



## CARVER COUNTY PARKS

11360 Highway 212 West, Suite #2  
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Division of Public Works

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### Park Commission

### Meeting Wednesday, November 4, 2015

**6:30 Regular Meeting**  
**Carver County Public Works**  
**11360 Hwy 212, Cologne, MN 55322**

#### Agenda

- 1) Call Meeting to Order, Roll Call (6:30 p.m.)
- 2) Approval of the October 7, 2015 Regular Meeting Minutes (6:30 p.m.)
- 3) Additions or Deletions to the Agenda (6:31 p.m.)
- 4) Approval of Agenda (6:32 p.m.)
- 5) Commissioner Liaison Report (6:33 p.m.)
- 6) Staff Reports (6:45 p.m.)
  - a. Recreation Program Services Presentation
  - b. Lake Waconia Regional Park Master Plan Amendment
    - i. Public Participation Report
    - ii. Coney Island Acquisition
  - c. Sale of Land to DNR
  - d. MN River Bluffs Regional Trail
  - e. Aquatic Invasive Species 2015 Update
- 7) Commission Member Reports (7:15 p.m.)
- 8) Set Next Meeting Date (7:20p.m.) – Proposed Date December 8, 2015
- 9) Adjourn Meeting (7:30p.m.)

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

**Draft**  
**Meeting Minutes**  
**October 7, 2015**

**Members Present:** Carroll Aasen, Tom Hermann, Jim Boettcher, Jim Manders, Gerald Bruner, Ron Trick, Curt Kobilarcsik and Commissioner Lynch

**Staff Present:** Marty Walsh, Sam Pertz, Connie Keller

**Park Commission and Staff Toured Coney Island – Meeting followed tour (5:30pm – 7:00pm)**

**Call to Order:** Manders, called the meeting to order at **(7:02p.m.)**

**Approval of Minutes:** **(7:02p.m.)**  
Boettcher motioned to approve the minutes of the September 9, 2015 regular meeting minutes Aasen seconded the motion.  
Motion passed 7 to 0

**Additions/Deletions to the Agenda:** **(7:02p.m.)**  
None

**Approval of Agenda:** **(7:02p.m.)**  
Trick motioned to approve meeting agenda  
Bruner seconded the motion.  
Motion passed 7 to 0.

**Commissioner Liaison Report:** **(7:02p.m.)**  
  
Enjoyed the trip out to the Island!

**Open to the Public:** **(7:03p.m.)**  
None Present

**Staff Reports:** **(7:03 p.m.)**

**A. Sale of Land to DNR**

Staff updated Park Commission on the status of sale of land to the DNR, staff stated that Parks and Open Space Commission meeting that they did recommend the approval of the sale of land and removal of restrictive covenants, staff stated that this is a pretty significant step. Staff also stated that there are two other steps to get through with the Metropolitan Council Community Development Commission and Metropolitan Council, by end of October the Council should have acted on it. After that the next step is to go to the LCCMR to ask them for consent to the sale of land to the DNR. Staff explained the process of the payback to the LCCMR from the sale, stating that the County should not be losing out in any dollars.

Staff also explained the agreement with the DNR, with maintaining the boat access. Staff stated that it is an overall benefit for the County and public.

No Questions or Comments

**B. MN River Bluffs Regional Trail**

Work has started on the bridge work over Spring Creek; pile driving will start on Monday weather permitting. Staff stated that there will be some monitoring on vibration of the pile driving due to the historic homes in the area.

Bridge will be fabricated over the winter and installed next spring with paving beginning also next spring with a completion date in June 2016.

No Questions or Comments

**C. Lake Minnewashta Regional park Ribbon Cutting**

There were two Park Commission members that attended the ribbon cutting at Lake Minnewashta Park along with County Board members. Staff stated that it was a chance to show the County Board members the work that has been done at Lake Minnewashta Regional Park.

No Question or Comments

**D. Lake Waconia Regional Park / Coney Island Master Plan Amendment**

Staff shared the amendment that was sent to the Metropolitan Council for review which begins in November. Staff stated that approval for that amendment should be in December. Staff also stated that along with that amendment was a request for the money to purchase the Island along with cost to clean up the island.

No Questions or Comments

**E. Aquatic Invasive Species 2015 Update**

Staff stated that the base services have completed and the extended service will wrap up at the end of October. Staff stated equipment is being returned by AIS inspectors and getting ready to store for winter.

Staff stated that County Board took action moving the program to Carver County Water Management Organization and hiring an AIS Coordination. Staff will help with the transition of the program.

Staff shared that the report of zebra mussel on an outbound boat was confirmed not to be a zebra mussel at Lake Minnewashta found Labor Day weekend of this year.

Staff will have the final 2015 AIS report and stakeholder invoices prepared by end of year or soon into January 2016.

Questions or Comments:

Aasen asked about the decon unit hours; Staff stated Friday evenings, Saturday and Sundays.

Lynch commented that there will be a news report on KSTP about hiring of Coordinator.

Questions were asked if Christmas Lake was still clear of zebra mussels; Staff stated at this time.

Also if anything more has been found on Lake Waconia. Staff stated that yes more has been found.

**F. Events and Activities**

Staff stated that the conclusion of camping season is ending with the Chili cook-off.

Fall MEA camps next week one at Baylor Park and one at Lake Minnewashta – Thursday and Friday. Staff stated that request for authorization by the County Board for a Boy Scout group to launch homemade rockets at Baylor Park on Saturday 10/10 was approved as the activity was against park ordinance.

Staff note a complete report of the 2015 recreation program & event season will be provided at the November or December Commission meeting.

No Questions or Comments

**G. 2015 Camping Operation Updates**

Staff shared with Park Commission information about the 2015 camping season with: numbers of campers; firewood sold; bags of ice; revenue generated; and other general camp ground information.

Camping season concludes this weekend, and we will have Mayer Lutheran High School come in and help clean up as done in years past.

Camping reservations for 2016 will start on January 12, 2016.

Questions or Comments:

How far is the furthest person at the Campground traveled; Staff stated that we had someone from Arizona this past week and each year have visitors traveling through the area stay at the campground who are often times from areas outside of the Midwest.

Manders asked how much of the revenue is from the Minnesota Astronomical Society (MAS) observatories; Staff stated that its uncertain who is coming in for the observatory events. Many events take place on Saturdays throughout the camping season and staff recognizes campers at times are drawn to the park as result of the observatory activities. MAS staff will have attendance numbers for us later this year.

**Commission Member Reports:** (7:21 p.m.)

None

**Next Meeting Date:** (7:21 p.m.)

Next meeting will be on November 4, 2015 at 6:30p.m. Will be held at the Public Works Building in Cologne

**Adjourn Meeting:** (7:22 p.m.)

Aasen motioned to adjourn the meeting

Bruner seconded the motion.

Motion passed 7 to 0.



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## MEMO

**TO: Members of the Parks Commission**

**FROM: Martin Walsh, Parks Director**

**SUBJECT: Staff Reports for the November 4<sup>th</sup>, 2015 Commission Meeting**

**DATE: October 30, 2015**

Below are brief reports on the agenda items.

### **A. Recreation Program Services Presentation**

Staff will provide a larger discussion around the topic of recreation services & activities both offered and permitted by the County. The presentation will showcase improvements to the park system and annual park user data trends over the last five years. Within the presentation an update on annual activities conducted in the park system by outside groups will be shared, along with a comprehensive review of the recreation activities planned. During the discussion a close look at the 2015 season will be reviewed. Additionally, the presentation will deliver information about recent work and considerations pertaining to risk management. Staff will seek feedback from Commission members on new considerations for recreation services and rental opportunities.

### **B. Lake Waconia Regional Parks Master Plan Amendment**

#### Community Engagement Report

Attached is the report on the Community Engagement Overview and Summary. It is reported that over 500 people have been directly engaged in the process to provide input into the master planning work for Lake Waconia Regional Park and Coney Island. The most common themes included:

- Swimming as a highlight of the park
- Need for better/bigger playground
- Need for non-motorized water recreation, canoes, kayaks, paddle boards
- More and better trails with connections to City of Waconia and to other regional trails
- Coney Island- camping, picnicking, trails, historical interpretation
- Fishing – Important activity, access by pier and boat launch area desired
- Big Ideas – Create a winter destination & provide ferry access to island

The report goes on to detail the various public engagement activities and the responses from those events.

#### Acquisition of Coney Island

The Metropolitan Parks and Open Space Commission is scheduled to review and consider approval of the master plan amendment which would incorporate Coney Island within the boundary of Lake Waconia Regional Park at its November 10<sup>th</sup>, 2015 Meeting. Approval of

the amendment would make acquisition costs for the island eligible for reimbursement to Carver County. Also requested, is Acquisition Opportunity Funding from the Council for the purchase of the property, closing costs, stewardship costs to clean up the island and a boarding dock. The total request for funding is \$1,226,000.

As a part of the request submittal for funding, the appraisal, appraisal review and other documentation pertaining to the costs were provided. Metropolitan Council has requested a second appraisal review as an additional measure to ensure confidence in the appraisal with the Legislative Citizen Commission on Minnesota Resources and use of Environmental and Natural Resource Trust Funds. The schedule on completing this work at the time of this report has not been determined. Time to complete a second appraisal review may delay the acquisition of the island.

### **C. Sale of Land to DNR**

The Metropolitan Council approved the removal of the restrictive covenant from the parcel of property to be sold to the DNR for a public water access at it October 28<sup>th</sup>, 2015 meeting. This clears the way for the County to ask the LCCMR to consent to the sale of property.

The full report is attached along with my letter requesting consent to the removal of the restrictive covenant.

Below are the actions that the Council has taken.

1. Direct staff to work with Carver County to request approval from the Legislative-Citizen Commission on Minnesota Resources (LCCMR) for the sale of 5.05 acres and for the 1.64-acre access easement to the DNR on land acquired using Environment and Natural Resources Trust Fund dollars.

2. Contingent upon approval by the (LCCMR):

- a. Consent to the sale of 5.17 acres of land by Carver County to the Minnesota Department of Natural Resources (DNR) for development of a boat access site at Lake Waconia Regional Park, as described in Attachment A and shown in Attachment B.
- b. Release the restrictive covenants on the 5.17 acres of land to be sold to the DNR.
- c. Consent to the 1.64 acre access easement to be granted by Carver County to the DNR as described in Attachment C and shown in Attachment D.
- d. Require Carver County to reimburse \$13,276 to the Metropolitan Council's Park Acquisition Opportunity Fund to account for the sale of 0.12 acres of land acquired with Minnesota Parks and Trails Fund dollars.
- e. Revise the amount the Council will consider reimbursing Carver County from its share of future Regional Parks Capital Improvement Programs for acquisition of 19.29 acres at Lake Waconia Regional Park to be up to \$1,190,136 in order to account for the sale of 5.17 acres to the DNR.

3. Inform Carver County that the Council does not under any circumstances represent or guarantee that reimbursement will be granted, and expenditure of local funds never entitles a park agency to reimbursement.

Carver County will also repay the Environmental and Natural Resources Trust Fund the amount of \$347,620 and \$13,276 of Park Acquisition Opportunity Funds. The net proceeds from the sale of land at a value of \$1,100,000 to Carver County is \$739,104.

#### **D. MN River Bluffs Regional Trail**

Work is well underway to construct the bridge at Spring Creek in the City of Carver. Pile driving for the bridge abutments is completed. A vibration control monitoring plan was developed for this work to help ensure that two neighboring homes would not be impacted. Vibrations were electronically monitored for conformance with the vibration control plan. Pile driving was completed within the thresholds established in the plan.

An East bridge abutment has been formed and concrete work was taking place the week of October 26, 2015. Work on the west abutment is scheduled for the first week of November.

#### **E. Aquatic Invasive Species Report**

All AIS service provided by Carver County concludes November 1, 2015. The position of AIS Coordinator has been advertised and staff works to transition the AIS service to the Land and Water Services Department. Also attached is the press release concerning the discovery of additional Zebra Mussels at Christmas Lake.

## Community Engagement Overview and Summary

The Lake Waconia Regional Park Master Plan amendment process included a rich and effective public engagement strategy in order to keep the community aware of the project and to target various demographics for gathering public input and review throughout the design process to meet the goals of the Carver County 2030 Comprehensive Plan and the Metropolitan Council 2040 Regional Parks Policy Plan. In total, over 500 people were directly engaged in person, and an online community engagement forum was set up to provide another option to engagement. The group directly engaged represented a wide range of age, ethnicity, and geographic location within the southwest metropolitan area. The following provides an overview of the techniques, descriptions and results obtained from the community engagement methods. The detailed comments from each engagement activity can be found in the Appendix.

### Common Themes

In consideration of all the community engagement activities that were conducted, the following summary themes developed as common ideas, goals, and thoughts about Lake Waconia Regional Park and the master plan update. These are listed in order of most discussed or mentioned.

- **Swimming.** Most people expressed that swimming was the highlight of what people think of/do when they visit the park. The majority of people desired keeping the beach/swimming area.
- **Better, bigger playground.** Many of the children we talked to mentioned this as the first or only thing that could be improved. The majority of people commented on wanting a better playground (swings and slides) in the park. Zip lines were also mentioned as something a few people wanted to see.
- **Non-motorized water recreation.** There were numerous comments about including rentals for canoes, kayaks, snowshoes, and paddleboards at the park.
- **Trails.** Maintaining and enhancing hiking, biking, picnicking, and walking trails were mentioned a lot. More and better trails and trail connections was a common theme. Some mentioned better connections to other regional trails and to the city of Waconia.
- **Use of the Island/Park.** People were excited about the island being put to public use. Several people mentioned camping as an activity that could enhance the park (specifically, the Island) and many mentioned trails and benches/picnic areas as something they would like to see. A few people expressed concern over

vandalism and littering and how the County might prevent that. Another common concern was access, and how people without boats might enjoy the Island. Preserving and connection with the natural environment was mentioned by some. Many older people said they come just to sit and enjoy the views of the lake from their car in the winter and from a bench in the summer.

- **Connection to history.** Many people mentioned the desire to preserve the history on the Island. Having historical markers or interpretive signs highlighting the history would be important. Many people had stories or local connections to the history of the island, mentioning that there was a hotel on it, and the Gophers used to practice on it.
- **Fishing.** Fishing was an important activity to keep and enhance, including consideration of a fishing pier, improved boat access/parking. Some wanted better boat access to the lake, and places to load/unload to visit the park.

When the team asked people why they did not visit the park and barriers to visiting, the most common response when asked why they have not or do not go to the park was related to having a big yard, having a cabin, or partaking in other, closer regional or local parks. There were many who avoid using Lake Waconia Regional Park due to having to pay a fee to get in. Some people follow side roads to use the land adjacent to the park, or they will park off-site and walk in to avoid paying a fee.

### Big Ideas

Although not the most commonly expressed themes, there were some “big ideas” that people had through the community engagement process.

- Winter weather destination (snowshoeing, ice fishing, firepits, ice-skating, winter camping). Several people suggested a winter recreation component, especially for the use of the island. Snowmobiling and snowshoeing would be a way for people to access the island without a boat and having an ice-skating facility with warming house and firepits for ice fishers was mentioned as a good use of the island. People talked about how the lake is big for ice fishing, and tournaments or other activities might be good for the winter use of the island.
- A ferry to access the island. Several people mentioned how it might be nice to have a ferry or some sort of boat service to get people to the island and back for people who did not have boats.

### **Methods Used**

The following methods were used to gain a broad cross section of people. An effort was made to engage with folks to both are regular attenders of the park, and those who have never visited. Also, the Parks Department desired to collect input from a variety demographic groups (including race, ethnicity, place of residence, and age). Therefore, the community engagement strategy employed a variety of techniques to achieve a broad cross section of input.

### **Press Release**

Carver County sent out an official press release for the Coney Island Acquisition Amendment and Lake Waconia Regional Park Master Plan Amendment to thirteen newspapers starting on August 6, 2015 for release following week. During the various community engagements, there were many comments from people who had seen and read about the acquisition of Coney Island and the master plan update in the news.

### **My Sidewalk**

The Carver County website also contained project information, including a link to an online community engagement platform through MySidewalk that provided ongoing updated project information, resources, tools, meeting notes, graphics, questions, and a community engagement schedule to the community.

### **Public Open House Meetings**

This first open house meeting was meant to provide an overview of the project process and schedule to the public, inform them of the upcoming community engagement methods that would be taking place, and to gather their input regarding the acquisition of Coney Island and the planning and design of the entire Lake Waconia Regional Park.



### *Pop-Up Meetings*

Three pop-up meetings were held at select locations throughout Carver County in order to go out and gather input from various demographics. The results of the pop-meetings can be found in the Appendix.

The first pop-up meeting was held at the Lake Waconia Regional Park beach on August 30<sup>th</sup> during a peak usage use time with many demographics present and willing to provide input. There are about 150 people in the park that day, including mostly families with children or grandchildren. It was a racially diverse crowd, and input was collected from a variety of different ethnic backgrounds and age ranges. Specifically, the group engaged included a large Mexican family having a family reunion, an Asian and African American couple with their grandchildren, a young Columbian couple, and a variety of different types of family ages and sizes.

The second pop-up meeting was held at the Chaska Farmer's Market with approximately 25 individuals providing input and responses. This group included mostly Carver County employees and residents who had walked. Most people had not been to the park before. Again, there was a broad spectrum of age ranges and ethnicities, including a Syrian gentleman and two Hmong farmer's market vendors who contributed.

The final pop-up event was held in Waconia at the food shelf and the library. In an effort to engage with lower income individuals, we reached out at these local spots. While it was a quiet day at both venues, the team interviewed about 15 people at both locations.

### *Community Engagement Events*

Attendance at three community events throughout the region were held in order to gather input using a simple activities board and quick questions.

The first event included setting up a small station alongside various street vendors during the Carver Steamboat Days on Saturday, September 12<sup>th</sup> from 11:00 am to 3:00 pm. This resulted in approximately 130-180 total people



*Engagement at Carver Steamboat Days*

engaging with the County and consultant during this event.

The demographics consisted mostly of families with kids who lived mainly in Waconia or Carver, with some also from Chaska, St. Peter and Lonsdale. The demographics of the responders consisted highly of Caucasian families with kids ranging from toddlers through teens, but there was also a fair number of couples in the range of 65+ years of age who were long-time residents of the region and were very familiar with Waconia, the park and the island. Though there were also people from outside of Carver County, those demographics tended to decline providing input when asked.

The second community event included as part of the community engagement effort was Nickel Dickel Days in the Waconia. We talked to approximately 100 people, most of which had been to the park. Over half were children, with another approximately quarter being parents and the remaining quarter seniors.

The final community event attended was AngelFest 2015 on September 27<sup>th</sup>. This event was in Chaska and sponsored by the Guardian Angels Catholic Church. It was a smaller event, but approximately 25 people contributed to the verbal survey and dot exercise.

### *Interviews*

Interviews with select project stakeholders were undertaken as part of the design process to be able to talk directly with various project stakeholders who can offer more specific input related to the project. Approximately two to three days will be set aside to conduct interviews with the broad range of project stakeholders.

### *Technical Advisory Committee*

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. There are currently approximately 18 members included on the TAC. There have been two meetings held with the TAC group to-date and additional meetings will be held throughout the subsequent master plan design process.

## **Verbal Survey Results**

In addition to asking people to complete a dot exercise giving them options for what they wanted to see in the park, we completed approximately 200 verbal surveys at Steamboat Days, Nickel Dickel Days, the Chaska Farmer's Market, and AngelFest 2015 in Chaska. Below is a listing of the verbal responses we received from people.

### **What do you think makes these parks special? Why do you visit the park?**

- walking
- We love it! I picnic there, bring my lunch in the winter
- Used to when the kids were small- to the beach. Went snowmobiling.
- boating
- beach, mountain biking- more!
- the beach
- Swimming, picnic, shade
- boating
- love the beach
- read by the water
- Walking, drive & sit
- walking & geocaching

### **What activities or features do you like at those parks?**

- Camping at state parks
- Walking, nature, flowers
- Great playground would be nice- the kids get us out
- We love camping all over Minnesota
- Playgrounds for grandkids
- Playground for kids, fishing pier, better boat launch
- Archery! Only at Canek now
- Camping
- Camping
- Picnics/family reunion
- Swinging, climbing

**How do you think we could make the park better?**

- Winter activities: snowshoeing, snowmobiling
- Fire pit/camping
- Off-leash dog park
- Better playground for grandkids
- Don't change anything
- Snowmobile/ice skating/warming house
- Preserve the history! Replica of buildings or preserve buildings. Zeigland's used to own it.
- Ice fishing destination
- Historical marker at Coney Island from foundations
- Camping! On the island
- Camping on the island
- A dock for tying up temporarily
- Restrooms (no porta potties!), skateboarding
- Trampoline, a walking trail up to the sledding hill
- Diving, a playground
- Dog park, archery, swimming (cabin fever), picnicking, no docks
- Teeter totter, needs more shade- more trees
- A dock in the island, a zipline, splash pad x2, better playground, picnics & hiking and outlook on the island, some cool crazy playground like chutes and ladders
- Camping, exploring the island (hiking), historical markers
- Fishing/canoeing
- Picnic shelter, better bathrooms, food trucks/concessions x2, snowmobile to island
- Ice skating trails
- Dakota Rail connection to the park, restrooms!
- Horse trails, camping
- Pick up trash (beer cans) on the island, fishing

**Is there anything that prevents you from using the parks more?**

- Too hard to get to

- Make it more of a destination
- Not enough parking for boating
- More horse trails

**Why have you not been to the park?**

- Don't visit a lot of parks, other than for camping
- Too busy
- Too hard to get to right now
- We have a cabin and are not around on the weekends
- We go to Lake Ann because there are lifeguards
- Too busy. Retired now- we will!
- We have a big yard
- New to the area
- No
- Have to pay?
- Is there good parking?
- Never been there
- Don't go to any parks unless there is a car show

**Do you visit other Carver County or regional parks?**

- No
- No. Who goes on vacation?
- No, just local parks and Arboretum
- No
- School park

### Community Visioning Meeting

The first public open house meeting was held on August 25<sup>th</sup>, 2015 at the Waconia Event Center, located within Lake Waconia Regional Park. The meeting was attended by approximately 60-80 people, many of whom were from Waconia with most attendees falling in the age range of 40-70+, though there were a few younger families present as well. Many attendees provided comments after the meeting expressing their elation with the acquisition of Coney Island into the regional park. There were also many comments regarding the satisfaction of being involved in the design process and allowing their comments to be heard, with many enjoying the engagement activities.

The team undertook a few engagement techniques with the public that drew out the most important issues related to the park and Coney Island. The following are the results, grouped by topic.

#### What do you want to see changed/added to the Lake Waconia Regional Park?

- Bike racks
- Concessions
- Coney Island building needs to be cleaned up/removed/restored
- Dedicated restroom, shower facility
- Dog park
- Grills
- Handicap accessible areas
- Improve shelters to justify rental cost
- More amenities
- More picnic tables, grills, fire pits
- Rental opportunities
- Updated facilities/equipment
- Upgrade shelters
- Wedding venue/outdoor ceremony area
- Bandshell
- Outdoor theatre area
- Entertainment
- Movie night
- Frisbee golf
- Continue to grow programming offerings
- Need to cater to group activities/events
- Food trucks

History markers on island  
Wi-Fi  
Archaeological study of island  
Better visibility on county website  
Butterflies (milkweed)  
Environmental service maint.  
Lake Rebecca & Elm Creek Parks  
Limit usage  
Look at shoreland impact for City of Waconia  
Preserve natural state of island  
Prioritized above before island  
Priority for county residents  
Recreational friendly  
SUP Rentals (equipment)  
Weed maintenance  
Clearly marked  
Hard surface bike trails  
Marked trails on the island  
More trails  
Paved trails  
Single-track trails (MTB, snowshoe, trails running)  
Snowmobile trails  
Trail connection from IVGC to beach & to town  
Trails around the entire lake  
Yellowstone trail needs to be marked  
Trail connections

**What do you like about Lake Waconia Regional Parks and regional parks in general?**

Camp sites  
Archery ranges  
Catering facilities  
Clean restrooms  
Bathrooms/shower stalls  
Cleanliness  
Community gathering space  
(shelters)  
Concessions  
Dog park  
Drinking fountains  
Events center



First aid area  
Food  
Gated entrance- security  
Gathering pavilion  
Benches  
BBQ Grills  
Sporting events  
Camping  
Grills/cooking areas  
Hockey pond  
Lighting  
Maintenance  
No sports fields  
Non-mobile restrooms  
Observatory  
Picnic area  
Picnic Areas/Shelters  
Recreation courts  
Recreational fields  
Recycle/trash bins  
Restroom/shower facilities  
Shelters  
Skating rink  
  
Fireworks shot off at island  
Green space  
Historical info  
Kids Playground  
Lifeguards  
Nature  
Habitat  
History  
Keep up great work with  
Facebook  
Landscape  
Quiet  
Sculptures/artwork  
Shade  
Splash pads  
Plants/gardens  
Rentals  
Security



Trails  
Biking Trails  
X-country ski  
Snowshoe  
Hiking trails  
Biking  
Cross country skiing  
Bird observation  
Education  
Entertainment  
Fireworks  
Geocaching  
Hiking  
Organized  
activities/families/kids  
Parties  
Picnics  
Programming/events  
Snowshoeing  
Special events  
Trees  
Wide open space  
Zip Line  
Tours/History  
Bird houses  
Community  
Curfews  
Family oriented  
Flowers  
Interloop within  
system  
Location  
Nature based  
No alcohol  
Open spaces  
People  
Un-structured  
Wildlife  
Public Owned

**What do you dislike?**

Bathrooms  
Campsites too close  
Cleanliness  
Dirty restrooms  
Don't tear down ballroom  
Fences  
Gates  
Lack of emergency shelters  
Lack of maintenance  
Not handicap accessible  
Poor maintenance  
Portapotties  
Loud noise/partying  
Overnight camping on island  
Not enough green space  
No concessions  
Animal droppings  
Boring  
Commercialization  
Congestion  
Cost conscious for county taxation  
Disorganization  
Fire concern  
Geese  
High use fees  
Lack of lighting  
Lack of security  
Limited hours of operation  
Litter/trash not maintained  
Loitering in afternoons  
Maintenance  
Maintenance budget shortfalls  
No guns allowed  
Noise  
Noise ordinance  
Non family oriented atmosphere  
Not enough history/knowledge  
Not enough shade/umbrellas  
Not feeling safe because of others'

behavior  
Over-crowded  
Overuse  
Pollution  
Poor pet owners  
Safety  
Selective uses  
Smoking  
Trash/litter  
Vandalism  
Gravel trails  
Lacking trail connections  
Snowmobiles on trails  
No stop signs for bikers  
Distance/travel time  
Entrances/exits need to be well  
designated  
Gravel parking lot  
Lack of directional signage  
Lack of transportation  
Not enough parking  
Parking pass  
Snowmobiles

### Park Visit – August 30, 2015

The team went to Waconia Regional Park and set up a booth to garner input from people who visit the park. It was a beautiful day, and there was a variety of activity at the park. This included people swimming, picnicking, playing on the playground, having a family reunion, having a baptism, geocaching, and walking and biking through the park. In total, the team spoke with approximately 100 people about the plan amendment, asking people what they wanted to see “here”. Below is a listing of the answers:

#### What do you want to see here?

- Swimming/beach x2
- Snorkeling
- Boat charters to the island
- Ice fishing destination on the island
- Love the umbrellas at the beach x2
- Love the beach x2
- Beach love!
- Swimming
- Tourist attraction on island
- Fishing
  - Bigger playground
  - Better playground
  - Shower
  - Drinking fountain
  - Cabanas
  - Canoe renta
  - Monkey bars
  - Playground could be better
- Swings
- Water park
- Zip line
- Better swings
- Slide into the water
- Swings!
- Closer bathrooms
- A store to buy water/ice



cream

- Bigger playground
- TVs in the pavillion
- Better playground
- Splash pad
- Bigger playground
- Frisbee golf
- Geocaching
- Archery
- Better sand in the volleyball court
- Geocaching
- Soccer
- Basketball court
- More trees
- Quieter than Minnetonka
  - The label
  - The "lago"

### Carver Steamboat Days

Held Saturday, September 12<sup>th</sup> from 11:00 am to 3:00 pm. Approximately 130-150 total people engaged with the County and consultant during this event. Some noted the locations of where they lived which was noted as the following:

- Waconia
- Carver
- Chaska
- St. Peter
- Lonsdale

Below are specific comments taken from questions and general discussion which are listed below the corresponding categories. Refer also to the dot board and the scanned copies of the comment sheets.

\* = number of comments

#### Island

- Want camping \*\*\*\*\*
- Trails \*\*\*\*\*
- Reduce pollution / garbage – clean it up with management \*\*\*\*
- Concessions and/or food on island \*\*\*\*
- BBQ / picnic spaces \*\*\*
- Pavilion or place for weddings/reservation style (island and/or main park) \*\*\*
- Dog friendly \*\*
- Swimming beach \*\*
- Historical preservation / rebuild some areas
- Boat or fishing dock \*\*
- Rope swing \*\*
- Serve alcohol on island
- Keep natural/passive \*\*
- Wildlife observation
- Mountain bike trail
- Scenic stops/overlooks
- Access to island
- No hotels or that type of lodging



- Retreat area (building)/island getaway
- Need restrooms \*\*
- Trash and recycling containers
- Get rid of invasives, like poison ivy
- Put small resort cabins on island/overnight lodging \*\*
- No big party place
- Some type of playground on island
- Ferry to and from island – wheelchair and stroller accessible \*\*
- Accommodate diverse range of age groups
- More mushrooms on island
- Safety
- Shade

#### Water Activities / Beach

- Have rental place for canoes, kayaks and paddleboards \*\*\*\*\*
- Splash pad \*\*\*\*\*
- Need bigger beach area and more umbrellas \*\*\*\*\*
- Like/use the beach \*\*\*
- Concessions by beach \*\*\*
- Changing rooms/beach house \*\*
- Remove floaty restrictions at beach or have special area
- Swimming dock
- Shade

#### Fishing & Boating

- Want boat access with lights
- Want boat launch \*\*\*\*\*
- Boat docks at beach so can bring boat up to the park
- Beaching boats by the park beach
- Like fishing / add fishing pier \*\*\*\*\*
- Like boating / skiing

#### Playground

- Like playgrounds/need a better playground \*\*\*\*\*
- Toddler activities separate from bigger kids \*\*\*\*\*
- Clean playground fill – like rubber or woodchips, not rocks \*\*
- Swinging \*\*\*

- Climbing
- Like the “little town” type of playground designs
- Bridges
- Climbing activities
- Monkey bars
- Spider web climbers & nets
- Like carousels
- Big poles to slide down
- Like to jump off things/high places
- Swing on ropes
- Mention of Tremendous Park (?) with castles
- Spinning
- Sand and water tables
- More creative play experience

#### Picnic & Shelters

- More areas for picnics \*\*
- Allow for birthday parties at park
- Need more tables/picnic spaces

#### Trails

- Walking / hiking trails \*\*\*\*\*
- Biking trails \*\*\*\*\*
- Cross country skiing \*\*\*
- Connect to regional trail system – put along major routes \*\*
- Want paved walking and biking trails \*
- Connect Carver to Waconia with trails
- Mixture of paved and natural trails
- Mountain bike single track trail

#### Other Comments & Suggestions

- Don't like fee / keep fee down (some enter park at different areas or use spots alongside the park to avoid paying fee) \*\*\*\*\*
- Dogs allowed/dog park area \*\*\*\*\*
- Frisbee/disc golf \*\*\*
- Geocaching \*\*\*
- Snowmobile (use or show) \*\*

- Need clear park identification and wayfinding signage \*\*
- Use it like an animal sanctuary / wildlife observation
- Waterpark with slides
- Zipline
- Skate park
- Want paved parking lot in park
- Archery
- Bandstand/bandshell in park
- Curling center
- Ballroom not desired by young couples for weddings, need better place
- Hold ice fishing events in winter (could tie to winter resort on island)
- Basketball court
- Open space
- Volleyball
- Like quiet areas along the lake
- Exercise stations
- Park is too far away to use, not convenient
- Remote controlled airplanes/helicopters
- Rope to get up sledding hill
- More special events or kids activities in park / educational
- Safety/security
- Amenities/drinking fountain

#### **Parks Used/Liked**

- Minnetonka Regional Park
- Carver Park Reserve
- Lions Park
- Frequently use Lake Waconia RP – have season pass
- Go to North Shore to hike
- Lake Ann
- Pequot Park
- Minnehaha
- Like ballroom
- Minnewashta Regional Park (dog park)
- Staring Lake (Frisbee golf)
- Carver Lions Park



- Carver skate park
- Carver County Swimming Hole that is chlorinated (not Minnetonka Regional Park)
- Round Lake playground and splash pad in Eden Prairie
- 3 Rivers Parks
- Hyland Park
- Miller Park in Eden Prairie
- French Park
- Baker Park (group camping – like dedicated showers and restrooms)
- Excelsior Park (live close to it)
- Lowry Nature Center
- Grimm Farm
- Eden Prairie Outdoor Center Eco-palooza

### Angel Fest 2015

On August 26, 2015 the team attended AngelFest 2015, a festival in Chaska sponsored by the Guardian Angels Catholic Church in Chaska. The purpose was to engage with members of the parish, which included a large Latino population. While it was not as busy as other events, the following information was collected at Angel Fest.

What are your favorite nature-based activities?	
Activity	Dots
Fishing	6
Walking on paved trails	3
Off leash dog area	2
Biking on paved trails	3
Children's play	4
Archery	2
Canoeing/Kayaking	6
Picnicking	1
Hiking	4
Nature viewing	2
Running	0
Disc golf	1
Volleyball	0
Snowshoeing	0
Mountain biking	1
In-line skating	3
Geocaching	2
Paddle boarding	
Nature centers/programs	0
Cross country skiing	1
Other (including zipline)	5

## Nickel Dickel Days

On August 19<sup>th</sup>, 2015 the team attended Nickel Dickel Days, which is a community wide event that draws people from the western suburbs, especially from areas near Waconia. In total, the team spoke with approximately 50 people. The top activities that people wanted to see in the park were a better playground, walking/hiking opportunities, and disc golf. Below is a summary of the preferred activities:

What are your favorite nature-based activities?	
Activity	Dots
Fishing	6
Walking on paved trails	10
Off leash dog area	15
Biking on paved trails	4
Children's play	17
Archery	7
Canoeing/Kayaking	5
Picnicking	2
Hiking	7
Nature viewing	3
Camping	
Running	4
Disc golf	8
Volleyball	6
Snowshoeing	4
Mountain biking	2
In-line skating	3
Geocaching	2
Swimming	11
Paddle boarding	5
Nature centers/programs	2
Cross country skiing	1
Skateboarding	1

## **Waconia Food Shelf and Library**

The team went to Waconia on October 15<sup>th</sup> to collect information from visitors at the Waconia Food Shelf and the Carver County Library. The team spoke to 15 people and collected the following information:

### **What do you think makes the park special? Why do you visit the park?**

- New to the area. Looking at views, lakes
- Beach
- Swimming! And just sitting eating lunch
- Beach
- Yes, just to sit and enjoy the views and have lunch
- Yes, beach is great
- Work out with trainer

### **How do you think we could make the parks better?**

- Passive, workout equipment
- Passive recreational opportunities
- Historical interpretation
- Access, I'm disabled
- Snowshoeing, hiking
- Coney Island: anything that wouldn't be damaged. Vandalism would be a problem. Need to be aware that not everyone can get out to the island. Not everyone has a boat.
- Paddle boarding, canoeing, rental opportunities

### **Is there anything that prevents you from using the parks more?**

- No grandkids
- Not so visible anymore with road re-alignment
- Disabled, but love that park! Gets a discount at the park
- There needs to be a way to get out to the island. Wintertime activity is a good thing.
- Don't have young children
- Bike connections! To Waconia

## Online Engagement

From the end of August through October, the team ran an online community engagement website called MySidewalk to garner feedback from people who would not otherwise attend a community meeting. The following are the comments from the online page:

### What do you want to see here?

*Pleased that the Island will be a part of the Regional Park, and believe that it can be a great asset to many visitors and locals alike. My sincere hope is that the Island is developed in a manner that does not negatively impact those that appreciate it's serenity and beauty. The use of the Island is not just for those that travel to it and stand on it. Many more have always and will continue to benefit from the Island in its current state. So my hope is that the planners do not eliminate the healthy tree cover around its edges, that any lighting is extremely limited after dusk, and that any structures or man made facilities be placed in a location (north side maybe?) that will not result in an eyesore or unappealing view to those that have the island in their site daily.*

*Utilizing the wooded/sloped areas for some single track trails!*

## Committee Report

*Business Item No. 2015 - 246*

### Community Development Committee

For the Metropolitan Council meeting of October 28, 2015

**Subject:** Release of Restrictive Covenant, Sale of Land, Consent to Easement, and Reimbursement Consideration at Lake Waconia Regional Park, Carver County

### Proposed Action

That the Metropolitan Council:

1. Direct staff to work with Carver County to request approval from the Legislative-Citizen Commission on Minnesota Resources (LCCMR) for the sale of 5.05 acres and for the 1.64-acre access easement to the DNR on land acquired using Environment and Natural Resources Trust Fund dollars.
2. Contingent upon approval by the (LCCMR):
  - a. Consent to the sale of 5.17 acres of land by Carver County to the Minnesota Department of Natural Resources (DNR) for development of a boat access site at Lake Waconia Regional Park, as described in Attachment A and shown in Attachment B.
  - b. Release the restrictive covenants on the 5.17 acres of land to be sold to the DNR.
  - c. Consent to the 1.64 acre access easement to be granted by Carver County to the DNR as described in Attachment C and shown in Attachment D.
  - d. Require Carver County to reimburse \$13,276 to the Metropolitan Council's Park Acquisition Opportunity Fund to account for the sale of 0.12 acres of land acquired with Minnesota Parks and Trails Fund dollars.
  - e. Revise the amount the Council will consider reimbursing Carver County from its share of future Regional Parks Capital Improvement Programs for acquisition of 19.29 acres at Lake Waconia Regional Park to be up to \$1,190,136 in order to account for the sale of 5.17 acres to the DNR.
3. Inform Carver County that the Council does not under any circumstances represent or guarantee that reimbursement will be granted, and expenditure of local funds never entitles a park agency to reimbursement.

### Summary of Committee Discussion/Questions

The Community Development Committee recommended approval of the proposed action as part of its consent agenda with no discussion.

## Community Development Committee

Meeting date: October 19, 2015

For the Metropolitan Council meeting of October 28, 2015

**Subject:** Release of Restrictive Covenant, Sale of Land, Consent to Easement, and Reimbursement Consideration at Lake Waconia Regional Park, Carver County

**District(s), Member(s):** District 4, Deb Barber

**Policy/Legal Reference:** MN Statute 116P.15 and 473.315

**Staff Prepared/Presented:** Jan Youngquist, AICP, Planning Analyst (651-602-1029)

**Division/Department:** Community Development/Regional Parks and Natural Resources

### Proposed Action

That the Metropolitan Council:

1. Direct staff to work with Carver County to request approval from the Legislative-Citizen Commission on Minnesota Resources (LCCMR) for the sale of 5.05 acres and for the 1.64-acre access easement to the DNR on land acquired using Environment and Natural Resources Trust Fund dollars.
2. Contingent upon approval by the (LCCMR):
  - a. Consent to the sale of 5.17 acres of land by Carver County to the Minnesota Department of Natural Resources (DNR) for development of a boat access site at Lake Waconia Regional Park, as described in Attachment A and shown in Attachment B.
  - b. Release the restrictive covenants on the 5.17 acres of land to be sold to the DNR.
  - c. Consent to the 1.64 acre access easement to be granted by Carver County to the DNR as described in Attachment C and shown in Attachment D.
  - d. Require Carver County to reimburse \$13,276 to the Metropolitan Council's Park Acquisition Opportunity Fund to account for the sale of 0.12 acres of land acquired with Minnesota Parks and Trails Fund dollars.
  - e. Revise the amount the Council will consider reimbursing Carver County from its share of future Regional Parks Capital Improvement Programs for acquisition of 19.29 acres at Lake Waconia Regional Park to be up to \$1,190,136 in order to account for the sale of 5.17 acres to the DNR.
3. Inform Carver County that the Council does not under any circumstances represent or guarantee that reimbursement will be granted, and expenditure of local funds never entitles a park agency to reimbursement.

### Background

Carver County has requested that the Metropolitan Council release the restrictive covenants on a portion of two properties at Lake Waconia Regional Park and consent to an access easement in order to facilitate the sale of 5.17 acres to the Minnesota Department of Natural Resources (DNR) for a boat launch and parking lot. Restrictions associated with the use of Environment and Natural Resources

Trust Fund dollars to acquire one of the affected properties requires approval from the LCCMR. For additional detail, please refer to the “Background” section on pages 3-5 of this business item.

### **Rationale**

The proposed action is consistent with the Council action as part of Business Item 2013-150, the Park Acquisition Opportunity Account rules from the *2040 Regional Parks Policy Plan*, and the Council-approved master plan for Lake Waconia Regional Park.

### **Funding**

The proposed action reduces the amount the Council will consider reimbursing Carver County from its share of a future Regional Parks CIP to be up to \$1,176,859 in order to account for the land sold to the DNR. The action does not commit the Council to any funding at this time, however.

### **Known Support / Opposition**

The Metropolitan Parks and Open Space Commission recommended approval of the proposed action at its meeting on October 6, 2015. Since the refund of ENRTF dollars must be sent to the LCCMR to be added to the corpus rather than being returned to the Council’s Park Acquisition Opportunity Fund for use in future acquisitions, comments were made regarding the need to structure acquisitions differently in the future if land purchased with ENRTF dollars is intended to be sold to another entity.

There is no known opposition.

## Metropolitan Parks and Open Space Commission

Meeting date: October 6, 2015

For the Community Development Committee meeting of October 19, 2015

For the Metropolitan Council meeting of October 28, 2015

**Subject:** Release of Restrictive Covenant, Sale of Land, Consent to Easement, and Reimbursement Consideration at Lake Waconia Regional Park, Carver County

**District(s), Member(s):** MPOSC District B, Bob Moeller

**Policy/Legal Reference:** MN Statute 116P.15 and 473.315

**Staff Prepared/Presented:** Jan Youngquist, AICP, Planning Analyst (651-602-1029)

**Division/Department:** Community Development/Regional Parks and Natural Resources

### Proposed Action

That the Metropolitan Council:

1. Direct staff to work with Carver County to request approval from the Legislative-Citizen Commission on Minnesota Resources (LCCMR) for the sale of 5.05 acres and for the 1.64-acre access easement to the DNR on land acquired using Environment and Natural Resources Trust Fund dollars.
2. Contingent upon approval by the (LCCMR):
  - a. Consent to the sale of 5.17 acres of land by Carver County to the Minnesota Department of Natural Resources (DNR) for development of a boat access site at Lake Waconia Regional Park, as described in Attachment A and shown in Attachment B.
  - b. Release the restrictive covenants on the 5.17 acres of land to be sold to the DNR.
  - c. Consent to the 1.64 acre access easement to be granted by Carver County to the DNR as described in Attachment C and shown in Attachment D.
  - d. Require Carver County to reimburse \$13,276 to the Metropolitan Council's Park Acquisition Opportunity Fund to account for the sale of 0.12 acres of land acquired with Minnesota Parks and Trails Fund dollars.
  - e. Revise the amount the Council will consider reimbursing Carver County from its share of future Regional Parks Capital Improvement Programs for acquisition of 19.29 acres at Lake Waconia Regional Park to be up to \$1,190,136 in order to account for the sale of 5.17 acres to the DNR.
3. Inform Carver County that the Council does not under any circumstances represent or guarantee that reimbursement will be granted, and expenditure of local funds never entitles a park agency to reimbursement.

### Background

Carver County has requested that the Metropolitan Council release the restrictive covenants on a portion of two properties at Lake Waconia Regional Park and consent to an access easement in order to facilitate the sale of 5.17 acres to the Minnesota Department of Natural Resources (DNR) for a boat launch and parking lot. Carver County's request letter is shown in Attachment E.

Carver County, the DNR, and the Council have been working in partnership to plan for a public water access at Lake Waconia for several years, which was part of the development master plan for the regional park and approved by the Council on October 10, 2001.

Carver County has been in ongoing discussions with the DNR regarding acquisition, development, and maintenance of a boat launch since 2004. In 2012, negotiations for a key 19.29 acre lakeshore parcel for the park and the boat launch were accelerated when the property owner threatened legal action against the County if it did not work in good faith to acquire the property. The County reached an agreement with the owner in 2013. The DNR was not able to participate in funding the acquisition, but remained engaged in the partnership and committed to purchasing land from the County for the boat access when it had funding available. In order to not lose the opportunity to acquire the property, the County purchased it with the intent to sell a portion to the DNR for the boat launch in the future.

On June 12, 2013, the Metropolitan Council authorized a grant to Carver County from the Park Acquisition Opportunity Fund (PAOF) in the amount of \$1,700,000 to partially fund the acquisition of the 19.29 parcel (Business Item 2013-150). The total grant-eligible acquisition costs were \$3,629,240. Since the maximum grant amount from the PAOF is \$1,700,000, Carver County funded the balance of the acquisition costs, which was \$1,929,240 (53%). The grant was funded with \$1,020,000 in Environment and Natural Resources Trust Fund (ENRTF) dollars (28% of acquisition costs) and \$680,000 in Council bonds (19% of acquisition costs). Carver County also requested reimbursement consideration from a future Regional Parks Capital Improvement Program (CIP) for its share of the acquisition costs, but indicated that it would not seek reimbursement for any land sold to the DNR. The 19.29 acre subject parcel is shown in Attachment F.

In March 2015, Carver County entered into a "Cooperative Agreement and an Option for the Purchase of Real Estate" with the DNR to sell 5.17 acres and grant a 1.64-acre access easement along an existing park road to Highway 5 for the boat launch, which affects parcels acquired for the regional park. Of the area to be sold, 5.05 acres are part of the 19.29 acre parcel described above that was acquired using Environment and Natural Resources Trust Fund (ENRTF) dollars and Council bonds. The 1.64-acre access easement affects 99.34 acres that were acquired in 1999 with a grant funded with \$95,610 of ENRTF dollars and \$331,158 in Council bonds (Grant No. SG99-34).

The remaining 0.12 acres of the 5.17 acre site to be sold to the DNR were acquired with a grant funded with Parks and Trails Legacy Funds and Council bonds. The total grant-eligible acquisition costs were \$876,763 and a PAOF grant in the amount of \$657,572 was awarded to Carver County, funded with \$394,543 in Parks and Trails Fund dollars (45% of acquisition costs) and \$263,029 in Council bonds (30% of acquisition costs). Carver County funded the remaining 25% of the acquisition costs, which totaled \$219,191.

Attachment G shows the acreage to be sold to the DNR and the access easement with relationship to the underlying parcels. Attachment H outlines the timeframe regarding the boat launch and associated financial transactions.

Staff from Carver County, the DNR, and the Council have had several meetings and conversations regarding this transaction with staff from the LCCMR, which administers the ENRTF appropriations. In order to sell a portion of the land acquired with ENRTF dollars, Minnesota Statute 116P.15 requires review and approval from the LCCMR in order to convey any interest in land acquired with ENRTF

appropriations and requires a replacement in the interest in the real property of at least fair market value.

The 5.17 acre site to be sold to the DNR was appraised at \$1,271,000. As stated earlier in this staff report, ENRTF paid 28 percent of the acquisition costs for the 19.29 parcel. Carver County is proposing to refund the proportionate amount calculated at 28 percent of the appraised value of the 5.05 acres to be sold to the DNR, for a total of \$347,620. The calculation is shown as follows:

- The 5.17 acre site was appraised at \$1,271,000, or \$245,841 per acre.
- The proportionate value of the 5.05 acres is \$1,241,499 (5.05 x \$245,841 plus rounding).
- The proposed refund of 28% of the value of the 5.05 acres is \$347,620 ( $\$1,241,499 \times .28$ ).

Additionally, Carver County is proposing to refund the proportionate amount of the appraised value of the 0.12 acre portion of the parcel that was acquired with Parks and Trails Fund dollars. As stated earlier, Parks and Trails Fund dollars paid 45 percent of the acquisition costs, so the proportionate amount refunded will be \$13,276. The calculation is shown as follows:

- The 5.17 acre site was appraised at \$1,271,000, or \$245,841 per acre.
- The proportionate value of the 0.12 acres is \$29,501 ( $0.12 \times \$245,841$ ).
- The proposed refund of 45% of the value of the 0.12 acres is \$13,276 ( $\$29,501 \times .45$ ).

This money will be placed in the Parks and Trails Legacy Fund account of the Council's Park Acquisition Opportunity Fund to be available for future land acquisitions.

This proposed transaction will need to be approved by the LCCMR before the sale of the land and granting of an access easement to the DNR could occur. Council staff will work with Carver County to request approval from the LCCMR.

As a condition for receiving the PAOF grants, restrictive covenants between the Metropolitan Council and Carver County were recorded on all of the properties affected by the transaction with the DNR. The restrictive covenants do not allow for sale of the property or the creation of an easement without the written approval of the Council. Therefore, in order for Carver County to sell a portion of the property and grant an easement to the DNR, the Council will need to release the restrictive covenants on the 5.17 acre parcel and consent to granting an easement on regional parkland.

As part of Business Item 2013-150 authorizing the acquisition grant for the 19.29 acre parcel, the Council acted to "consider reimbursing Carver County up to \$1,929,240 from its share of a future Regional Parks Capital Improvement Program for the balance of the acquisition costs minus potential income from selling a portion of the property to the Minnesota Department of Natural Resources for a boat access as called for in the Lake Waconia Regional Park master plan."

Although the 5.17 acre site to be sold to the DNR was appraised at \$1,271,000, the County has agreed to sell the property for \$1,100,000 in consideration for the DNR developing the boat access site and for cooperation in planning, constructing, and managing the site consistent with the master plan for Lake Waconia Regional Park. After refunding \$347,620 to the LCCMR and \$13,276 to the Council's Park Acquisition Opportunity Fund, Carver County will net \$739,104 from the sale of the property. Therefore, in accordance with Business Item 2013-150, the amount that the Council will consider reimbursing Carver County through its share of future CIPs should be revised from "up to \$1,929,240" to be "up to \$1,190,136."

The 5.17 acre site will remain within the boundary of the Lake Waconia Regional Park, with the cooperative agreement between Carver County and the DNR governing planning, construction, and management of the site consistent with the Council-approved master plan. This transaction between Carver County and the DNR allows for further achievement of the master plan vision for the regional park through the construction of a boat launch and parking lot with no regional parks funding required for associated capital costs and a reduction in the amount of Council bonds that may be needed for future reimbursement for land acquisition.

### **Rationale**

The proposed action is consistent with the Council action as part of Business Item 2013-150, the Park Acquisition Opportunity Account rules from the *2040 Regional Parks Policy Plan*, and the Council-approved master plan for Lake Waconia Regional Park.

### **Funding**

The proposed action reduces the amount the Council will consider reimbursing Carver County from its share of a future Regional Parks CIP to be up to \$1,176,859 in order to account for the land sold to the DNR. The action does not commit the Council to any funding at this time, however.

### **Known Support / Opposition**

None.

## Attachment A: Legal Description of Property

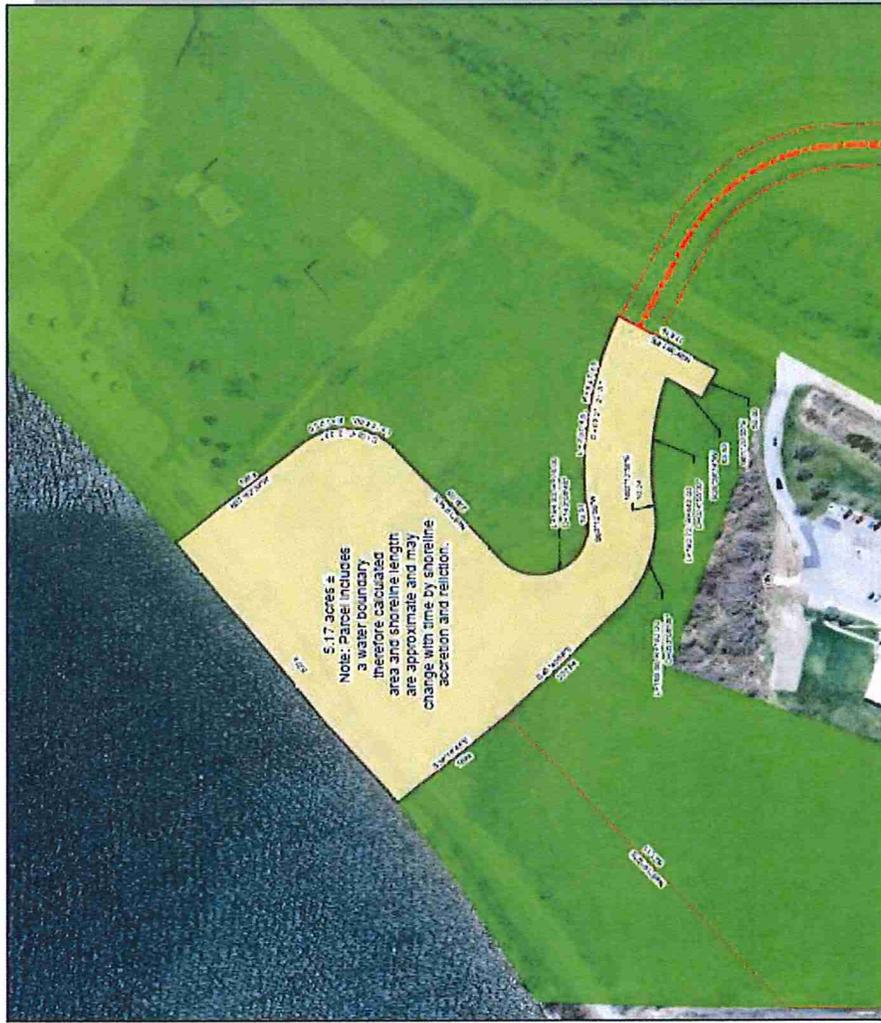
That part of Government Lots 2 and 3 of Section 18, Township 116 North, Range 24 West, Carver County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 18; thence North 0 degrees 43 minutes 32 seconds East along the west line of said Section 18, a distance of 1928.09 feet; thence North 46 degrees 19 minutes 02 seconds East, 621.11 feet to the point of beginning; thence South 43 degrees 40 minutes 58 seconds East, 237.84 feet; thence southeasterly, 168.68 feet along a tangential curve, concave northeasterly, having a radius of 182.00 feet and a central angle of 53 degrees 06 minutes 06 seconds; thence North 83 degrees 12 minutes 56 seconds East, tangent to last described curve, 10.24 feet; thence easterly, 192.72 feet along a tangential curve, concave southerly, having a radius of 443.00 feet and a central angle of 24 degrees 55 minutes 30 seconds; thence South 28 degrees 38 minutes 14 second West, not tangent to last described curve, 63.62 feet; thence South 61 degrees 20 minutes 55 seconds East, 50.00 feet; thence North 28 degrees 38 minutes 14 seconds East, 174.19 feet; thence westerly, 307.45 feet along a non-tangential curve, concave southerly, having a radius of 547.00 feet, a central angle of 32 degrees 12 minutes 13 seconds and a chord bearing of North 80 degrees 40 minutes 57 seconds West; thence South 83 degrees 12 minutes 56 seconds West, tangent to last described curve, 10.57 feet; thence northerly, 194.83 feet along a tangential curve, concave easterly, having a radius of 78.00 feet and a central angle of 143 degrees 06 minutes 48 seconds; thence North 46 degrees 19 minutes 44 seconds, tangent to last described curve, 229.05 feet; thence northerly, 164.60 feet along a tangential curve, concave westerly, having a radius of 112.00 feet and a central angle of 84 degrees 12 minutes 23 seconds; thence North 37 degrees 52 minutes 39 seconds West, tangent to last described curve, 195.00 feet, more or less to the shoreline of Lake Waconia; thence southwesterly along said shoreline to the intersection of a line bearing North 38 degrees 18 minutes 45 seconds West from the point of beginning; thence southeasterly along said intersected line to the point of beginning.

# Attachment B: Map of Property

## Proposed Boat Launch Parcel

Sketch of Part of Government: Lots 2 and 3, Section 18, Township 116 North, Range 24 West, Carver County, MN



**Waiconia Regional Park**

- Proposed Ingress Egress Easement Centerline
- Proposed Boat Launch Parcel
- Waiconia Regional Park

### Waiconia Regional Park



**Surveying and Mapping**  
 Carver County  
 600 East Fourth Street  
 Chaska MN 55318

## Attachment C: Legal Description of Easement

Together with a non-exclusive easement for ingress and egress purposes being a strip of land 66.00 feet wide lying 33.00 feet on each side of the following described centerline:

Commencing at the southwest corner of said Section 18; thence North 00 degrees 43 minutes 32 seconds East along the west line of said Section 18, a distance of 19.06 feet; thence North 50 degrees 01 minutes 35 seconds East, 1714.89 feet to the point of beginning of the centerline to be described; thence North 39 degrees 58 minutes 25 seconds West, 58.53 feet; thence northerly, 162.82 feet along a tangential curve, concave easterly, having a radius of 140.00 feet and a central angle of 66 degrees 37 minutes 59 seconds; thence North 26 degrees 39 minutes 34 seconds East, tangent to said curve, 119.52 feet; thence northerly, 198.71 feet along a tangential curve, concave westerly and having a radius of 400.00 feet and a central angle of 28 degrees 27 minutes 46 seconds; thence North 01 degrees 48 minutes 12 seconds West, tangent to said curve, 221.71 feet; thence northerly 302.08 feet along a tangential curve, concave westerly, having a radius of 290.00 feet and a central angle of 59 degrees 40 minutes 55 seconds; thence North 61 degrees 29 minutes 07 seconds West, tangent to said curve, 143.30 feet to the southeasterly line of the herein before described parcel and said centerline there terminating.

Attachment D: Map of Easement (shown by red dashed line)



## Attachment E: Carver County Request Letter



# Carver County Parks

Department of Public Works

11360 Highway 212

Suite 2

Cologne, MN 55322

Phone (952) 466-5250 Fax (952) 466-5223

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October 5, 2015

Jan Youngquist  
Planning Analyst  
Parks and Natural Resources  
Metropolitan Council  
390 North Robert Street  
St. Paul, MN 55101

Re: Lake Waconia Regional Park - Sale of Property for a Boat Access

Dear Ms. Youngquist:

On March 3, 2015, Carver County executed an Option for the Purchase of Real Estate and Memorandum of Conditions with the DNR to sell 5.17 acres of lakeshore property at Lake Waconia Regional Park for a boat access. The area to be acquired by the DNR is consistent with the master plan for the park. The appraised price of the property is \$1,271,000. However, Carver County has agreed to sell the property at a price of \$1,100,000 (the amount the DNR offered). The DNR will develop the boat access site and cooperate in planning, constructing, and managing the site, consistent with plans for Lake Waconia Regional Park.

The area to be sold to the DNR extends over two separate acquisitions for Waconia Regional Park. On December 9, 2009, Metropolitan Council authorized SG 2009-075 that was used to acquire 1.28 acres of the Country Store Garden and Floral parcel. Funding was provided by Council Bonds and State Funds. Within this parcel, 0.12 acres would be sold to the DNR for the boat access. Since 45% of the funding was provided by Parks and Trails Fund (PTF) for this parcel, Carver County will repay the PTF 45% of the appraised land value on 0.12 acres. The amount to be repaid to the PTF is \$13,276.

The Council also authorized Grant SG-2013-074 (June 12, 2013) to acquire 19.29 acres. Funding was provided through Council Bonds and Environmental Natural Resources Trust Fund (ENRTF). Within this parcel, 5.05 acres would be sold to the DNR. Further, since 28% of the funding was provided by the ENRTF for this parcel, Carver County will repay the ENRTF the proportionate amount calculated at 28% of the appraised land value on 5.05 acres. The amount to be repaid to ENRTF will be \$347,620.

The below summary is provided.

Carver County is selling 5.17 acres to the DNR, which consists of 0.12 acres from the former Country Store parcel at a value equal to \$29,501, and 5.05 acres from the Pauls parcel at value equal to \$1,241,499 for a total of \$1,271,000.

Sale of Land to DNR	\$1,100,000
Refund PTF	\$ -13,276 (45% of appraised value of \$29,501)
Refund of ENRTF:	\$ -347,620 (28% of appraised value of \$1,241,499)
Carver County Nets:	\$ 739,104

Carver County is currently eligible to receive \$1,929,240 in a future CIP of the Metropolitan Council for acquisition of the 19.29 acre parcel. The County proposes to reduce its eligible expense on this parcel by \$739,104 upon the sale of land to the DNR, and the County would be eligible for reimbursement in a future CIP of the Metropolitan Council on the remaining balance of \$1,190,136.

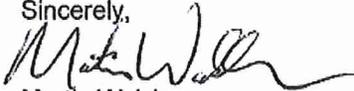
Further, an easement area consisting of 1.64 acres over the existing roadway of Paradise Lane is to be provided to the DNR for access to the property.

In order to convey the property to the DNR, Carver County requests that the restrictive covenants over the future boat access site and Paradise Lane be removed. Additionally, in accordance with ENRTF restrictions, the County will work to place a restrictive covenant on the remaining area of the 19.29 acre site not sold to the DNR.

Attached please see supporting information of DNR Cooperative Agreement, DNR Option Agreement and Notice of Election of Purchase, exhibit of the boat access area, location of the boat access area within Lake Waconia Regional Park and legal description of the property.

Carver County is excited to work with the DNR on this project which has created win win situations for Metropolitan Council, Carver County, DNR and the public.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin Walsh", with a long, sweeping underline.

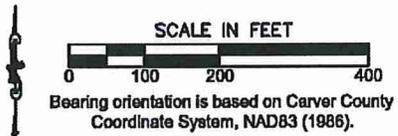
Martin Walsh  
Parks Director

Attachment F: 19.29-acre Parcel Acquisition (outlined in red)

### Carver County Surveyor Exhibit

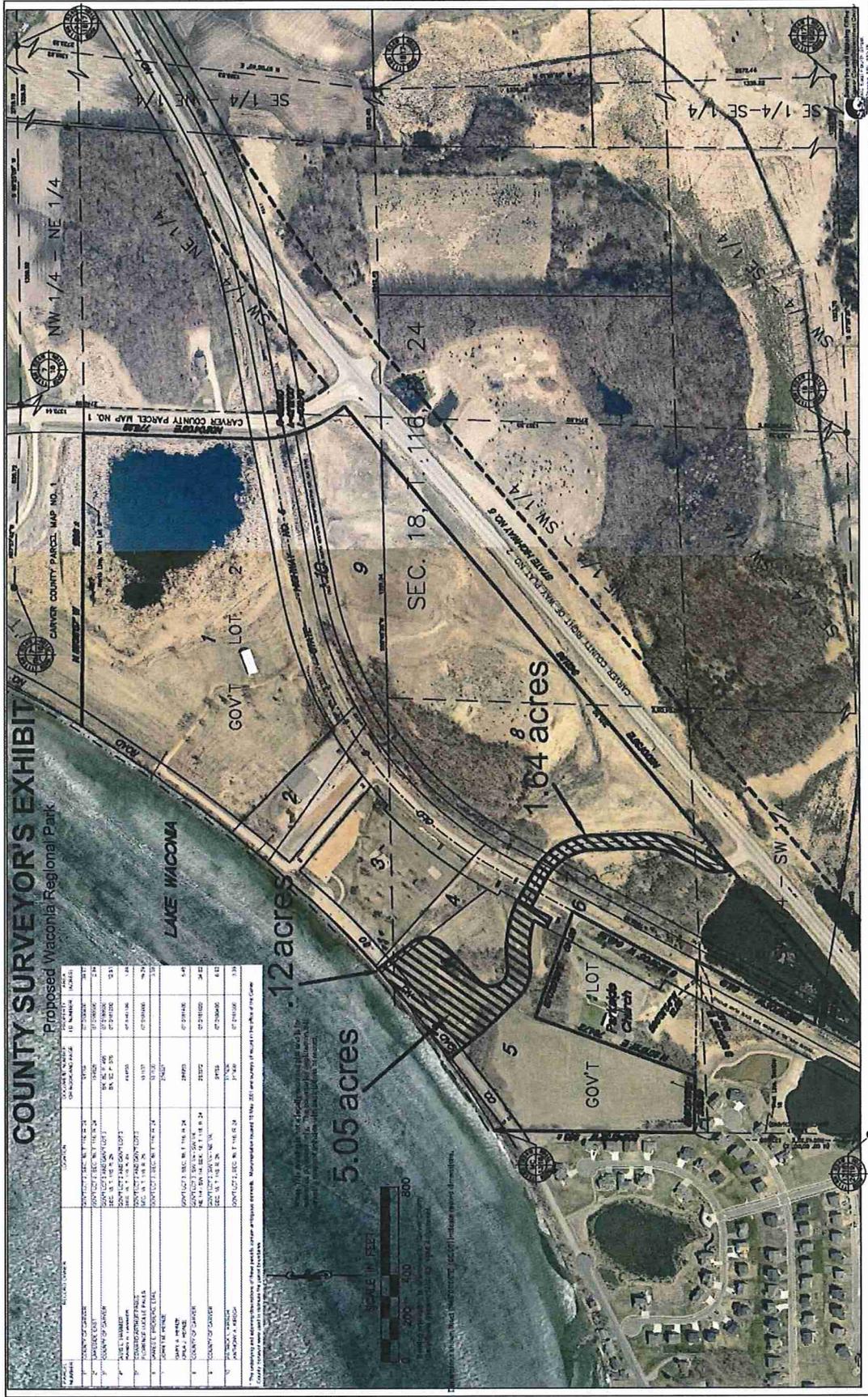


Total Area computed to 2001 surveyed waterline: 19.29 acres  
 Total area of former C.S.A.H. No. 30: 1.44 acres  
 Total shoreline along Ordinary High Water line (approximate): 901 feet ±



**Surveying and Mapping Office**  
 Carver County Government Center  
 600 East Fourth Street  
 Chaska MN 55318

**Attachment G: Property to be Sold to DNR and Access Easement in Relation to Underlying Parcels**



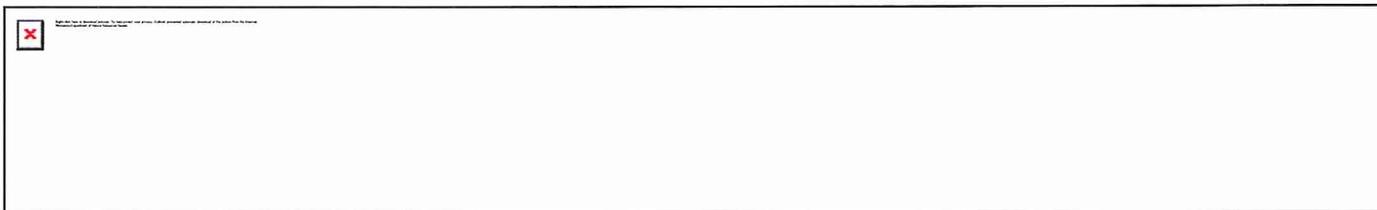
## Attachment H: Timeline of Boat Launch and Associated Financial Transactions

Date	Action	
1995	Met Council approved an acquisition master plan for Lake Waconia Regional Park that delineated the park boundaries	
October 2001	Lake Waconia Regional Park development master plan approved by Met Council— included a planned boat launch	
2004-2015	Negotiations occurred between Carver County and the DNR regarding the boat launch	
December 2009	Met Council issues grant for acquisition of property adjacent to the planned boat launch site using Parks and Trails Funds and Council bonds.	
	<b>Total Acquisition Costs</b>	<b>\$876,763</b>
	<b>Total Grant</b>	<b>\$657,572</b>
	Parks and Trails Fund (45% of costs)	\$394,543
	Met Council Bonds (30% of costs)	\$263,029
	Carver County (25% of costs)	\$219,191
2012-2013	Negotiations between Carver county and key property owner for boat launch project land are accelerated	
June 2013	Met Council issues grant for acquisition of 19.29 acre property, a portion to be used for the boat launch. DNR does not have funds available for the acquisition, so Carver County purchases the entire parcel, with the plan to sell to DNR once funds are available.	
	<b>Total Acquisition Costs</b>	<b>\$3,629,240</b>
	<b>Total Grant</b>	<b>\$1,700,000</b>
	ENRTF (28% of costs)	\$1,020,000
	Met Council Bonds (19% of costs)	\$680,000
	Carver County (53% of costs)	\$1,929,240
March 2015	Carver County and DNR enter into Cooperative Agreement and Option for Purchase of 5.17 acres of land for boat launch. 5.05 acres of boat launch site is part of the 19.29 acres acquired in 2013. The remaining .12 acres is on the adjacent property purchased in 2009.	
July-October 2015	Staff from Met Council, Carver County, DNR, and LCCMR discuss transaction and refunding of ENRTF and Parks and Trails Fund money	
	<b>Appraised Value of 5.17 acres to be sold to DNR</b>	<b>\$1,271,000</b>
	Value of 5.05 (proportionate to appraisal)	\$1,241,499
	Proposed amount to be refunded to LCCMR (28% of \$1,241,499)	\$347,620
	Value of 0.12 acres (proportionate to appraisal)	\$29,501
	Proposed amount to be refunded to Met Council's Park Acquisition Opportunity Fund (45% of \$29,503)	\$13,276

## Martin Walsh

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**From:** MN Department of Natural Resources <dnr.updates@updates.mndnr.gov>  
**Sent:** Friday, October 23, 2015 10:43 AM  
**To:** Martin Walsh  
**Subject:** Despite treatment, 16 zebra mussels confirmed in Christmas Lake



DNR NEWS – FOR IMMEDIATE RELEASE  
2015

Oct. 23,

### **Despite treatment, 16 zebra mussels confirmed in Christmas Lake**

*Agencies learning about management options*

Despite aggressive treatment, 16 zebra mussels have been confirmed across a wide area of Christmas Lake in Shorewood, according to the Minnesota Department of Natural Resources. The spatial distribution and age of the mussels found indicate that a reproducing population is established and further treatment would not be effective. While the agencies involved in the treatment project are disappointed, they say the information gained from the effort was worthwhile and will be used for future treatments in other bodies of water.

Although no zebra mussels were found in extensive dive searches of the lake as recently as last month, a lake service business reported finding one zebra mussel on a dock earlier this week. Divers with the DNR and the Minnehaha Creek Watershed District found the invasive species on docks and boat lifts in an inspection that followed the initial report.

“These findings demonstrate the challenges of monitoring and treating zebra mussels,” said Keegan Lund, DNR invasive species specialist. “None of these newly discovered zebra mussels were found in the area of Christmas Lake that was treated earlier this year,” Lund noted, “but most of those we found were juveniles. That tells us reproduction has occurred and this population is established. Because zebra mussels are scattered across the lake and reproducing, current management options are not feasible.

“We’re working with the Christmas Lake Homeowner’s Association, the Minnehaha Creek Watershed District, and the Minnesota Aquatic Invasive Species Research Center to continue our assessment,” Lund said. “What we learn will inform future rapid response treatments and pilot projects. The DNR appreciates the valuable contributions all partners have made to this project.”

The first zebra mussel in the recent Christmas Lake discoveries was found on a dock by a lake service provider who was removing the equipment from the water. This find is a reminder that this time of year, when water-related equipment is being removed, is an especially important time to check docks, lifts and other equipment for zebra mussels. By law, docks and lifts must also dry for

at least 21 days before putting them into another body of water, whether they are coming from an infested lake or not.

“There is a common misconception that zebra mussels ‘are everywhere’ and that their spread is inevitable. The reality is, zebra mussels have been confirmed in less than two percent of Minnesota lakes, and more Minnesotans than ever before know and follow invasive species laws,” Lund said. “People spread zebra mussels, and people can prevent the spread.”

For more information on aquatic invasive species prevention and how to report a suspected infestation, visit [www.dnr.state.mn.us/invasives/aquatic](http://www.dnr.state.mn.us/invasives/aquatic).

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This email was sent to [mwalsh@co.carver.mn.us](mailto:mwalsh@co.carver.mn.us) on behalf of: Minnesota Department of Natural Resources · 500 Lafayette Road · Saint Paul, MN 55155 · 1-888-MINNDNR