



CARVER COUNTY PARKS

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Division of Public Works

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Park Commission

Wednesday, September 9, 2015 Tour of Whitetail Woods Regional Park

12:00 p.m. Depart
Carver County Public Works Headquarters
11360 Hwy 212 West
Cologne, MN 55322

4:00 p.m. Return

Regular Meeting
4:30 p.m.

Agenda

- 1) Call Meeting to Order, Roll Call (4:30 p.m.)
- 2) Approval of the August 12, 2015 Regular Meeting Minutes (4:30 p.m.)
- 3) Additions or Deletions to the Agenda (4:31 p.m.)
- 4) Approval of Agenda (4:32 p.m.)
- 5) Commissioner Liaison Report (4:33 p.m.)
- 6) Open to the Public (4:40 p.m.)
- 7) New Business (4:45 p.m.)
 - a. Master Plan Amendment Incorporating Coney Island
- 8) Staff Reports (5:05 p.m.)
 - a. Sale of Land to DNR
 - b. MN River Bluffs Regional Trail
 - c. Aquatic Invasive Species 2015 Update
 - d. Events and Activities
 - e. Water Quality Testing
- 9) Commission Member Reports (5:30 p.m.)
- 10) Set Next Meeting Date (5:35p.m.) – Proposed Date October 14, 2015
- 11) Set November Meeting Date
- 12) Adjourn Meeting (5:40p.m.)

Please note if a Commission Member cannot attend the meeting, please call the Park Office at 466 – 5250.

Draft **Meeting Minutes** August 12, 2015

Members Present: Carroll Aasen, Tom Hermann, Jim Boettcher, Jim Manders, Gerald Bruner

Staff Present: Marty Walsh, Sam Pertz, Connie Keller

Call to Order: Manders, called the meeting to order at **(6:33p.m.)**

Approval of Minutes: **(6:34p.m.)**
Aasen motioned to approve the minutes of the July 15, 2015 regular meeting minutes Bruner seconded the motion.
Motion passed 5 to 0

Additions/Deletions to the Agenda: **(6:34p.m.)**
Staff added Lake Minnewashta Park update to Staff Reports

Approval of Agenda: **(6:34p.m.)**
Trick motioned to approve meeting agenda,
Bruner seconded the motion.
Motion passed 5 to 0.

Commissioner Liaison Report: **(6:35p.m.)**
Not Present

Open to the Public: **(6:535.m.)**
Doug Parkinson – Parkside Church

Old Business **(7:55p.m.)**

A. Parkside Church Update

Mr. Parkinson from Parkside Church updated Park Commission on where the Church is with their planning.

Mr. Parkinson stated that the Church has stepped back to look at long range plans for the church and getting the new leadership team up to date on what is happening with church plans. They plan on coming back in the next couple months with their proposal on what their plan is based on the policy that was put together. They are hoping to start construction by next spring 2016.

Staff stated we will wait for your package – then we will respond.

Staff also mentioned that the parcel that we acquired from the Paul's was purchased with Met Council Bonds and Environmental Natural Resources Trust Funds. Staff stated that it has come to light that there are some rules with regards with property that was purchased with the Environment Natural Resources Trust Funds. Staff went through the process to remove the restrictive covenant from the land that was put on property that is purchased with Met Council funds; it seems that they didn't have a restrictive covenant for the Environmental Natural Resources Trust Funds. Staff stated that we are learning more about this Environmental Natural Resource Trust Fund that is raising additional questions and needs to be addressed in order to proceed with the sale of land to the DNR.

Staff also reviewed the process of reimbursing the Environmental Natural Resources Trust Fund if that is what comes out of the findings.

Staff also stated that once they go to the Met Council to remove the restrictive covenants for the Church easement, Met Council may set the bar high with appraisals and other requested items, additionally the LCCMR who overs sees the Environmental and Natural Resources Trust Fund could also say no to the removal of their restrictive covenant.

Questions and Comments:

Trick asked if this is all coming to light because Parkside Church is looking for an easement; Staff stated that this came to light due to the Met Council being audited on grant processes and we are being caught in the mix. Staff was not aware of the law and Met Council thought we were compliant.

Manders asked is it up to the agencies to determine the easement for the Church; Staff stated it will be up to the LCCMR to remove the restrictive covenants from the property , we will try to get through the DNR purchase then let them know that there is another easement request coming from the Church.

Discussion was had on the process for the Church to go through to get an easement and the time frame and alternatives.

Manders asked Mr. Parkinson is it there plan to go forward; Parkinson understands that the process might get more complicated and may change things up.

Staff stated that hopefully by October we will have a better understanding of the process.

No questions or comments

New Business (6:56 p.m.)

A. Recommendation to award Bid for MN River Bluffs Regional Trail Project

Staff presented to Park Commission a Power Point on the extension of MN River Bluffs Regional Trail to review the project area, project information (land acquisition, ROW agreements, CCRA permit). Staff also reviewed the bids for the project with different alternates. Staff stated that the project will start this fall and finish up in spring of 2016. Staff reviewed a possible time frame for work.

Staff updated the Park Commission on the bids received from S.M. Hentges & Sons and Sunram Construction. Low bid was from S.M. Hentges & Sons.

Staff is recommending that the Park Commission recommend to County Board the award to S.M. Hentges & Sons.

Trick motions to recommend the bid

Aasen Seconds the motion

Motion passed 5 to 0

Questions and Comments:

Aasen asked who will be doing the inspection on the work; Staff stated that SRF the engineering consultant.

Bruner questioned the Sunram bid. Why is it was higher? Staff stated that not sure how they come up with the numbers, the bid is put out with all the specifications.

Trick asked if the county has used S.M. Hentges in the past; Staff stated they are not sure if they have been used recently.

Aasen stated that years ago that if there was a utility S.M. Hentges would hit it; Staff stated there are little or no utilities with this project.

Manders asked about the 50/50 split with the City of Carver; Staff stated that we have not shown the City of Carver participation funding in the numbers, those dollars are part of the contingences that might come up.

Discussion was had on why there might be contingences in a project.

Manders asked if the bid included all three alternatives; Staff stated yes

Aasen asked what type of bridge will be used; Staff stated we will be using a prefab bridge.

Manders asked about the flood plain; Staff stated that the bottom of the bridge is at the 100 year flood plain to move it up was a substantial increase in price.

No other questions or comments

Staff Reports: (7:14 p.m.)

A. Lake Waconia Regional Park Master Plan

Staff stated that Park Commission should see a press release about the first public open house meeting on August 25th taking place at the Waconia Event Center, also meeting next week will be the Technical Advisory Committee which consists of people from other agencies or groups from the community.

Other public engagements will be held at Nickel Dickel days, Carver Steamboat Days, farmers market, at the Lake Waconia Regional Park and other local public events.

Staff asked if the Park Commission members could attend an open house they were advised to attend.

The Technical Advisor Committee's job is to provide input and disseminate the information that is being received.

Staff also shared with the Park Commission the requirements that Met Council has for public engagement and participation in order to have the park process approved.

Questions or Comments

Manders asked who will be conducting the public meetings; Staff stated that the consultant will be running the public meetings.

Aasen asked do we have to go and track down people to meet the public engagement and participation; Staff states that we have contacted some schools and their culture resource center. Staff is looking for contact information for these groups. Manders said he will make contact with the Chaska representative.

Discussion was had on where to find leaders of different cultural groups and finding someone that would like to be on the technical advisor community.

Staff stated that the County Board will be touring Coney Island along with other County officials and Island owner and representatives from the press.

No other comments or Questions

B. Sale and Land to DNR

Staff reviewed the parks and open space in September to have met council to remove the restrictive covenants and the LLCMR to be on board.

Sale of the property to DNR will hopefully happen the last week of September, issue a new permit with the utilities, one of the contingences is to vacate the road right-a-way.

Parkinson asked if removing the road right away will affect the Church; Staff stated that it wouldn't affect the Church.

No other Questions or Comments

C. Aquatic Invasive Species 2015 update

Staff stated that the end of season for base service will be on September 13th, half of staff will be leaving at the end of the month. Staff is looking to add four new AIS personnel to finish off the rest of the season.

Staffs stated that we received the decontamination unit and have been trained; Service was started last weekend and will go through September 13th. Staff will have to see if they have enough personnel to offer year end service.

A few device issues were noted but nothing too bad.

No additional zebra mussels found, but have found more adult zebra mussels on Lake Waconia.

Staff will have more data in October.

The big transition will be moving the services from Parks Department to Environmental Services next year.

Questions of Comments

Aasen asked about the tags and why we don't track them; Staff stated we don't know if it would be beneficial. We are more interested how many we apply and how many come back.

Boettcher asked will the service for 2016 be similar in 2015; Staff stated he doesn't see any expanded services, staff thinks funding will be similar.

Discussion was had on the services and who has to go to the decontamination unit and whether it is voluntary or not.

No other Comments or Questions

D. Events and Activities

Staff stated that this summer has been the best recreational season ever. We have had a great season in the parks and the campground. We had nine weeks of camps and have had great participation.

Standup paddle boards have been great, the paddle club has been a homerun and we have had a wait list for that program.

In November staff will have a more detailed report on numbers and revenues from this summer.

Mark your calendars October 10th is our chili cook-off at the Campground!

No Questions or Comments

E. Water Quality Testing

We are continuing with the water testing. We will conclude the water testing around Labor Day. Tests have being coming back with hardly any levels of E Coli. We had one high level at Lake Minnewashta but might have been a bad sample and will run another test. We now have a base to go forward into next season.

No other questions or comments

F. Lake Minnewashta Park Update

Staff updated the Park Commission on the construction at Lake Minnewashta; Staff asked the commission if they have heard any issues with the parking at the boat launch. Staff stated that there is a mistake in the stripping at the boat landing and that it falls within the design standard. One of the issues is the isle is not as wide as it should be and that the stalls are not as wide as they should be which allowed for two extra parking spaces, which is in violation of number of stalls that we are allowed. We have not had any complaints with the parking angle but we will be working on a way to correct.

There is some restoration work yet to complete and some issues with the landscaping.

Questions and Comments

Aasen asked if they cross out the extra stalls; Staff stated that they could but they will take a wait and see approach.

No other questions or comments

G. 2014 Annual Use Estimate

Staff updated the Park Commission on the annual park use counts from 2014; staff stated that the SW Regional Trail numbers came back with numbers that far exceeded any other numbers for other metro parks and trails. These higher numbers means the Parks Department gets a little more maintenance money.

Discussion was had on park and trails counts and the also the layout of the SW Regional Trail.

Question and Comments

Burner asked if these visits are all Carver County Residents; Staff stated that we have no way of known that.

No Comments or Questions

Discussion – September Tour of Regional Parks

Discussion was had on were the Park Commission would like to go for a tour of other Regional Parks and when it would work best for everyone.

Decision was made to take a tour during the day on September 9th with plans for the monthly meeting being part of tour.

Commission Member Reports: (8:23 p.m.)

None

Next Meeting Date: (8:23 p.m.)

Next meeting will be on September 9, 2015 during tour of Regional Parks – Time TBD

Adjourn Meeting: (8:24 p.m.)

Boettcher motioned to adjourn the meeting

Bruner seconded the motion.

Motion passed 5 to 0



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MEMO

TO: Park Commissioners

FROM: Martin Walsh, Parks Director

SUBJECT: Recommendation to Approve Lake Waconia Regional Park Master Plan Amendment

DATE: September 4, 2015

A draft master plan amendment has been prepared to expand the boundary of Lake Waconia Regional Park. The amendment incorporates Coney Island with land already designated for the park. The document is consistent with the County's 2030 Comprehensive Plan which shows Coney Island as a possible future regional park area. Further, it is also consistent with the Metropolitan Council's 2040 Regional Parks Policy Plan which indicates Coney Island as a boundary adjustment for Lake Waconia Regional Park.

The draft amendment addresses the eleven Regional Park Master Plan Requirements of the 2040 Regional Parks Policy Plan. These requirements include providing information on boundaries, acquisition costs, public services, recreation demand forecast, stewardship, accessibility, operations and natural resources.

Awareness of the County's work to amend the Lake Waconia Regional Park Master Plan to include Coney Island is also a requirement and was provided through newspapers, social media, email distribution, contact with individuals and groups who had expressed interest.

A significant element of the requirements is the public engagement process. Work to obtain input has included meetings with Technical Advisory Committee which consists of DNR, USFW, township, county, city, Human Rights representatives. Approximately 60-80 people attended an open house at the Waconia Event Center on August 25, 2015. Attendees participated in providing input to staff and consultant through interactive activities and discussion. Work was also done to solicit input directly from park users at Lake Waconia Regional Park on August 30, 2015.

The amendment must also address known conflicts and ways to resolve them. To date there are no known conflicts with the proposed amendment.

The Lake Waconia Regional Park Master Plan, Draft Acquisition Amendment Plan is attached for review and Comment.

Additionally, on March 3, 2015 the County Board approved a Charitable Pledge and Donation Agreement with the owners of Coney Island which laid the foundation for the acquisition of the island by the County. The owner of the island is a willing seller.

Recommendation

It is requested that the Park Commission recommend approval of the Lake Waconia Regional Park Master Plan, Draft Acquisition Amendment Plan conditioned on the approval of the Metropolitan Council. Staff is to also request Acquisition Opportunity Funding to finance the acquisition from the Metropolitan Council.

Amendment Overview & Rationale

Lake Waconia Regional Park is an existing 132.66 acre park located along the shores of Lake Waconia. The original Lake Waconia Regional Park Master Plan was completed in April, 2001 and is shown on Exhibit A. Since that time, Carver County has undertaken ongoing planning and implementation of several pieces of the 2001 master plan, as well as pursuing a long time goal of including the historic Coney Island of the West into their regional park system, as stated in the Carver County 2030 Comprehensive Plan with the Parks, Open Space and Trails amendment that was approved in January, 2015. The acquisition of Coney Island is also identified in the Metropolitan Council's 2040 Parks Policy Plan.

Carver County is currently working with The Trust for Public Land to finalize the acquisition of the 33.77 acre Coney Island from The Norm and Ann Hoffman Foundation and incorporate Coney Island into Lake Waconia Regional Park, which is scheduled to be complete by the end of 2015.

Along with the acquisition of Coney Island, Carver County Parks is in the process of updating the 2001 Lake Waconia Regional Park Master Plan to reflect the planning and design of Coney Island along with the existing park land in order to meet current updated recreational needs of the region that will also be in line with the updated goals of the Metropolitan Council's 2040 Parks Policy Plan and Thrive MSP 2040. The updated Lake Waconia Regional Park Master Plan, scheduled to be completed in 2016, will become an amendment to the original 2001 plan.

Coney Island Acquisition Amendment

Property Boundaries & Acquisition Costs

The entire Coney Island property is shown on "Exhibit B" and contains a total of 33.77 acres of land that is currently in the process of being acquired by Carver County in order to expand recreation opportunities, preserve natural resources and increase the size of the existing park property. Once acquisition is complete, the Coney Island property will become part of the existing 132.66 acre Lake Waconia Regional Park for a total of 166.43 acres.

The site was placed on the National Register of Historic Places in 1976 and has some remnants of previous building structures scattered around the island. A site

topographical survey is scheduled to be completed in the late fall of 2015 which will locate the remaining buildings, walls and other features that are present.

The entire Coney Island is owned by one entity and is identified as one parcel for acquisition. The island has undergone an appraisal and an appraisal review meeting Uniform Standards of Professional Practice. The appraised value and appraisal review value is \$ 1,350,000. Acquisition is planned for completion by December 31 2015.

Special Assessments

There are no pending special assessments to the property.

Existing Island Conditions & Natural Resources

The island topography consists of relatively gentle to flat slopes on the southeast and southwest ends of the island are suitable for recreation opportunities which may include picnicking, watercraft access, camping, and trails. The middle and northwest area of the island rise significantly above with water elevation 40-60 feet with steep slopes notable on the northwest side with a shear face to the water's edge. The elevation allows for scenic views of the lake, City of Waconia, surrounding lake shore and provides interesting topography for hiking and wildlife observation.

Natural resources consist of 5,480 feet of shore line. The entire island is densely vegetated with mature trees. MLCCS shows the island with a mix of altered/non Native deciduous forest, maple basswood forest and altered nonnative deciduous woodlands.

Natural resources specialists have provided an updated Minnesota Land Cover Classification System graphic shown on "Exhibit C."

A Double Crested Cormorant rookery was present on the island and population control methods were undertaken by the DNR. Great Egrets, Great Blue Herons and Black-crowned Night Herons also utilize the same nesting areas. In 2011 the DNR provided pre- and post-management estimates of the nesting bird populations in order to help determine the effect the control methods had on each bird species, with a recommendation to continue additional monitoring.

Additional information regarding natural resources will be included in the subsequent master plan amendment.

Potential Contamination

There is or is not record of data provided by the Minnesota Pollution Control Agency. Carver County does not have any record of hazardous contaminants on site.

Coney Island had a number of structures constructed on it. All structures have either been removed, or are in a dilapidated condition no longer suitable for preservation. There are no formal records of wells and septic systems. However, it is likely that wells were constructed and septic was handled on site. Electrical service was once run onto the island by overhead lines from the main land.

A Phase 1 environmental study is currently in progress by the Trust for Public Land in order to identify any potential environmental contamination liabilities and to determine if a Phase 2 study is needed. The final results of the study will be included in the subsequent master plan amendment.

Island Stewardship Plan

The Lake Waconia Regional Park Master Plan amendment will determine the final use, development and protection of the island and is scheduled to be complete in 2016. The master plan will include a natural resource stewardship plan for the entire park property, including Coney Island.

Prior to site development, the initial management and stewardship of the island would consist of signing the property indicating the property is owned and managed by Carver County. Due to hazardous site conditions, the site would be posted advising visitors that the property is currently unsafe for public enjoyment and will undergo remediation to address these unsafe conditions. Operations shall consist of public awareness of planning work, sign maintenance, site monitoring of unauthorized activity and responding to inquiries and issues. Additionally, Carver County will prepare a Phase 1 Development Master Program which will include the remediation work. Initial expenses for signage and staff time are expected to be less than \$10,000. Stewardship costs to remove structures from the island are currently estimated at \$267,000.

Once the island is acquired and part of the Lake Waconia Regional Park, Carver County will be working on initial efforts for the island in anticipation of further development for public recreational use.

Demand Forecast

As part of the subsequent Lake Waconia Regional Park Master Plan amendment process, an updated demand forecast and needs assessment will be prepared.

Development Concept

Lake Waconia Regional Park Master Plan development concept plans will be prepared in the subsequent master plan amendment process.

Conflicts

There are no known conflicts with other existing or proposed projects or land uses affecting the Lake Waconia Regional Park / Coney Island sites.

Public Services

There are currently no public services of water, sewer, or roadways to island. At one time the island was serviced with electricity but this service is no longer operational. The need for public services will be addressed in a subsequent master plan amendment when it is known what service will be required to support the development program of Coney Island.

Operations & Maintenance

Upon acquisition of Coney Island, County Park Ordinance will apply providing County Staff and Public guidance for park operations. Public use and enjoyment of the County park system is controlled by Ordinance No. 30 which incorporates pertinent Minnesota statutes and outlines the authority, responsibility to the County Park Commission which advises the County Board on Park Operations, budgeting and capital improvement. A copy of the Ordinance is available through Carver County.

Maintenance of facilities and lands is essential to protect public investment, enhance natural resource qualities and achieve the County's goals of providing users clean, safe, enjoyable year round park experiences. The Carver County Parks Department has a clearly defined maintenance program.

The subsequent master plan amendment will address operations and maintenance related to Coney Island, as well as the existing Lake Waconia Regional Park, based on the type of recreational development that may be proposed.

Public Engagement & Participation

The Lake Waconia Regional Park Master Plan amendment process includes a variety of public engagement methods to allow for public input in order to meet the goals of the Carver County 2030 Comprehensive Plan and the Metropolitan Council 2040 Regional Parks Policy Plan.

A series of public meetings and a variety of community engagement opportunities are included as part of the public process in order to gain perspectives from a variety of demographics. Some examples include:

- Public open house meetings held at the Event Center located within Lake Waconia Regional Park. The first meeting was held on August 25th with

approximately 60-80 people in attendance. Two more meetings are scheduled to be held during the subsequent master plan process.

- Pop-up meetings held at select locations throughout Carver County. One was held at the Lake Waconia Regional Park beach on August 30th during a peak usage use time with many demographics present and willing to provide input. Two additional pop-up meetings are to be held to include one confirmed at the Chaska Farmers Market and another located yet to be confirmed.
- Community engagement activities at various community events are being held to gather input using fun and simple activities. Locations for the engagement activities include Waconia's Nickle Dickle Days, Carver Steamboat Days, and one additional location yet to be determined.
- The use of MySidewalk for creating a project website is being utilized and is easily used through various social media outlets. The project page contains information on upcoming events, meetings, activities, summary notes, graphics, and interactive posts. Links to the website page are provided on the Carver County Parks page as well as advertised through information provided at community meetings.
- Interviews are also being used during the Lake Waconia Regional Park Master Plan amendment process to be able to talk directly with various project stakeholders who can offer more specific input related to the project.
- Carver County Parks has included the use of a Technical Advisory Committee as part of the design process. Their role is to provide technical input based on their specific area of knowledge, provide ongoing communication to their respective agency/committee that they represent, and promote the project by providing outreach to the community through their contacts. Meetings with the TAC group will be held throughout the design process.

Public Awareness

Carver County sent out an official press release for the Coney Island Acquisition Amendment and Lake Waconia Regional Park Master Plan Amendment to 13 newspapers starting on August 6, 2015 for release the following week. The Carver County website also contains project information including a link to an online project website through MySidewalk that provides ongoing updated project information, resources, tools, meeting notes, and a community engagement schedule to the community.

Additional information related to public awareness will be addressed in the subsequent master plan amendment process.

Accessibility

Accessibility will be addressed in the subsequent master plan amendment process.

Known Support / Opposition

Carver County approved a Charitable Pledge and Donation agreement proceeding with the acquisition of Coney Island from The Norm and Ann Hoffman Trust at the Carver County Board Meeting held on March 3, 2015. There have been many comments of support from the local community regarding the acquisition of Coney Island and up to this point of the design process, there is no known opposition to the land acquisition.

Lake Waconia Regional Park Master Plan Amendment

The subsequent Lake Waconia Regional Park Master Plan Amendment will include more in-depth plans, graphics and information related to the full development of Lake Waconia Regional Park, including Coney Island. This planning and design process is currently in progress and scheduled to be completed and submitted to the Metropolitan Council for approval in 2016. This subsequent amendment plan will include the following information in more detail:

- Equitable park usage
- Overall park development plans
- Demand forecast / community needs assessment
- Natural resource inventory and wetland delineation
- Recreational trends analysis
- Demographic trends analysis
- Park site inventory and analysis
- Community engagement procedures and outcomes
- Setting and regional context of the park site
- Park service area
- Multimodal opportunities
- Park access (main land and island)
- Regional connectivity
- Promotion of healthy communities
- Enhancement of quality of life
- Active and passive recreational opportunities

- Complementary experiences in comparison to other nearby regional parks
- Unique experiences and recreational opportunities
- Accessibility/accommodating varying abilities
- Wayfinding and sense of place
- Conflicts and issues
- Suitable and/or conflicting land uses
- DNR boat access
- Park control
- Operations and maintenance
- Public safety services (first responders, fire and police)
- Utilities services (sanitary, storm, water, electrical)
- Public awareness
- Integration of educational, historical and cultural resources
- Natural resource management
- Water quality
- Wildlife habitat & pollinators
- Best management practices
- Revenue opportunities

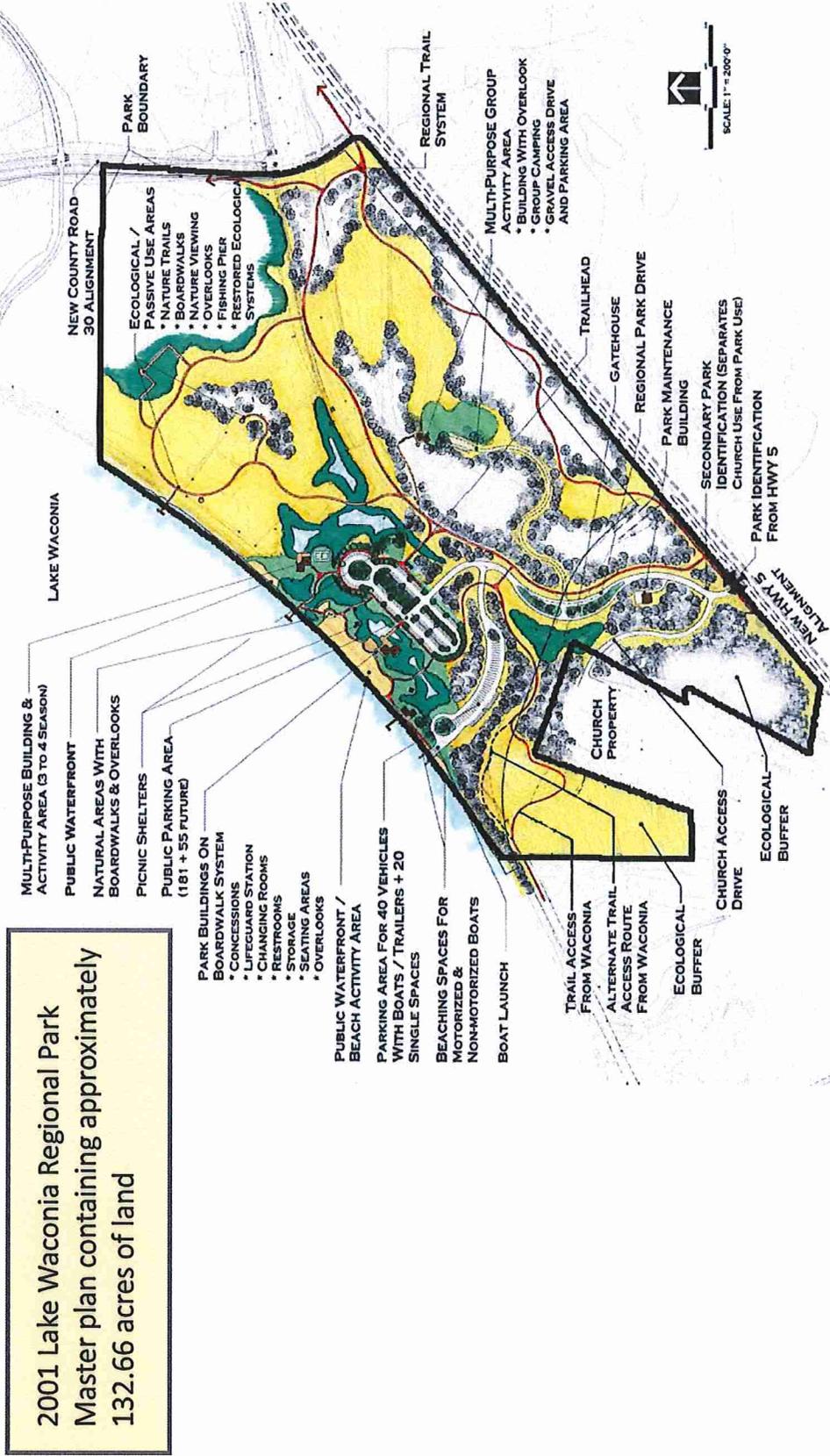
Upon completion of the Master Plan Amendment, Carver County will be working with the design consultant to complete an initial development phasing and implementation strategy for Lake Waconia Regional Park. This shall include preliminary design and engineering feasibility plans along with probable estimates for construction provided so that Carver County will be positioned to begin development with appropriate budgetary numbers. The preliminary design for the initial phase will be complete by the fall of 2016.



Lake Waconia Regional Park Acquisition Amendment

SECTION V - DEVELOPMENT MASTER PLAN

Figure 5.4 – Master plan for Lake Waconia Regional Park.





Lake Waconia Regional Park Acquisition Amendment

Coney Island property boundary containing approximately 33.77 acres of land to be added to the existing Lake Waconia Regional Park.

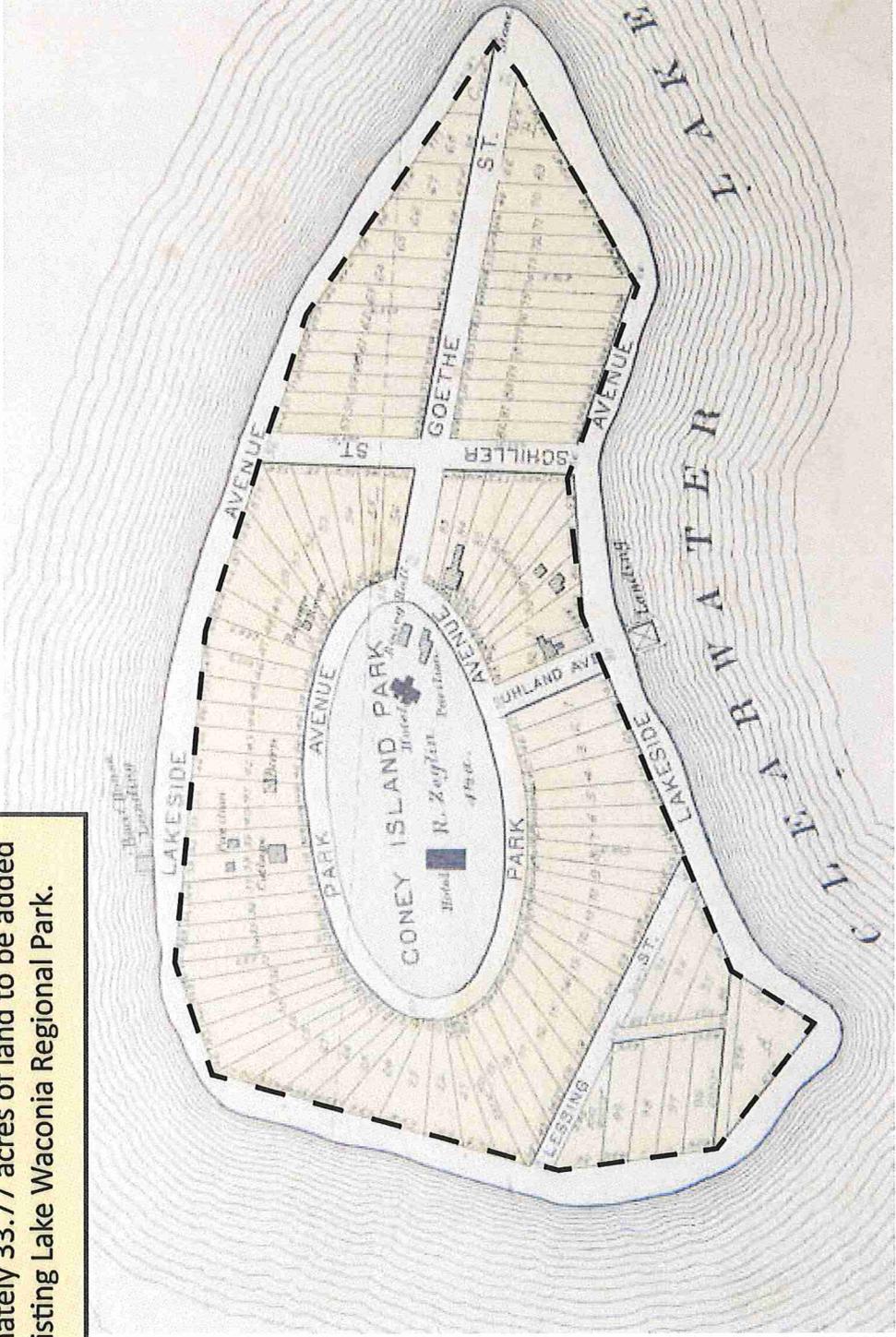


EXHIBIT "B" - Coney Island Property



Lake Waconia Regional Park Acquisition Amendment

EXHIBIT "C" - MLCCS Map of Coney Island