



Corcoran Parks and Trails Commission Agenda
September 17, 2026
7:00 PM

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Agenda Approval**
- 4. Minutes**
 - a. August 20, 2026, Meeting Minutes
- 5. Open Forum - Public Comment Opportunity**
- 6. Presentations**
- 7. Unfinished Business**
 - a. Hennepin County Youth Activities Grant - Update
- 8. New Business**
 - a. Heritage Park Amenity - Fee Updates
- 9. Reports/Information**
 - a. Planning Project Update
 - b. Parks, Recreation, and Trails Update
- 10. Subcommittee & Miscellaneous Reports**
 - a. Garden Club Report
 - b. Park Dedication Fund Report
- 11. Other Business/Announcements**
- 12. Adjournment**

***Includes Materials** - Materials relating to these agenda items can be found in the Council Chambers Agenda Packet book located by the entrance. The complete Council Agenda Packet is available electronically on the City website at www.corcoranmn.gov.

STAFF REPORT**Agenda Item: 4.a**

Council Meeting: September 17, 2026	Prepared By: Seth Gellman. Community Development Administrative Assistant,
Topic: August 20, 2026, Meeting Minutes	Action Required: Approval

Options

1. Approve minutes as presented.
2. Provide staff with adjustments to the minutes.

Recommendation

Approve minutes as presented.

Council Action

Approve minutes as presented.

Attachments

1. [2026-08-20 Parks and Trails Commission Minutes Draft.docx](#)

Council Meeting: September 17, 2026	Prepared By: Jessica Christensen Buck, Parks and Recreation Manager
Topic: Hennepin County Youth Activities Grant - Update	Action Required: Information Only

Summary

At the August 20, 2026, Parks and Trails Commission meeting, staff presented the Hennepin County Youth Activity Grant opportunity and requested a recommendation to submit an application for the neighborhood park located in Northeast Corcoran near the Bellwether and Amberly developments. During the meeting, members of the public expressed concerns that the grant may not be the most appropriate funding opportunity for that neighborhood park.

Staff initially continued with the recommendation to submit the application for the Northeast Corcoran park. However, following further discussion and consideration of previous requests from residents regarding the neighborhood park off Horseshoe Trail (Southeast Corcoran, within the Tavera neighborhood), staff identified that location as another eligible option for the grant. Requests from residents included previous participation from the Tavera Homeowners Association president at a Parks and Trails Commission meeting, as well as additional communications from residents requesting that the park be constructed.

Following the August 20, 2026, Parks and Trails Commission meeting, staff received the attached letter from the Bellwether Veterans Group. The letter and its attachments summarize feedback gathered through an independently organized community discussion and polling processed within the Bellwether community. The attached information is being provided for the Commission's awareness and as additional context regarding feedback received on the Northeast Corcoran park concept. The feedback was not collected through a City-led or City-sanctioned public engagement process and was limited to the Bellwether community.

Given the feedback received, the previous improvements completed at the Northeast Corcoran open space park in the area, and the availability of another eligible park location, the City Council approved shifting the grant application to the neighborhood park off Horseshoe Trail.

The grant application was completed and submitted for the Horseshoe Trail neighborhood park for the September 10, 2026, 4:00 pm deadline. The application noted that additional public engagement would be necessary to develop the park's final design and determine the specific amenities to be included.

Council Action**Attachments**

1. [Aug 2026 - Support Letter for Park \(NE Corcoran\)](#)

August 27, 2026

To: Jay Tobin
City Administrator
City of Corcoran, Minnesota

From: Ray Celaya
Bellwether Veterans Group Coordinator
Corcoran, MN 55374

Ron Lindenfelser
Bellwether Veterans Group Member
Corcoran, MN 55374

A Shared Vision for the Park at Bellwether

Dear Jay,

Thank you for inviting the Bellwether Veterans Group to support you and the City of Corcoran in pursuing the **\$300,000 Hennepin County Youth Activities grant** and, more broadly, in considering our input on features for the future park within Bellwether. We appreciate the invitation and are honored to participate in an initiative that has the potential to create a meaningful and lasting asset for our community.

Following our Veterans Group discussion on August 13, we concluded that before offering our support, it was important to listen to the people who will live closest to and interact most frequently with the park—the residents of Bellwether. After all, while this will be a City park, it will also become an important part of the neighborhood we call home.

With very little notice, we invited the Bellwether community to join us for a one-hour conversation about the proposed park and grant opportunity. **More than 100 residents attended.** Their willingness to participate on such short notice demonstrated something important: Bellwether residents care deeply about this opportunity and want to be constructive partners in shaping what the park can become.

The pages that follow summarize what we heard—the ideas that generated enthusiasm, the questions residents would like answered, and the concerns they hope can be addressed as planning moves forward. The comments should not be viewed as opposition to creating a park. Rather, they represent an invitation to work together to create the **right park for this particular place and community.**

A Shared Vision

As we prepared for the community discussion, we reflected on the words of **Ryan R. Marshall, President and CEO of PulteGroup:**

“We believe that homes are not just structures, but the foundation of our owners’ lives. We are dedicated to exceeding your expectations by delivering quality construction with innovative features and a superb buying, designing, and owning experience. Our goal is to build incredible places where people can live their dreams.”

We also considered the City of Corcoran's commitment to creating a vibrant, connected community while honoring its natural character and delivering public services responsibly and cost-effectively.

Those aspirations have much in common.

As Bellwether residents and citizens of Corcoran, we want what the City wants: a community where people truly want to live, work, play, and do business.

We believe this park presents an opportunity to advance that shared vision.

More Than a Collection of Amenities

The potential Hennepin County Youth Activities grant could provide an important financial resource for Corcoran. At the same time, we believe decisions about how those funds are ultimately deployed should consider the park as a whole—its location within a **55+ active-adult community**, its limited usable space, its proximity to homes, and the beautiful wetlands and wildlife surrounding it.

Rather than viewing the park simply as a collection of individual amenities, perhaps there is an opportunity to create a park around a larger story—a **celebration of life and community across generations**.

The Joy of Life — a thoughtfully scaled children's play area where grandchildren and young visitors can experience the simple joy of play.

The Blessings of Life — walking paths, benches, trees, gardens, native landscaping, and open green space that complement the surrounding protected wetlands and provide opportunities to walk, connect with neighbors, enjoy nature, and simply reflect.

The Sacrifices of Life — a modest Veterans Garden, perhaps incorporating a small fountain or reflection pool and a bench, creating a peaceful place to remember and honor those who have served our country.

Then other park elements could be evaluated by a simple question:

Does this feature complement the larger story, fit the available space, respect the surrounding neighborhood and environment, and contribute to a park that can be responsibly maintained for generations?

We believe that approach could help transform the discussion from “*What amenities can we fit into this space?*” to “*What kind of place do we want to create together?*”

An Invitation to Work Together

One message from the community came through particularly clearly: **Bellwether residents want to be involved.** They would welcome the opportunity to engage with you, City staff, the Park Board, and other stakeholders before the park's design is finalized. Residents expressed interest in listening sessions, continued dialogue, and potentially a working or advisory group that could help the City understand the needs and perspectives of the people who will live alongside the park.

We recognize that not every resident will agree on every feature. Nor should the views expressed by those who have participated thus far automatically be assumed to represent every Bellwether resident. That is precisely why continued engagement could be so valuable.

This is an opportunity to do something special—not simply to **build a park**, but to create a place that reflects Corcoran's values, respects its natural surroundings, complements the character of Bellwether, welcomes generations, and becomes an asset that residents and the City can be proud of for many years.

Jay, we appreciate your willingness to engage the Bellwether Veterans Group and now expanding our dialogue to the broader community in this conversation. We look forward to working collaboratively with you and your team as the vision develops.

Bellwether is ready to participate. Please let us know when we can begin.

Respectfully,

Ray Celaya and Ron Lindenfelser

On behalf of the Bellwether Veterans Group

Attachment 1: **Summary – Bellwether Community Park Discussion, August 19, 2026**

Attachment 2: **Bellwether Residents’ Comments on the Proposed Park**

Attachment 3: **Polling Results on the Proposed Park Features**

Summary – Bellwether Community Park Discussion, August 19, 2026

Overall Community Perspective: The Bellwether community sees an opportunity to create a park that becomes a meaningful, lasting neighborhood asset. Residents are asking that the planning process reflect the unique character of a 55+ community by emphasizing thoughtful design, environmental stewardship, manageable costs, and long-term sustainability. Most importantly, residents would like to be active partners with the City of Corcoran in shaping a park that balances community needs with broader city objectives.

Overall Community Perspective

- Residents welcome a park with a design, scale, amenities, funding, and long-term responsibilities to better reflect Bellwether as a **55+ community**.
- The strongest recurring request is for a **resident-informed planning process before major design, funding, or construction decisions are made**.

Community Involvement: Meaningful community engagement should remain central to the park planning process. Bellwether residents would welcome dedicated listening sessions before the concept is finalized, along with consideration of a resident advisory committee or working group to provide ongoing input. Clear communication from the city regarding which elements are required, which remain open for discussion, and how the park will ultimately be classified would help build understanding and trust. Just as importantly, present community feedback in context, recognizing that participating residents' views are valuable but should not be characterized as representing all of Bellwether unless participation is broad enough to support that conclusion.

Community Involvement

- Hold Bellwether-specific listening sessions before finalizing the park concept.
- Consider forming a resident advisory committee or working group.
- Clearly explain what elements are fixed, what is negotiable, and how the park will be classified.
- Avoid presenting limited feedback as representing the entire Bellwether community unless participation is broad enough to support that conclusion.

Neighborhood Fit: A consistent theme among residents is the desire for a neighborhood-scale park that complements Bellwether rather than becoming a destination-oriented city park that significantly increases traffic and activity within the community. Residents envision a setting that preserves the quiet, peaceful, and attractive character of the 55+ neighborhood while respecting the surrounding wetlands, wildlife, and natural environment. The features receiving the most favorable support emphasize passive recreation and opportunities to enjoy nature, including walking paths, conveniently placed

Neighborhood Fit

- Many residents prefer a neighborhood-scale park over a destination-oriented city park.
- Preferred character: quiet, peaceful, walkable, attractive, and compatible with wetlands and wildlife.
- Frequently supported features include:
 - Walking paths
 - Gardens and raised garden beds
 - Pollinator-friendly landscaping
 - Benches
 - Shade trees
 - Modest gathering areas (20 to 40 people)

benches, shade trees, gardens and raised garden beds, and pollinator-friendly landscaping that supports birds, butterflies, bees, and other wildlife. Modest gathering areas could also give neighbors opportunities to connect without introducing the noise, traffic, parking demands, and maintenance requirements associated with larger facilities. Collectively, these elements could create an inviting, walkable green space that serves residents today while becoming an increasingly beautiful neighborhood asset as its trees and landscaping mature over time.

Dog Park Concerns: The proposed dog park raised significant concerns among residents about whether this location can appropriately accommodate such an amenity. Key issues include the proximity to surrounding homes, limited usable space, potential noise, drainage challenges, dog-waste management, ongoing maintenance responsibilities, possible impacts on nearby wetlands and wildlife, and the likelihood that a dog park could attract additional visitors and traffic from outside Bellwether. Given these considerations, some residents believe the best option is to eliminate the dog park altogether and dedicate the space to quieter, lower maintenance uses that better fit the neighborhood and natural setting. If a dog park remains under consideration, residents recommend that the City first carefully assess its feasibility and incorporate appropriate design safeguards, including separate areas for small and large dogs, double-gated entrances for safety, effective drainage, adequate landscape buffers, and sufficient separation from neighboring homes. Ultimately, residents want any decision on a dog park to balance dog owners' interests with the quality of life for nearby homeowners, protect the natural environment, use the limited space responsibly, and include a clear long-term maintenance plan.

Dog Park Concerns

- Strong concern about:
 - o Proximity to homes
 - o Noise
 - o Dog waste
 - o Wildlife impacts
 - o Limited space
 - o Drainage
 - o Maintenance
 - o Increased outside use
- Some residents prefer eliminating the dog park altogether.
- If included, recommended features include separate areas for small and large dogs, double-gated entry, proper drainage, buffers, and greater distance from homes.

Playground and Shelter: Residents expressed concern that a large playground and a shelter designed to accommodate approximately 100 people may be too intensive for the proposed park's size, location, and residential character, particularly given its setting within a 55+ community. The primary concerns center on potential increases in noise, vehicle traffic, parking overflow onto neighborhood streets, street congestion, and possible challenges for emergency-vehicle access, especially during larger gatherings. Residents also noted that facilities designed to attract sizable groups could gradually change the park from a neighborhood amenity into more of a destination, potentially affecting the quiet and

Playground and Shelter

- Concerns that a large playground and 100-person shelter may be too intensive for the site and the surrounding 55+ neighborhood.
- Potential impacts include:
 - o Noise
 - o Increased traffic
 - o Large gatherings changing the neighborhood character
 - o Street congestion
 - o Emergency vehicle access issues
 - o Parking overflow
- Where a shelter is supported, residents generally favor a much smaller structure, roughly 20–40 people depending on the suggestion.

peaceful character residents value. While some support a sheltered gathering space where neighbors, families, and small groups can connect, the prevailing preference is a more modest structure appropriately scaled to the neighborhood, with suggestions generally ranging from approximately 20 to 40 people. A smaller shelter, designed in harmony with the park's green space and natural surroundings, could provide a valuable community gathering place while helping minimize traffic, parking, noise, maintenance, and other impacts on nearby residents.

Veterans Garden / Memorial: Residents consistently expressed strong respect and appreciation for veterans and their service, while offering different perspectives on the appropriate scale and location of a Veterans Memorial. Some residents believe a larger, more prominent memorial representing the entire Corcoran community would be better suited to a larger city park, where it could accommodate broader public use and commemorative activities. Others supported a smaller, reflective Veterans Garden within Bellwether that would complement the neighborhood's peaceful

Veterans Garden / Memorial

- Residents consistently expressed respect for veterans, but views differ on the memorial's appropriate location and scale.
- Some favor placing a larger citywide memorial in a larger city park.
- Others support a modest reflective Veterans Garden within Bellwether, such as:
 - A small fountain or reflection pond
 - A bench
 - Simple landscaping
- The emphasis would be on reflection and remembrance rather than large ceremonies or celebrations.
- An alternative memorial location with Pulte is also being explored.

character and natural setting. Such a garden could incorporate understated elements such as a small fountain or reflection pond, a bench, and simple landscaping, creating a quiet place for personal reflection and remembrance. Rather than serving as a destination for large ceremonies or celebrations, the emphasis would be on providing a respectful, contemplative space that honors veterans while remaining compatible with the scale and character of the surrounding 55+ community. An alternative memorial location with Pulte is also being explored, providing another option that could help balance the desire to meaningfully recognize veterans with residents' concerns regarding location, scale, and neighborhood impact.

Parking, Access, Hours, and Lighting: Residents expressed differing perspectives on parking, access, operating hours, and lighting, highlighting the need to balance convenience and accessibility with preserving Bellwether's quiet residential character. Some residents favor limited on-site parking to reinforce the park's neighborhood-scale purpose and discourage the additional traffic that could accompany larger gatherings or destination-oriented use. Others are concerned that too few parking spaces could unintentionally create overflow parking on residential streets, congestion, and accessibility

Parking, Access, Hours, and Lighting

- Residents have differing views on parking:
 - Some favor limited parking to preserve the neighborhood character.
 - Others worry that too little parking could create street overflow or mobility-access issues.
- Lighting is also mixed:
 - Some prefer little or no lighting to preserve peace and privacy.
 - Others note that limited lighting reduces nighttime usability.
- These issues should be resolved through broader resident input.

challenges for older adults, individuals with mobility limitations, and guests. Similarly, views on lighting vary: some residents prefer minimal or no lighting to protect privacy, reduce nighttime activity, and maintain the peaceful environment around nearby homes, while others recognize that insufficient lighting could limit safe evening use of the park. Operating hours are closely connected to these concerns, particularly regarding noise and activity near neighboring homes. Given the range of perspectives, decisions regarding parking capacity, accessibility, park hours, and lighting should be addressed through broader resident engagement, with the goal of developing practical solutions that support safety and accessibility while respecting the quality of life and residential character of the Bellwether community.

Maintenance and Responsibility: Residents want clear, definitive answers on who will be responsible for the park’s ongoing maintenance, associated costs, and long-term upkeep before the final design is approved. Specific questions include responsibility for mowing, landscaping, garbage removal, tree and branch maintenance, trail upkeep, restroom cleaning and maintenance, dog-waste management if a dog park is included, seasonal maintenance, and the eventual repair or replacement of park equipment and amenities. These concerns matter because the number and complexity of amenities will directly influence future maintenance requirements and costs. Residents want assurance that these responsibilities will be clearly defined among the City, HOA, developer, and any other participating organizations, rather than creating uncertainty or relying on residents or volunteers to fill future maintenance gaps. There is also concern that a more complex park could ultimately create unanticipated financial or operational obligations for the Bellwether HOA and its residents. Establishing a written, long-term maintenance plan—including responsibilities, anticipated annual costs, funding sources, and equipment replacement expectations—would provide greater transparency and help ensure that the park remains attractive, safe, financially sustainable, and properly maintained for years to come.

Maintenance and Responsibility

- Residents want clear answers on responsibility for:
 - o Mowing
 - o Landscaping
 - o Garbage removal
 - o Tree and branch maintenance
 - o Trail upkeep
 - o Restrooms
 - o Dog waste
 - o Seasonal maintenance
 - o Equipment replacement
- There is concern that a complex park could eventually create financial or operational burdens for the HOA or residents.

Funding: Residents expressed concerns regarding both the estimated \$1 million cost of the proposed park and the potential \$300,000 Hennepin County youth-activities grant, particularly as they relate to the appropriate scale and purpose of a park located within a 55+ community. While outside funding could reduce construction costs, residents questioned whether accepting a grant focused on youth activities could create requirements for amenities that may not suit the

Funding

- Concerns exist about the estimated \$1 million park cost and the possible \$300,000 Hennepin County youth-activities grant.
- Residents question whether a youth-focused grant fits the limited site and the needs of a 55+ community.
- There is concern that grant requirements could drive the design instead of community priorities.
- Some favor a simpler, lower-cost park focused on trails, green space, landscaping, and passive recreation.

site's limited usable space or the needs and preferences of the surrounding neighborhood. A central concern is that grant requirements could begin to drive the park's design rather than the community's priorities determining which funding opportunities to pursue. As an alternative, some residents favor exploring a simpler, lower-cost park concept centered on walking trails, green space, trees and landscaping, gardens, benches, and other forms of passive **recreation**. This approach could potentially reduce both initial construction expenses and long-term maintenance obligations while creating an attractive neighborhood asset consistent with Bellwether's character. Residents would therefore welcome greater transparency on the overall budget, funding sources, grant requirements, and anticipated long-term costs before making major commitments, allowing the City and community to determine the preferred park concept first and then pursue funding that best supports that shared vision.

Bottom Line: Bellwether residents' underlying message is to work constructively with the City of Corcoran. **Bellwether wants to partner in creating the park, not obstruct it.** Through continued dialogue, transparency, thoughtful design, and shared decision-making, the City and residents have an opportunity to create an appropriately scaled, environmentally sensitive, financially sustainable park that complements Bellwether and becomes a community asset Corcoran can be proud of for generations to come.

Bellwether Residents' Comments on the Proposed Park

(On August 19, 2026, more than 100 residents participated in a town hall session on the park)

Residents' comments can be distilled into **four overarching priorities**:

- Preserve the natural environment.
- Design the park to capture Bellwether's 55+ neighborhood character.
- Keep amenities appropriately scaled.
- Establish clear funding and long-term maintenance responsibilities before finalizing park design plans.

Following are residents' comments in ten categories:

1. Overall, Park Vision, Scale & Identity

- Keep the park small and simple.
- Treat it as a **Neighborhood Park** because of its size and location within Bellwether.
- Design the park to suit a **55+ community**.
- Favor a natural park setting with fewer amenities.
- Do not make the park a destination for non-Bellwether residents.
- The fewer intensive amenities included, the more likely the park will primarily serve the surrounding neighborhood.
- Maximize green space and natural growth.
- Keep maintenance requirements low.
- Some residents prefer leaving the property as-is: "No Park" / "Leave Wild."
- One perspective favors a Community Park specifically geared toward senior use.
- Concern that increased traffic and noise could negatively affect nearby homes and property values.
- Avoid an unnecessarily large project or price tag.

2. Walking Trails, Fitness & Active Living

- Walking loop trail.
- Benches along walking trails.
- Shaded rest areas along trails.
- Combine walking trails with a healthy-living or cardio trail.
- Add workout/exercise stations along walking paths.
- Adult fitness equipment.

- “Playground for Seniors.”
- Putting green with turf.
- Poetry walk / poetry along trails.
- Educational trail.
- Interpretive signs addressing plants, birds, wild plants, veterans/wars, and other subjects.
- Bike racks.
- Drinking fountain.
- Swings.
- Keep walking trails away from or appropriately buffered from private residences, particularly along 102nd Place.

3. Green Space, Trees, Gardens & Landscaping

- Plant significantly more trees.
- Shade trees along walking paths.
- Tree clusters and feature areas.
- Use trees as natural borders between the park and private residences.
- Green space with seating areas.
- Community gardens.
- Community vegetable gardens.
- Flower gardens.
- Raised gardens / raised garden plots for residents.
- Natural plant gardens.
- Wildflower gardens.
- Prairie grasses and flowers.
- Meditation area with labyrinth gardens.
- Garden and woodland development.
- Arbor-style program allowing residents to purchase/dedicate trees or benches.
- Well-maintained grass and shaded areas.
- Huts, pergolas, or shade structures over benches.
- Engraved brick walkway.
- Consider planting specific appropriate tree species, including the suggested Kentucky coffee tree.

4. Wetlands, Wildlife & Environmental Stewardship

- Preserve existing wetlands.
- Leave wetland borders and surrounding open space undisturbed.
- Protect existing property boundaries extending into wetland areas.
- Develop a wildlife sanctuary.

- Create bird and wetland viewing areas or bird blinds.
- Establish pollinator habitat and educational areas.
- Use native prairie grasses and wildflowers.
- Create woodland gardens incorporating wetland buffer zones.
- Reduce watering, fertilizer use, and mowing.
- Maintain appropriate visual connections from the street into the park.
- Protect wildlife from potentially incompatible park uses.
- Emphasize a **low-maintenance, environmentally sensitive landscape**.

5. Dog Park

- Numerous comments oppose including a dog park.
- Some residents consider the site too small.
- Concerns about proximity to homes.
- Concerns about noise and odor.
- Concerns about dog-waste cleanup.
- Questions about responsibility for ongoing maintenance.
- Concerns about drainage into adjacent wetlands.
- Concern about impacts on wildlife.
- Concern that a dog park could attract users from outside Bellwether.
- One comment noted that a dog park could be desirable **if more space were available**.
- If included, consider separate areas for small and large dogs.

6. Playground & Youth Features

- Keep the playground small and appropriately scaled.
- Do not oversize the playground.
- One suggestion specifies equipment for children from birth through age 10.
- Some residents believe the Amberly family neighborhood would be more appropriate for a larger playground.
- No baseball fields.
- Consider balancing youth-oriented features with the needs of Bellwether's 55+ population.
- Explore educational and intergenerational features that might also support youth-oriented objectives.

7. Shelter, Gazebo, Picnic & Gathering Areas

Comments vary considerably, but the dominant theme is **smaller rather than larger**.

- Strong concern that a **100-person shelter is excessive**.
- Suggested shelter capacities include:
 - 15 people.

- 25 people.
- 40 people.
- 50 people maximum.
- Some residents favor **no shelter**.
- Several favor a **small gazebo for approximately 10–12 people** instead.
- Include a few picnic tables.
- Provide picnic tables with shade.
- Consider small covered sitting areas.
- Some support grilling space.
- A small gazebo could potentially serve community/youth purposes.
- Keep the gathering facility compatible with the neighborhood's size and residential character.

8. Veterans Memorial / Veterans Garden

Resident opinions range from no memorial to support for a modest neighborhood-scale recognition.

- Some residents do not want a Veterans Memorial in the park.
- Some believe a larger memorial belongs in Corcoran's main city park.
- Some favor a true Veterans Memorial at or near the **Bellwether Clubhouse**.
- Others support a **small Veterans Garden**.
- Suggested elements include:
 - Small fountain or water feature.
 - Bench or reflection area.
 - Simple landscaping.
 - Engraved brick walkway.
 - Plaque containing names of neighborhood veterans.
- Keep any memorial “low key.”
- Some specifically request no flags or lighting.
- Maintenance responsibility should be clearly established.

9. Parking, Access, Restrooms, Lighting & Residential Protection

- **Parking**
 - Strong concern about a proposed 24–25-space parking area.
 - Suggestions range considerably:
 - Fewer than 5 spaces.
 - 3–5 spaces.
 - 4–6 spaces.
 - 6 spaces.

- 10 spaces maximum.
- 12 spaces.
- 12–18 spaces for a larger shelter.
- Some residents believe more than three spaces are necessary.
- Concern that insufficient parking could create dangerous on-street parking.
- Parking should correspond to the size and intended use of the park.
- **Access and Residential Protection**
 - Keep the well house and parking away from neighboring backyards.
 - Consider an entrance, well house, and parking location from the Jack Pine Lane side.
 - Add berms between the park and neighboring homes.
 - Plant trees as natural residential buffers.
 - Consider fencing to discourage entry onto private property.
 - Keep trails appropriately separated from homes.
 - Maintain ADA-compliant parking and restroom access.
- **Restrooms and Lighting**
 - Move restrooms toward the park interior.
 - Provide locking restrooms.
 - Some residents want **no lighting**.
 - Others favor limited lighting, including ground-based solar path lights.
 - Avoid intrusive lighting near neighboring homes.

10. Funding, Maintenance & Long-Term Responsibility

- Clearly identify **who will maintain the park**.
- Clearly identify **who will pay for ongoing maintenance**.
- Provide residents with more information about funding.
- Avoid new taxes.
- Keep the overall project cost reasonable.
- Favor features that minimize ongoing maintenance.
- Use landscaping that reduces:
 - Mowing.
 - Irrigation.
 - Fertilizer.
 - Replacement and upkeep costs.
- Consider long-term maintenance requirements before selecting amenities.
- Avoid creating future financial or operational burdens for residents or the HOA.

Bellwether Residents Polled on Proposed Park Components

(On August 19 - 21, 2026, residents participated in the polling process)

Polling Document of Bellwether Residents for Neighborhood Park Located in the Center of Bellwether by Del Webb										
Ranking (1-6) : 1 Equals Highest Ranking Preferred Park Feature										
	1	2	3	4	5	6	NO	YES	NEIGHBORHOOD PARK	CITY/COMMUNITY PARK
Park Feature										
Green Space	86	37	19	9	6	1	0	27		
Walking Loop Trail	39	73	29	3	3	1	12	23		
Playground	19	9	39	23	30	13	36	11		
Veterans Memorial	10	23	34	37	21	7	39	7		
Park Shelter with (25) Parking Stalls	5	7	12	30	24	31	68	5		
Dog Park	0	7	5	14	20	48	67	1		
What type of park should the Park in Bellwether be classified with the City of Corcoran?									168	7

8/23/2026

Green Space and **Walking Loop Trails** are of most interest to residents.

Residents support both a _____ and a _____

A **Park Shelter (pavilion)** should be of modest size.

The **Parking Area** should be appropriate but limited.

A **Dog Park** is not appropriate for such limited space and location.

A **Neighborhood Park** designation is most appropriate for the Bellwether Community.

Council Meeting: September 17, 2026	Prepared By: Jessica Christensen Buck, Parks and Recreation Manager
Topic: Heritage Park Amenity - Fee Updates	Action Required: Direction

Summary

As part of the City's annual fee schedule review, staff has reviewed the fees associated with Heritage Park. The proposed changes are intended to account for general increases in operating and maintenance costs.

The proposed 2027 fee schedule reflects the following changes from the 2026 fee schedule:

Group Definitions: Staff is proposing to review terminology used to identify the local organization groups. The proposed language continues to include that a damage deposit is required for all rentals. These changes are intended for clarity and to better reflect how the fee schedule is being applied. Due to the terminology possibly affecting how qualifying organizations are interpreted, the language may require legal review.

Pavilion Rental: The proposed pavilion rental fee for 2027 is \$110, an increase of \$10. The increase is being proposed due to general increases in costs associated with operating and maintaining the amenity.

Field Rentals: For 2027, the proposed fee is an increase to \$25 per field, per hour, with a two-hour minimum. The fee reflects the continued use and maintenance of the park's fields.

Lions Field Lights: The proposed fee for use of the lights at Lions Field is shown at \$40 per game. This is intended to account for general cost increases associated.

The Heritage Park Building rental fees are being addressed separately and are proposed to be included as part of the October 8, 2026, City Council public hearing related to the required fee schedule amendment.

Council Action

Staff recommends that the Parks and Trails Commission review the proposed 2027 Heritage Park amenity fee updates and provide any comments or recommendations.

Attachments

1. [2026-2027 Proposed Fee Schedule Updates P-R](#)

	2026	2027
City Park - Picnic Facility		X
Heritage Park Amenities	X	
Group 1 (Local Non-Profit Groups): NW Area Jaycees, Corcoran Lions, Pioneer Society, NW Trails, Corcoran Garden Club, St. John's Lutheran School *Damage deposit required	N/C	X
Group 1 (Local Organizations): NW Area Jaycees, Corcoran Lions, Pioneer Society, NW Trails, Corcoran Garden Club *St. John's Lutheran School for field rentals **Damage deposit required for all	X	N/C
Group 2: Corcoran Residents *Damage deposit required	10% Discount	10% Discount
Damage Deposit - Required for All Rentals/Amenities	\$350.00	\$ 350.00
Pavilion Rental Fee	\$100.00	\$ 110.00
Soccer/Football/Baseball - per field (per hour usage minimum 2 hours)	\$22.00	\$ 25.00
Lights (Lions Field only) - Per game	\$30.00	\$40
Scoreboard and PA System (Snyder Field only per game)	\$25.00	\$25

To be included within October 8 Public Hearing

Heritage Park Building		
Heritage Park Building Full-Day Rental (Resident)	\$400.00	\$400.00
Heritage Park Building Full-Day Rental (Non-Resident)	\$600.00	\$600.00
Heritage Park Building Half-Day Rental (Resident)	\$200.00	\$200.00
Heritage Park Building Half-Day Rental (Non-Resident)	\$400.00	\$400.00
Heritage Park Building Hourly Rental (Resident)	\$40.00	\$40.00
Heritage Park Building Hourly Rental (Non-Resident)	\$60.00	\$60.00

STAFF REPORT**Agenda Item: 9.a**

Council Meeting: September 17, 2026	Prepared By: Dwight Klingbeil, Planner
Topic: Planning Project Update	Action Required: Information Only

Council Action**Attachments**

1. [2026-09-17 Planning Project Update](#)



MEMO

Meeting Date: September 17, 2026
To: Parks and Trails Commission
From: Dwight Klingbeil
Re: Planning Project Update

Projects/comments in blue italics are new.

The following is a status summary of active planning projects:

1. **Springs at Corcoran Preliminary Plat, Preliminary PUD, Rezoning (PID 12-119-23-13-0007) (City File 26-001).**

Continental 928 Fund, LLC. Request approval of a preliminary plat, preliminary Planned Unit Development (PUD), and rezoning to allow the construction of 294 market-rate rental units at 19330 County Road 30. The site is currently zoned General Mixed-Use. The applicant requests the site be rezoned to Planned Unit Development (PUD), with an underlying zoning district of GMU. *The public hearing for this item was tabled to the July 7, 2026, Planning Commission meeting. However, additional information is being prepared by the applicant to address transportation and stormwater items. The Commission voted to table the public hearing to the September 3, 2026, meeting.*

2. **Weinand Woods 2nd Addition (PID 36-119-23-32-0011) (City File 26-009).**

Kevin and Mary Weinand requests approval of a preliminary plat to adjust the shared boundary line between the property as 22939 County Road 30, and Outlot B of Weinand Woods Addition. This application incomplete for City review and is not currently scheduled for any upcoming meetings.

3. **3019 Addition Preliminary Plat, Rezoning, Comprehensive Plan Amendment (PID 07-119-23-14-0003) (City File 26-014).**

Craig Scherber & Associates Inc. request approval of a preliminary plat, a comprehensive plan amendment, and a rezoning to allow the development of the "3019 Addition", which would consist of 7 rural commercial lots at PID 07-119-23-14-

0003. *This application is complete for City review and is scheduled for the September 3, 2026, Planning Commission meeting.*

4. **Chastek Hemple Plat (PID 25-119-23-12-0002) (City File 26-015).**

Emerald Rose, LLC request approval of a final plat for the development of the first phase of Chastek Hemple, which consists of 50 single-family homes on the east side of the site. *This application is being complete for review, and the public hearing is scheduled for the September 3, 2026, Planning Commission meeting.*

5. **Shamrock Golf Course Site Plan and Conditional Use Permit Amendment (PID 25-119-23-31-0001) (City File 26-016).**

Shamrock Golf Course requests approval of an amendment to their site plan and Conditional Use Permit to allow the construction of a new 6,720 square-foot building consisting of 12 covered driving range hitting bays and an indoor lounge area. *The City Council approved this item during the August 27, 2026, Regular Session.*

6. **SHH Development Concept Plan (PID 35-119-23-43-0002) (City File 26-017).**

Kevin Henn and Dmitriy Sechko request Council feedback for a conceptual 16-lot subdivision plan at 20240 Hackamore Road and 6330 Snyder Road. *The City Council provided informal feedback to the applicant during the August 27, 2026, City Council meeting. No further meetings for this item are currently scheduled.*

7. **Arens Hills OS&P Final Plat (PID 31-119-23-13-0005) (City File 26-018).**

Robb and Seth Norling request final plat approval of the first phase of the Arens Hills Open Space & Preservation Plat, which would consist of four single-family lots and two outlots at 6700 Pioneer Trail. *This application is not complete for City review and is not currently scheduled for any upcoming City meetings.*

8. **Freeland Garage CUP (PID 16-119-23-24-0002) (City File 26-019).**

Jason Freeland plans to relocate the residential structure at 22005 County Road 10, which will place the existing accessory structure in the front yard. He requests approval of a Conditional Use Permit to allow the existing structure to have sidewalls exceeding the 10-foot height limit in the front yard. *This application is complete for City review and is scheduled for the September 3, 2026, City Council meeting.*

9. **Bendickson Garage CUP (PID 19-119-23-21-0011) (City File 26-020).**

JPC Custom Homes plans to construct a new residential structure at 23525 Strehler Road, which will place the existing accessory structures in the front yard. The applicant requests approval of a Conditional Use Permit to allow the existing structure to have sidewalls exceeding the 10-foot height limit in the front yard. *This application is complete for City review and is scheduled for the September 3, 2026, City Council meeting.*

10. **Toomey Schutte Residential Concept Plan (PIDs 14-119-23-13-0001, 18-119-22-32-0001, 13-119-23-42-0001, 13-11923-31-0001, 24-119-23-22-0001, 24-119-23-12-0001, 24-119-23-11-0001, 24-119-23-40-0001) (City File 26-021)**

Twin Cities Land Development request Council feedback for a conceptual multi-phased residential development consisting of 608 single-family units on a gross land area of 505.2 acres. This application is still being reviewed for completeness and is not currently scheduled for City Meetings.

Council Meeting: September 17, 2026	Prepared By: Jessica Christensen Buck, Parks and Recreation Manager
Topic: Parks, Recreation, and Trails Update	Action Required: Information Only

Summary

Program Coordinator: Program Coordinator Zdechlik wrapped up her employment with the City the week of August 24. We appreciate her being part of the team this summer.

Heritage Park: Hydroseeding continues throughout the park, along with interior building work. Contractors are wrapping up at the park building. Staff brought the Heritage Park Building Reservation Agreement to the City Council, with approval 5:0 The next step is a required public hearing at the October 8, 2026, City Council meeting to add the rental fees to the City's fee schedule. Staff is looking to begin accepting reservations in October.

Fall Baseball: The fall baseball program has been running largely self-sufficiently. The season will wrap up around the end of September, at which time staff will collect equipment and process refunds for coaches.

Bark in the Park: The event took place Friday, September 11, from 3-6 pm. This report was prepared prior the the event. Staff can provide a verbal summary at the Parks and Trails Commission meeting on September 17.

Trunk or Treat: Trunk or Treat is scheduled for Thursday, October 29, from 5-7 pm at Heritage Park. Registration is open for organizations and businesses interested in participating:

<https://app.seemylegacy.com/community/1278/campaign/8195/overview>

HCYAG Application: Staff compiled and submitted the application for the fall 2026 Hennepin County Youth Activities (Play Area) Grant. More information can be found within this agenda packet under 7a. *Hennepin County Youth Activities Grant - Update.*

City Council Meetings

August 27, 2026

- Resolution 2026-61 - Night to Unite
 - Resolution 2026-61 was approved by Council.
- Heritage Park - Wright Hennepin Utility Easement
 - Council approved the utility easement agreements for the electrical infrastructure within Heritage Park.
- Hennepin County Youth Activities Grant Opportunity - Play Area Grant
 - Motion passed to authorize staff to apply or the Hennepin County Youth Activities Grant to benefit the park within the Tavera Development.
- Heritage Park Improvements - Pay Request #12 (Building)
 - Council approved Pay Request #12 for the Heritage Park Improvements to Valint Construction Services.

September 10, 2026

- Heritage Park Building Reservation Agreement
 - Council approved the Heritage Park Building Reservation Agreement as presented and directed staff to schedule the required public hearing to consider adoption of the associated fee schedule.
- Heritage Park Improvements - Pay Request #13 (Building)
 - Council approved Pay Request #13 for the Heritage Park Improvements to Valint Construction Services.

Council Action

STAFF REPORT**Agenda Item: 10.a**

Council Meeting: September 17, 2026	Prepared By: Jessica Christensen Buck, Parks and Recreation Manager
Topic: Garden Club Report	Action Required:

Summary

Staff has been promoting the Garden Club on social media as the club continues to seek someone to take on a leadership role. In the meantime, Susan has been working to improve the Memorial Garden by pulling weeds and completing general maintenance.

Three to four individuals have expressed interest in participating in the Garden Club activities and events, with some also expressing interest in helping lead the club. Susan plans to follow up with those who have expressed interest.

Anyone interested in participating in the Garden Club, at any level, can complete the interest form here: <https://app.seemylegacy.com/community/1278/campaign/5115/overview>

Staff also encourages Commission members to share the opportunity with anyone who may be interested in helping lead or participate in the club.

Council Action

STAFF REPORT**Agenda Item: 10.b**

Council Meeting: September 17, 2026	Prepared By: Jessica Christensen Buck, Parks and Recreation Manager
Topic: Park Dedication Fund Report	Action Required: Information Only

Summary

Attached is the Park Dedication Fund and Memorial Garden Fund.

Council Action**Attachments**

1. [Park Dedication Fund - September 2026](#)

9/10/2026

TRANSACTIONS FROM 09/01/2025 TO 09/10/2026

Date	Description		Debits	Credits	
	PARK DEDICATION FUND				
9/11/2025	HKGI/STANTEC INVOICES			\$ 20,535.49	
9/18/2025	AMERICAN ENGINEERING TESTING, INC.			\$ 1,274.25	
9/25/2025	FEHN COMPANIES PAY REQUEST			\$ 297,005.59	
10/09/2025	MIDWEST PLAYSCAPES INC			\$ 344,574.44	
10/09/2025	OERTEL INVOICE			\$ 10,515.00	
10/10/2025	HUD FEDERAL FUNDS		\$ 250,000.00		
10/15/2025	AMERICAN ENGINEERING TESTING			\$ 531.45	
10/23/2025	FEHN & VALINT PAYMENTS			\$ 1,144,866.28	
10/30/2025	HKGI & STANTEC INVOICES			\$ 16,340.55	
11/06/2025	HAUGO GEOTECHNICAL SERVICES			\$ 4,664.00	
11/13/2025	FEHN & VALINT PAYMENTS			\$ 402,412.15	
11/13/2025	AMERICAN ENGINEERING TESTING & OERTEL INVOICES			\$ 7,981.30	
11/19/2025	HKGI INVOICE			\$ 3,567.11	
12/04/2025	AMERICAN ENGINEERING TESTING			\$ 1,521.95	
12/11/2025	FEHN & STANTEC PAYMENTS			\$ 50,543.26	
12/11/2025	HKGI INVOICE			\$ 1,858.50	
12/18/2025	OERTEL INVOICE			\$ 6,866.20	
12/31/2025	SEE MY LEGACY DONATIONS		\$ 50.90		
01/08/2026	VALINT CONSTRUCTION SERVICES PAYMENT			\$ 347,504.07	
01/08/2026	STANTEC INVOICE			\$ 24,380.40	
01/15/2026	HKGI INVOICE			\$ 278.75	
01/22/2026	VALINT CONSTRUCTION SERVICES PAYMENT			\$ 59,736.28	
01/29/2026	OERTEL ARCHITECTS			\$ 4,366.20	
02/05/2026	AMERICAN ENGINEERING TESTING			\$ 582.80	
02/12/2026	MIDWEST PLAYSCAPES INC & VALINT PAYMENTS			\$ 198,715.09	
02/26/2026	AMERICAN ENGINEERING TESTING & HKGI INVOICES			\$ 751.25	
03/12/2026	VALINT CONSTRUCTION SERVICES PAYMENT			\$ 121,941.57	
03/12/2026	STANTEC INVOICE			\$ 1,869.90	
03/19/2026	SEE MY LEGACY DONATION		\$ 2,499.50		
03/26/2026	HKGI INVOICE			\$ 1,093.75	
04/09/2026	VALINT CONSTRUCTION SERVICES PAYMENT			\$ 165,995.20	
04/23/2026	FEHN COMPANIES PAY REQUEST			\$ 117,045.11	
04/23/2026	HKGI AND OERTEL INVOICES			\$ 19,390.28	
04/30/2026	STANTEC INVOICE			\$ 3,141.35	
05/14/2026	FEHN COMPANIES AND VALINT CONSTRUCTION SERVICES PAYMENT			\$ 332,604.15	
05/21/2026	STANTEC INVOICE			\$ 5,927.85	
05/28/2026	PREVOLV PAYMENT (TABLES AND CHAIRS)			\$ 21,107.42	
06/11/2026	CIT, PREVOLV, AND VALINT CONSTRUCTION SERVICES PAYMENTS			\$ 294,848.55	
06/25/2026	CIT, FEHN, MIDWEST PLAYSCAPES PAYMENTS			\$ 567,886.75	
06/25/2026	CIT, HKGI, OERTEL PAYMENTS			\$ 23,522.17	
06/30/2026	Q2 GEN INTEREST ALLOCATION		\$ 9,851.70		
07/01/2026	HAUGO AND STANTEC PAYMENTS			\$ 3,569.55	
07/16/2026	HKGI PAYMENTS			\$ 2,897.11	
07/20/2026	BROCKTON BUSINESS PARK - PARK DEDICATION		\$ 88,987.22		
07/23/2026	FEHN AND VALINT PAYMENTS			\$ 369,525.89	
07/23/2026	CIT PAYMENT			\$ 3,720.84	
08/06/2026	STANTEC INVOICE			\$ 12,801.05	
08/13/2026	FEHN COMPANIES PAYMENT			\$ 318,411.94	
08/13/2026	MIDWEST PLAYSCAPES			\$ 9,320.15	
8/20/2026	CIT PAYMENT			\$ 1,401.35	
8/27/2026	VALINT CONSTRUCTION SERVICES PAYMENT			\$ 91,857.34	
8/27/2026	CIT, HAUGO, HKGI, AND STANTEC PAYMENTS			\$ 12,244.70	
9/10/2026	VALINT AND WRIGHT HENNEPIN PAYMENTS			\$ 168,105.45	
9/10/2026	PARK DEDICATION FUND	END BALANCE			\$ 912,152.15

	MEMORIAL GARDEN FUND				
08/21/2025	LOWES - GARDEN CLUB			\$ 124.00	
09/30/2025	Q3 INTEREST		\$ 0.26		
12/31/2025	Q4 INTEREST		\$ 0.25		
03/31/2026	Q1 INTEREST		\$ 0.25		
6/30/2026	Q2 INTEREST		\$ 0.25		
9/10/2026	MEMORIAL GARDEN FUND	END BALANCE			\$ 10,049.16