

**Environment and Natural Resources Trust Fund  
2010 Request for Proposals (RFP)**

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**LCCMR ID: 089-C**

**Project Title:**

Bertram Chain of Lakes Regional Park Acquisition 2

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**LCCMR 2010 Funding Priority:**

C. Habitat Restoration, Enhancement, and Acquisition

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**Total Project Budget: \$** \$7,800,000

**Proposed Project Time Period for the Funding Requested:** 1 year, 2010 - 2011

**Other Non-State Funds: \$** \$9,100,000

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**Summary:**

Acquisition of the remaining 881 acres of natural lands, including the shoreline of four lakes. To be part of the Bertram Chain of Lakes Regional Park.

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**Name:** Marc Mattice

**Sponsoring Organization:** Wright County

**Address:** 1901 Hwy 25 N  
Buffalo MN 55313

**Telephone Number:** (763) 682-7693

**Email:** marc.mattice@co.wright.mn.us

**Fax:** (763) 682-7313

**Web Address:** www.co.wright.mn.us

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**Location:**

**Region:** Regional

**County Name:** Wright

**City / Township:** Monticello

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_____ Knowledge Base	_____ Broad App.	_____ Innovation
_____ Leverage	_____ Outcomes	
_____ Partnerships	_____ Urgency	_____ TOTAL

# MAIN PROPOSAL

**PROJECT TITLE:** Bertram Chain of Lakes Regional Park Acquisition Phase 2

## I. PROJECT STATEMENT

Wright County and the City of Monticello are submitting a request for \$7.8 million that will enable us to continue the acquisition process for the Bertram Chain of Lakes Regional Park. When completed, this new regional park will include four undeveloped lakes (consisting of 5.75 miles of lake shore and 1.5 miles of streams) within a 1,200 acre setting of forests, grass lands, open areas, and wetlands in Wright County (Monticello Township). In 2008, Wright County and the City of Monticello completed the first in a series of proposed purchases. This initial acquisition consisted of 319 acres bordering Long Lake. Funds for this first phase included \$1 million from LCCMR, \$200,000 from the Metro Green Ways Program, and \$2.4 million in local match. The remaining 881 acres are currently owned by the YMCA of Minneapolis. Funds will be used for the preservation and protection of shore land, open space, and natural resources and will result in the creation of additional accesses for public recreation and enjoyment. We are asking the LCCMR to supplement the remaining \$16.9 million acquisition project with an allocation of \$7.8 million. The remaining balance of \$9.1 million will come from Wright County and Monticello City.

Wright County is one of the fastest growing counties in Minnesota. From 2000-2006, the County experienced exponential growth, and with this increase in population came a higher demand for natural resource protection. This acquisition becomes an increasingly important priority for the St. Cloud to Twin Cities' growth corridor when the value of its undeveloped shore land is realized and acknowledged. It is our hope that action and commitment on our part now will help us protect shore land, natural resources, water quality, and recreational and outdoor opportunities for generations to come.

Wright County is located in east central Minnesota, and our parks already serve many people from the greater regional area. User surveys taken by Wright County over the past years at two regional parks indicate that about 40 percent of all visitors come from neighboring counties, the metro area, and other parts of Minnesota. In evaluating the regional significance of this proposed land acquisition, it is likely that these numbers will increase due to our close proximity to the metro area and to the transportation corridors serving the St. Cloud-to-Twin Cities' growth corridor.

## II. DESCRIPTION OF PROJECT RESULTS

**Result 1:** Purchase Fee Title: 881 Acres of Land and Water **Budget:** \$7.8 million

The primary outcome goal of this joint partnership is to acquire fee title to the remaining 881 acres of natural lands, including four undeveloped lakes. The acquisition timeline goal is the end of the 2011. The County/City Advisory Council (comprised of elected officials, citizens, and staff) has a written agreement with the YMCA of Minneapolis for exclusive acquisition rights until 2013.

The City of Monticello has completed a Natural Resource Inventory and Assessment (NRI/A), which has identified features enhancing the natural value of this property, including the presence of two glacial eskers (a rare geological find in Wright County) and the presence of a mature ironwood forest. Also located on the property are 615 acres of woods, 245 acres of mixed vegetation and wetlands, all of which provide excellent wildlife habitat. The property also includes 211 acres of lake surface (the average depth of the four lakes is 38 feet), providing excellent fishing opportunities, and 140 acres of active agricultural fields that can be used as future restoration sites for native plant communities.

### Deliverable

1. Fee Title Acquisition of 881 acres, if fully funded. If partially funded, acquisition will consist of prorated portions/acres as appraised.

### Completion Date

December 2011

### III. PROJECT STRATEGY

#### A. Project Team/Partners

Wright County and the City of Monticello partnership has developed a project team to better facilitate this process. This team will continue to help guide the acquisition process, gather public input, and steer the master planning process, including the future resource management of the area and facility development of this regional park. This Advisory Council consists of 13 members:

- Wes Olson – City of Monticello Citizen
  - Lyle Trunnell – City of Monticello Citizen
  - Martyn Dibben – Wright County Citizen
  - Larry Hance – Wright County Citizen
  - Janice Bergstrom – Wright County Parks Commission Member
  - Gene Emanuel – City of Monticello Parks Commission Member
  - Ron Broekemeier – Monticello Community Center Advisory Board Member
  - Jim Lindberg – Monticello School District Board Member
  - Pete Stupar – Monticello Township Supervisor
  - Rose Thelen – Wright County Commissioner
  - Pat Sawatzke – Wright County Commissioner
  - Clint Herbst – Monticello City Council
  - Glen Posusta – Monticello City Council
- Staff members include Marc Mattice, Wright County Parks Administrator; Stacy Marquart, Wright County Planning and Zoning; Angela Schuman, City of Monticello Community Development Director; and Tom Pawelk, City of Monticello Park Director and will be available to provide technical assistance, help with communications, draft project proposals for review, and provide administrative support to the Advisory Council.

#### B. Timeline Requirements

Currently, Wright County and the City of Monticello have entered into a *Memorandum of Understanding* (MOU) with the land owner. This MOU outlines the phased acquisition process, which will occur as funds are secured from various sources. The purchase price for each phase or parcel was determined through an appraisal process. The MOU gives Wright County and the City of Monticello exclusive rights, until December of 2013, to acquire the area. After this date, the landowner has the right to entertain other offers for areas not yet sold. The master planning process for the regional park began in February of 2009. The goal for completion of the master planning effort is December, 2009.

#### C. Long-Term Strategy

This proposal outlines only the acquisition of the project. Future long-term priorities for the area include natural resource restoration, management and enhancement, as well as development of future facilities that may include campgrounds, trails, and other amenities to be determined by master planning efforts. Future requests to the LCCMR for this project could include continued requests for acquisition funds and the potential for natural resource restorations funds for the purpose of restoring and managing plant communities. Wright County and the City of Monticello will not submit requests for funds directly to the LCCMR for any facility development allocations. These types of requests will be made to the Department of Natural Resources Local Grants Program Unit, Parks and Trails Fund, and local funding sources.

## Project Budget

### IV. TOTAL PROJECT REQUEST BUDGET ( 2 years)

<b>BUDGET ITEM</b> <i>(See list of Eligible &amp; Non-Eligible Costs, p. 13)</i>	<b>AMOUNT</b>
<b>Personnel:</b>	\$ -
<b>Contracts:</b>	\$ -
<b>Equipment/Tools/Supplies:</b>	\$ -
<b>Acquisition (Fee Title or Permanent Easements):</b> This acquisition will include 881 acres of natural lands, including four undeveloped lakes. Wright County and the City of Monticello will hold fee title.	\$7.8 Million
<b>Travel:</b>	\$ -
<b>Additional Budget Items:</b>	\$ -
<b>TOTAL PROJECT BUDGET REQUEST TO LCCMR</b>	<b>\$7.8 Million</b>

### V. OTHER FUNDS

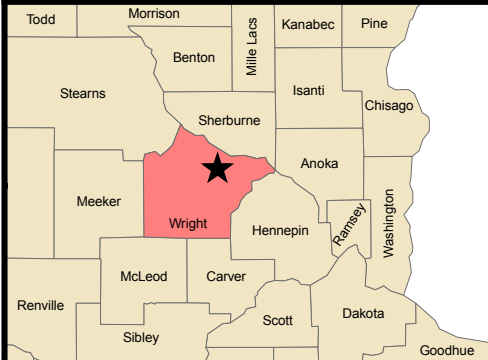
<b>SOURCE OF FUNDS</b>	<b>AMOUNT</b>	<b>Status</b>
<b>Other Non-State \$ Being Applied to Project During Project Period:</b>	\$9.1 Million	<i>Secured</i>
<b>Other State \$ Being Applied to Project During Project Period:</b> The \$7.8 million needed to complete this project will most likely not come from one source. Applications will be submitted also for bonding funds in 2010 from the state. The partnership will also continue to make application to the DNR's Local Grants Unit and Metro Greenway Program. As funds from these sources are granted \$7.8 million dollar request will be reduced accordingly.	\$7.8 Million	
<b>In-kind Services During Project Period:</b>	\$ -	
<b>Remaining \$ from Current Trust Fund Appropriation (if applicable):</b>		<i>Indicate: Unspent? Not</i>
<b>Funding History:</b> IN 2008 The Environment and Natural Resources Trust Fund appropriated \$1 Million and the DNR's Metro Green Ways Program Granted \$200,000 for the first acquisition, which consisted of 319 acres.	\$1.2 Million	



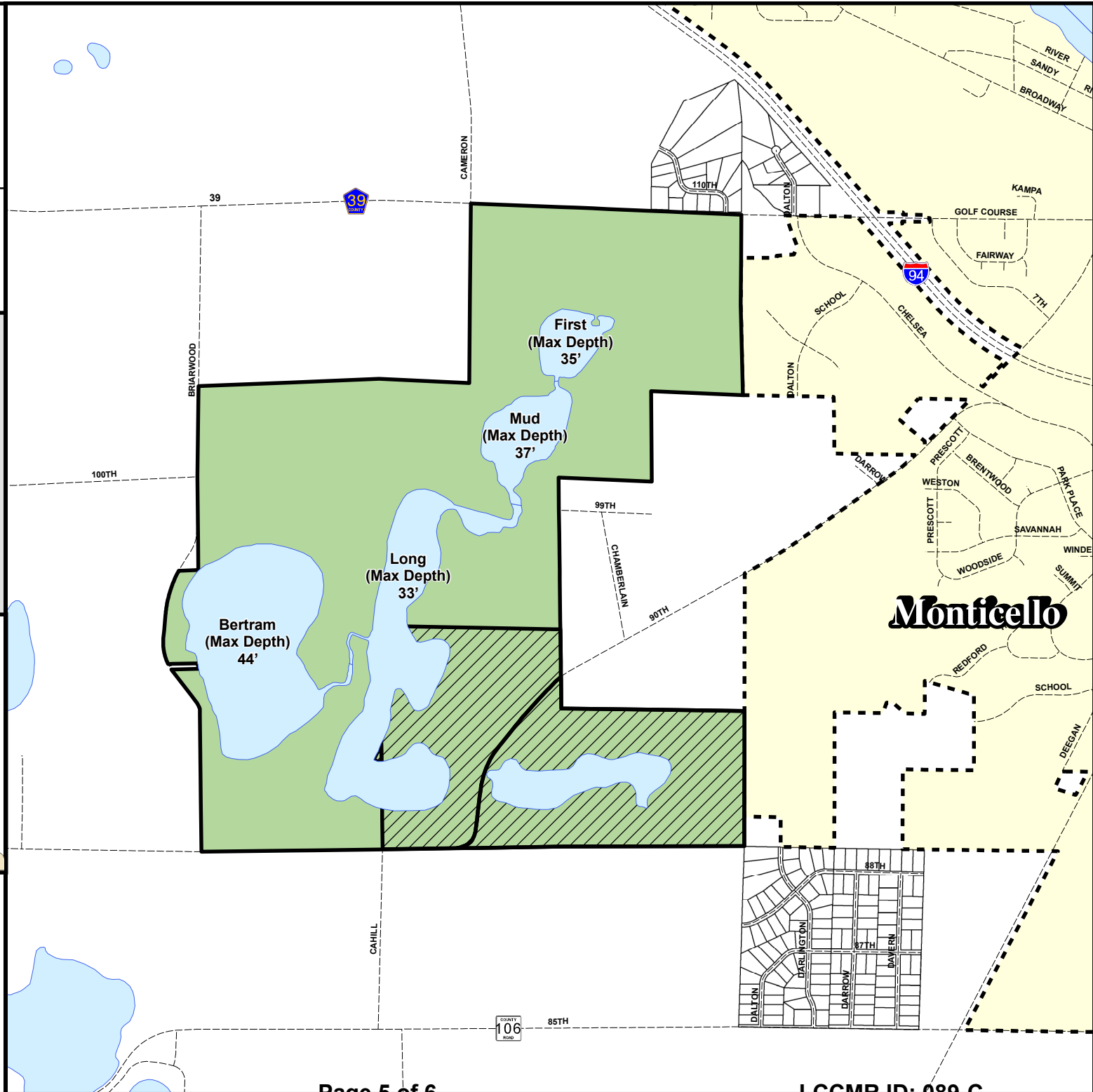
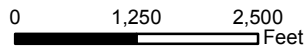
**2010 LCCMR Proposal Map**  
**Bertram Chain of Lakes**

**Legend**

- Acquisition Boundry
- Roads
- City of Monticello
- 2008 Regional Park Acquisition
- Park Location



Wright County GIS  
 Office of the County Surveyor  
 April, 2009



**Monticello**

**Project Manager Qualifications:**

Marc Mattice has been the Wright County Parks Administrator for 11 years. During which time he has successfully applied for a variety of grants thru the Minnesota Department of Natural Resources Local Grants Program and LCCMR, keeping financial accounts of expenses, labor, and materials, and closing out grants in a timely and organized fashion. He is responsible for overseeing and developing the county's long and short term park, trail and open space plans as well as day-to-day maintenance activities. He also prepares the department's annual budget, writes specifications for natural resource restorations and facility development, and is involved with property acquisition.

Prior to his employment with Wright County, he worked for four years with municipal parks and recreation agencies. In 1993 he obtained a Bachelor of Science Degree from Minnesota State University – Mankato with a Degree in Recreation, Parks and Leisure Services, with an emphasis in Resource Management.