

CITY STAFF

COPY

2/5/24

February x, 2024

Preliminary

To: City of Pequot Lakes, School District, Department of Natural Resources and Crow Wing County.

The following items outline past discussions, preparations and actions by The City of Pequot Lakes and/or the School District for potential athletics facilities at the Heart of the Good Life property. The numbered items and attachments are not a complete summary but are intended to provide a general outline of discussions on the subject for use by parties in the future as plans further develop.

1. In 2018 the City completed a study titled "South Derksen Improvements Study" that outlined costs to extend City sanitary sewer, water and street into the WWTF irrigation area that was being moved as part of the TH 371 project by the State Department of Transportation. This study indicated potential athletic facilities on the southern portion of the irrigation property. A future road through the irrigation property would connect to Patriot Avenue (Old TH 371) at the general location that gravity sanitary sewer could be extended to. Athletics facilities to the south would be served by a small diameter forcemain/lift station.
2. The city of Pequot Lakes platted the old irrigation system property as the Heart of the Good Life First Addition in 2018 and proceeded with construction of a new maintenance building at the northeast corner of the new plat along Derksen Road.
3. Crow Wing County published notice of parcel number 29230501 proceeding to tax forfeited status. The property is located between The Paul Bunyan Trail and Patriot Avenue approximately 300 feet north of the location shown for a potential city street in the 2018 study. The City informs Crow Wing County that the City of Pequot Lakes requests rights of first refusal when the property is offered for public sale.
4. The city extends street, sanitary sewer and water services off Derksen road and updates the plat showing the new street extension as Larsen Parkway. The city infrastructure work was started in 2021 in coordination with the property sale to Excel Energy for their new facility. Excel Energy completes construction of their facility in 2022/2023.
5. School District begins a study with consultant ATSR to identify future needs of District buildings and facilities in the fall of 2022. The study is completed in the spring of 2023 and identifies a baseball and softball complex as part of future plans for the District. A copy of the study plan is attached for general information. The plan layout is generic and used to indicate the number, type of athletic fields, accessory structures, parking and basic for cost estimates.
6. At the June 5, 2023 City council meeting, discussions were held regarding the attached May 16, 2023 letter from the School District. The City of Pequot Lakes council indicated continuing their support of allocating property at the south end of the Heart of the Good Life plat for future School District athletic facilities. Page 2 of 6 from the meeting minutes is attached providing a summary of discussion held and the motion that carried. The area of the property would be around 25 acres. This item is intended to be the City's notice (letter of intent) to the School District as outlined in the motion. Parties understand that final acreage, property cost (if any), layout, shared or independent stormwater basins, lift station ownership, possible phasing and other items will be determined in the future once the School District has set both schedule and scope of athletic facilities.

7. City staff continues to work with business for development in the Heart of the Good Life property and informs the EDC members during regular monthly meetings. EDC members met with the School District superintendent to review athletic facilities layout on the southern area of the Heart of the Good Life plat in the summer of 2023. Parties understand that the baseball and softball complex layout by ATSR in the study is “generic” and identifies the number fields and accessories potentially needed by the school district for athletic facilities in the future. Final layout and phasing of athletic facilities would be determined when the School District is ready to proceed with such.
8. The attached layout of athletic facilities was prepared only to show that the four ball fields, parking area and concession/restroom building could be orientated to fit on the southern 24 acres of the Heart of the Good Life plat. Minnesota high school league requirements for field size were used for this layout. The space between the fields was set at the minimum between foul line and the fence as required by the league. An additional area is shown on attached sheet 2 of 2 that may be needed for the final layout of 4 fields if bleacher area is allowed for between the fields. This area, combined with the 24 acres on sheet 1 of 2 would total around 25 acres.
9. Sheet 2 of 2 shows the location of the tax forfeited property and preliminary layout of Larsen Parkway extension to Patriot Avenue. Final location of City Street/Road through both the Heart of the Good Life area and the tax forfeited property will be determined in the future. Final location will vary from that shown in attachments as City infrastructure needs and design is completed and coordinated with the School District, DNR and others.

The above list of items is not intended to be an all-inclusive list of actions or discussions that have occurred on the Heart of the Good Life property with respect to School District athletic facilities. As noted, this information was prepared to provide a general summary of information developed over the years for both the City and School District to use as they proceed with future development in the Heart of the Good Life property. This information is also being provided to Crow Wing County and Minnesota Department of Natural Resources for their information.

Prepared by the Pequot Lakes EDC

Preliminary



May 16, 2023

To: Pequot Lakes City Council

From: Kurt Stumpf, Pequot Lakes School District Superintendent

Re: Interest in Property

Thank you for the ongoing collaboration with the Pequot Lakes School District. Our continuous partnership benefits our students and families as well as city and district residents. For instance, the City's recent lease of Olson Street to the District has had a major impact on students and visitors of the District. The District was able to add thirty-three parking spaces to Olson Street, with the only expense being materials.

As the District continues to evaluate and investigate our current and possible future facility needs, we again are looking to partner with the City of Pequot Lakes. Thank you for considering the following request.

Land Partnership

Request: The City of Pequot Lakes consider sending a Letter of Intent to the District highlighting their interest in "selling" (\$1) roughly 25-35 acres of land in the Heart of the Good Life in order for the District to build two baseball and two softball fields as shown in Diagram 1. The District understands the layout of the fields will likely need to be altered to maximize the land usage on the south end of the property.

Rationale:

The District property located at Olson Street is land locked and lacks sufficient outdoor space to meet the needs of students. Over 60 students, staff, parents and community members participated in a Facilities Planning Team. During this 5-night series, Facilities Planning Team members toured district facilities, reviewed the facility maintenance needs and the enrollment study as well as worked on prioritizing a list of potential facility improvements from students and staff.

The additional space for two baseball and two softball fields was a recommendation by the Facilities Planning Team. This recommendation aligns with the discussions that took place in 2017 between the City of Pequot Lakes and the District.

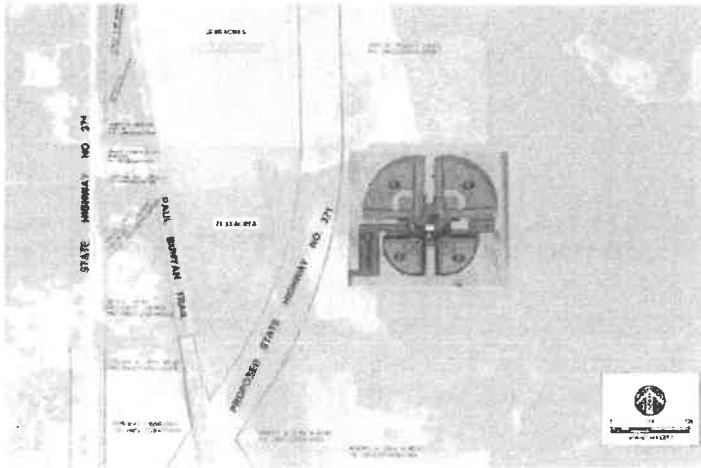
It is important to note that the proportions of the property are as critical as the total area itself. The range of 25-35 acres is the result of more investigation on the proposed facility, such as parking, site access, and site water retention. The rectangle in Diagram 1 scales at roughly 20 acres, a corner or two could get trimmed but it all depends on proportions of the property



PEQUOT LAKES

including what setbacks and easements are going to be required.

Diagram 1



Thank you in advance for this consideration.

5.1. Splash Pad Celebration Update

Mayor Gardner stated the Grand Opening event was highly successful and well attended.

5.2. HOTGL – School Request

Mr. Spiczka stated the school is trying to gauge the interest of the City Council to continue to collaborate with the school district to get land for future ball fields.

Discussion ensued regarding loss of tax dollars if the school owns the land, the amount of land the school will require, the location of land, gain in economic growth by hosting ball tournaments, and donation versus selling the land to the district.

MAYOR GARDNER MOVED TO WRITE A LETTER OF INTENT TO SELL UP TO 25 ACRES TO THE SCHOOL DISTRICT. CLEMENT SECONDED THE MOTION. MOTION CARRIED 3-0.

5.3 CR 11 Development – Developer Conversation

Kyle Narveson, stated he met with EDC regarding the housing crisis, cost to build, availability to build financially, and housing market in Pequot lakes. Mr. Narveson would like to build a higher quality home at a more affordable price and would like the city to pay for all or part of the road that will go into the development which the cost would be approximately \$115,000 for dirt road, \$175,000 for a paved road.

Discussion ensued regarding the cost of the home raising \$20,000 each if builder built the road, the council not setting precedence with future development, and sending discussion to the EDC.

Mr. Houle stated every city must figure out how to extend housing developments. Mr. Houle stated that generally cities do not pay for new development streets.

The consensus of the Council is to send this discussion to the Economic Development Commission to do research on options for new developments.

6. Planning and Zoning

6.1. Planning Commission Report

Planning and Zoning Commission report was presented to the Council.

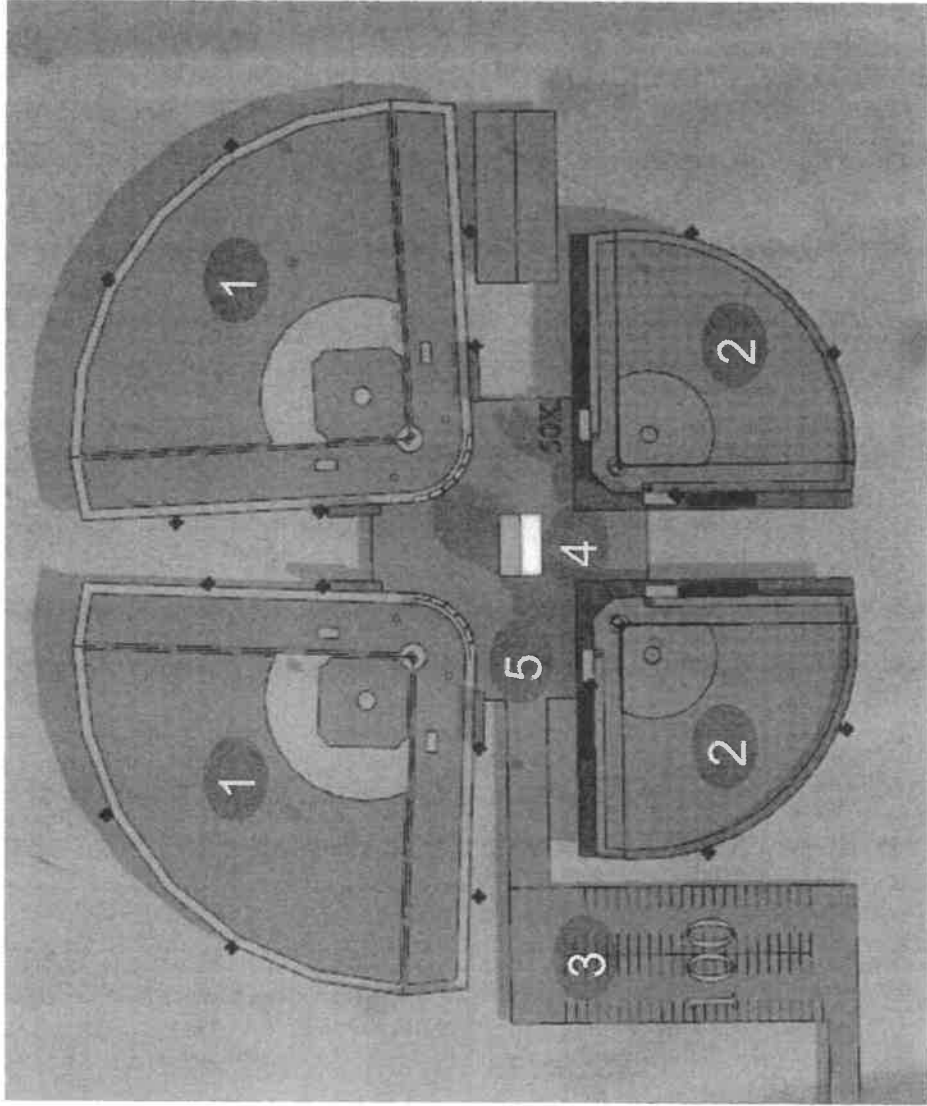
6.2. Preliminary Plat – Patriot Pines



DETAIL PLAN

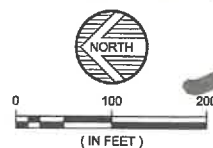
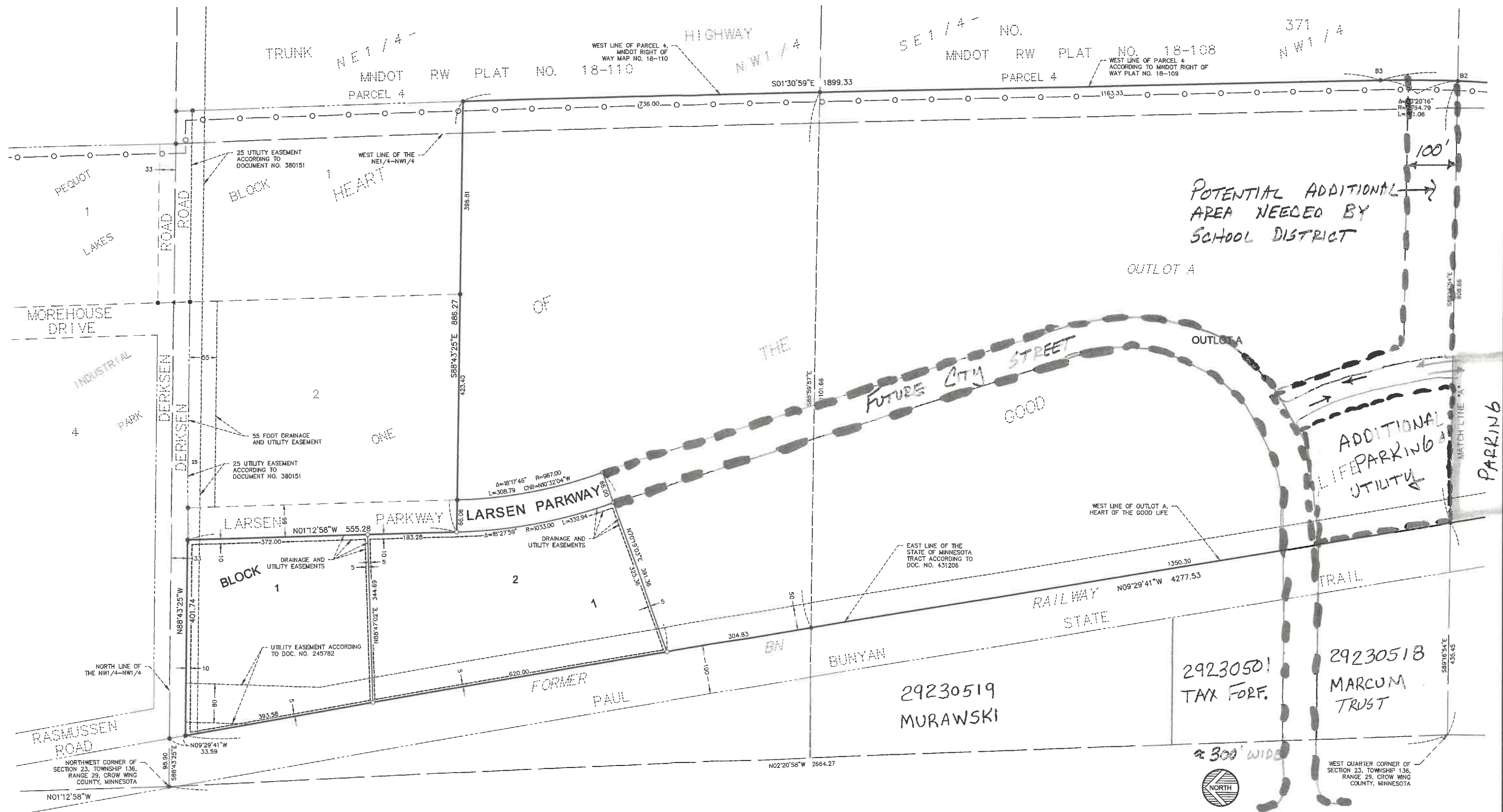
3-14-2023

BASEBALL AND SOFTBALL COMPLEX



- 1 BASEBALL FIELD / DUGOUTS / FENCING/ LIGHTS / 50 SEAT BLEACHER / ACCESSORIES
- 2 SOFTBALL FIELD / DUGOUTS / FENCING/ LIGHTS / 50 SEAT BLEACHER / ACCESSORIES
- 3 100 PARKING LOT
- 4 CONCESSIONS / TOILETS / STORAGE
- 5 ASPHALT PAVEMENT

HEART OF THE GOOD LIFE FIRST ADDITION



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CROW WING COUNTY COORDINATE DATABASE NAD83

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 41543
- ▲ = DENOTES SET SURVEY NAIL
- — ○ = DENOTES RIGHT OF CONTROLLED ACCESS TO THE STATE OF MINNESOTA

PATRIOT AVENUE
(OLD TH 371)

Preliminary

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