/Well/Tower	8.36	
Park Area Wetland	-1.55	
Trail Easement Credit outside of park	0.96	
Well Site	-0.18	
Water Tower	-0.74	
Net Park Dedication	6.85	
Park Dedication Deficit	3.63	
Cash Value of 3.63 acres	3.63	\$338,368.30
Trail Credit 2,120 LF * \$35.0 w/trail in park removed		\$74,200.00
Net Park Dedication Fee		\$264,168.30

Trunk Line Area Charge (TLAC) Credits

In the northeast portion of the City, the TLAC is \$16,789 per acre. The developer is providing land for a well site and a water tower on the Van Blaricom property. The well site is estimated to need 0.18 acre of land and the water tower is estimated to need 0.74 acre of land for a total of 0.92 acres. This amount of land multiplied by the TLAC charge for this area should equate to a credit in the amount of \$15,446. Pulte will also be upsizing watermains from 8 inches to 12 and 16 inches and will be given a credit for the watermain upsizing.

Our Homes

Pulte is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out to the public and Pulte homeowners to get feedback to improve our home designs. We call this

Life Tested®. Through this intensive process, we have conceived of and incorporated many innovative home design features such as the Pulte Planning Center, Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a major part in Pulte's success in "Building Consumer Inspired Homes and Communities to Make Lives Better."

Northern Van Blaricom – Amberley

Amberley will be the name of the single-family neighborhood on the northern portion of the Van Blaricom property. We will build 74 homes on 65-foot lots. The single-family homes will consist of the following floor plans:

1. Baldwin
 - a. 2,459 square feet excluding the basement
 - b. 4 bedrooms / 2.5 bathrooms
 - c. Two-story
 - d. 48 feet wide by 38 feet deep home
 - e. Anticipated sales price in the range of low to high \$400k's
2. Greenfield
 - a. 2,609 square feet excluding the basement
 - b. 4 bedrooms / 2.5 bathrooms
 - c. Two-story
 - d. 48 feet wide by 42 feet deep home
 - e. Anticipated sales price in the range of low to high \$400k's
3. Hilltop
 - a. 2,900 square feet excluding the basement
 - b. 4 bedrooms / 2.5 bathrooms
 - c. Two-story
 - d. 48 feet wide by 46 feet deep home
 - e. Anticipated sales price in the range of low \$400k's to low \$500k's
4. Riverton
 - a. 3,126 square feet excluding the basement
 - b. 4 bedrooms / 2.5 bathrooms
 - c. Two-story
 - d. 48 feet wide by 46 feet deep home
 - e. Anticipated sales price in the range of mid \$400k's to mid \$500k's
5. Westchester
 - a. 3,300 square feet excluding the basement
 - b. 4 bedrooms / 2.5 bathrooms
 - c. Two-story
 - d. 48 feet wide by 48 feet deep home
 - e. Anticipated sales price in the range of mid \$400k's to high \$500k's

Southern Van Blaricom and Schober Properties – Bellwether

The homes in the Bellwether extension will be identical to the homes approved by the City with the original Bellwether application and built thereafter within the neighborhood. We offer our updated and popular Del Webb floor plans. Buyers can choose from different product lines of homes with varying sizes, prices, and views/locations. All floor plans will offer five different options for architectural facades and will offer various structural options.

44-Foot Wide Lots

The homes built on the 44-foot wide lots are 34-feet wide and range in size from 1,300 to 1,700 square feet. There are three different floor plans to choose from. These smaller floor plans are very popular for singles/widows/widowers in our active adult neighborhoods. They typically have two bedrooms and a two-car garage and are built slab on grade (no basements). Valuations of these homes start in the mid \$300k's.

50-Foot Wide Lots

The homes built on the 50-foot wide lots are 40-feet wide and range in size from 1,680 to 1,960 square feet (excluding basements). There are four different floor plans to choose from. These homes are typically the largest selling homes in our active adult neighborhoods across the country. The homes typically have two bedrooms and a two-car garage but are versatile and can offer many options such as a third bedroom, a bonus room, and/or a finished basement. Valuations of these homes start in the low \$400k's.

60-Foot Wide Lots

The homes built on the 60-foot lots are a similar product line as for the 50-foot wide lots. However, all of homes have basements and three-car garages. Roof pitches are increased to provide an additional level of architectural distinction. These homes are 50 feet wide. The lots are in the premium locations with the most attractive views. Valuations of these homes start in the mid \$400k's.

Architecture

During the 2018 Bellwether approvals, we worked closely with City staff on our architecture. The agreed upon approach was to provide different patterns and/or materials on front elevations. For instance, stone was included on all front elevations. Siding material was vinyl. In high visibility areas, we upgraded rear elevations to include window trim and side elevations to include a banding board and different colors or materials above and below the banding board.

With this application, we are continuing with the same design approach for both Bellwether and Amberley. Please see the attached elevations and architectural upgrade map.

Amenities – The Prairie Club

One of the primary hallmarks of a Del Webb neighborhood is the extraordinary level of amenities included in the neighborhood. Bellwether is no exception. We are providing the same level of amenities as other similar sized Del Webb neighborhoods across the nation. The homes in the Bellwether portion of this application will be members of the existing private amenities.

The nearly 12,000 square foot Prairie Club opened for use in October 2020. It contains a lounge, ballroom, fitness center, locker rooms, multi-purpose rooms, a craft room, an indoor pool, and a commercial grade kitchen. Surrounding the building is pickleball courts, bocce ball courts, an outdoor pool, a tiki bar, and a fire pit gathering area. When originally planning the amenities, we intentionally sized them to accommodate the additional homes included in this application. A couple of example photos are shown below. It is truly an extraordinary facility.







Phasing & Schedule

The following preliminary schedule is envisioned based on current information and the below preliminary phasing plan. As development progresses, phase boundaries will be refined.

June 24, 2021	City Council Preliminary plat approval
July 2021	Begin development of Phase 1
December 2021	Begin construction of model home
Summer 2022	Begin development of Phase 2

This submittal includes:

- *This narrative*
- *Application*
- *Application fees totaling \$16,705*
 - *Preliminary Plat \$3,265 plus \$5,000 escrow*
 - *PUD Application Fee \$575 plus \$5,000 escrow*
 - *Rezoning Fee \$700 plus \$2,000*
 - *Installation of Development Sign \$165*
- *Preliminary Plan Set*
- *Wetland Delineation Report*
- *Phase I*
- *Geotech – Soil Borings*
- *Architectural Restrictions Map*
- *Home renderings*



From Site to Finish

105 South Fifth Street,
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
www.landform.net

MEMORANDUM

DATE April 15, 2021
TO Brad Martens
CC City Council, Planning Commission, Parks & Trails Commission
FROM Kendra Lindahl, City Planner
RE Active Corcoran Planning Applications

Projects/Comments in blue italics are new

The following is a summary of project status for current, active projects:

1. **Rezoning, Preliminary Plat and Preliminary PUD Plan for Cook Lake Highlands (PID 25-119-23-14-0003) (city file no. 20-047).** Trek Development has requested approval for a mixed use development with a senior co-op, market rate apartment, villa homes, day care and memory care. This item was reviewed at the Parks and Trails Commission on February 18th and a public hearing was held at the March 4th Planning Commission meeting. The applicant submitted a revised application on March 15th. The changes are significant enough that it will go back to the Planning Commission on April 1st, Parks and Trail Commission on April 15th and City Council action on April 22nd.
2. **Preliminary Plat and Variance for the Property located at 23020 Strehler Road (PID 17-119-23-32-0003) (city file no. 20-049).** Greg Franzen has requested approval of a subdivision to create three lots and a variance from the minimum lot frontage and private drive standards. *The application is scheduled for a public hearing at the April 1st Planning Commission meeting and City Council action on April 22nd.*
3. **Conditional Use Permit, Variance and Site Plan for a new NAPA at 19905 75th Avenue (PID 26-119-23-11-0040) (city file no. 21-004).** Kinghorn Construction, on behalf of REH Auto LLC., has requested approval of a conditional use permit, variance and site plan for a new 16,400 sq. ft. building. *The item was reviewed at a public hearing on at the Planning Commission on April 1st and is scheduled for City Council action on May 27th.*
4. **Conditional Use Permit and Site Plan for the Property located at 23240 County Road 30 (PID 07-119-23-13-0003) (city file no. 21-007).** Trevor Scherber has requested approval of a conditional use permit and site plan approval to operate a business at 23240 County Road 30. *The application is scheduled for a public hearing at the Planning Commission on May 6th and City Council review on May 27th.*
5. **Variance for a deck and porch at 6433 Bluestem Circle (PID 36-119-23-42-0032) (city file no. 21-010).** Andrew and Pamela Krominga have requested approval of a variance from the rear yard setback requirements to build a four-season porch and deck on their new home in the Ravinia development. *The application was reviewed at the April 1st Planning Commission meeting and City Council action is expected on April 22nd.*
6. **KMM Land Development, LLC request for Site Plan, Conditional Use Permit and Variance at 23405 CR 10 (PID 18-119-23-12-0001) (city file 21-012).** The applicant is requesting approval to allow a new office with storage yard for their construction company. This request is similar to the ComLink operation that was approved on this site but never built. The application has been scheduled

for a public hearing at the May 6th Planning Commission meeting and action at the May 27th City Council meeting.

7. **William Tombers request for Certificate of Compliance 8901 Cain Road (PID 15-119-23-13-0005) (city file 21-013).** *The applicant is requesting approval to allow construction of a new agriculture accessory building. The request has been administratively approved.*
8. **Request from Westside Tire for a Zoning Ordinance text amendment (city file 21-014).** *The applicant is requesting approval of a text amendment to allow outside storage and parking as a principal use in the I-1 zoning district. If approved, the change would apply to all property in the I-1 zoning district. Staff is reviewing the application for completeness. If complete, the application will be scheduled for the June 3rd Planning Commission and action at the June 24th City Council meeting.*

The following projects were recently acted upon and will be closed out:

1. **Certificate of Compliance for the Orht property located at 20600 County Road 30 (PID 11-119-23-23-0004) (city file no. 20-038).** *The request is to allow ground mounted solar on the residential property. The application has been administratively approved.*
2. **Final Plat and Final Planned Unit Development for "Tavera" (city file no. 20-042).** *The application for the first phase of this development includes 33 single family homes south of the main entrance off County Road 116. The project was approved at the April 8th City Council meeting.*
3. **Wright-Hennepin Cooperative Electric Association request for Wetland Waiver, Preliminary Plat, Variance and Administrative Permit at 19835 Larkin Road. (PID 25-119-23-32-0001) (city file 20-048).** *The applicant has submitted a request for a new electric substation (an essential service) on the southwest portion of the site. The wetland waiver was approved by the City Council on January 28th. The application has been withdrawn by the applicant.*
4. **Interim Use Permit (IUP) for a Conditional Home Occupation License (CHOL) and Conditional Use Permit (CUP) to exceed the sidewall height at 23405 CR 30 (PID 07-119-23-42-0003) (city file no. 21-003).** *Jason Larson has requested approval of an IUP for a CHOL to allow auto detailing and a CUP to exceed sidewall height on an accessory building. The application was reviewed at a public hearing at the Planning Commission on March 4th and approved by the City Council on March 25th.*
5. **Easement Vacation for Refuge at Rush Creek Wetland Mitigation Bank (PID 03-119-23-13-0002) (city file no. 21-005).** *Chris Rains has requested approval of an easement vacation and proposes new easements to be dedicated over a proposed wetland bank on the property. The application was reviewed at a public hearing and approved by the City Council on March 25th.*
6. **Lot Line Adjustment for the Property located at 20420 Duffney Circle (PID 11-119-23-23-0004 and PID 11-119-23-31-0005) (city file no. 21-006).** *Shawn and Michele Tharp have requested approval of a lot line adjustment. The application was administratively approved.*
7. **Meadow Trails 2nd Addition Preliminary Plat, Final Plat and Variance (PID 35-119-23-12-0002) (city file no. 21-009).** *Lennar has submitted a request for a subdivision to create two outlots for the Dempsey property. This property has preliminary plat approval as part of the Tavera project, but the applicant is requesting approval to allow the property to be split in two outlots to allow them to purchase the property in two phases. The applicant has filed an exempt lot split at Hennepin County. Therefore, this application has been withdrawn.*



CITY OF CORCORAN

8200 County Road 116 • Corcoran, MN 55340
763-420-2288 • www.ci.corcoran.mn.us

MEMO

Meeting Date: May 20, 2021
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Coordinator
Re: Recreation Coordinator Update

The following is a summary of what Recreation Coordinator Christensen Buck has been overseeing since the last meeting.

- **Baseball:** Updated the baseball Preparedness Plan, held coach's meeting, answered coach's and parent's questions, kicked off the season, coordinated and attended photo night, monitored numerous games, oversaw roster reporting by coaches for all leagues, worked with the City Attorney and BCA for updated background check processes for coaches, and sanitized all equipment on a weekly basis.
- **Emergency Operations Center:** Attended multiple meetings/week, maintained records for daily situation reports from other agencies, and continued monitoring of MDH/CDC guidance.
- **Other:** Put together Parks and Trails Commission packet materials, posted to the City Facebook and Twitter accounts, updated Parks and Recreation related website items, processed pavilion reservations, completed resolutions for Council approval, assisted with Clean Up Day, and coordinated City involvement with Hennepin County's Step to it Challenge.
- **Soccer:** Updated and opened registration for 2021 season, answered parent questions, and monitored CDC/MDH guidance as it relates to youth athletics.

Attachments:
None



CITY OF CORCORAN

8200 County Road 116 • Corcoran, MN 55340
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MEMO

Meeting Date: May 20, 2021
To: Parks and Trails Commission
From: Brad Martens, City Administrator
Re: City Council Report

The Parks and Trails Commission last met on April 15, 2021. The following is a recap of some of the items discussed at City Council meetings since that time. A full recap can be found by reviewing the approved City Council minutes on the website

April 22, 2020 Council Work Session

- Residential zoning district standards
 - Directed staff to draft information based on the discussion to be presented at a joint Council/Planning Commission meeting in June

April 22, 2020 Council Meeting

- Recruitment Process – Maintenance Worker
 - Authorized the recruitment process for the additional Maintenance Worker position
- Rear Setback Variance at 6433 Bluestem Circle
 - Directed staff to draft a resolution for approval for the May 13th meeting
- Preliminary Plat and Variance Application for “Franzen Estates” at 23020 Strehler Road
 - Approved the item with an amendment allowing a separate driveway for the existing property to the south
- Rezoning, Preliminary Plat and Preliminary PUD Development Plan for “Cook Lake Highlands” at 19220 County Road 10

- Denied the application for the project which would have included a senior coop, single family homes, memory care, and a day care
- PUD Sketch Plan for Refuge at Rush Creek
 - Provided general support for the project for nine homes on smaller lots adjacent to a wetland bank
- 66th Avenue/Gleason Parkway Corridor Improvements
 - Awarded the low bid for the project with contingencies on securing escrow, easements, and permits
- Appaloosa Woods Street Improvements
 - Accepted plans and specifications and authorized bidding for the project
- 2021 Dust Control Program
 - Called the public hearing for the potential assessment for the dust control treatments for 2021
- Corcoran Trail East/West Improvements Finance Plan
 - Directed staff to finalize the feasibility study using the assessment policy with a credit for not receiving an overlay
- Planning Commission Appointment
 - Appointed Mark Lanterman to the Planning Commission for a term ending February 29, 2024
- 2021 Work Session Schedule
 - Scheduled work sessions for May 13th and June 10th at 5:30 pm
- Full-Time Police Officer Job Offer
 - Authorized staff to extend a conditional employment offer to Josh Lawson for the position of full-time police officer

May 13, 2020 Council Work Session

- Held a work session to discuss comparable cities for establishing a compensation philosophy.

May 13, 2020 Council Meeting

- Conditional Uses in Zoning Districts
 - Continued the discussion until the May 27th meeting
- Corcoran Trail East/West Feasibility Study
 - Accepted the feasibility study and called the improvement hearing for the project
- Improvement Hearing – Appaloosa Woods Street Improvement Project
 - Held the improvement hearing; approved the resolution ordering the project and authorized the Mayor and City Administrator to execute a joint powers agreement with Maple Grove
- 2020 Budget Transfers

- Approved the resolution authorizing the budget transfers as recommended
- Bridge Replacements – Accept Feasibility Study & Authorize Plans and Specifications
 - Accepted the feasibility study and approved the resolution authorizing plans and specifications for Trail Haven Road and Schutte Road bridge replacements
- Recreational Vehicle Ordinance Update
 - Directed staff to proceed with the ordinance update with a minor amendment
- Employee Handbook Update
 - Adopted the revised handbook as recommended
- Charter Commission Application
 - Directed staff to hold off on reviewing additional applications until after receiving input from the Charter Commission
- Recycling Contract RFP
 - Authorized staff to initiate a request for proposals for recycling hauler and review options for licensing garbage haulers
- Embedded Social Worker
 - Authorized staff to enter into an agreement with Hennepin County for an embedded social worker

Attachments:

None

CITY OF CORCORAN					
PARK CAPITAL FUND REPORT					
May 12, 2021					
		CASH FUNDS			
Date		Park Dedication	Memorial Park Maintenance	Combined Fund Balance	
		415-10100	415-10102		
09/16	Beginning Balance	364,189.75	9,097.68	373,287.43	
09/16	Millow Electric	(3,885.00)			
09/16	Interest Earned	0.17	1.15		
09/16	3rd Qtr Interest Allocation	40.13			
10/16	Interest Earned	0.18			
11/16	Garden Gate	(210.00)			
11/16	Park Place Storage 16-027	55,875.00			
11/16	Interest Earned	0.16			
12/16	Park Dedication Fees	11,910.00			
12/16	Interest Earned	0.28	1.14		
12/16	4th Qtr Interest Allocation	405.70			
01/17	Interest Earned	0.37			
02/17	Interest Earned	0.27			
03/17	Wenck - Ravinia Park Design	(769.40)			
03/17	Lennar - Ravinia 8th Addition	79,400.00			
03/17	Interest Earned	0.21	1.12		
03/17	1st Qtr Interest Allocation	283.29			
04/17	Garden Gate	(180.00)			
04/17	Wenck - Ravinia Park Design	(238.50)			
04/17	Interest Earned	0.17			
05/17	Wenck - Ravinia Park Design	(23.60)			
05/17	Interest Earned	0.13			
06/17	Wenck - Ravinia Park Design	(275.40)			
06/17	Interest Earned	0.18	1.14		
06/17	2nd Qtr Interest Allocation	120.83			

07/17	Wenck - Ravinia Park Design	(610.40)			
07/17	Interest Earned	0.21			
08/17	Kevin Dale - Press Box Supplies	(272.78)			
08/17	Kevin Dale - Press Box Supplies	(2,799.30)			
08/17	MN Twins Community Fund - 2016 Hennepin Co. Grant	15,000.00			
08/17	Interest Earned	0.20			
09/17	Morris Excavating - 4" Tile Install	(6,407.50)			
09/17	Wenck - Ravinia Park Design	(57.50)			
09/17	M/I Homes of Minneapolis Bass Lake Crossing	166,740.00			
09/17	Interest Earned	0.18			
09/17	Interest Earned	65.41			
09/17	Interest Earned			1.14	
10/17	Wenck - Ravinia Park Design	(445.80)			
10/17	George or Jean Gmach	7,940.00			
10/17	Interest Earned	0.18			
11/17	Interest Earned	0.29			
12/17	Town & Country Fence	(43,470.00)			
12/17	Interest Earned	0.21		1.15	
12/17	Interest Allocation	736.88			
01/18	Interest Earned	0.15			
02/18	Wenck - Ravinia Park Design	(59.00)			
02/18	Interest Earned	0.23			
03/18	Bass Lake Crossing South park dedication fees	242,645.00			
03/18	Interest Earned	0.29		1.12	
03/18	Interest Allocation	84.27			
04/18	Interest Earned	0.37			
05/18	Transfer to Rockford School Land Fund (423)	(250,000.00)			
05/18	Interest Earned	0.31			
06/18	Interest Earned	0.30		1.15	
06/18	Interest Allocation	1,193.74			
07/18	Interest Earned	0.36			
08/18	Interest Earned	0.34			
08/18	Willow1 LLC park dedication fee	3,970.00			
08/18	Wenck - Ravinia Park Design	(1,066.76)			
08/18	Menards - Ravinia Park Supplies	(17.13)			
08/18	Menards - Ravinia Park Supplies	(460.97)			
09/18	Interest Allocation	393.87			

09/18	Interest Earned	0.33	1.14		
10/18	Acme Tools #27309 Ravinia Park Supplies	(350.00)			
10/18	Brock White #27311 Ravinia Park Supplies	(140.12)			
10/18	Brock White #27311 Ravinia Park Supplies	(153.50)			
10/18	Brock White #27311 Ravinia Park Supplies	(150.66)			
10/18	Brock White #27311 Ravinia Park Supplies	(386.37)			
10/18	Core & Main #27316 Ravinia Park Supplies	(840.00)			
10/18	Menards - Ravinia Park Supplies	(322.00)			
10/18	Vonco II, LLC #27352 Ravinia Park Supplies	(83.53)			
10/18	Wenck - Ravinia Park Design	(2,171.70)			
10/18	Advanced Drainage #27358 Ravinia Park Supplies	(608.07)			
10/18	Cemstone Products #27363 Ravinia Park Supplies	(3,998.50)			
10/18	Minnesota Equipment #27390 Ravinia Park Supplies	(200.00)			
10/18	St. Croix Recreation #27398 Ravinia Park Supplies	(79,890.00)			
10/18	Wenck - Ravinia Park Design	(458.50)			
10/18	Interest Earned	0.33			
11/18	Site One Landscape Supply	(891.00)			
11/18	Interest Earned	0.31			
11/18	Whisney - Park Dedication Fee	15,919.70			
12/18	The Mulch Factory	(8,690.00)			
12/18	Wenck - Ravinia Park Design	(590.50)			
12/18	Interest Earned	0.38	1.14		
12/18	Interest Allocation	1,097.33			
01/19	Interest Earned	0.39			
02/19	Interest Earned	0.44			
03/19	M/I Homes of Minneapolis Bass Lake Crossing	210,410.00			
03/19	Interest Earned	0.55	1.13		
03/19	Interest Allocation	1,388.67			
04/19	Interest Earned	0.50			
05/19	Interest Earned	0.52			
06/19	Interest Earned		1.13		
06/19	Interest Earned	0.43			
06/19	Interest Allocation	3,290.11			
07/19	Ravinia 11th Park Dedication Fees	55,580.00			
07/19	Willow1 LLC park dedication fee	3,970.00			
07/19	Interest Earned	0.46			
08/19	Advanced Irrigation	(8,750.00)			

08/19	St. Croix Recreation	(4,700.00)			
08/19	Interest Earned	0.47			
09/19	Twin City Seed Company	(162.50)			
09/19	The Mulch Factory	(2,172.50)			
09/19	Interest Earned	0.34	1.15		
09/19	Interest Allocation	4,095.24			
10/19	Most Dependable Fountains	(4,370.00)			
10/19	Deposit 10-10-19CH	3,970.00			
10/19	Interest Earned	0.51			
11/19	Highland Products Group (Ravinia Wildflower Park Benches)	(1,095.00)			
11/19	Deposit 11-12-19	714.60			
11/19	Interest Earned	0.45			
12/19	Interest Earned	0.38	1.15		
12/19	Interest Allocation	4,895.77			
01/20	Interest Earned	0.50			
02/20	Interest Earned	0.37			
03/20	Interest Allocation	3,581.24	1.14		
03/20	Interest Earned	0.52			
04/20	Interest Earned	0.72			
05/20	Interest Earned	0.81			
06/20	Interest Earned	0.78	1.13		
06/20	Interest Allocation	1,833.01			
07/20	Interest Earned	0.77			
07/20	Donation	-	352.51		
08/20	Interest Earned	0.62			
09/20	Interest Earned	0.39	1.19		
09/20	Interest Allocation	1,243.03			
10/20	Interest Earned	0.34			
10/20	Grove Nursery	(438.80)			
11/20	Interest Earned	0.15			
12/20	Interest Earned	0.11	0.67		
12/20	Interest Allocation	771.62			
12/20	Interest Allocation	(915.31)			
01/21	Interest Earned	0.07			
02/21	Interest Earned	0.06			
03/21	Interest Earned				
04/21	Grove Nursery	438.80	(438.80)		

	ENDING BALANCE	830,434.13		9,031.47	839,465.60