118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: POPS LAND IMPROVEMENT FUNDS REQUEST

DATE: MARCH 27, 2025

As the City Council is aware, the donation agreement for the POPS facility was pulled from the March 17, 2025 City Council agenda as poor soils had been confirmed at the site near downtown by Braun Intertec.

City Staff met with Den Gardner of the Forward New Prague Foundation on March 18th and had received the attached request letter on March 19th which is requesting that the City provide funds for the potentially $100,000+ costs to make the site buildable for the proposed POPS facility. Other e-mails attached document that either helical piers or a cut and fill operation that would allow a more typical construct method be used for the POPS facility however both methods would work.

It is clear that corrections are required to the site before the proposed POPS facility can be built. City staff does point out that it has been known from the beginning that the site would have poor soils and had provided POPS old soil borings taken around the property so the results should not have been entirely surprising.

While staff agrees that the corrections are costly and necessary for the facility to be built, staff does not recommend that the funding come from the city as the city has already provided for the site at no charge, is providing a graded and seeded site, and committed $20,000 towards the feasibility study and the small area plan which ultimately provided the concept plan of how the facility could fit on the site and still accommodate a future stormwater pond and other redevelopment of the site. Additionally, the City will eventually consider acceptance of the facility and will take over maintenance and upkeep in perpetuity which is a large financial commitment.

Recommendation

Staff recommends that the City Council deny the request from the Forward New Prague Foundation for funds to make the site buildable in the amount of $100,000+.

Attachments:

1. Forward New Prague Foundation E-mail Request - Dated 3/19/25
2. Draft Soil Boring Logs from Braun Intertec – Dated 3/7/25
3. E-mail from Ian Breitlow from Braun Intertec – Dated 3/7/25
4. E-mail from Tom Mach with Herzog – Dated 3/19/25
5. Site Concept
6. Building Plans

From: dengardner@gandgcomm.com <dengardner@gandgcomm.com>
Sent: Wednesday, March 19, 2025 8:40 AM

To: Joshua Tetzlaff <jtetzlaff@ci.new-prague.mn.us>; Ken Ondich <kondich@ci.new-prague.mn.us>
Cc: Steve Frost <bruzekfh@comcast.net>; Eddie Shimota <eddie@shimotapm.com>; Bruce Caulfield <brucecaulfield@msn.com>; Ian Breitlow <ibreitlow@braunintertec.com>; tom@herzogengineering.com; Bruce Wolf <bwolf5771@gmail.com>
Subject: FNPF Request to City of New Prague

Josh/Ken, good day. Please find below the formal request by the Forward New Prague Foundation regarding POPS and land improvements. Please let me know if you need anything additional from me. I am copying key stakeholders regarding this information to keep them in the loop, based on our conversation Tuesday afternoon. Thank you.

TO: New Prague City Staff
FM: Den Gardner, Chair, Forward New Prague Foundation
RE: Praha Outdoor Performance Stage (POPS) Building Structure

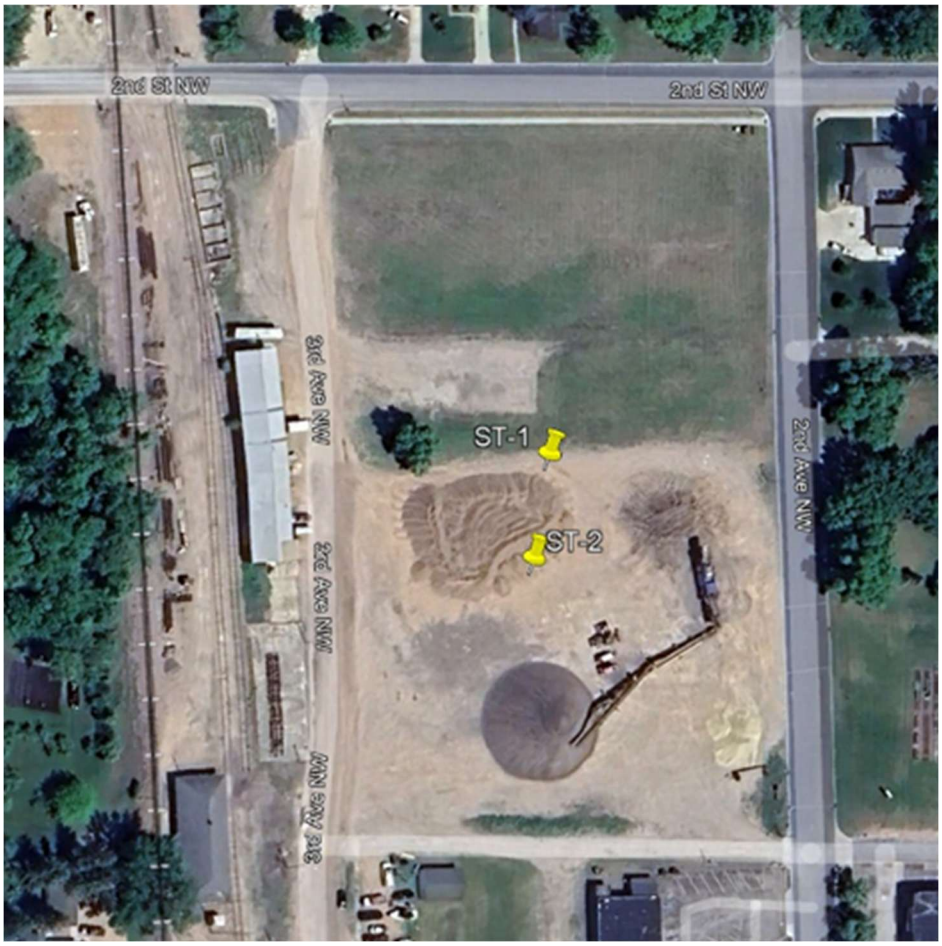
The Forward New Prague Foundation (FNPF), the foundation responsible for the Praha Outdoor Performance Stage (POPS) building project through its POPS Advisory Committee, requests that land improvement financial funds necessary to begin construction of POPS at the City Center location be paid for by the city. Those costs have been estimated at approximately $100,000 or possibly more.

We request this because city of New Prague officials chose the City Center location, which was not the first recommendation of Bolton & Menk, the firm chosen to do the site selection study by the POPS group. As you know, Memorial Park was the first recommendation of B&M, based on its criteria developed with the POPS group for the study. The POPS Committee Leadership Team voted unanimously to approve the recommendation by B&M. After that study and recommendation to the city council and staff was made, it was determined that City Center would be the site chosen by the city council.

Thank you for your consideration. We are eager to begin construction this summer for the residents of New Prague.

Den Gardner (Chair, Forward New Prague Foundation)

Den Gardner
(612) 325-3981


2nd St NW
2nd St NW
3rd Ave NW
3rd Ave NW
3rd Ave NW
2nd Ave NW
ST-1
ST-2

BRAUN INTERTEC
The Science You Build On.

LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2501219
Geotechnical Evaluation
Praha Outdoor Performance Stage
SE of 2nd Ave NW & 2nd St NW
New Prague, Minnesota

BORING: **ST-1**
LOCATION: See attached sketch
DATUM:
NORTHING: EASTING:
DRILLER: LOGGED BY: I. Breitlow
START DATE: 02/28/25 END DATE: 02/28/25
SURFACE ELEVATION: RIG: 7514 METHOD: 3 1/4" HSA
SURFACING: Gravel WEATHER: Clear, windy

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
0.5		FILL: POORLY GRADED GRAVEL with CLAY (GP-GC), fine to coarse-grained, with Sand, brown, moist					
		FILL: SANDY LEAN CLAY (CL), with Gravel, gray, moist		40-50/6" (REF) 8"			
4.0		PEAT (PT), black, moist (SWAMP DEPOSIT)	5	11-35-8 (43) 8"			
7.0	▽	POORLY GRADED GRAVEL (GP), organic, reddish brown, wet, medium dense (SWAMP DEPOSIT)		12-8-10 (18) 6"			
9.0		ORGANIC CLAY (OL), trace Sand, gray to black, moist, soft (SWAMP DEPOSIT)	10	3-2-1 (3) 6"			
				TW			
			15	1-1-2 (3) 4"			
				TW			
20.0			20	1-1-1 (2) 4"			
22.0		LEAN CLAY (CL), little Sand, slightly organic, light gray, moist, soft (SWAMP DEPOSIT)		1-2-3 (5) 6"			
		SANDY LEAN CLAY (CL), trace Gravel, gray, moist, medium (GLACIAL TILL)	25	1-3-5 (8) 8"			
26.0		END OF BORING					Water observed at 7.5 feet while drilling.
		Boring then backfilled with bentonite grout	30				

BRAUN INTERTEC
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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2501219
Geotechnical Evaluation
Praha Outdoor Performance Stage
SE of 2nd Ave NW & 2nd St NW
New Prague, Minnesota

BORING: **ST-2**
LOCATION: See attached sketch
DATUM:
NORTHING: EASTING:
DRILLER: LOGGED BY: I. Breitlow
START DATE: 02/28/25 END DATE: 02/28/25
SURFACE ELEVATION: RIG: 7514 METHOD: 3 1/4" HSA
SURFACING: Gravel WEATHER: Clear, windy

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
1.3		FILL: POORLY GRADED GRAVEL with CLAY (GP-GC), fine to coarse-grained, with Sand, dark brown, moist					
		FILL: POORLY GRADED GRAVEL with SILT (GP-GM), fine to coarse-grained, with Sand, white to brown, moist		15-15/3" (REF) 8"			
4.0		FILL: SANDY LEAN CLAY (CL), with Gravel, brown to gray, moist	5	18-10-10 (20) 12"			brick debris at 5 feet
7.0		ORGANIC CLAY (OL), black, moist, soft (SWAMP DEPOSIT)		5-1-1 (2) 8"			
			10	2-1-1 (2) 6"			
14.0		LEAN CLAY (CL), little Sand, slightly organic, light gray, moist, soft (SWAMP DEPOSIT)	15	2-3-1 (4) 6"			
20.0		SANDY LEAN CLAY (CL), trace Gravel, gray, moist, stiff to very stiff (GLACIAL TILL)	20	3-4-5 (9) 4"			
			25	0-0-0 0"			
			30	3-4-7 (11) 11"			

Continued on next page

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2501219 **Geotechnical Evaluation** **Praha Outdoor Performance Stage** **SE of 2nd Ave NW & 2nd St NW** **New Prague, Minnesota**			BORING: **ST-2**		
			LOCATION: See attached sketch		
			DATUM:		
			NORTHING:	EASTING:	
DRILLER:	LOGGED BY: I. Breitlow		START DATE: 02/28/25	END DATE: 02/28/25	
SURFACE ELEVATION:	RIG: 7514	METHOD: 3 1/4" HSA	SURFACING: Gravel	WEATHER: Clear, windy	

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		SANDY LEAN CLAY (CL), trace Gravel, gray, moist, stiff to very stiff (GLACIAL TILL)					
35				4-5-5 (10) 6"			
40				3-4-6 (10) 12"			
45				5-5-8 (13) 8"			
50				10-8-19 (27) 6"			
51.0		END OF BORING Boring then backfilled with bentonite grout					Water not observed while drilling.
55							
60							

From: Breitlow, Ian <IBreitlow@braunintertec.com>
Sent: Friday, March 7, 2025 1:46 PM
To: dengardner@gandgcomm.com; Bailey, Philip <PBailey@braunintertec.com>
Cc: Bruce Wolf <bwolf5771@gmail.com>; Ken Ondich <kondich@ci.new-prague.mn.us>; Steve Frost <bruzekfh@comcast.net>; Eddie Shimota <eddie@shimotapm.com>; Bruce Caulfield <brucecaulfield@msn.com>; tom@herzogengineering.com
Subject: RE: POPS

Afternoon Team,

As mentioned, I want to get the draft boring logs to the everyone. I attached a site plan showing boring locations as well.

Unfortunately, this site has poor soils. Appears to be variable layer of existing fill over swamp deposits or peat and organic clays to about 20 feet – neither are suitable for foundation support. We will likely recommend foundations be supported on helical anchors, which are typically done by a design and installation contractor. I am happy to start conversations with these contractor we have worked with.

Lab testing is ongoing and will be done by mid next week. Note that classifications, layers, descriptions may change based on the tests.

Let me know of other initial questions-enjoy the weekend!

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Ian Breitlow, PE*
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*Licensed in MN, IA, NE

From: Tom Mach <tom@herzogengineering.com>
Sent: Wednesday, March 19, 2025 9:34 AM
To: Ken Ondich <kondich@ci.new-prague.mn.us>; dengardner@gandgcomm.com; Breitlow, Ian <IBreitlow@braunintertec.com>; Bailey, Philip <PBailey@braunintertec.com>
Cc: Bruce Wolf <bwolf5771@gmail.com>; Steve Frost <bruzekfh@comcast.net>; Eddie Shimota <eddie@shimotapm.com>; Bruce Caulfield <brucecaulfield@msn.com>
Subject: RE: POPS

Ken / All – **I would offer the following with regards to a preference from a structural engineering standpoint:**

1.) **Helical pier support along with concrete structural grade beams would require additional structural engineering design scope and associated fees.**
2.) **A cut and fill operation would be more simple from an engineering standpoint in that the structural foundations would be designed as typical shallow, frost protected footings.** Additional structural design would not be required above and beyond what has been included in my proposal to Den Gardner.

From a structural design preference standpoint – the preference would be to have a more simple soils correction of a cut and fill operation which would allow for the most design flexibility.

From a long term performance standpoint - I would believe both types of foundations would perform well, but I that is mostly a function of the soils below and how all is constructed. I would defer to Ian @ Braun for any further comments on this topic.

Let me know if you would like to have any further discussion or information on this. Regards, Tom

Thomas Mach, P.E.
Vice President

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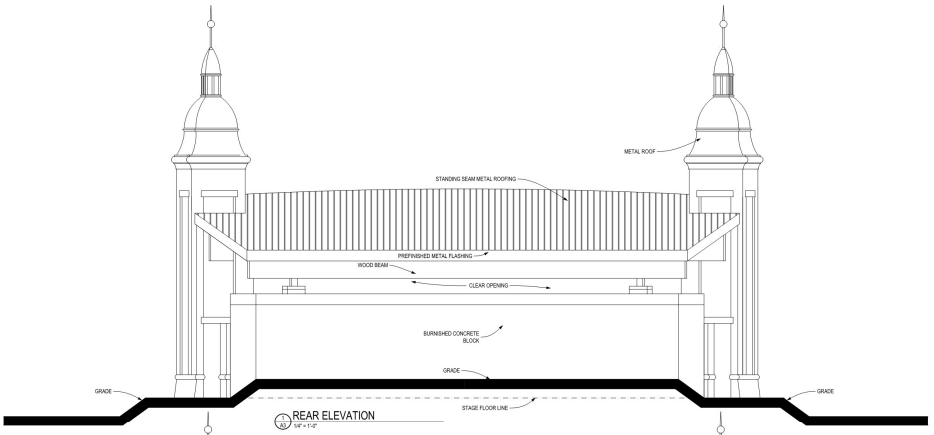
SITE VISION

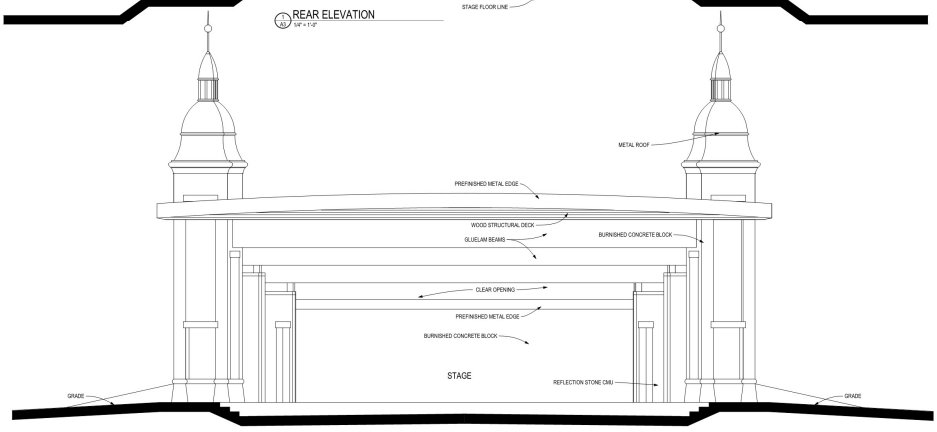
SITE CONCEPT

The primary land use and urban design goals of this project included creating additional civic spaces, residential opportunities, stormwater management elements, and a designated location for the Praha Outdoor Performance Stage (POPS). To address the identified goals, this concept imagines multiple gathering spaces for visitors of all ages, locations for new residential structures, and new layouts for pedestrian and vehicular facilities to increase safety and circulation. Each facet of this design is further explained on the following pages.

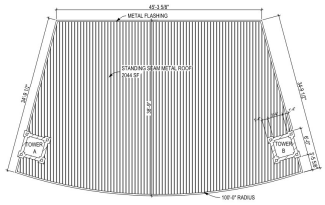
1. Multi-family residential and surface parking
2. Playground
3. Community room
4. Multi-use plaza (farmers market, food trucks, parking, etc.)
5. Praha Outdoor Performance Stage (POPS)
6. Stormwater treatment (area TBD)
7. "Skinny" street with planted median and parking
8. Entry plaza
9. Overflow parking (if needed)
10. Commercial infill building (per market demand)



A3 REAR ELEVATION
3/8" = 1'-0"



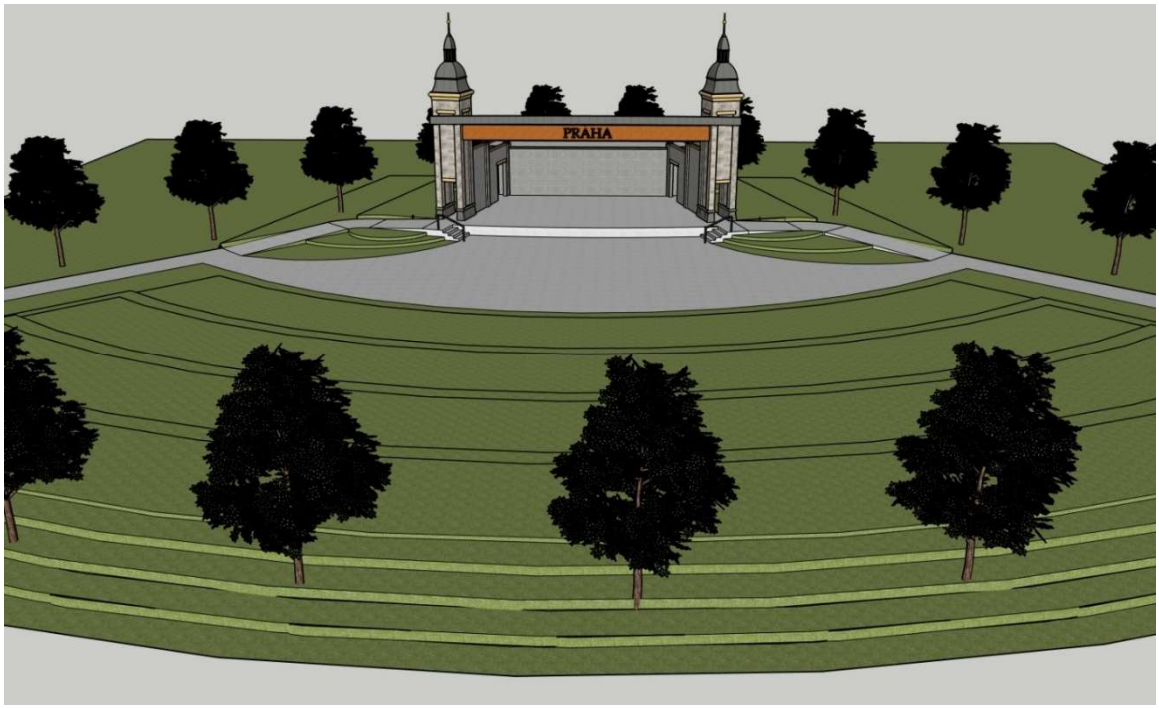
A3 FRONT ELEVATION
3/8" = 1'-0"



A3 ROOF PLAN
3/8" = 1'-0"

A3 SECTION
NO SCALE


PRAHA


PRAHA


PRAHA