

1. Agenda Docs

Documents:

[ITEM 1. PARC AGENDA 022626.PDF](#)
[ITEM 1.C. DRAFT MINUTES 1-22-26.PDF](#)
[ITEM 4. A. PARK UPDATE.PDF](#)
[ITEM 4. B. UPDATES - MCC FEB 26.PDF](#)
[ITEM 4. D. MONTIARTS FEB PARC UPDATE 2026.PDF](#)

1.1. More Agenda Docs

Documents:

[ITEM 2.A. TWIN PINES PACKET.PDF](#)
[ITEM 2. B. PICKLEBALL COURT PRESENTATION.PDF](#)

AGENDA
REGULAR MEETING
PARKS, ARTS & RECREATION COMMISSION
FEBRUARY 26, 2026 – 8:00 a.m.
Academy Room – Monticello Community Center

- 1. General Business**
 - A. Call to Order
 - B. Approval of Agenda – *Items may be added for discussion purposes or approval.*
 - C. Approval of Meeting Minutes
 - Regular Meeting Minutes from January 22, 2026
 - D. Citizen requests and comments.

- 2. Regular Agenda**
 - A. Review Pickleball design and recommendation to move forward. (WSB)

- 3. Discussion of Added Items**

- 4. Updates**
 - A. Director’s Update (TP)
 - B. MCC Update (SC)
 - C. Park Maintenance Update
 - D. MontiArts Update (EW)
 - E. Senior Center Update (JJ)

- 5. Next Regular Meeting March 26, 2026**

- 6. Adjournment**

DRAFT

**MINUTES
PARKS, ARTS & RECREATION COMMISSION MEETING
THURSDAY, JANUARY 22, 2026 - 8:00 A.M.
ACADEMY ROOM – CITY HALL**

Members: Julie Jelen, Janine Kopff, Adam Leiferman, Maria Onnen, Council Liaison Charlotte Gabler, Danielle Murdoff, Stephen Peterka

Staff Present: Tom Pawelk, Beth Green, Josh Berthiaume, Erica Witzmann

1. General Business

- A. Call to Order: Chair Jelen called the meeting to order at 8:07 a.m.
- B. Approval of Agenda – *Items may be added for discussion purposes or approval.*
 - COMMISSIONER MURDOFF MOVED TO APPROVE THE AGENDA WITH THE ADDED ITEMS. MOTION SECONDED BY COMMISSIONER PETERKA. MOTION CARRIED UNANIMOUSLY.
- C. Approval of Meeting Minutes
 - Regular Meeting December 4, 2025, COMMISSIONER MURDOFF MOVED TO APPROVE THE REGULAR MEETING MINUTES FROM DECEMBER 4, 2025. MOTION SECONDED BY COMMISSIONER PETERKA. MOTION CARRIED UNANIMOUSLY.
- D. Citizen requests and comments. Director Pawelk said he is still working with Sean on the crawler course and talking back and forth via email.

Commissioner Leiferman said his family has really enjoyed the 4th Street Park ice rink this year. Commissioner Murdoff said they have used the West Bridge rink. Overall the parks look great and a shout out to the Parks Department!

2. Regular Agenda

- A. Interview PARC Applicant Erin Stein

COMMISSIONER MOVED TO RECOMMEND THE APPOINTMENT OF ERIN STEIN TO THE PARC FILLING THE VACANT SEAT THROUGH DECEMBER 31, 2026. MOTION SECONDED BY COMMISSIONER. MOTION CARRIED UNANIMOUSLY.

3. Updates

- A. Director's Update (TP). There is a lot going on starting with Bertram and pickleball. WSB plans are at 60% and will be sharing with staff in a couple weeks. Hoping to bring Ann on board to have a conversation with her before she leaves for vacation. Will get through plans and will bring back to PARC for review.
- B. Overall grading for next phase of Bertram is coming together. Parking lot design is progressing as part of the study. Integrated into the pickleball plan.
4. There have been three meetings with Wright County for the shared maintenance facility. We have an MOU and the JPA that have been updated and will have an additional MOU with the operation of the shed. Staff is currently working through the design phase. The next concept review meeting will be the first part of February.
5. The Feasibility Report study is back from WSB and has been sent to staff for additional comments and review. Will bring to PARC at a future meeting after internal review. It identifies the next phases for the park with the local option sales tax. Director Pawelk said that it will be important to be thoughtful on how we're going to spend these dollars from here on out. The pickleball will be done, and the shared maintenance facility will be done this year. There will be large decisions to be made, such as whether we do small projects or do we bond and do one large project. That will all have to be figured out, there are a lot of moving pieces. It's very critical to make the dollars stretch and go as far as they can.
 - A. MCC Update (SC): The main highlight is that the MCC has \$66,000 sales in one day on New Year's Eve which beat the Liquor Store sales by \$5,000 for the day!
 - B. Both Senior Center agreements have been executed. Director Jay-Jay will be present at meetings when we request her to be here. Councilmember Gabler asked about adding a few more ADA spots in their parking and Director Pawelk said that they will eventually redo their parking lot.
 - C. Skate Park: There is some community support so it could happen this year. Will keep you posted.
 - D. Park Maintenance Update (JB)
 - E. Park Dedication Joint Meeting Update (draft minutes). Minutes will be brought to City Council for approval.
 - F. Shade Tree Update (TP): Two grant applications have been submitted to the MN DNR for resident assistance of funds to remove/replant trees and on the public side of tree removals and replanting in the boulevard. Looking to put an RFP out for a contractor to remove the trees for city and residents and to replant the replacement trees.
 - G. MontiArts Update (EW):

6. Schedule for the Next Meeting

- Next Regular Meeting: February 26, 2026, at 8 a.m. will be held at City Hall.

7. Adjournment

COMMISSIONER LEIFERMAN MOVED TO ADJOURN THE MEETING AT 9:29 A.M.
MOTION SECONDED BY COMMISSIONER MURDOFF. MOTION CARRIED.

RECORDED BY: Beth Green

DATE APPROVED:

ATTEST: Tom Pawelk



FEBRUARY 2026

PARKS DEPARTMENT

Tree Removals

- Staff have removed 40 boulevard trees infected with EAB in the River Mill and Sunset Ponds subdivisions.
- EAB tree removals will continue through early April.

Winter Maintenance

- Ice skating rinks were closed for the season on February 17th.
- A few minor snow events have required salting and/or plowing.
- Staff completing Safe Assure inspection packets.

City Council Meeting 2/23/26 | Items for review and approval

- Motion to approve the 2026 Operating Agreement with the Monticello School District for Moose Sherritt Ice Arena Use. This gives MCC members an average of four open skate sessions per month with a minimum of 1.5 hours per session at no direct cost to MCC members.
- Motion to approve a Special Event Application from Nordic for use of the MCC parking lot for their Mini Music Fest Event on Saturday, July 25, 2026. This will be a ticketed music event held in the west parking lot at the MCC featuring national artist Pardy Alone.
- Motion to approve a donation from the Monticello Rotary for the installation of a Musical Garden Ellison Park. The installation must be completed no later than June 30, 2026. The Rotary is continuing to sell paver bricks as part of their fundraising for the project. Details at <https://www.monticellomnrotary.com/page/monticello-rotary-music-garden>.
- Motion to approve the 2026 Operating Agreement between the City of Monticello and the YMCA for shared use and staffing of the YMCA Camp Manitou Splash Park. The City will staff life guards for public open swim on

Fridays from 6-8 p.m. and weekends from 11:30 a.m. – 5 p.m. Memorial Day through Labor Day.

Gardening Activities:

- Staff will meet with the East Bridge Gardeners on February 27 for their annual garden planning meeting.
- Staff has contracted with Dan & Jerry's to plant & start the hanging baskets for the downtown light poles.
- Flowers for all public planters will be purchased at Dan & Jerry's based upon their low quote.
- The Community Garden has been open to last year's gardeners for preference on reserving their lot again this year. Any lots not chosen will be offered to the public in March.

Spring Trees

- The Spring Tree Sale is open now with eight varieties of trees available to purchase at a cost of \$50 each. Bare root trees are approximately 1" in diameter and 8-10' in height. Orders are being accepted on a first-come, first-served basis. Details can be found on the city website at: <https://www.monticellomn.gov/179/Spring-Tree-Sale>.
- Arbor Day will be celebrated on April 24, 2026, with a tree giveaway at the MCC. Bare root Norway Spruce will be given away this year.
- As part of our Canopy Solutions Grant, Davey Tree will host a tree planting workshop at the MCC this spring, the date is TBD.
- Spring tree planting with the FFA in May, the date is TBD.

Heritage Day

- We received a Joy Grant for \$5,000 from the Initiative Foundation to support Monticello Heritage Days 2026. This is a new community celebration honoring our past and the stories that have shaped Monticello today. Join us on Saturday, June 13, 2026, at West Bridge Park & River Street for the inaugural Heritage Day as we come together to celebrate Monticello's history while enjoying a fun, family-friendly event designed for all ages. This special day will highlight our community's roots as a logging community during the 19th century timber boom, local traditions, and shared pride through engaging activities, entertainment, and opportunities to connect with neighbors. While the event is still in planning stages, we can confirm activities will include:
 - Lions Club Pancake Breakfast.
 - Lions Club Chuckwagon (concession stand).

- Historical Presentations.
- Bald Eagle Program by the Raptor Center.
- All American Lumberjack Show and Interactive Lumberjack Camps. (3 shows and 3 camps throughout the day).
- Paul Bunyan Live entertainment show.
- Trading Post/Maker's Market

We also have a chainsaw carving artist at the ready provided we can receive additional donations. Other activities are also in the planning stages.

We have set up sponsorship levels on the city website for the event. Please visit: <https://www.monticellomn.gov/740/Heritage-Day> for more details.

With the opportunity to host this special event, we have chosen to do this in lieu of Walk & Roll this year. However, Walk & Roll may return in subsequent years.



FEBRUARY 2026

COMMUNITY CENTER

Memberships

- We ended January with 2,725 total memberships and 5,121 active members.
- We had 77 new Medicare supplemental insurance plan members, SilverSneakers, Renew Active, Silver & Fit, etc.
- Daily pass revenue exceeded budgeted target in January by

Aquatics

- Winter swimming lessons began and most classes are full. We again have a large request for Individual Lessons.
- In-services for pool staff were conducted in February. Staff reviewed emergency action procedures, policy enforcement, CPR , emergency extractions along with rescues skills.
- Registration for Spring 2026 lessons will begin in a few weeks.

Programs

- The warming house at 4th street rink closed after February 16. Ice conditions deteriorate this time of year.
- Applications are available for farmers market vendors however, we are already looking at a full market with returning vendors.
- Sponsorship information for summer events is online so we can start soliciting sponsors.

Rentals

- Had Battle of the Bands, Cargill/MHS Rally to Ready, Bloodmobile, Stellis Health all staff meeting for some of our larger rentals.
- Continue to work with Jay-Jay from the Senior Center to get the space ready for rentals.

MontiArts

February 2026

STAY IN THE KNOW GET THE NEWSLETTER AT MONTIARTS.COM

*Are YOU ready?
DJ party, Fire Dancers
& More!*

GLOW IS COMING!

Saturday February 28th
6:00-9:00pm

*Lantern Workshops
or bring your own wearables!*



MontiArts

Building GlowFest Together

In the weeks leading up to the festival, community members of all ages create lanterns and collaborative artworks that become part of GlowFest itself—making art with and for the community.

Workshop Opportunities

Family Lantern Make & Take Workshops
FREE Family Lantern Workshops with artists from In the Heart of the Beast Puppet & Mask Theatre—create one glowing lantern per family team to carry at GlowFest!
2 sessions- Tues Feb 17th or Feb 24th 6-9pm
Tues Feb 17th or Feb 24th 6-9pm
Sign up here!

Family Make & Take- Troll hat workshop
Family or Team workshop (parents will need to help due to hot glue, pins or for making GlowFest wearables!)
Open house style, registration necessary for supplies and staffing.
Saturday, February 21st 9am-Noon
Sign up here!

Kids Studio Art Series with Artist Aryn Litt!

Learn artistic skills in six technique-based workshops designed for young creators.

- Saturday, February 7th**
Uncover the art of animation—explore its history, craft a flip book, and paint a cell. Artful eggs, depart inspired!
10am-12pm (ages 8+)
- Saturday, February 14th**
Create a character from a photograph using a photo reference.
10am-12pm (ages 8+)
- Saturday, March 28th**
Use your creativity in this easy Pokemon drawing class. Learn to draw Pokemon characters while enjoying the fun!
10am-12pm (ages 8+)
- Saturday, May 2nd**
Join us to draw Minnesota's wild animals. Use paper, pencil, and other supplies, using a photo. The art materials while enjoying their habitats and unique traits.
10am-12pm (ages 8+)

MontiArts
www.montiarts.com

MontiArts

IN THE HEART OF THE BEAST

Signups are closed... but the glow is growing. Our team is hard at work on a large lantern creation you'll have to see to believe. Catch it shining at GlowFest!



HOW TO GLOW

1. ARRIVE AT MCC BETWEEN 6-6:30 PM, SAT, FEB 28TH
2. FIND YOUR FRIENDS AND PICK OUT A LANTERN- BIG OR SMALL- TO CARRY IN THE PARADE
3. PICK YOUR SPOT IN THE PARADE IN THE ALLEY OUTSIDE THE GYM
4. PARADE LEAVE MCC AT 7PM SHARP! WALKING DOWN WALNUT TO WEST BRIDGE PARK
5. PARTY AT WEST BRIDGE PARK! PROJECTION ARTISTS, DJ PARTY, FIRE DANCE SHOW, MINI DONUTS AND MORE!

ADULT OPEN STUDIO AT MONTIARTS

Bring your own materials & Join us!
Tuesdays 9am-Noon
Weds & Thurs 6-9pm
Newcomers welcome!

At MontiArts- 213 W Broadway

GlowFest26

Saturday, Feb 28th 6-9pm

Please join us!

Going on right now at MontiArts:

- Large Lantern Building Workshop- Led by 2 artists from In The Heart of The Beast Puppet and Mask Theater (Mpls)- attended by 20 people from Monticello and surrounding communities. We are working on a larger than life Unicorn with moving legs and head. It's going to be the star of the show!
- 2 Small Lantern Building- Make and Take Workshops- Led by 2 artists from In The Heart of The Beast Puppet and Mask Theater (Mpls), Tuesdays, Feb 17th and 24th
- How to GLOW! Show up at the MCC between 6-6:30 to grab a lantern, large or small, Line up outside in our party-zone, Parade leaves MCC at 7PM and walks down Walnut to West Bridge Park where we will have a Glow DJ, 2 Projection Artists, Mini Donut Truck and a Fire Dancing Show!
- We're grateful to **CMAB (Central MN Arts Board)** for helping bring our lantern workshops to life and for supporting GlowFest for the Monticello community.
- We have successfully completed an application for a large scale public art piece with the MSAB (MN State Arts Board). The application is for the Arts Education Grant and we will not hear the results until August 26. We hope to have great news for you in August!
- Upcoming this spring: our CMAB funded Mosaic project will start back up in March, School District Art Show, Spring Floral Art Show, Teen Art Club continues, and more programming and classes to be announced soon. Stay Tuned!

Thank you for your continued support,

Erica Witzmann

Director, MontiArts

2X. Consideration of recommendation regarding park dedication requirements for the proposed Twin Pines 96-unit multi-family residential project.

| | | |
|---|---|---|
| <p>Prepared by: Community & Economic Development Coordinator</p> | <p>Meeting Date: 2/26/26</p> | <p><input checked="" type="checkbox"/> Consent Agenda Item <input type="checkbox"/> Regular Agenda Item</p> |
| <p>Reviewed by: City Planner</p> | <p>Approved by: City Administrator</p> | |

ACTION REQUESTED

There is no action requested. The City Council project approvals conform to the previous PARC recommendation in 2022 for a cash in lieu park dedication.

PREVIOUS PARC ACTION

January 27, 2022: PARC recommended cash in lieu park dedication for the proposed Twin Pines first addition plat.

REFERENCE AND BACKGROUND

In 2022, the Twin Pines project received development approvals, including a commitment for cash in lieu park dedication. However, the applicants withheld recording the Final PUD and Final Plat approvals, and the project did not move forward. Since that time, the prior approvals lapsed and new ownership took over the project. The new applicants returned to the city seeking reapproval for what is essentially the same project originally approved for the site.

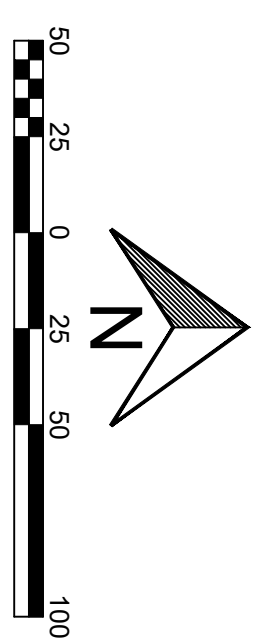
The project consists of site and building improvements for a 96-unit multi-family residential development with four stories over an underground parking garage, additional surface parking, and private open space with amenities for the residential development. The project replats the existing Outlot A of Monticello Commerce Center 6th Addition to a single lot containing the private building and parking improvements, and the residual outlot area that serves as common parking and access for the remainder of the PUD.

Given the site layout and constraints, staff recommended a cash dedication to the City Council in addition to pedestrian connections, in alignment with past approvals for the site from PARC. The pedestrian connection will extend an internal sidewalk connection to School Boulevard, creating access to Pioneer Park and future amenities at The Pointes at Cedar.

SUPPORTING DATA

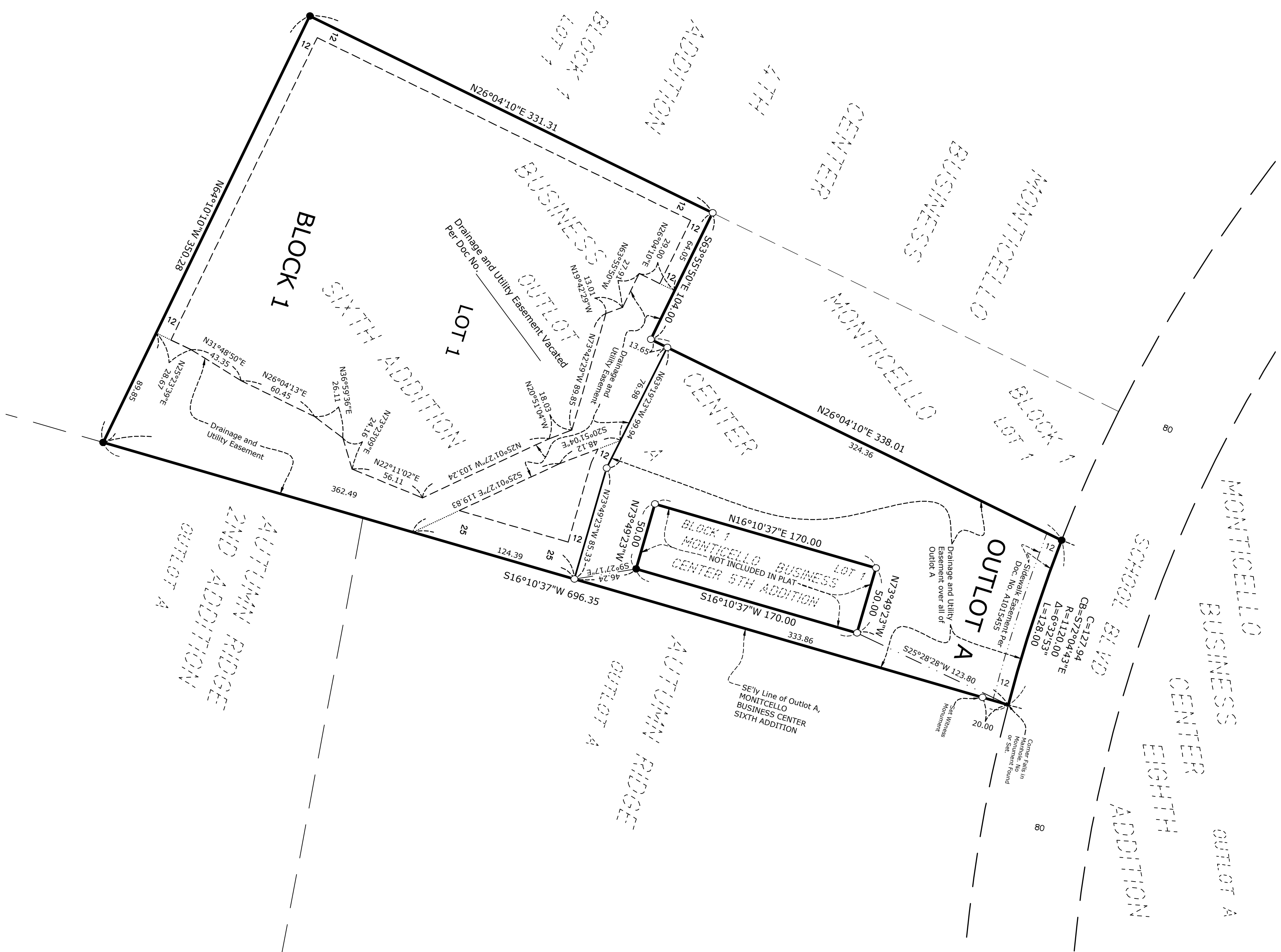
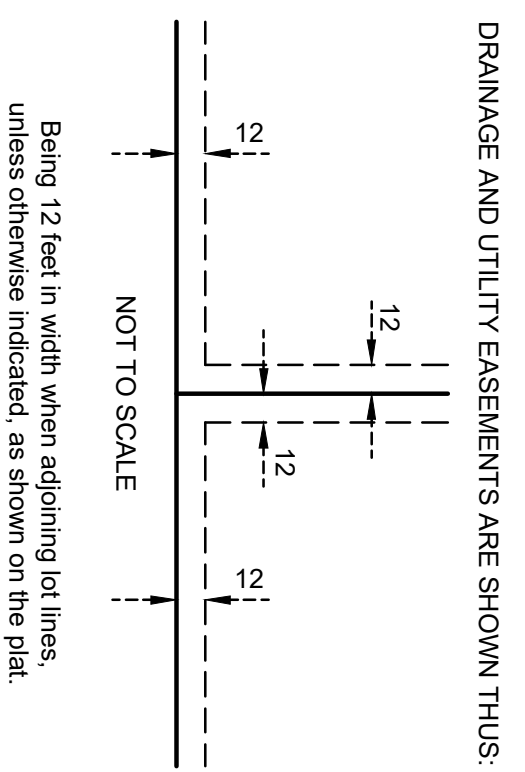
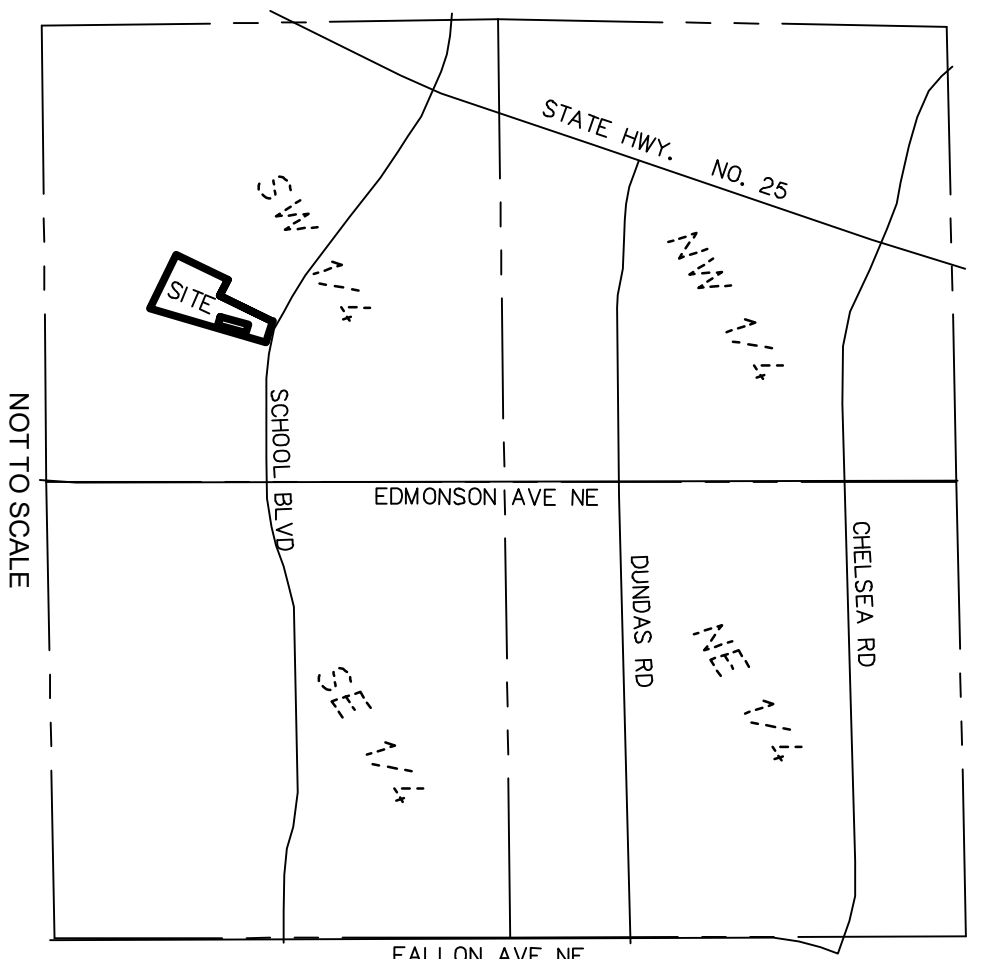
- A. Aerial Site Image
- B. Park Dedication Requirements

TWIN PINES FIRST ADDITION



● Denotes a Found Iron Monument
○ Denotes a 1/2 inch by 1/4 inch Rebar Marked "RLS 44565"

VICINITY MAP
SEC. 14 - T121 - R25



KNOW ALL PERSONS BY THESE PRESENTS: That Apartments Monticello LLC, a Minnesota limited liability company, fee owner of the following described property:

OUTLOT A, MONTICELLO BUSINESS CENTER SIXTH ADDITION, Wright County, Minnesota.

Has caused the same to be surveyed and platted as TWIN PINES FIRST ADDITION and does hereby dedicate to the public, for public use, the drainage and utility easements created by this plat.

In witness whereof said Apartments Monticello LLC, a Minnesota limited liability company, has cause these presents to be signed by its proper officer

this _____ day of _____, 20____.

APARTMENTS MONTICELLO LLC

(Signature) _____ (Printed Name) _____ (Title) _____

STATE OF _____ COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ the _____ of _____

Apartment Monticello LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, Signature _____ My Commission Expires: _____

Notary Public _____ County, _____ Notary Printed Name _____

Notary Public _____ County, _____ My Commission Expires: _____

SURVEYORS CERTIFICATE

I, Rory L. Synstaelen, do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plat is a correct and true representation of the land shown thereon, that the boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Rory L. Synstaelen, Licensed Land Surveyor
Minnesota License No. 44565

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____ by Rory L. Synstaelen, Land Surveyor, Minnesota License No. 44565.

Notary Public, Signature _____ My Commission Expires: _____

Notary Public _____ County, _____ Notary Printed Name _____

Notary Public _____ County, _____ My Commission Expires: _____

CITY OF MONTICELLO PLANNING COMMISSION

Be it known that at a meeting held on this _____ day of _____, 20____ the Planning Commission of the City of Monticello, Minnesota did hereby review and approve this plat of TWIN PINES FIRST ADDITION.

City of Monticello Planning Commission

By _____ Chairperson By _____ Secretary

CITY COUNCIL, CITY OF MONTICELLO, STATE OF MINNESOTA

This plat of TWIN PINES FIRST ADDITION was approved and accepted by the City Council of the City of Monticello, Minnesota at a regular meeting thereof held

this _____ day of _____, 20____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____ Mayor By _____ City Clerk

WRIGHT COUNTY SUPERVISOR

Thereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved

this _____ day of _____, 20____.

Wright County Supervisor

Wright County Land Records Administrator

WRIGHT COUNTY LAND RECORDS

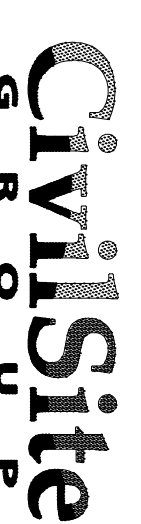
Pursuant to Minnesota Statutes, Section 505.021, Subdivision 9, taxes payable for the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.112, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Wright County Land Records Administrator

WRIGHT COUNTY RECORDER

Thereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 20____ at _____ o'clock _____ M, and was duly recorded in Cabinet No. _____, Sheet _____ as Document Number _____.

Wright County Recorder



§ 152.080 DEDICATION REQUIREMENTS.

(A) The City Council recognizes that the preservation of land for park, open space, and public use is essential to the health, safety, and welfare of residents of the city. Therefore, pursuant to M.S. § 462.358, subd. 2b, as it may be amended from time to time, the Council shall require all developers requesting platting or replatting of land to be used for residential purposes in the city to contribute an amount of land for public park and pathway purposes. The location of the land shall be at the discretion of the Council.

(B) The amount of the land shall be reasonably commensurate with demand that the platting or replatting places on the city park system, as described in the Comprehensive Plan. For purposes of this section, an amount of land equal to 11% of the total gross land area of the plat shall be presumptively defined as **REASONABLY COMMENSURATE**.

(C) In the event that the subdivider objects to the 11% standard, the city shall, at the developer's request and expense, conduct a specific dedication study of the park system and the demand placed on the system by the proposed plat. Prior to conducting the study, the city shall obtain a waiver of statutory time lines for plat approval during the conduct of the study. No approval of final plats, nor construction of any improvements, shall occur until the park dedication study is completed. In lieu of land dedication, the City Council may require a cash contribution in accordance with state statutes or a combination of both. The Council's decision on land and/or cash shall be made following recommendations from the city's Park and Recreation Commission and staff, in accordance with the Comprehensive Plan.

(D) In accordance with state statutes, where the City Council determines that the park dedication requirements shall be paid in a cash contribution, the amount of the contribution shall be based on the market value of the raw land not later than at the time of final plat.

(E) The city may require that the subdivider provide an appraisal or other comparable documentation to determine the market value. In the alternative the city may, by ordinance, establish a fee per residential unit that will meet the cash dedication requirement. The determination of the appropriate fee calculation shall be made by the City Council.

(F) (1) To be eligible for park dedication credit, the land to be dedicated as a requirement of this section shall be useable, developable land.

(2) The City Council shall not accept for credit against a subdivider's park dedication requirement any of the following:

(a) Delineated wetlands;

(b) Land within a designated floodplain;

(c) Land encumbered by a utility easement such as a petroleum or electric power transmission line (except where such easement is a standard platting requirement of the city pursuant to § 152.061, and where the city determines that the land within the easement will be usable for park, trail,

or open space purposes); or

(d) Land within a drainage easement or other land required for stormwater treatment.

(G) The city may, at its discretion, accept lands in the above categories for park dedication purposes if it deems the dedication to be of public benefit. No credit shall be given against the subdivider's park dedication requirement, however, unless the city determines that the land will be used for a specific public park, pathway, or open space purpose.

(H) Land dedicated for park purposes shall be transferred to the city by warranty deed. The transfer of the land shall occur at the time of recording of the final plat. For multiple-phased developments, all of the park dedication land shown on the approved preliminary plat shall be transferred to the city upon recording of the first final plat, in the form of outlot(s) at the discretion of the city, and shall not be shown as "park" on the plat. The development agreement may permit the phasing of the land transfer.

(I) In addition, the development agreement shall grant the subdivider a license to enter the park dedication land for the purposes of required grading, seeding, or other work approved by the City Council.

(J) Parkland dedication requirements for residential planned unit developments (PUDs) shall provide the minimum of 11% for park, open space, or public use or cash in lieu of land per this chapter.

(K) The removal of trees, topsoil, storage of construction equipment, burying of debris, or stockpiling of surplus soils is strictly prohibited on land to be dedicated per this section.

(L) The subdivider shall provide the city with a certificate of survey that shows all features of the land to be dedicated.

(M) Agreements in this section shall be made as part of the development agreement presented for approval with the final plat. Failure of the City Council and subdivider to reach agreement regarding the matters in this section shall constitute the basis for consideration to deny the plat.

City of Monticello

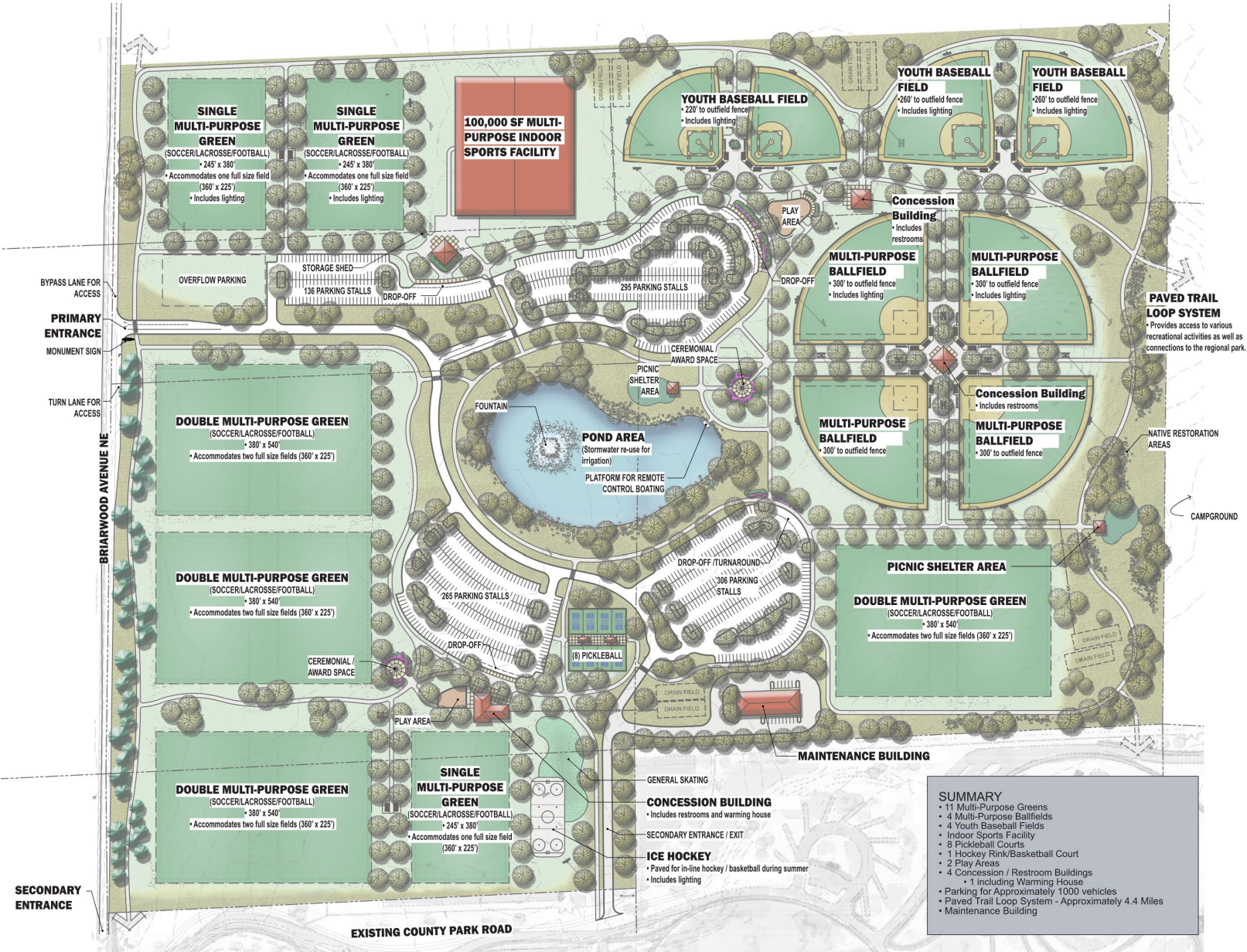
Parks, Arts and Recreation Commission
BCOL update / Pickleball Design

February 26, 2026

Bertram Chain of Lakes – Original Master Plan



Bertram Chain of Lakes – Updated Master Plan



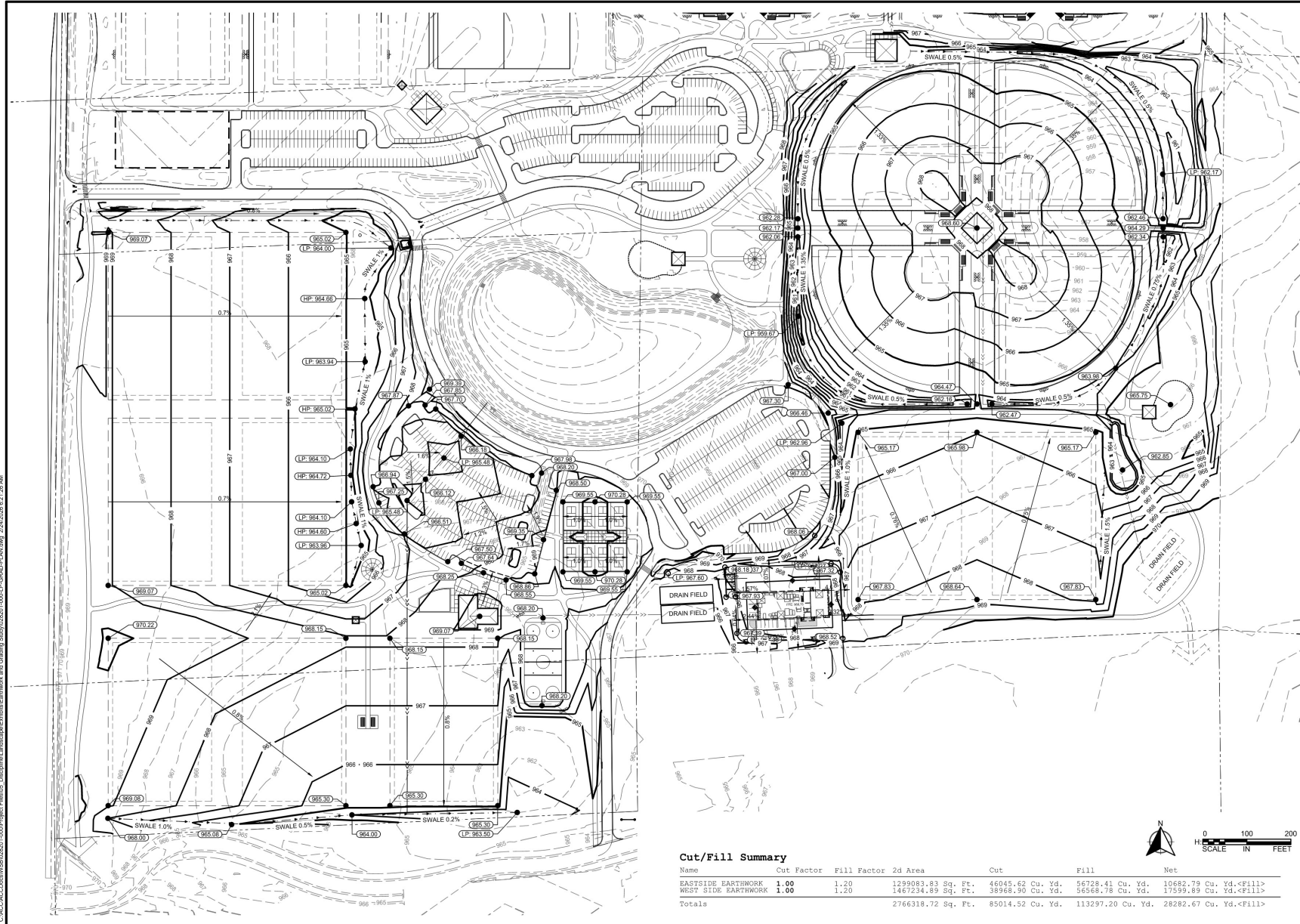
Summary of adjustments:

- Pickleball in place of Tennis
- Addition of shared maintenance facility
- Multipurpose Indoor sports facility

SUMMARY

- 11 Multi-Purpose Greens
- 4 Multi-Purpose Ballfields
- 4 Youth Baseball Fields
- Indoor Sports Facility
- 8 Pickleball Courts
- 1 Hockey Rink/Basketball Court
- 2 Play Areas
- 4 Concession / Restroom Buildings
- 1 including Warming House
- Parking for Approximately 1000 vehicles
- Paved Trail Loop System - Approximately 4.4 Miles
- Maintenance Building

Bertram Chain of Lakes – Grading Adjustments



Cut/Fill Summary

| Name | Cut Factor | Fill Factor | 2d Area | Cut | Fill | Net |
|---------------------|------------|-------------|---------------------------|-------------------------|--------------------------|-------------------------------------|
| EASTSIDE EARTHWORK | 1.00 | 1.20 | 1299083.83 Sq. Ft. | 46045.62 Cu. Yd. | 56728.41 Cu. Yd. | 10682.79 Cu. Yd.<Fill> |
| WEST SIDE EARTHWORK | 1.00 | 1.20 | 1467234.89 Sq. Ft. | 38968.90 Cu. Yd. | 56568.78 Cu. Yd. | 17599.89 Cu. Yd.<Fill> |
| Totals | | | 2766318.72 Sq. Ft. | 85014.52 Cu. Yd. | 113297.20 Cu. Yd. | 28282.67 Cu. Yd.<Fill> |



SCALE: AS SHOWN
 PLAN BY: KTHW
 DESIGN BY: JA
 CHECK BY: JA

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jeffrey Frazier, P.E.
 DATE: 05-28-2025 L.C. NO. 42976

GRADE PLAN

BERTRAM CHAIN OF LAKES
 EARTHWORK STUDY
 CITY OF MONTICELLO, MN

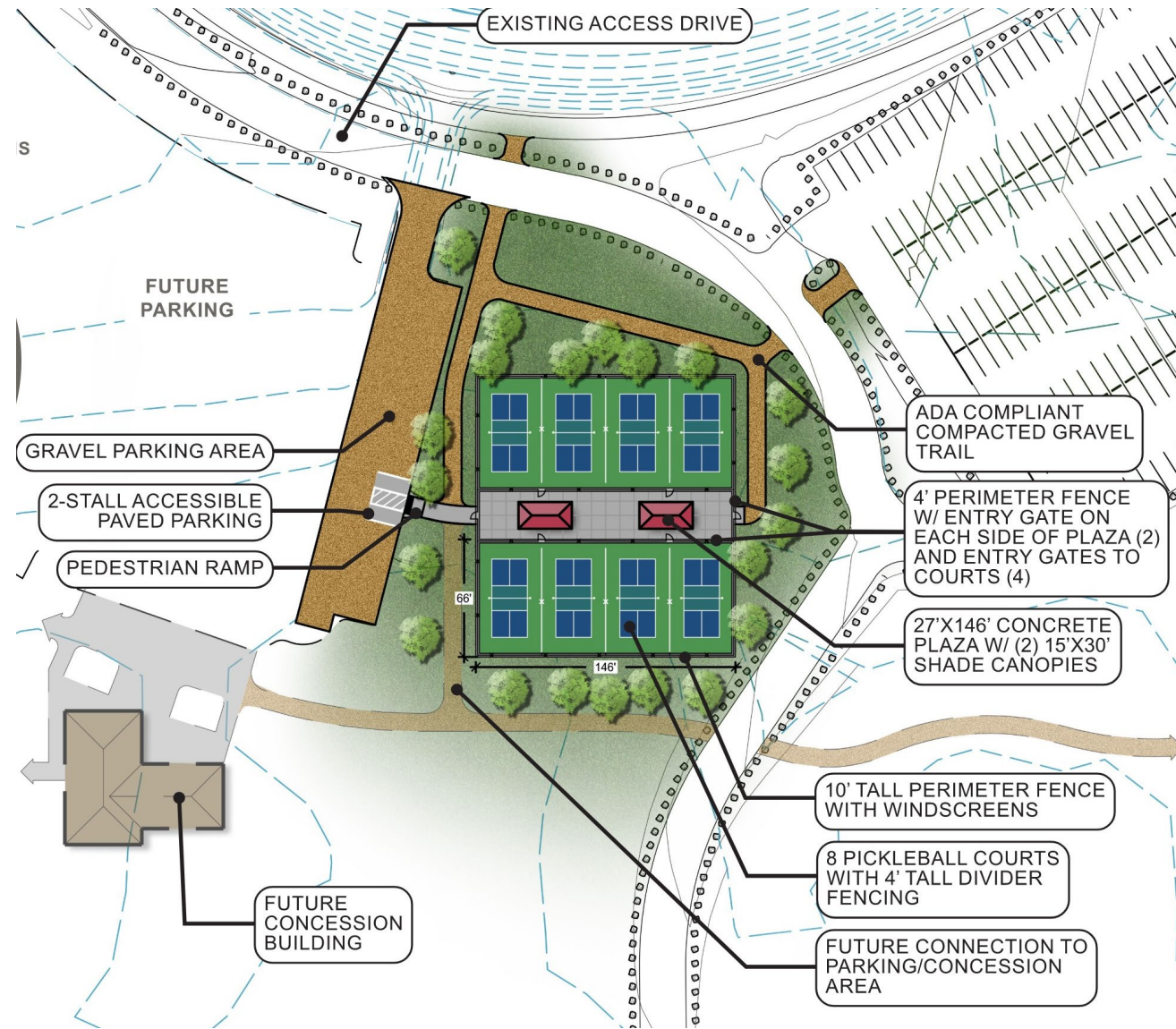
CLIENT PROJECT NO. XXXXXX

WSB PROJECT NO. 028201-000

SHEET ###

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Original Approved Concept



Summary of Pickleball Program Elements

- 8 dedicated Pickleball Courts. 30'x64' court size overall. Courts oriented North-South.
- Bituminous surface with acrylic color coating and white lines – colored to match Monticello logo colors.
- Durable outdoor net system
- Black color coated perimeter (10' ht.) and divider fencing (4' ht.)
- Windscreens on perimeter fencing, safety cap on divider fences
- Trail connections to parking and rest of park
- Accessible parking area, Parking Lot Alternate Bid
- Tree plantings



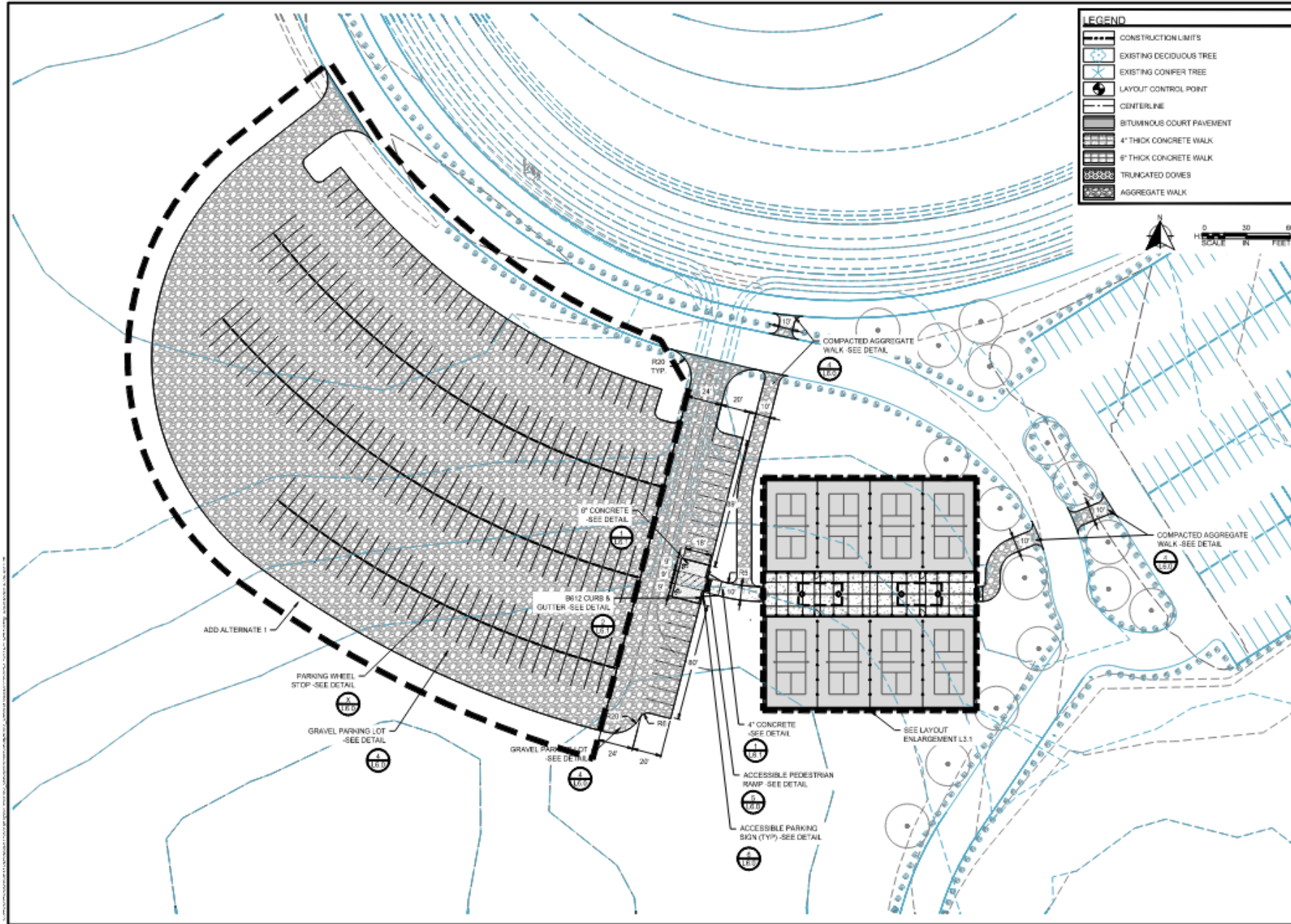
Shade Structure Design



VS.



Layout Plan



SCALE: AS SHOWN
 PLAN BY: HW
 DESIGN BY: JF
 CHECK BY: JF

REVISIONS

WE HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, CONTRACT DOCUMENTS AND ANY OTHER DOCUMENTS SUBMITTED TO THE BOARD OF SUPERVISORS AND ANY OTHER AGENCIES OF THE STATE OF MINNESOTA, IN CONNECTION WITH THIS PROJECT, ARE THE WORK OF THE ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

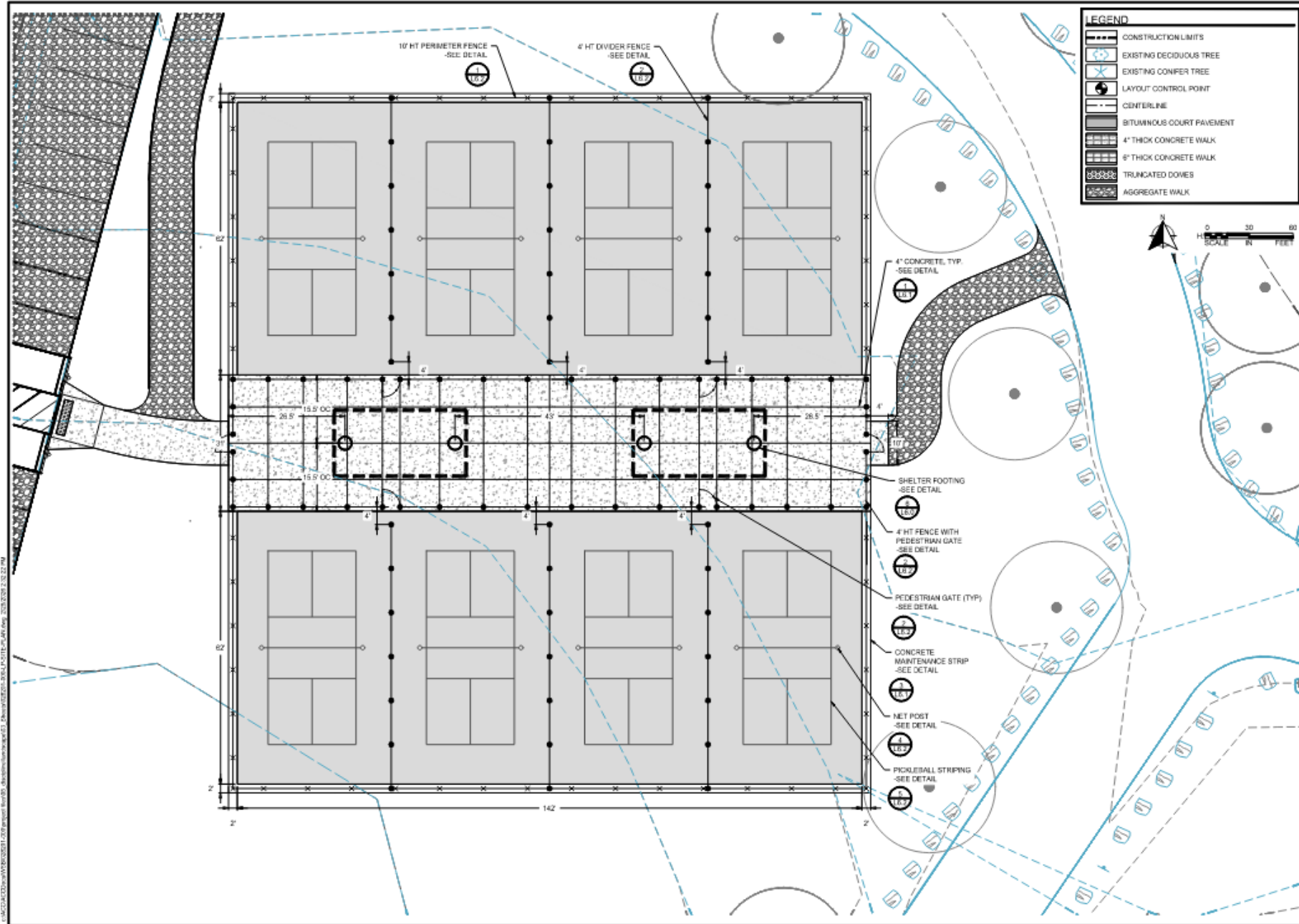
JURY PRINCE, P.L.L.C.
 DATE: 06/25/2024 L.C. NO. 43751

LAYOUT PLAN

BERTRAM CHAIN OF LAKES
 PICKLEBALL COURTS
 CITY OF MONTICELLO, MN

CLIENT PROJECT NO. XXXXXX
 WSB PROJECT NO. 028201-000
 SHEET L3.0

Pickleball Plan Enlargement



wsb

SCALE: AS SHOWN
PLAN BY: HW
DESIGN BY: JF
CHECK BY: JF

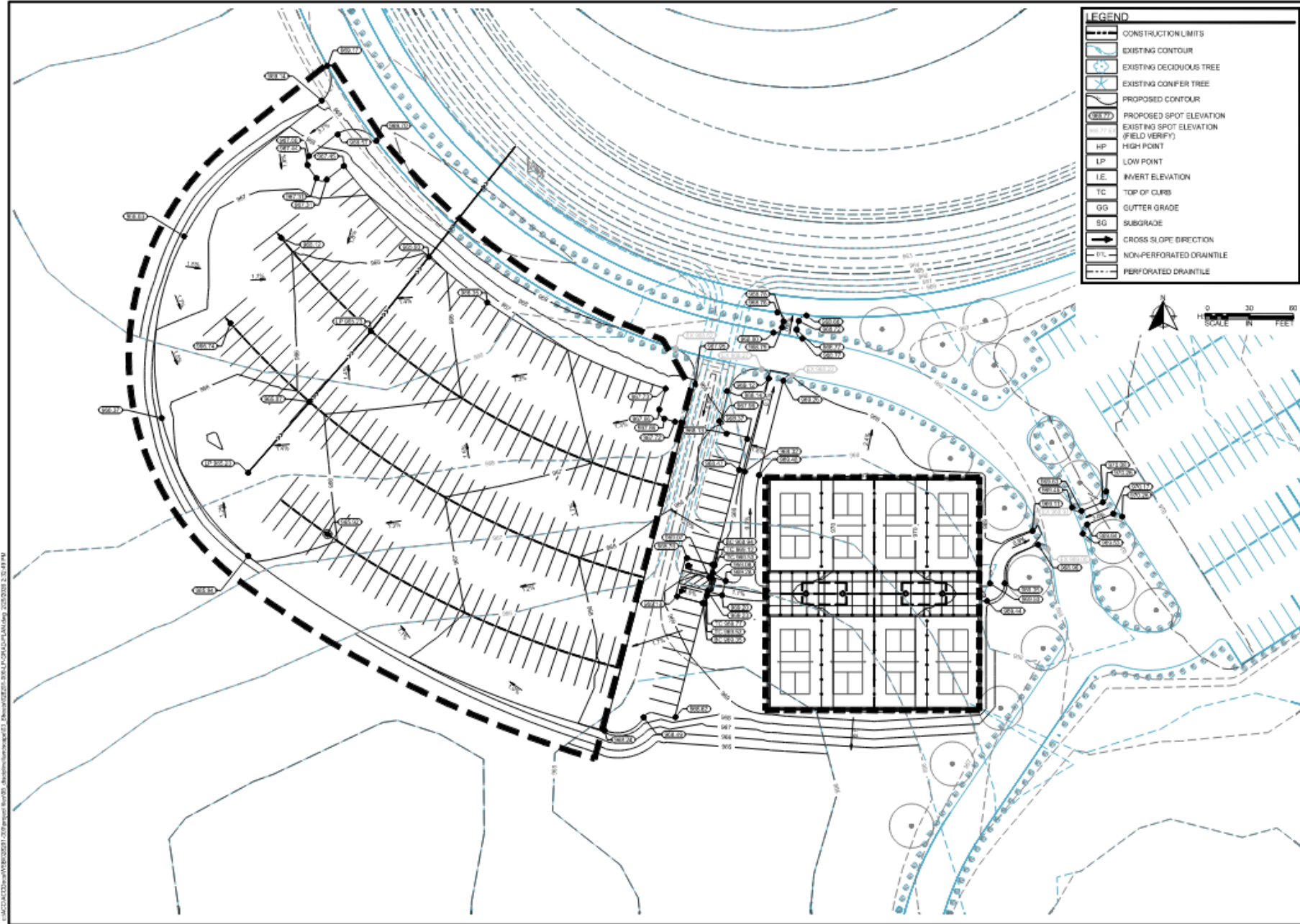
REVISIONS

DATE: 06-28-2025
L.C. NO.: 42070

LAYOUT ENLARGEMENT PLAN

**BERTRAM CHAIN OF LAKES PICKLEBALL COURTS
CITY OF MONTICELLO, MN**

Grading Plan



SCALE: AS SHOWN
 PLAN BY: HW
 DESIGN BY: JF
 CHECK BY: JF

| REVISIONS | |
|-----------|------|
| NO. | DATE |
| | |
| | |
| | |
| | |

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 05/20/2024 LIC. NO.: 42975

GRADING PLAN

BERTRAM CHAIN OF LAKES
 PICKLEBALL COURTS
 CITY OF MONTICELLO, MN

CLIENT PROJECT NO. XXXXXX
 WSB PROJECT NO. 028201-00
 SHEET L4.0

Estimated Costs

- Pickleball Base Bid: \$696, 855
- Parking Lot Alternate Bid 1: \$191,450
- Total Project Cost: \$ 888,305

SITE WORK

| Mat. No. | No. | Item Description | Quantity | Units | EST. UNIT PRICE | ESTIMATED TOTAL PRICE |
|------------------|-----|--|----------|-------|-----------------|-----------------------|
| 2021.501 | 1 | MOBILIZATION | 1 | LS | \$33,183.55 | \$33,183.55 |
| 2100.614 | 2 | SHADE CANOPY STRUCTURE | 2 | EA | \$40,000.00 | \$80,000.00 |
| 2105.507 | 3 | SELECT GRANULAR BORROW | 1,500 | CY | \$45.00 | \$67,500.00 |
| 2106.601 | 4 | COMMON EXCAVATION | 1 | LS | \$45,000.00 | \$45,000.00 |
| 2130.523 | 5 | WATER (DUST CONTROL) | 150 | MGAL | \$10.00 | \$1,500.00 |
| 2301.504 | 6 | 24" CONCRETE MAINTENANCE STRIP | 544 | LF | \$30.00 | \$16,320.00 |
| 2301.504 | 7 | CONCRETE PAVING | 5,495 | SF | \$16.00 | \$87,920.00 |
| 2360.504 | 8 | GRAVEL TRAIL | 325 | SY | \$45.00 | \$14,625.00 |
| 2360.504 | 9 | GRAVEL PARKING | 1,050 | SY | \$55.00 | \$57,750.00 |
| 2360.504 | 10 | COURT BITUMINOUS PAVEMENT W/ BASE | 1,957 | SY | \$45.00 | \$88,065.00 |
| 2531.618 | 11 | TRUNCATED DOMES | 16 | SF | \$65.00 | \$1,040.00 |
| 2540.503 | 12 | 10' WINDSCREEN | 544 | LF | \$20.00 | \$10,880.00 |
| 2540.602 | 13 | PICKLEBALL NET AND POST SYSTEM | 8 | EA | \$3,500.00 | \$28,000.00 |
| 2557.503 | 14 | 10' 3-RAIL COLOR COATED CHAIN LINK FENCE | 544 | LF | \$100.00 | \$54,400.00 |
| 2557.602 | 15 | 4' 2-RAIL CHAIN LINK FENCE WITH SAFETY CAP | 682 | LF | \$65.00 | \$44,330.00 |
| 2557.602 | 16 | 4' HIGH, 4' WIDE GATE | 6 | EA | \$1,200.00 | \$7,200.00 |
| 2571.502 | 17 | DECIDUOUS TREE 2" CAL. | 10 | EA | \$850.00 | \$8,500.00 |
| 2573.501 | 18 | ROCK CONSTRUCTION ENTRANCE | 1 | LS | \$2,500.00 | \$2,500.00 |
| 2573.503 | 19 | BIOROLL | 250 | LF | \$4.50 | \$1,125.00 |
| 2573.503 | 20 | SILT FENCE | 350 | LF | \$4.50 | \$1,575.00 |
| 2573.503 | 21 | EROSION CONTROL BLANKET CATEGORY 30 | 2,000 | SY | \$5.00 | \$10,000.00 |
| 2575.505 | 22 | NATIVE SEED MIX | 1.0 | AC | \$10,000.00 | \$10,000.00 |
| 2582.618 | 23 | ACRYLIC COLOR SURFACING AND LINE STRIPING | 1,957 | SY | \$13.00 | \$25,441.00 |
| SUBTOTAL: | | | | | | \$696,854.55 |

ALTERNATE #1

| Mat. No. | No. | Item Description | Quantity | Units | EST. UNIT PRICE | ESTIMATED TOTAL PRICE |
|--------------------|-----|----------------------|----------|-------|-----------------|-----------------------|
| 2106.601 | 1 | COMMON EXCAVATION | 1 | LS | \$45,000.00 | \$45,000.00 |
| 2360.504 | 2 | GRAVEL PARKING | 2,000 | CY | \$45.00 | \$90,000.00 |
| 2503.503 | 3 | 12" RC PIPE | 290 | LF | \$75.00 | \$21,750.00 |
| 2506.503 | 4 | DRAINAGE STRUCTURE | 2 | EA | \$900.00 | \$1,800.00 |
| 2411.502 | 5 | CONCRETE WHEEL STOPS | 103 | EA | \$250.00 | \$25,750.00 |
| 2573.503 | 6 | BIOROLL | 700 | LF | \$4.50 | \$3,150.00 |
| 2575.505 | 7 | NATIVE SEED MIX | 0.4 | AC | \$10,000.00 | \$4,000.00 |
| SUBTOTAL: | | | | | | \$191,450.00 |
| TOTAL COST: | | | | | | \$888,304.55 |

Moving Forward:

Construction Documents:

- **PARC meeting: Final Design review February 26, 2026**
- 100% Plans and Specs: Early March 2026
- Council Authorization to Bid: March 9, 2026

Bidding:

- Advertise bidding / upload: March 17, 2026
- Bid Opening: April 7, 2026
- Council Award: April 13, 2026

Construction: Summer 2026



THANK YOU

