

DRAFT

COMPREHENSIVE PARK PLAN

for the

City of Paynesville, Minnesota

BMI Project No. W13.39288

January, 2008



BOLTON & MENK, INC.
Consulting Engineers & Surveyors

COMPREHENSIVE PARK PLAN

for the

City of Paynesville, Minnesota

I hereby certify that this plan, specification, or report was 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.

By:

Charles W. DeWolf, P.E.
License No. 40391

Date:

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I. EXECUTIVE SUMMARY

During the past year, the City of Paynesville has developed a Comprehensive Park Plan. The City's Park & Tree Committee has been the lead group involved in creating the plan. The City has never had a comprehensive park plan in place, which has made decisions relating to parks very difficult in the past. This plan is intended to act as a guide as the City continues to improve their existing park system and as they add new parks as the City continues to expand and grow in the future.

The first section of the plan inventories the existing parks throughout the City. By completing an inventory of the existing parks, the Committee was able to evaluate what amenities and resources were already in place in the park system and analyze what the system is lacking. In addition, the Committee also analyzed if the number of parks in the City was too abundant or lacking. Non-City parks were also taken into consideration in analyzing the existing park system.

The second section of the plan focuses on establishing a plan for the City to follow into the future. The Committee considered each park individually and also as a park system as a whole as they created this comprehensive plan. This plan establishes very detailed improvements for each one of the City's parks and also establishes guidelines to follow for future parks as the City grows and expands. In addition, the Committee sought input from various public groups during the creation of the plan. For example, the students at the Paynesville Elementary School were surveyed to determine which types of amenities are wanted in parks throughout the City.

The last section of the plan establishes a budget for the overall plan. Also, this section discusses potential funding mechanisms for funding the comprehensive park plan.

Overall, this Comprehensive Park Plan for the City of Paynesville provides analysis and guidelines for the City to utilize as they complete park improvements and add new parks to the system. This plan, as with any comprehensive plan, is a dynamic document that will require periodic review and revisions over time as conditions, goals or philosophies change in the community.

II. EXISTING PARK INVENTORY

The City of Paynesville has an existing park system that provides a wide variety of resources, facilities and amenities to the residents of the community. This section of the report provides a summary of each of the City-owned parks in the City of Paynesville, as well as inventories all of the facilities and amenities that are present in each one of the parks. Figure No. 1 illustrates the location of all of the existing City-owned parks.

The following is a brief summary of the existing parks:

A. GAZEBO PARK

Gazebo Park is a fully developed park located in the central part of the City and is bound by Washburne Avenue, Koronis Avenue and Main Street. The park is 1.85 acres in size and contains a gazebo, parking facilities, a shelter, bathroom facilities and other minor facilities, which creates a nice location for a picnic or gathering. Also, the park is located across the street from the Paynesville Elementary School, which allows park users to not only utilize the amenities of the Gazebo Park, but also the amenities of the school playground and athletic fields.

B. SOUTH STREET PARK

South Street Park is a small park located at the intersection of South Street and Morningside Avenue in the eastern portion of the City. The park is 0.43 acres in size and provides limited playground equipment for the local neighborhood children.

C. MAPLE STREET PARK

Maple Street Park is also a small park that provides limited playground equipment to the local neighborhood children. The park is located near the intersection of Maple Street and Elm Street and is 0.30 acres in size. Over the past few years, some of the local residents in the vicinity of the park have taken on the responsibility to maintain the park, including watering the grass and trees, mowing the grass, weeding the sand area, etc. The City currently provides a water source for the park and pays for the water utilized to maintain the park.

D. AMPE PARK

Ampe Park is a new park located in the eastern portion of the City. The park is 12.28 acres in size and also acts as the well field for three of the City's production wells. The park is located south of the Ampe Morningside Plat 5 development. An access road and twenty-three stall parking lot were constructed in the park during 2007. The Park & Tree Committee has been working on establishing a plan for the park for the past couple years and is one of the reasons why the City pursued the preparation of this comprehensive plan. The park is planned to have a sports park theme that will provide a wide variety of "sandlot" type sports facilities. The park will also provide a buffer around the City's well from infringement of development.

E. NATURE PARK

Nature Park is a natural scenic park that is located along the north fork of the Crow River. The park is 9.66 acres in size and it is currently operated and maintained by a local group of citizens known as the Trail Guard. The park contains a picnic area with a shelter and restrooms, as well as natural walking trails that branch out from the picnic area and follow the river.

F. VETERANS PARK

Veterans Park is a fully developed park located along the east shore of Lake Koronis just off of Old Lake Road. The park is 15.49 acres in size and provides a beach area and boat landing to Lake Koronis. The park provides a wide variety of facilities and amenities, including three open air shelters, restrooms, playground equipment, walking trails and other miscellaneous activities. However, the park is considered to be underutilized. In order to help increase the utilization of this park, the City hired life guards to monitor the beach area this past summer and had moderate success. They are planning to hire life guards next year in hopes to increase future park activity.

Increasing the utilization of Veterans Park is also a concept that is being explored by a committee that was formed based on a recent visit by the Minnesota Design Team.

G. BMX PARK

BMX Park is located south of TH 55 in the south central portion of the City with access to the park being supplied by the frontage road. The park is 4.53 acres in size and currently contains a small BMX course that was constructed in kind by a local contractor. Also, the park has a garden area that is used and maintained by the Garden Club. The garden area has been very popular and well utilized. The Garden Club has requested that the garden area be expanded in the near future to meet the growing demands of its members.

H. VETERANS MEMORIAL PARK

Veterans Memorial Park is a small park located at the intersection of TH 23/River Street and Wendell Street. The park is 0.07 acres in size and contains a monument commemorating Civil War Veterans.

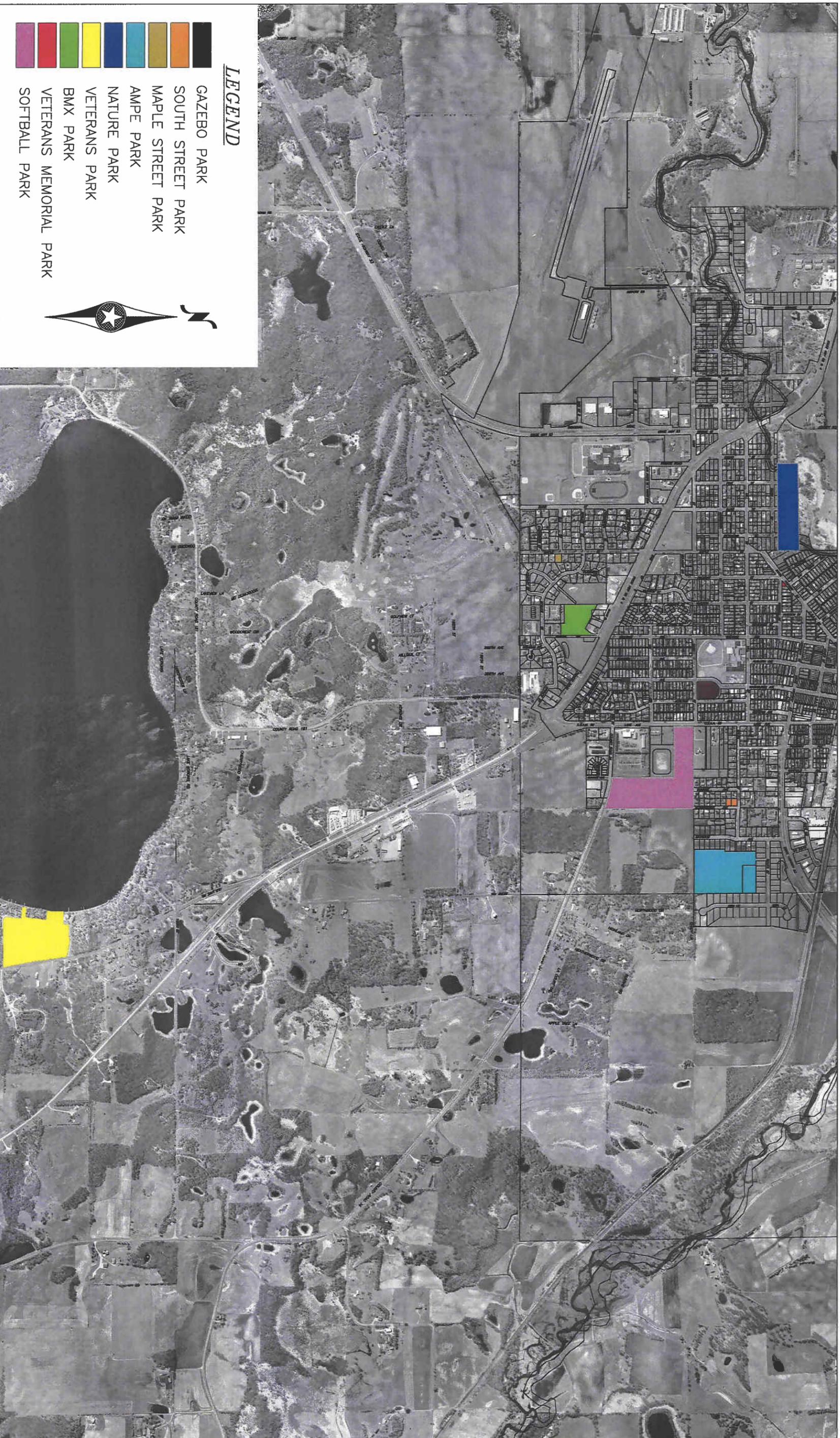
The above paragraphs provide a brief overview of the parks that are owned by the City of Paynesville. The following table provides a more detailed listing of the type and number of facilities and amenities that are located in each one of the above parks:

Comprehensive Park Plan
City of Paynesville, Minnesota

Amenities	Gazebo Park	Maple Street Park	South Street Park	Veterans Memorial Park	BMX Park	Ampe Park	Nature Park	Veterans Park	Total Amenities All Parks
Swing Set		1	1					2	4
Restrooms	1						1	1	3
Open Shelters	1						1	3	5
Picnic Tables	10	1	1				5	12	29
Bench		1	1					1	3
Grills	3						1	5	9
Sand Volleyball Court	1							1	2
Sand Box		1	1					1	3
Back Hoe		1	1					1	3
Ladder		1							1
Slide			1					1	2
Look Out Tower								1	1
Swimming Platform								1	1
Tanning Decks								2	2
Sprinkler System								yes	
Walking Trails							yes	yes	
BMX Track					1				1
Gazebo	1								1

As mentioned above, this plan was prepared taking into consideration other parks and facilities in the area that are not City owned, such as the Paynesville School District's facilities. The City recently agreed to provide financial assistance to the school district for a two-year period for the maintenance of the baseball and softball fields on school district property since these are the only fields available in the City. These fields are used heavily by many different groups and organizations from Paynesville and the surrounding area.

As a result of completing an inventory of the existing parks in the community, the Committee decided that two parks, the Maple Street Park and South Street Park, should be considered "Neighborhood Parks" since they are very small and only serve a small area in the vicinity of the park. The Committee then established a Neighborhood Park Policy that establishes guidelines for a park becoming and remaining a Neighborhood Park. The policy is attached in the appendix and basically states that if the local residents in the close vicinity of a Neighborhood Park are not willing to maintain the park, the City may close the park and potentially sell the park property.



LEGEND

- GAZEBO PARK
- SOUTH STREET PARK
- MAPLE STREET PARK
- AMPE PARK
- NATURE PARK
- VETERANS PARK
- BMX PARK
- VETERANS MEMORIAL PARK
- SOFTBALL PARK



DRAWING NOT TO SCALE

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CITY OF PAYNESVILLE, MINNESOTA
 COMPREHENSIVE PARK PLAN
 PARK LOCATION MAP

FIGURE NO. 1

III. PROPOSED PARK PLAN

This Comprehensive Park Plan was prepared to establish a plan to guide the City in the enhancement and development of their park system. The first portion of the plan identifies improvements and/or additions that are desired for the existing parks. The second portion of the plan deals with establishing guidelines for the future development of parks as the City continues to grow and expand.

A. PARK IMPROVEMENTS

1. Gazebo Park

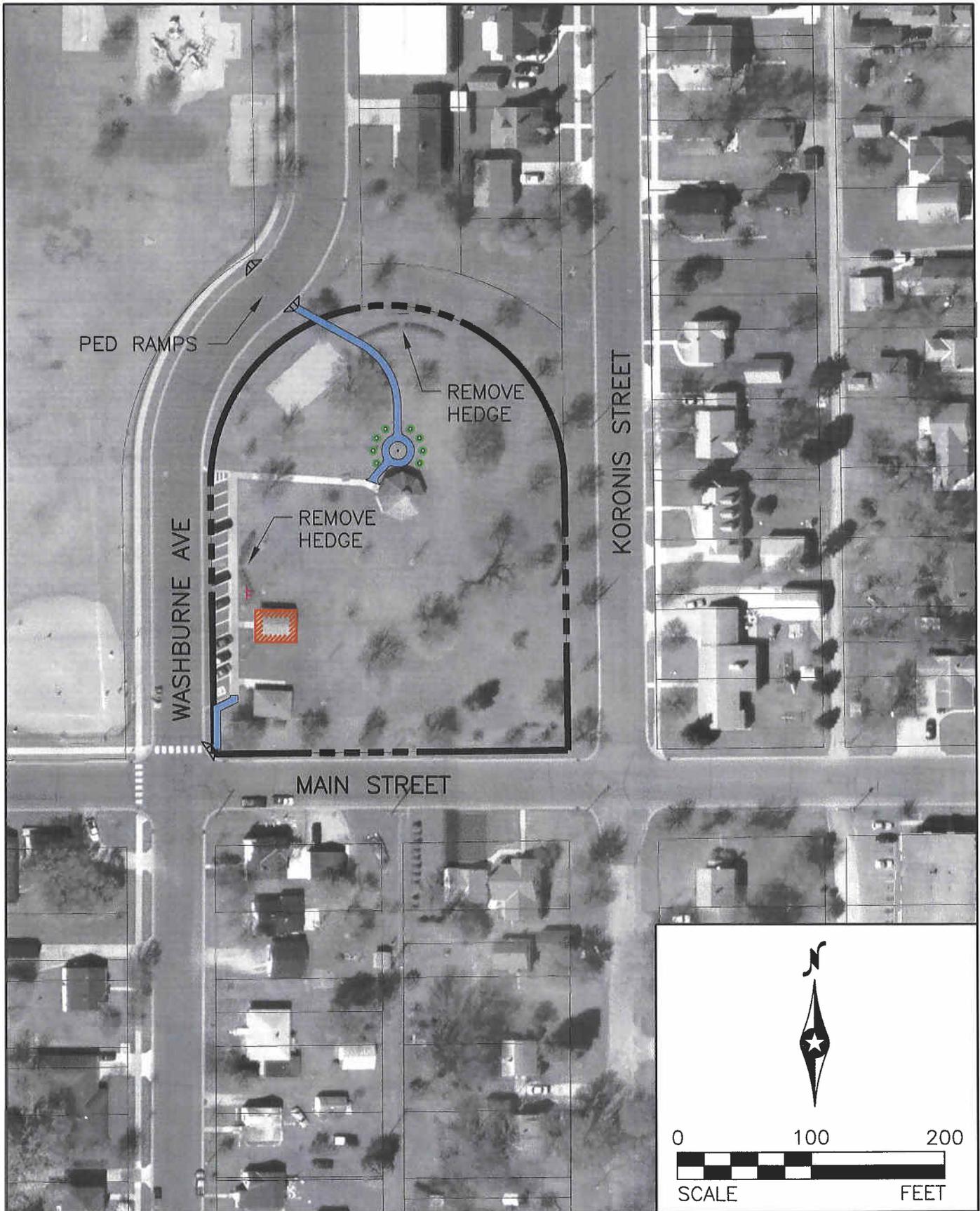
The proposed improvements for Gazebo Park are relatively minor since the park is in very good condition. The existing hedges on the north and west sides of park will be removed since they have become overgrown. Improvements will be made to the existing shelter and enclosing one or two sides of the shelter may be considered. A lawn sprinkler system will be installed throughout the park for ease of watering. New sidewalk will be constructed at the intersection of Washburne Avenue and Main Street to connect the existing sidewalk in front of the parking area to the crosswalk at the intersection. A new sidewalk will also be constructed from the gazebo, past the flagpole, to Washburne Avenue at the northwest end of the park. Pedestrian ramps will be constructed on Washburne Avenue. A plaza-type broadening of the sidewalk around the flagpole and flower planters will be completed to enhance the park. A park sign will also be installed.

Existing Amenities

1 Restroom
1 Open Shelter
10 Picnic Tables
3 Grills
1 Sand Volleyball Court
1 Gazebo

Proposed Amenities

Park Sign
Sidewalk to School
Sprinkler System
Shelter Improvements
Monument Around Flag with Walk & Flowers
Extend Sidewalk to Intersection
Remove Hedges



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CITY OF PAYNESVILLE
 COMPREHENSIVE PARK PLAN
 GAZEBO PARK
 FIGURE NO. 2

2. South Street Park

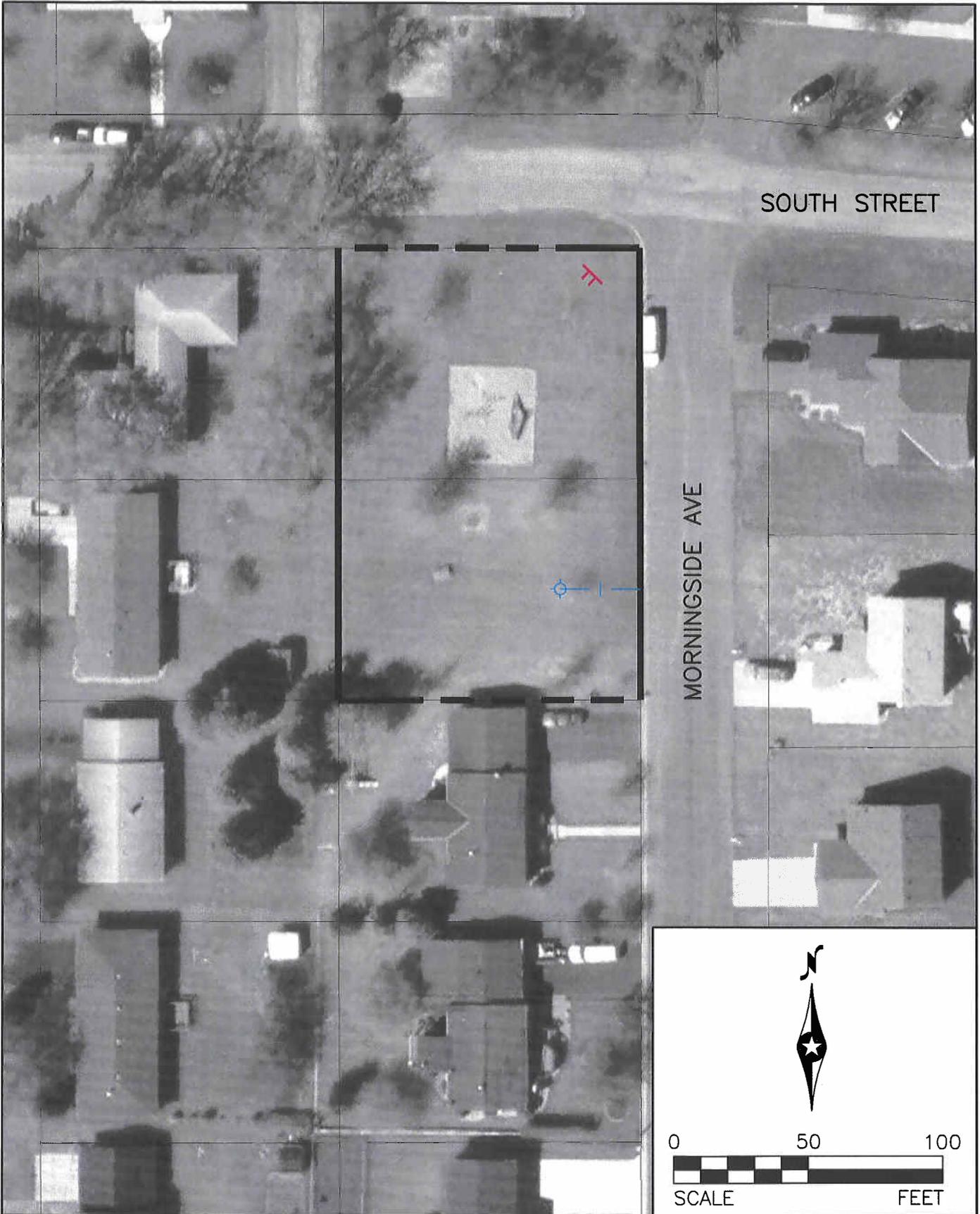
As mentioned previously, the South Street Park is planned to become a Neighborhood Park that will be maintained by the local residents in the vicinity of the park. If the local residents do not want to take on this responsibility, the park may be eliminated at the discretion of the City. A few minor improvements are proposed for the park including adding a water spigot and a park sign and improving the backhoe / sand area. Xcel Energy has also been contacted regarding adding a street light at the intersection of South Street and Morningside Avenue.

Existing Amenities

1 Swing Set
1 Picnic Table
1 Bench
1 Sandbox
1 Slide
1 Backhoe

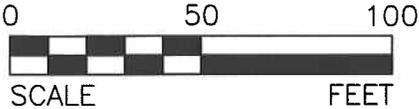
Proposed Amenities

Park Sign
Install Water Spigot
Improve Sand/Backhoe Area
Street Light on Corner



SOUTH STREET

MORNINGSIDE AVE



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CITY OF PAYNESVILLE
 COMPREHENSIVE PARK PLAN
 SOUTH STREET PARK
 FIGURE NO. 3

3. Maple Street Park

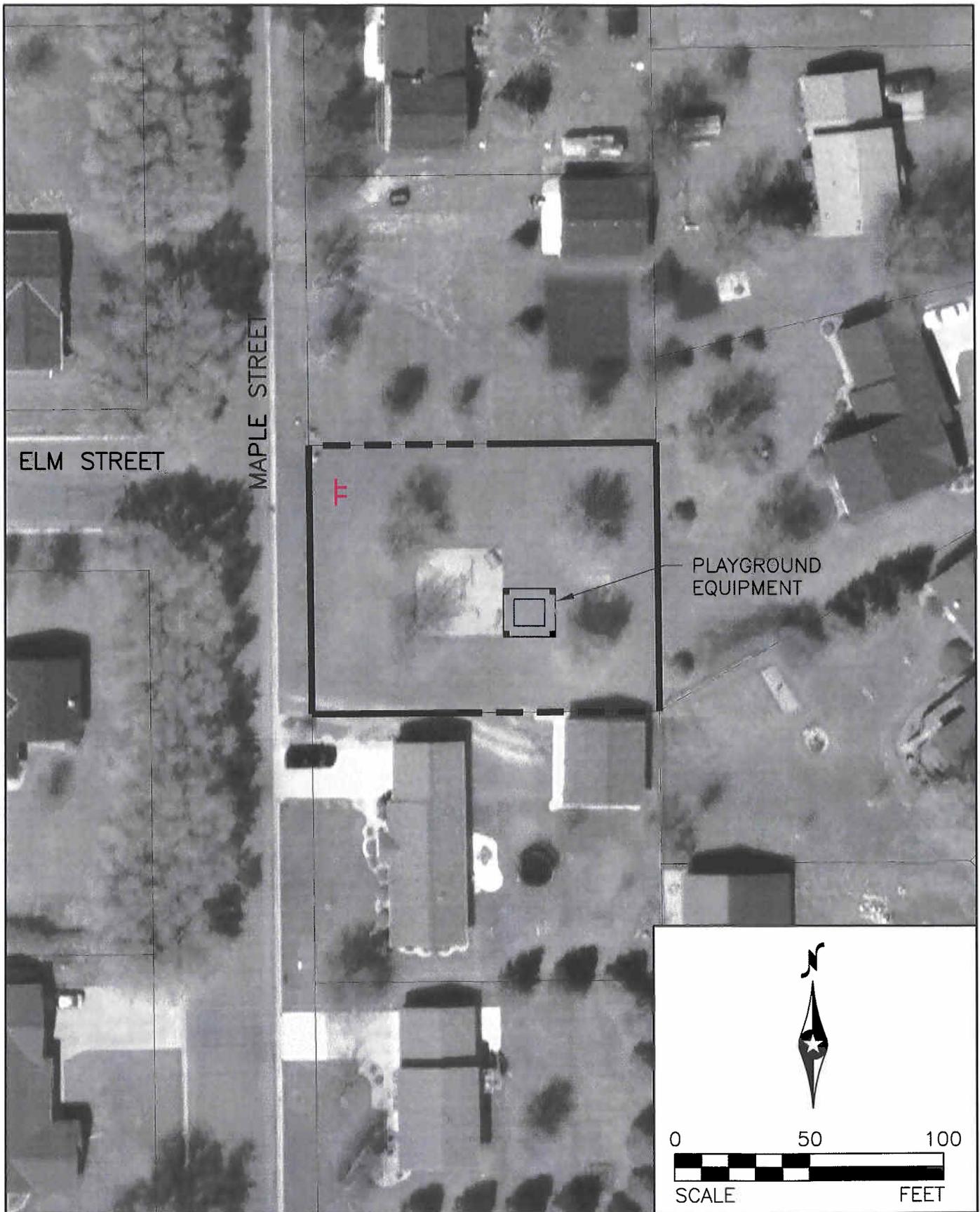
Maple Street Park is also planned to be designated a Neighborhood Park and is already being maintained by the local residents. Additional playground equipment for children ages eight and under is planned to be installed to upgrade the park and a park sign will also be installed.

Existing Amenities

- 1 Swing Set
- 1 Picnic Table
- 1 Bench
- 1 Sandbox
- 1 Backhoe
- 1 Ladder

Proposed Amenities

- Park Sign
- Additional Playground Equipment (Kids 8 & Under)
- Neighborhood Park



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CITY OF PAYNESVILLE
 COMPREHENSIVE PARK PLAN
 MAPLE STREET PARK

FIGURE NO. 4

4. Ampe Park

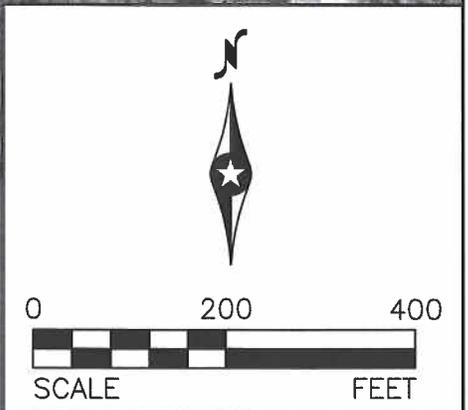
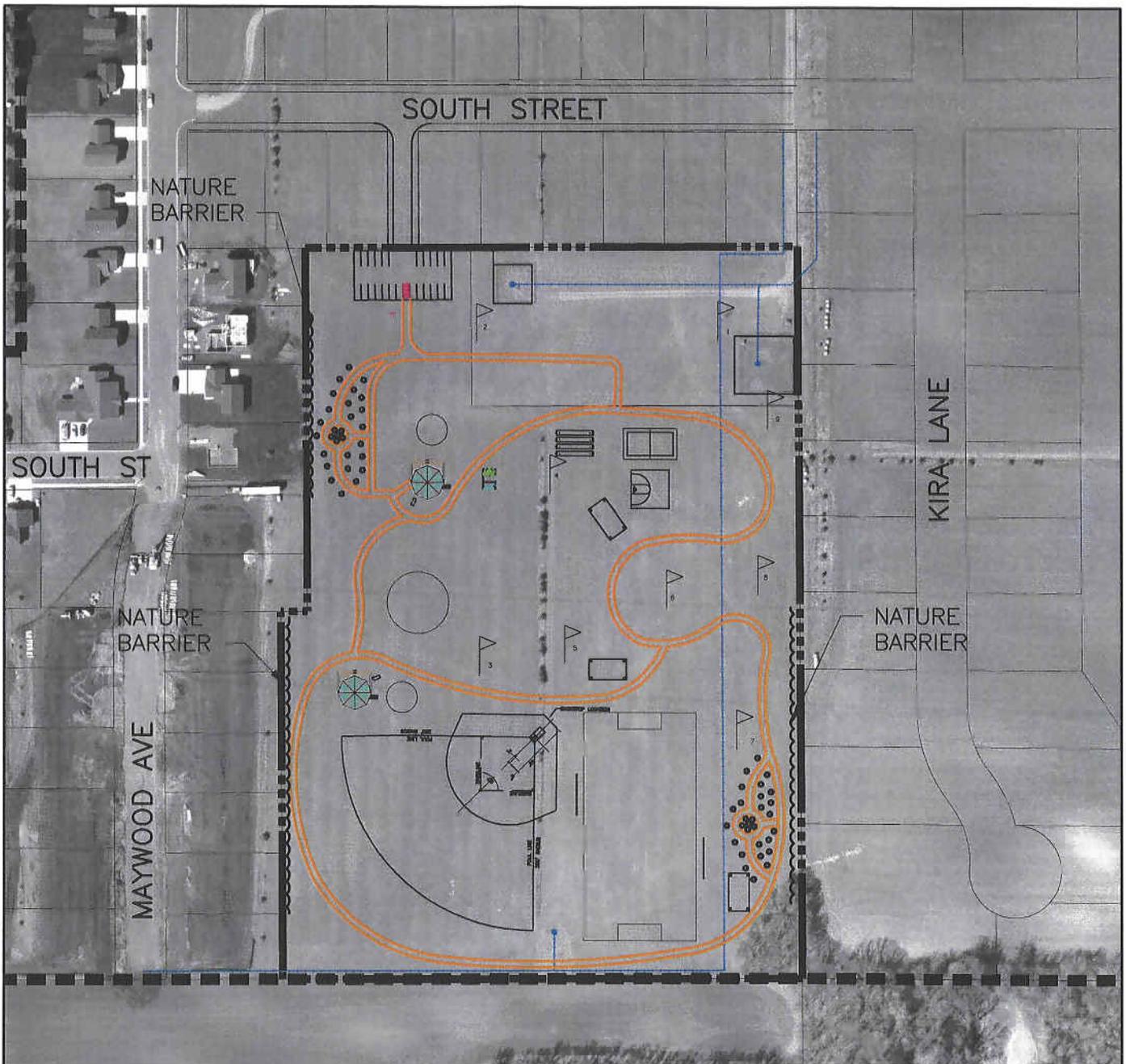
Ampe Park is a new park that is planned to have a “sandlot” facilities sports theme. The park is planned to have a softball field, a volleyball court, a half-court basketball court, a soccer field, horseshoe pits, a Frisbee golf course and playground areas. In addition, the park will include a park sign, trails and sidewalks, park benches, a water spigot and a lawn sprinkler system. Nature barriers will be constructed to separate the park from neighboring residential lots. In addition, shelters and a combination restroom/storage building will be constructed.

Existing Amenities

Access Road
Parking Lot

Proposed Amenities

Park Sign
Trails and Walks
Water Spigot
Park Benches
Sprinkler System
Sandlot Softball Field
Volleyball Court
Horseshoe Pits
Basketball Court (half-court)
Soccer Field
Frisbee Golf Course
Playground Areas
Restrooms/Storage
Open Air Shelters
Pavilion Shelters
Nature Barriers



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CITY OF PAYNESVILLE
COMPREHENSIVE PARK PLAN
AMPE PARK
 FIGURE NO. 5

5. Nature Park

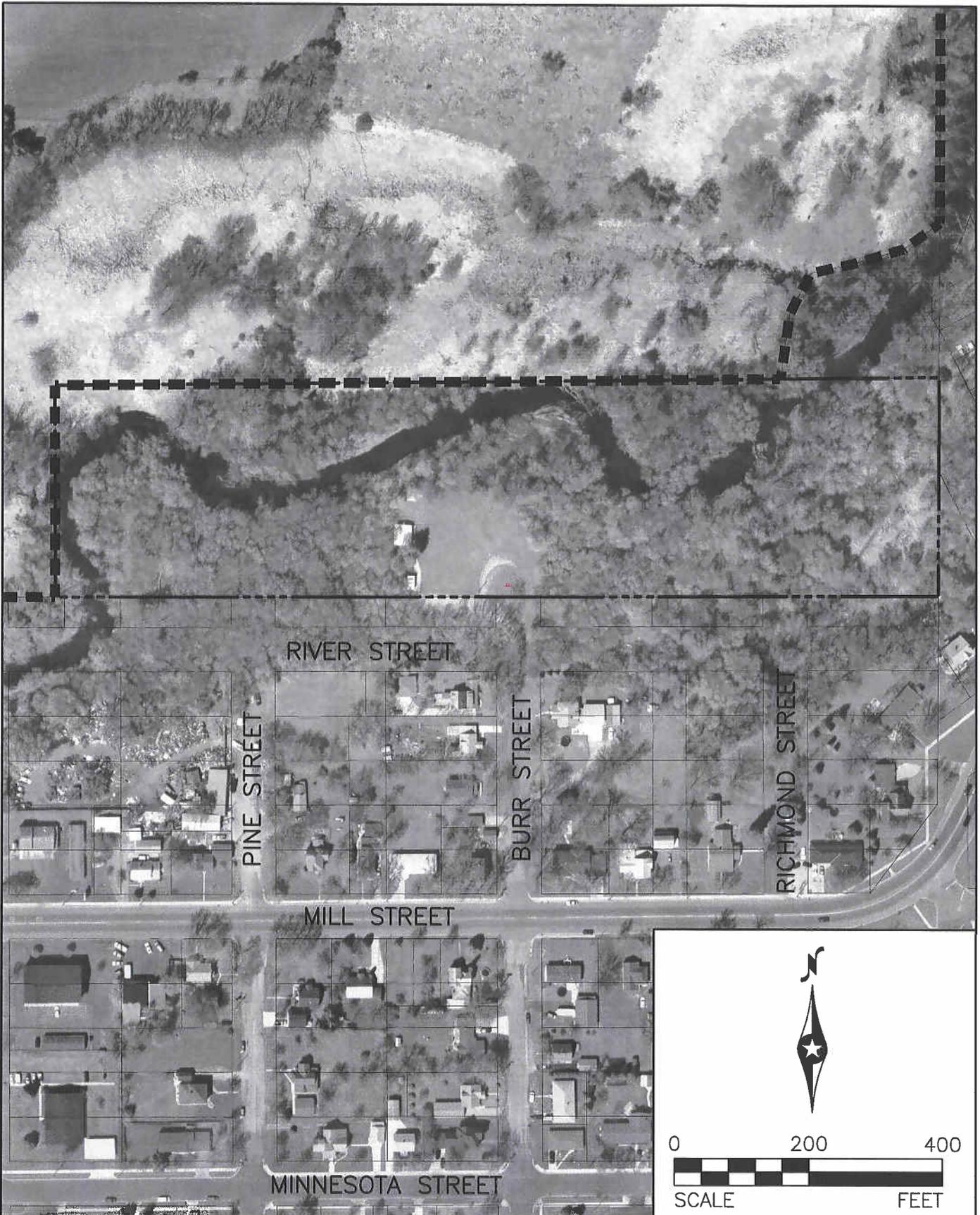
Nature Park is currently operated and maintained by the Trail Guard. Any improvements that are completed in this park will be coordinated with the Trail Guard. Some potential improvements will include a park sign, purchasing additional land and a pedestrian bridge to cross the river.

Existing Amenities

- 1 Restroom
- 1 Open Shelter
- 5 Picnic Tables
- 1 Grill
- Walking Trails

Proposed Amenities

- Park Sign
- Added Land North of River
- Pedestrian Bridge Across River



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CITY OF PAYNESVILLE
 COMPREHENSIVE PARK PLAN
 NATURE PARK

FIGURE NO. 6

6. Veterans Park

Veterans Park is a fully developed park that is planned to be enhanced. The proposed improvements include a park sign, additional playground equipment, new sand by the swing set, a sun shelter for the lifeguard, a sign for lifeguard duty, a spray fountain by the beach, landscaping around the flagpole, a slide in the water, a combination fishing pier/boat dock, and an observation dock in the water. A new kitchen/shelter/restroom facility is proposed that would accommodate large picnics, family reunions, etc. The trails through the wooded areas will be repaired, widened and connected to Old Lake Road to provide a better connection to the park. The tanning decks will be refurbished and a split rail fence will be installed along the north side of the parking lot.

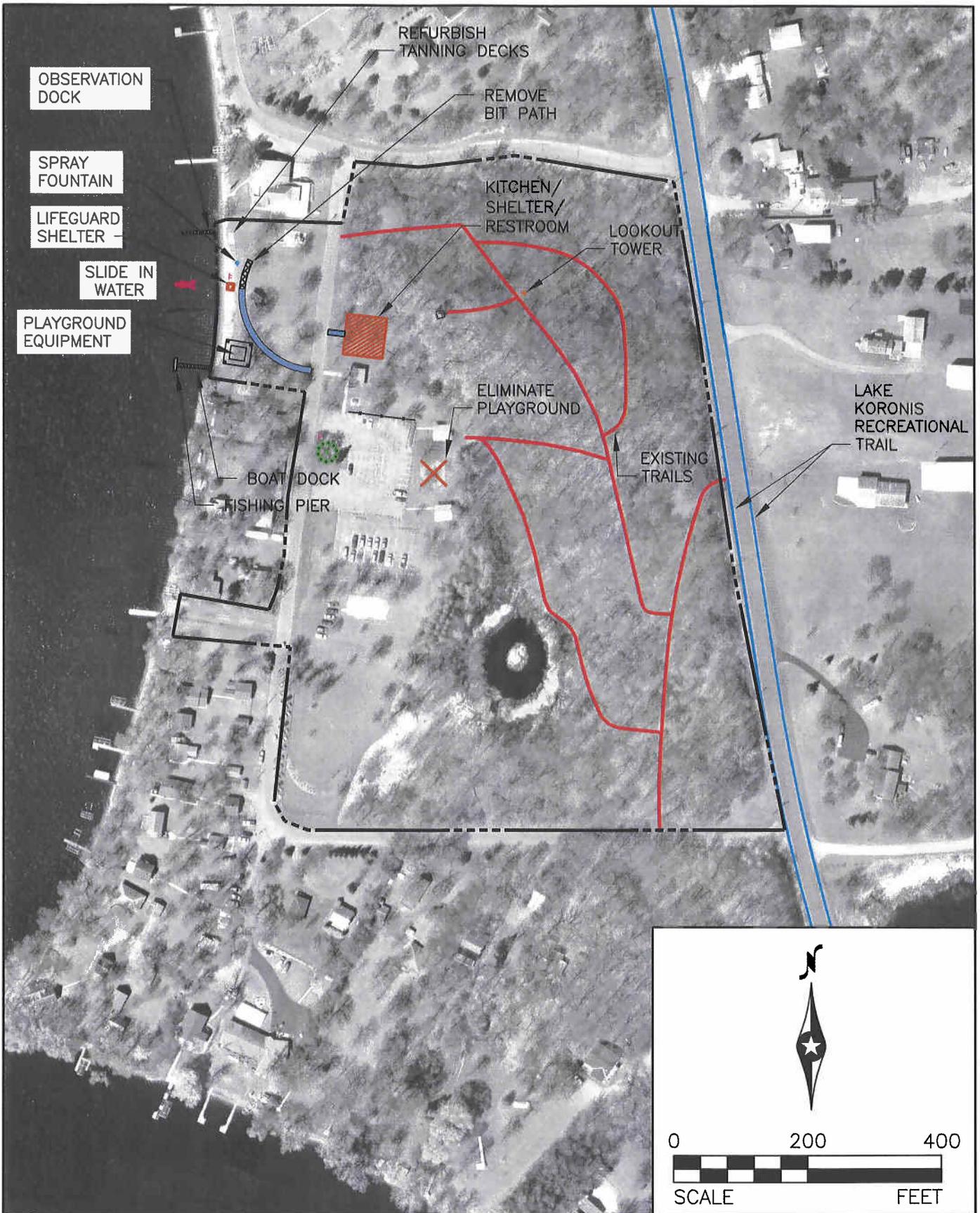
It should also be noted that as the result of a recent visit by the Minnesota Design Team, a committee was formed to explore improvements to Veterans Park, including adding a camp ground to the park. Once the Design Team Committee finalizes their plan, this plan may need to be amended to create an overall comprehensive plan for Veterans Park.

Existing Amenities

2 Swing Sets
1 Restroom
3 Open Shelters
12 Picnic Tables
1 Bench
5 Grills
1 Sand Volleyball Court
1 Sand Box
1 Backhoe
1 Slide
1 Lookout Tower
1 Swimming Platform
2 Tanning Decks
Sprinkler System
Walking Trails

Proposed Amenities

Park Sign
Repair Trail
New Sand by Swing Set
Playground Equipment
Boat Dock/Fishing Pier
Observation Dock
Slide in Water
Sign for Lifeguard Duty
Sun Shelter for Lifeguard
Refurbish Tanning Decks
Remove Trail from Shelter to Playground (north)
Spray Fountain by Beach
Parking Lot Improvements:
- Remove Posts
- Split Rail on North Side
Landscape Around Flag
New Kitchen/Shelter/Restroom Building
Improve Trail System
- Connect to Old Lake Road
- Widen Trails



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CITY OF PAYNESVILLE
 COMPREHENSIVE PARK PLAN
 VETERANS PARK
 FIGURE NO. 7

7. BMX Park

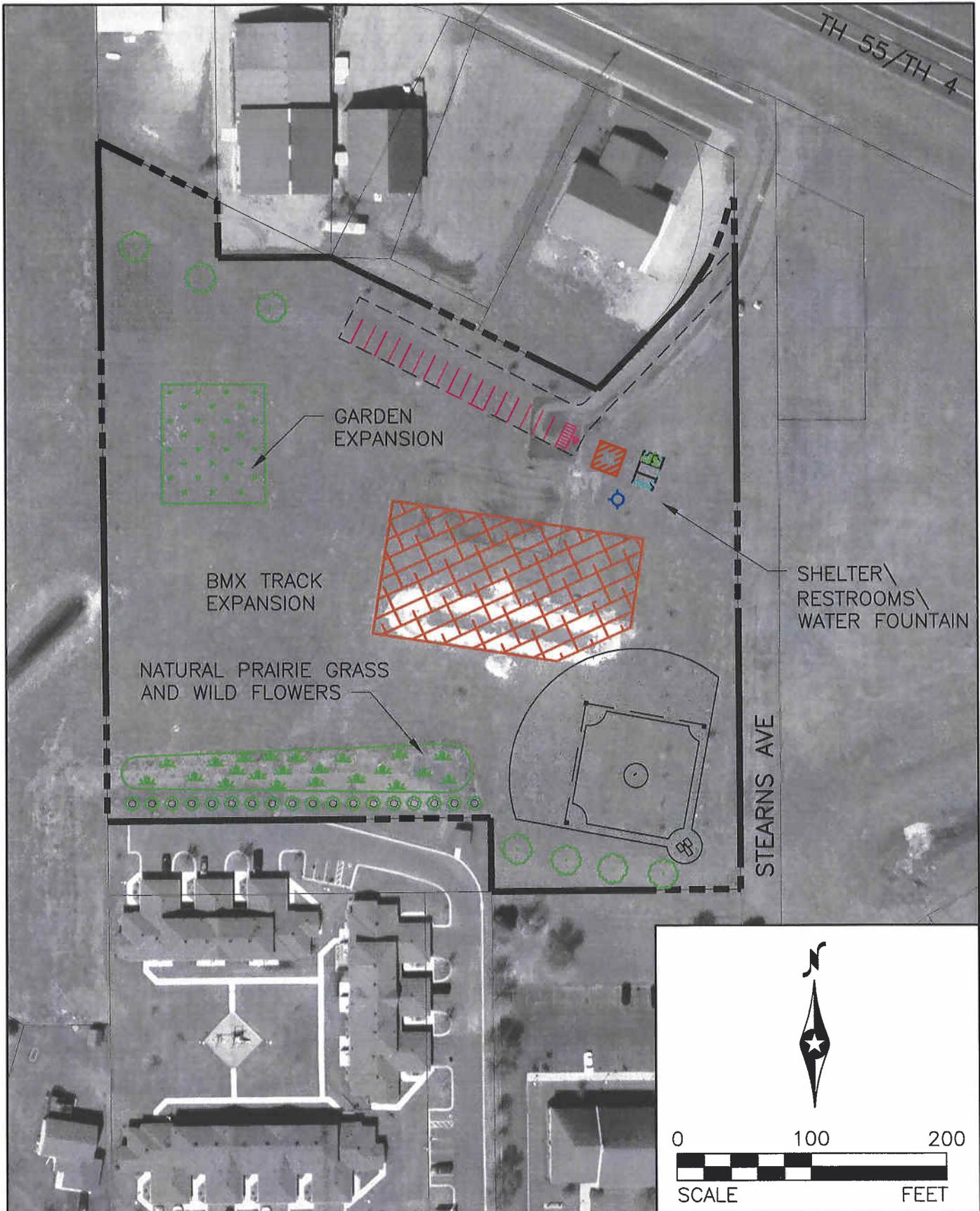
The planned improvements to BMX Park include a park sign, construction of a permanent shelter, restrooms, a water fountain, new playground equipment and a sandlot baseball field. The BMX course will be improved and the garden area and the parking lot will be expanded. The pond and the entire park will be reseeded and more trees will be planted.

Existing Amenities

BMX Track
Garden Area

Proposed Amenities

Park Sign
Garden Expansion
Reseed Pond
Reseed Entire Park
Permanent Shelter
Restrooms
Water Fountain
Improve BMX Course
Playground Equipment
Plant More Trees
Sandlot Baseball Field
Expand Parking Lot



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**CITY OF PAYNESVILLE
 COMPREHENSIVE PARK PLAN
 BMX PARK**

FIGURE NO. 8

8. Veterans Memorial Park

A brick-paver walk with landscaping and benches around the flagpole are planned for Veterans Memorial Park. Other improvements include a park sign, a sprinkler system with a service connection and pillars along the east property line.

Existing Amenities

Flagpole

Proposed Amenities

Park Sign

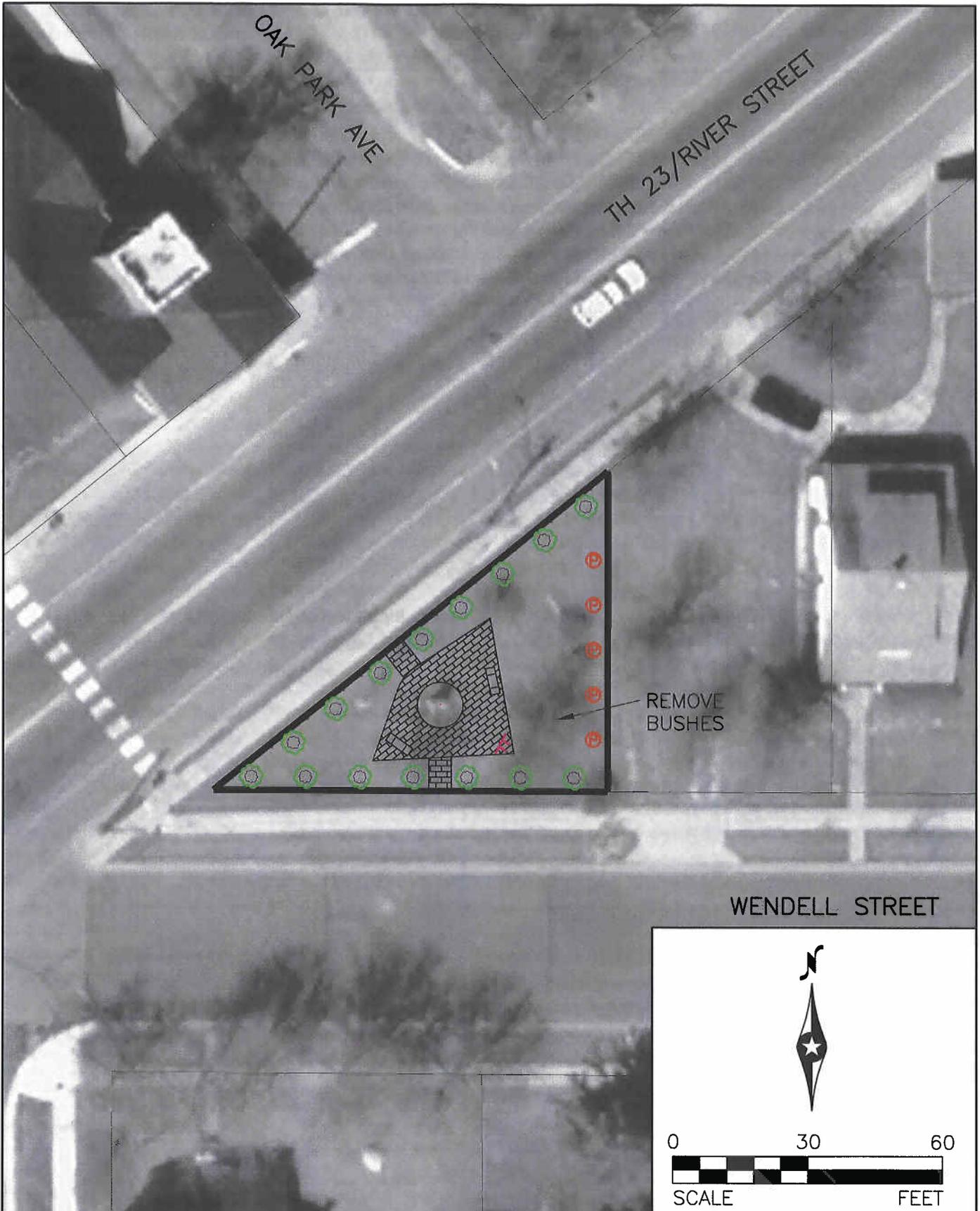
Paver Walk

Landscaping Around Flag and Sidewalk

Benches

Sprinkler System with Service Connection

Pillars Along East Property Line



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CITY OF PAYNESVILLE
COMPREHENSIVE PARK PLAN
VETERANS MEMORIAL PARK
 FIGURE NO. 9

9. Softball Diamonds

As mentioned previously, the City of Paynesville recently agreed to provide financial assistance to the Paynesville School District for a period of two-years to help maintain the school's baseball and softball fields. However, the long term plan is for the City to construct new fields. There have been many discussions regarding the need for additional fields and the school has indicated that they do not have adequate space to build new fields. The existing fields are used very heavily by the school, community education, church organizations, etc.

A new City softball park is tentatively planned to include at least two softball diamonds, a parking lot, a combination shelter/restroom/concessions building, a playground and bleachers. At this time, there is no need for additional baseball fields within the city. The exact location of this park has yet to be determined. This park would be considered a park that would be utilized by the entire Paynesville area.

Proposed Amenities

Park Sign

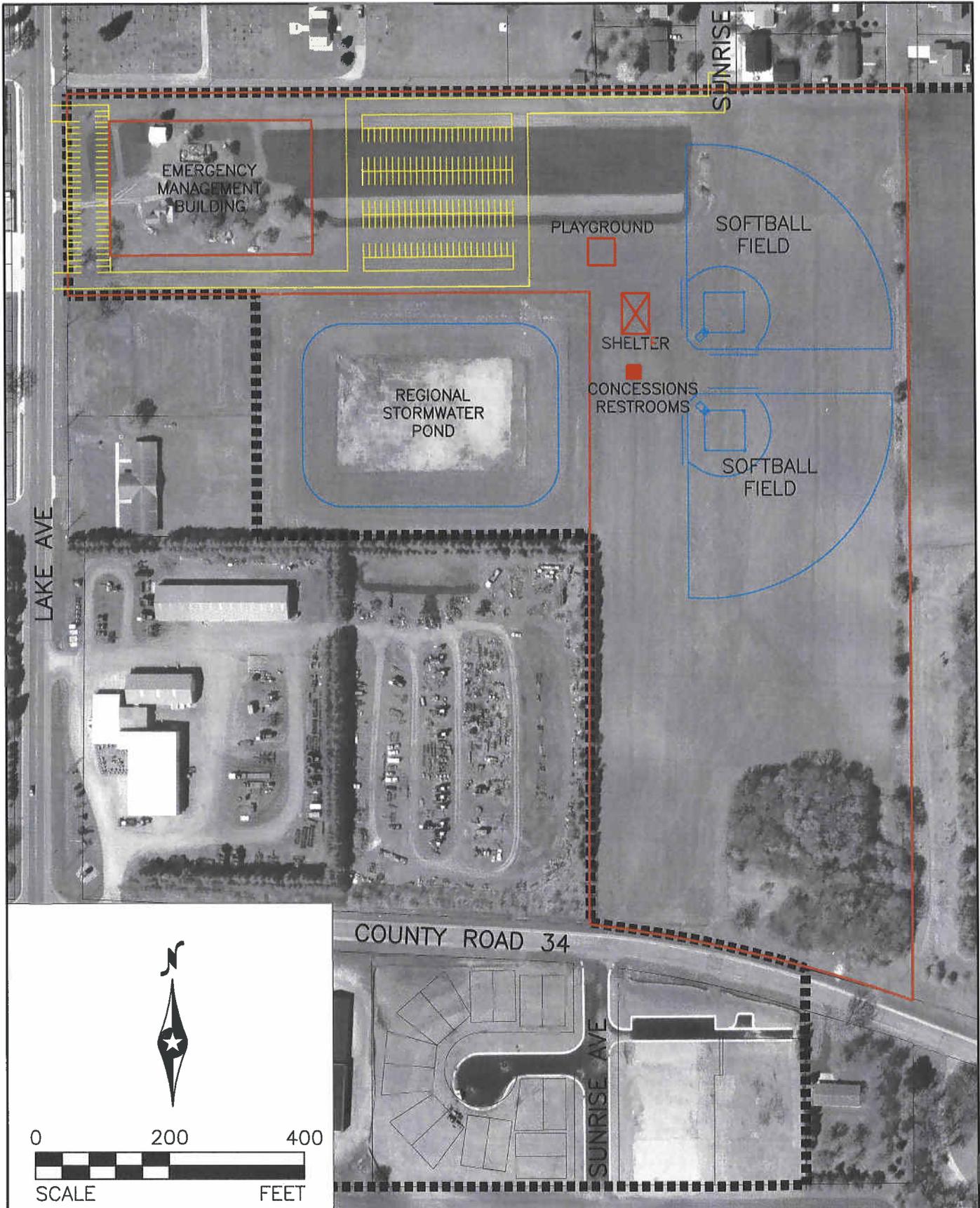
Softball Fields

Parking Lot

Playground Equipment

Shelter/Concessions/Restroom Building

Bleachers



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CITY OF PAYNESVILLE
 COMPREHENSIVE PARK PLAN
 SOFTBALL DIAMONDS CONCEPT
 FIGURE NO. 10

10. Future Improvements

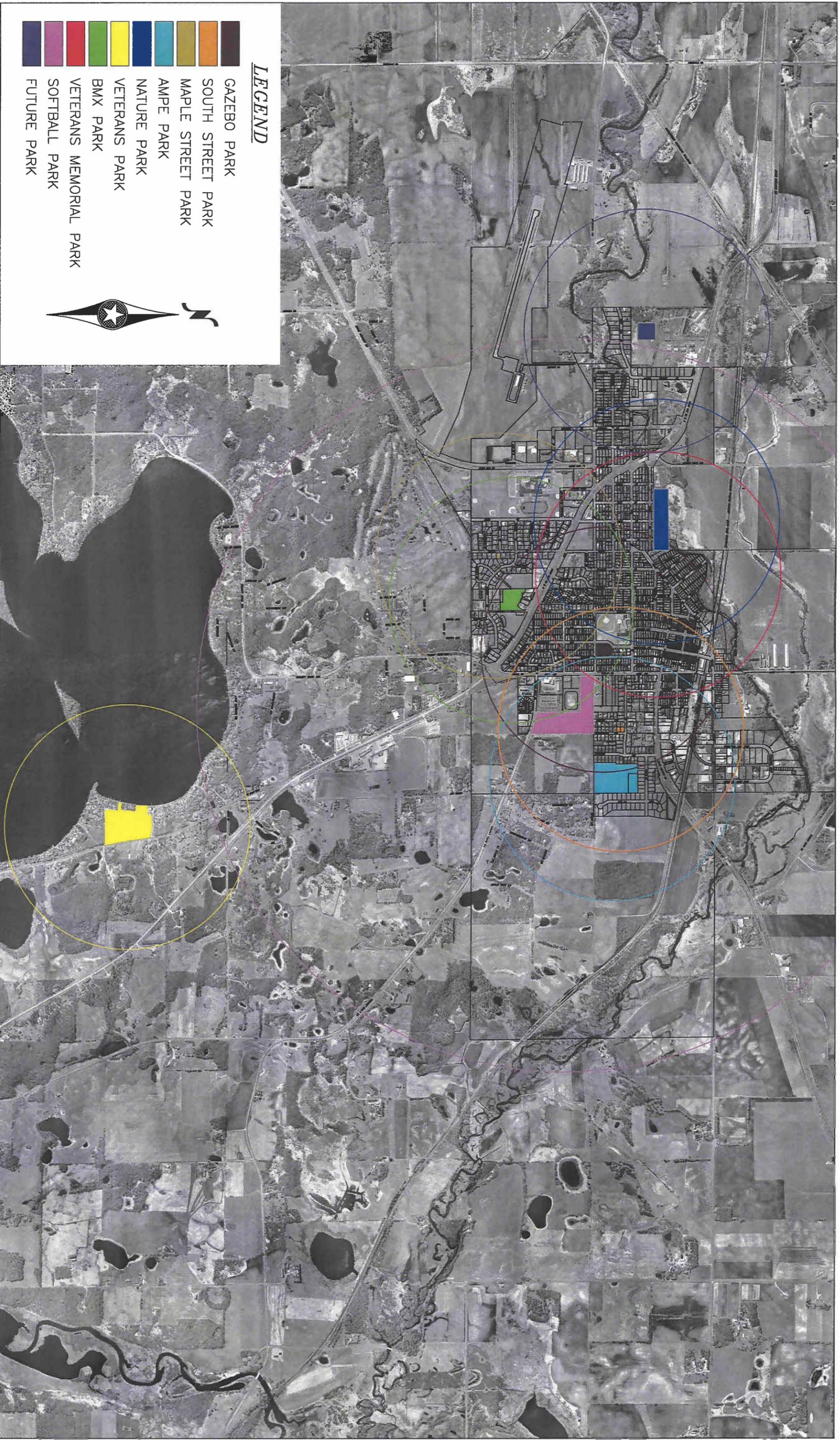
The following improvements have been identified as future needs within the City's park system. At this time, neither locations nor scope of these future improvements has been determined.

- a) Outdoor Ice Rink – work with the Township and the Hockey Association
- b) Winter Recreation Activities
- c) Skate Park

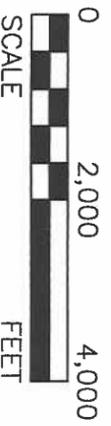
B. FUTURE PARK DEVELOPMENT

As the City continues to grow and expand, it is important that the City work with developers to properly locate parks of adequate size in the community. The following are general guidelines to consider when new area is annexed into the City for development purposes:

1. The location and spacing of existing parks must be considered when planning for future parks. In general, a typical residential park can serve an area within a ½-mile radius. Attached is a map that shows a ½-mile spacing around each of the City's existing parks. A larger community wide park can serve a radius up to 1 ½-mile.
2. The size of a proposed park should be adequate to provide the proper space for the development of a park that will serve a wide range of population. If the park is planned to be serve a neighborhood, the size shall be at least 2-3 acres in size. If the park is going to serve the entire community, such as a sporting complex, the size will increase to over 20 acres in size.
3. Consideration should be given to the type of park that is to be established. As mentioned above, consideration should be given to whether a smaller residential park is needed or a larger community wide park.
4. Since the north fork of the Crow River flows through the City of Paynesville, consideration should also be given to creating natural scenic type parks similar to the existing Nature Park.
5. The City has an existing ordinance that stipulates that amount of land or park dedication fee that pertains to a new development. A copy of the ordinance is attached in the appendix of this plan.



- LEGEND**
- GAZEBO PARK
 - SOUTH STREET PARK
 - MAPLE STREET PARK
 - AMPE PARK
 - NATURE PARK
 - VETERANS PARK
 - BMX PARK
 - VETERANS MEMORIAL PARK
 - SOFTBALL PARK
 - FUTURE PARK



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CITY OF PAYNESVILLE, MINNESOTA
 COMPREHENSIVE PARK PLAN
 PARK SERVICE AREA MAP

FIGURE NO. 11

IV. ESTIMATED COSTS

The estimated project costs are summarized in the table below. A contingency factor has been applied to account for the construction items not included and variances in unit prices. An allowance has also been included to account for legal, engineering, administrative and fiscal costs. These costs can vary based on many factors, including the type of shelters constructed, the type of playground equipment installed, and generally the extent of the improvements made to each park. More detailed costs can be prepared when the park improvements are undertaken and the actual scope of the improvements is determined. An itemized estimated construction cost for each park is included in the Appendix.

Estimated Costs	
Park	Amount
Gazebo Park	\$41,800.00
South Street Park	\$8,100.00
Maple Street Park	\$27,500.00
Ampe Park	\$593,200.00
Nature Park	\$2,500.00
Veterans Park	\$368,400.00
BMX Park	\$110,100.00
Veterans Memorial Park	\$31,900.00
Softball Diamonds	\$738,100.00
Grand Total	\$1,921,600.00

In order to fund the proposed park improvements, there are various options available to the City. They are as follows:

1. Park Dedication Fees collected from new developments.
2. Private donations from local groups and organizations
3. Grants from the DNR and other agencies
4. Property Taxes
5. Voter approved bonds

APPENDIX

Appendix A	Neighborhood Park Policy
Appendix B	Preliminary Quantity and Cost Estimate
Appendix C	Survey Results
Appendix D	Park Land Dedication Ordinance

Appendix A

Neighborhood Park Policy

Neighborhood Park Policy

City of Paynesville, Minnesota

As part of the process in completing the Comprehensive Park Plan for the City of Paynesville, the Park & Tree Board established a Neighborhood Park policy to address small parks that directly benefit and are utilized by a small portion of the City. The following guidelines were established for existing and future Neighborhood Parks.

- A. A park will be designated a Neighborhood Park by the Park & Tree Board and the Paynesville City Council. In general, a park that is designated a Neighborhood Park is a small park that is typically utilized only by residents in the near vicinity of the park and offers limited amenities to its users. At the present time, the Maple Street Park and the South Street Park will be designated Neighborhood Parks.
- B. In order for a park to be designated a Neighborhood Park, a person or group of people in the neighborhood have to agree to the following stipulations:
 - 1. The neighborhood will be required to maintain the park to the satisfaction of the Public Works Director, including, but not limited to, grass mowing, watering, weed control, leaf raking, etc. All maintenance will be completed at no cost to the City.
 - 2. The City will provide a water connection and will pay for the water utilized to maintain the park; however, the neighborhood will be responsible for furnishing the hoses, sprinklers, etc. to water the park.
 - 3. The City will conduct periodic maintenance checks on the equipment in the park for safety reasons.
- C. Once a park has been designated a Neighborhood Park, the Park & Tree Board and the City Council will establish a budget for the park to deal with the costs of the water (for watering purposes) and any other miscellaneous improvements that will be necessary pertaining to equipment replacement or additions to the park. Any improvements to the park by the neighborhood will need prior approval from the Park & Tree Board and City Council.
- D. A park that has been designated a Neighborhood Park shall remain a Neighborhood Park until one of the following occurs:
 - 1. The neighborhood decides that they no longer want to maintain the park and requests that the City remove the Neighborhood Park designation.
 - 2. The park is not being maintained to the satisfaction of the Public Works Director, Park & Tree Board and City Council.
 - 3. The City Council decides to un-designate the park.
- E. If the Neighborhood Park designation is removed from a park, the Park & Tree Board and City Council will determine the best use for the park site, which could possibly include removing all of the equipment and amenities in the park and selling the land.

Appendix A

Neighborhood Park Policy

Appendix B Preliminary Quantity and Cost Estimate

PRELIMINARY QUANTITY AND COST ESTIMATE

COMPREHENSIVE PARK PLAN

CITY OF PAYNESVILLE, MINNESOTA

BMI PROJECT NO. W13.39288

SUMMARY

ITEM NO.	ITEM	AMOUNT
1	GAZEBO PARK	\$41,800.00
2	SOUTH STREET PARK	\$8,100.00
3	MAPLE STREET PARK	\$27,500.00
4	AMPE PARK	\$593,200.00
5	NATURE PARK	\$2,500.00
6	VETERANS PARK	\$368,400.00
7	BMX PARK	\$110,100.00
8	VETERANS MEMORIAL PARK	\$31,900.00
9	SOFTBALL DIAMONDS	\$738,100.00

GRAND TOTAL: \$1,921,600.00

PRELIMINARY QUANTITY AND COST ESTIMATE

COMPREHENSIVE PARK PLAN

CITY OF PAYNESVILLE, MINNESOTA

BMI PROJECT NO. W13.39288

GAZEBO PARK

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	PARK SIGN	1	EACH	\$2,000.00	\$2,000.00
2	SIDEWALK	270	LIN FT	\$20.00	\$5,400.00
3	SPRINKLER SYSTEM W/ CONNECTION TO MAIN	1	EACH	\$10,000.00	\$10,000.00
4	SHELTER IMPROVEMENTS	1	LUMP SUM	\$10,000.00	\$10,000.00
5	MONUMENT AND LANDSCAPING AROUND FLAG	1	LUMP SUM	\$6,000.00	\$6,000.00

SUBTOTAL: \$33,400.00

CONTINGENCIES: \$8,400.00

TOTAL ESTIMATED CONSTRUCTION COST: \$41,800.00

SOUTH STREET PARK

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	PARK SIGN	1	LUMP SUM	\$2,000.00	\$2,000.00
2	INSTALL WATER SPIGOT W/ CONNECTION TO MAIN	1	LUMP SUM	\$2,500.00	\$2,500.00
3	IMPROVE SAND AND BACKHOE AREA	1	LUMP SUM	\$2,000.00	\$2,000.00

SUBTOTAL: \$6,500.00

CONTINGENCIES: \$1,600.00

TOTAL ESTIMATED CONSTRUCTION COST: \$8,100.00

MAPLE STREET PARK

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	PARK SIGN	1	LUMP SUM	\$2,000.00	\$2,000.00
2	ADDITIONAL PLAYGROUND EQUIPMENT (KIDS 8 & UNDER)	1	LUMP SUM	\$20,000.00	\$20,000.00

SUBTOTAL: \$22,000.00

CONTINGENCIES: \$5,500.00

TOTAL ESTIMATED CONSTRUCTION COST: \$27,500.00

PRELIMINARY QUANTITY AND COST ESTIMATE

COMPREHENSIVE PARK PLAN

CITY OF PAYNESVILLE, MINNESOTA

BMI PROJECT NO. W13.39288

AMPE PARK

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	MOBLIZATION	1	LUMP SUM	\$25,000.00	\$25,000.00
2	PARK SIGN	1	LUMP SUM	\$2,000.00	\$2,000.00
3	SITE GRADING	1	LUMP SUM	\$5,000.00	\$5,000.00
4	MISCELLANEOUS LANDSCAPING	1	LUMP SUM	\$10,000.00	\$10,000.00
5	NATURE BARRIER	1	LUMP SUM	\$5,000.00	\$5,000.00
6	EXPAND BITUMINOUS PARKING AREA	1,810	SQ YD	\$20.00	\$36,200.00
7	BITUMINOUS TRAIL	4,500	SQ YD	\$16.00	\$72,000.00
8	CONNECT TO EXISTING WATERMAIN	1	EACH	\$1,000.00	\$1,000.00
9	2" WATER SERVICE	250	LIN FT	\$15.00	\$3,750.00
10	WATERMAIN FITTINGS	100	POUND	\$3.00	\$300.00
11	2" CURB STOP AND BOX	1	EACH	\$330.00	\$330.00
12	YARD HYDRANT	1	EACH	\$500.00	\$500.00
13	PVC SANITARY SEWER	250	LIN FT	\$20.00	\$5,000.00
14	SANITARY SEWER CLEANOUT	2	EACH	\$500.00	\$1,000.00
15	PARK BENCH	20	EACH	\$150.00	\$3,000.00
16	IRRIGATION SYSTEM	1	LUMP SUM	\$20,000.00	\$20,000.00
17	SANDLOT SOFTBALL FIELD W/ BACKSTOP	1	LUMP SUM	\$10,000.00	\$10,000.00
18	VOLLEYBALL COURT	1	LUMP SUM	\$3,000.00	\$3,000.00
19	HORSESHOE PITS	1	LUMP SUM	\$2,000.00	\$2,000.00
20	BASKETBALL COURT-HALF	1	LUMP SUM	\$5,000.00	\$5,000.00
21	SOCCER FIELD (INCLUDING EQUIPMENT)	1	LUMP SUM	\$2,500.00	\$2,500.00
22	FRIZBEE GOLF COURSE	1	LUMP SUM	\$2,000.00	\$2,000.00
23	PLAYGROUND AREA & EQUIPMENT-TOT LOT	2	EACH	\$20,000.00	\$40,000.00
24	PLAYGROUND AREA & EQUIPMENT-KIDS PLAYGROUND	1	LUMP SUM	\$50,000.00	\$50,000.00
25	RESTROOM/STORAGE AREA	1	LUMP SUM	\$40,000.00	\$40,000.00
26	OPEN AIR SHELTER	3	EACH	\$10,000.00	\$30,000.00
27	PAVILLION SHELTER	2	EACH	\$25,000.00	\$50,000.00
28	ELECTRICAL IMPROVEMENTS/PARK LIGHTS	1	LUMP SUM	\$50,000.00	\$50,000.00

SUBTOTAL: \$474,580.00

CONTINGENCIES: \$118,620.00

TOTAL ESTIMATED CONSTRUCTION COST: \$593,200.00

NATURE STREET PARK

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	PARK SIGN	1	LUMP SUM	\$2,000.00	\$2,000.00

SUBTOTAL: \$2,000.00

CONTINGENCIES: \$500.00

TOTAL ESTIMATED CONSTRUCTION COST: \$2,500.00

PRELIMINARY QUANTITY AND COST ESTIMATE

COMPREHENSIVE PARK PLAN

CITY OF PAYNESVILLE, MINNESOTA

BMI PROJECT NO. W13.39288

VETERANS PARK

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	PARK SIGN	1	LUMP SUM	\$2,000.00	\$2,000.00
2	REPAIR TRAIL	160	SQ YD	\$20.00	\$3,200.00
3	PLAYGROUND EQUIPMENT	1	LUMP SUM	\$50,000.00	\$50,000.00
4	BOAT DOCK/OBSERVATION DOCK	1	LUMP SUM	\$20,000.00	\$20,000.00
5	SIGN FOR LIFEGUARD OFF DUTY	1	LUMP SUM	\$500.00	\$500.00
6	SUN SHELTER FOR LIFEGUARD	1	LUMP SUM	\$2,000.00	\$2,000.00
7	REFURBISH TANNING DECKS	2	EACH	\$2,000.00	\$4,000.00
8	IMPROVE TRAILS THROUGHOUT PARK	1	LUMP SUM	\$3,000.00	\$3,000.00
9	SPRAY FOUNTAIN BY BEACH	1	LUMP SUM	\$5,000.00	\$5,000.00
10	SHELTER/RESTROOMS/KITCHEN	1	LUMP SUM	\$200,000.00	\$200,000.00
11	WATER SLIDE	1	LUMP SUM	\$1,000.00	\$1,000.00
12	LANDSCAPE AROUND FLAG	1	LUMP SUM	\$4,000.00	\$4,000.00

SUBTOTAL: \$294,700.00

CONTINGENCIES: \$73,700.00

TOTAL ESTIMATED CONSTRUCTION COST: \$368,400.00

BMX PARK

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	PARK SIGN	1	LUMP SUM	\$2,000.00	\$2,000.00
2	GARDEN EXPANSION	1	LUMP SUM	\$2,000.00	\$2,000.00
3	RESEED POND	0	ACRE	\$2,000.00	\$400.00
4	RESEED PARK	5	ACRE	\$2,000.00	\$9,200.00
5	PERMANENT SHELTER	1	LUMP SUM	\$10,000.00	\$10,000.00
6	RESTROOMS	1	LUMP SUM	\$15,000.00	\$15,000.00
7	WATER FOUNTAIN	1	EACH	\$2,500.00	\$2,500.00
8	IMPROVE BMX COURSE	1	LUMP SUM	\$10,000.00	\$10,000.00
9	PLAYGROUND EQUIPMENT	1	LUMP SUM	\$25,000.00	\$25,000.00
10	TREES	10	EACH	\$250.00	\$2,500.00
11	SANDLOT BASEBALL DIAMOND	1	LUMP SUM	\$5,000.00	\$5,000.00
12	EXPAND PARKING LOT (CLASS 5 AGGREGATE)	150	CU YD	\$30.00	\$4,500.00

SUBTOTAL: \$88,100.00

CONTINGENCIES: \$22,000.00

TOTAL ESTIMATED CONSTRUCTION COST: \$110,100.00

VETERANS MEMORIAL PARK

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	PARK SIGN	1	LUMP SUM	\$2,000.00	\$2,000.00
2	SPRINKLER SYSTEM W/ SERVICE CONNECTION	1	LUMP SUM	\$6,000.00	\$6,000.00
3	PAVER WALK	750	SQ FT	\$10.00	\$7,500.00
4	LANDSCAPE AROUND FLAG AND SIDEWALK	1	LUMP SUM	\$5,000.00	\$5,000.00
5	PILLARS	5	EACH	\$600.00	\$3,000.00
6	BENCH	4	EACH	\$500.00	\$2,000.00

SUBTOTAL: \$25,500.00

CONTINGENCIES: \$6,400.00

TOTAL ESTIMATED CONSTRUCTION COST: \$31,900.00

PRELIMINARY QUANTITY AND COST ESTIMATE

COMPREHENSIVE PARK PLAN

CITY OF PAYNESVILLE, MINNESOTA

BMI PROJECT NO. W13.39288

SOFTBALL DIAMONDS

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	MOBLIZATION	1	LUMP SUM	\$500.00	\$500.00
2	PARK SIGN	1	LUMP SUM	\$2,000.00	\$2,000.00
3	SITE GRADING	1	LUMP SUM	\$10,000.00	\$10,000.00
4	PARKING LOT AND ACCESS ROADS	10,400	SQ YD	\$20.00	\$208,000.00
5	SOFTBALL FIELD COMPLETE W/ BACKSTOP & BLEACHERS	2	EACH	\$70,000.00	\$140,000.00
6	PLAYGROUND AREA & EQUIPMENT	1	LUMP SUM	\$50,000.00	\$50,000.00
7	OPEN AIR SHELTER	1	EACH	\$10,000.00	\$10,000.00
8	RESTROOMS/CONCESSIONS	1	LUMP SUM	\$40,000.00	\$40,000.00
9	8' CHAIN LINK FENCE	2,200	LIN FT	\$25.00	\$55,000.00
10	LIGHTING	1	LUMP SUM	\$75,000.00	\$75,000.00

SUBTOTAL: \$590,500.00

CONTINGENCIES: \$147,600.00

TOTAL ESTIMATED CONSTRUCTION COST: \$738,100.00

Appendix C Survey Results

CIRCLE THE PARKS THAT YOU PLAY IN

**SOUTH
STREET**



GAZEBO

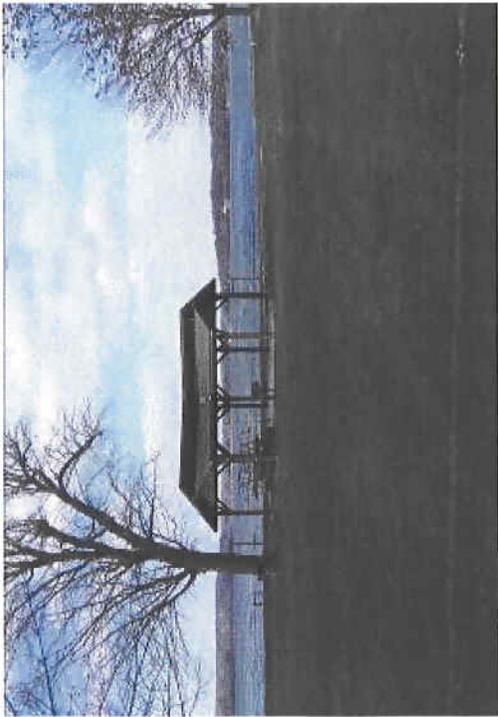




NATURE



VETERANS





MAPLE STREET



PLAYGROUND SURVEY RESULTS SPORTS AND RECREATION

	#1CHOICE	#2 CHOICE	#3 CHOICE	#4 CHOICE	#5 CHOICE
BASEBALL FIELD	28	12	9	9	6
TOTAL 64					
BATTING CAGE	8	10	4	9	6
TOTAL 37					
SOCCER FIELD	16	16	8	9	9
TOTAL 58					
WATER PLAY	48	22	17	7	10
TOTAL 104					
ROLLERHOCKEY/ BASKETBALL	7	7	9	8	12
TOTAL 43					
SKATEBOARD	16	6	7	3	10
TOTAL 42					
BMX BIKE	10	15	14	14	12
TOTAL 65					
FOOTBALL FIELD	4	7	8	9	9
TOTAL 37					
TENNIS COURT	7	0	6	6	7
TOTAL 26					
BASKETBALL	10	2	12	15	10
TOTAL 49					
VOLLEYBALL	10	5	6	9	13
TOTAL 43					
ROCK CLIMBING	8	16	18	14	12
TOTAL 68					

WHAT DO YOU LIKE TO DO FOR FUN

baseball



batting cage



LIST YOUR TOP 5 FAVORITES

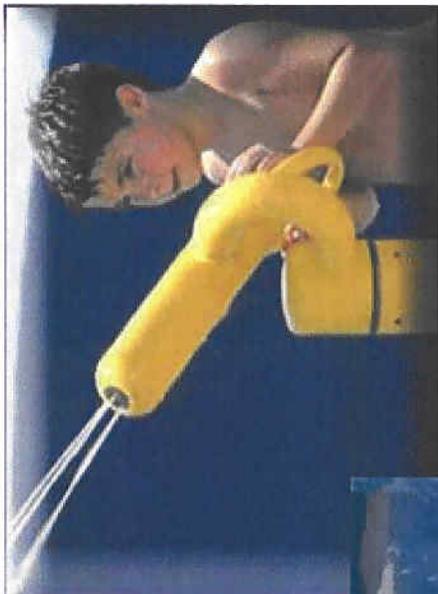
- 1
- 2
- 3
- 4
- 5

SOCCER

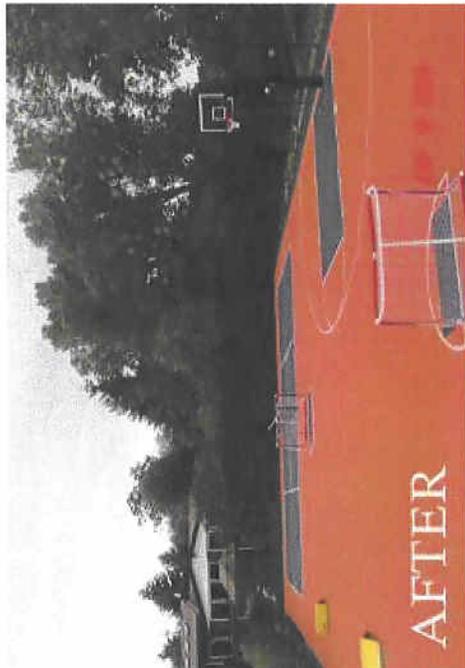


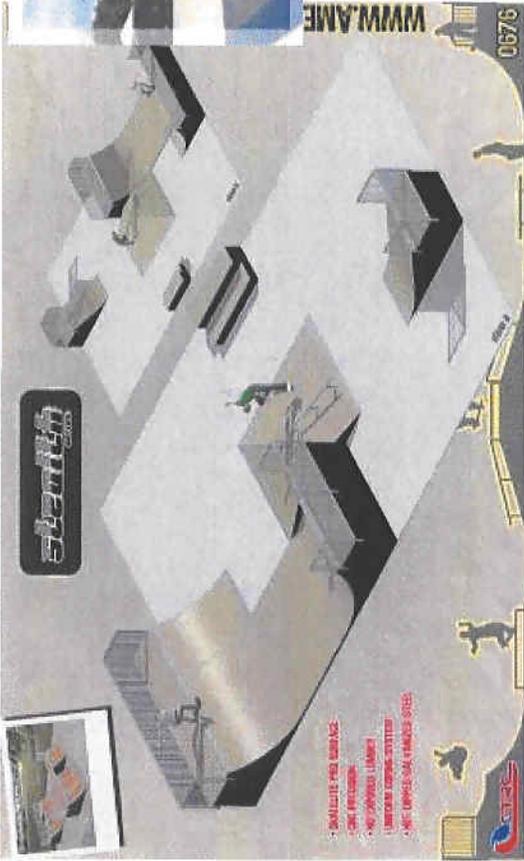


water play



combo rollerhockey/basketball court





skateboard

rockclimbing



bmx bike

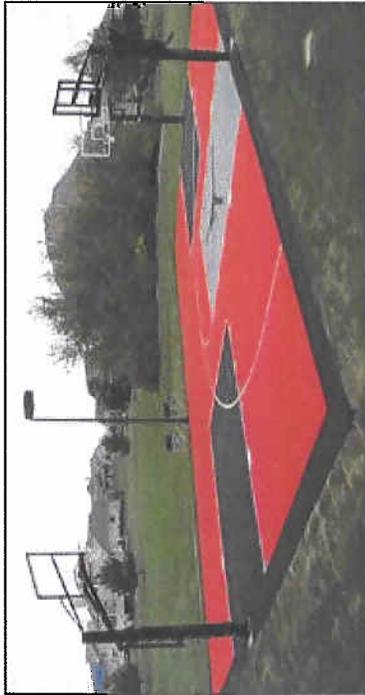


football



tennis

basketball



volleyball



PLAYGROUND EQUIPMENT SURVEY RESULTS

				TOTALS	
PW STRUCTURE				51	
PW CLIMB WALL				15	
PW BOULDER				10	
PW WEB				35	
PW STATION				15	
PW SEESAW				7	
PW FITNESS				10	
WHIRLWIND				13	
PW SPIRAL SLIDE				0	
MIR STATION				16	
MIR STRUCTURE				1	
MIR TOWER				34	
INFINITY WEB				82	
TIKES TOWER				15	
PW BELL PANEL				1	
MERRY/ROUND				25	
SANDBOX				3	
SWING				0	
SPIDERWEB				22	

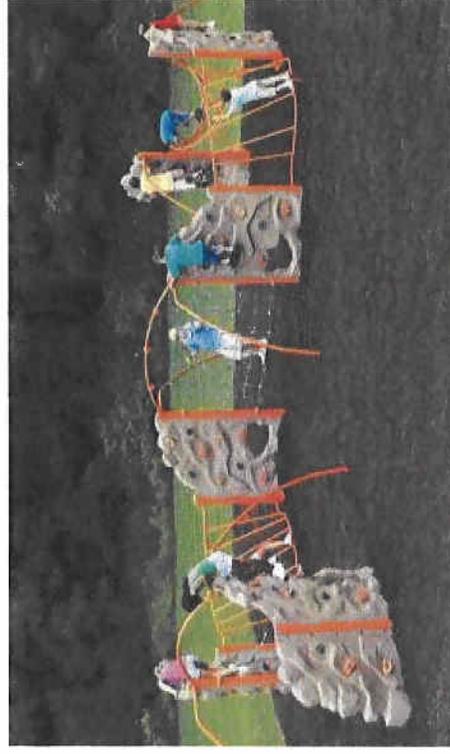
WHAT DO YOU LIKE TO PLAY ON ?

1. PLAYWORLD STRUCTURE

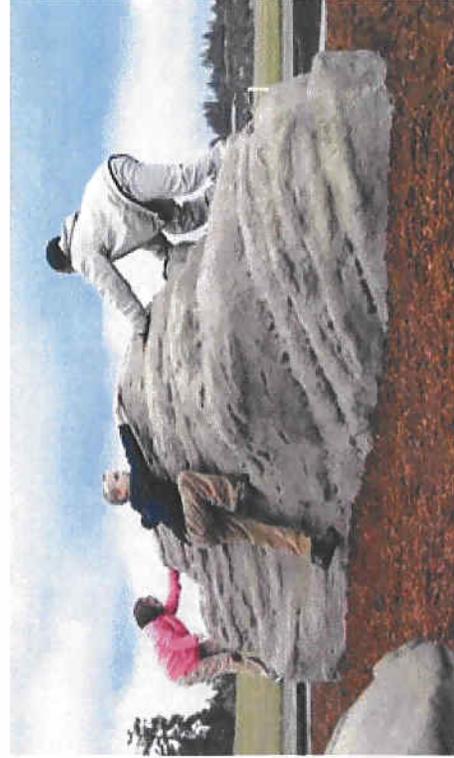


CIRCLE YOUR TOP THREE

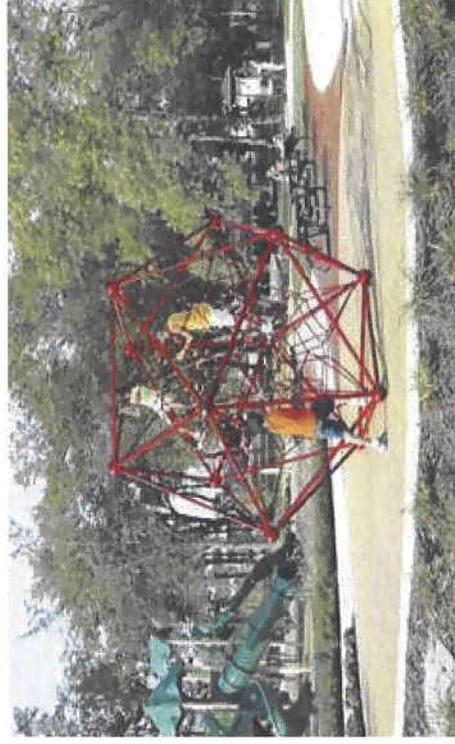
2. PLAYWORLD CLIMBING WALL



3. PLAYWORLD BOULDER



4. PLAYWORLD PLAYWEB



5. PLAYWORLD STATION



6. PLAYWORLD SEESAW



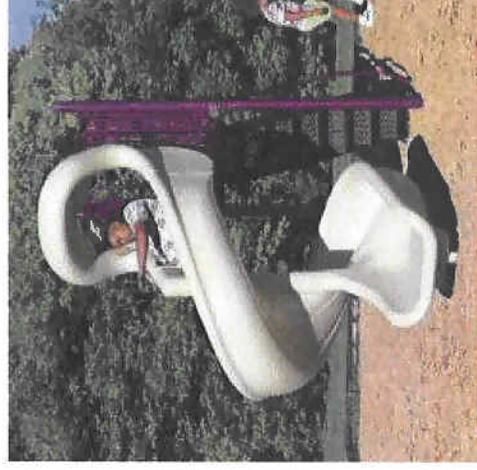
7. PLAYWORLD FITNESS



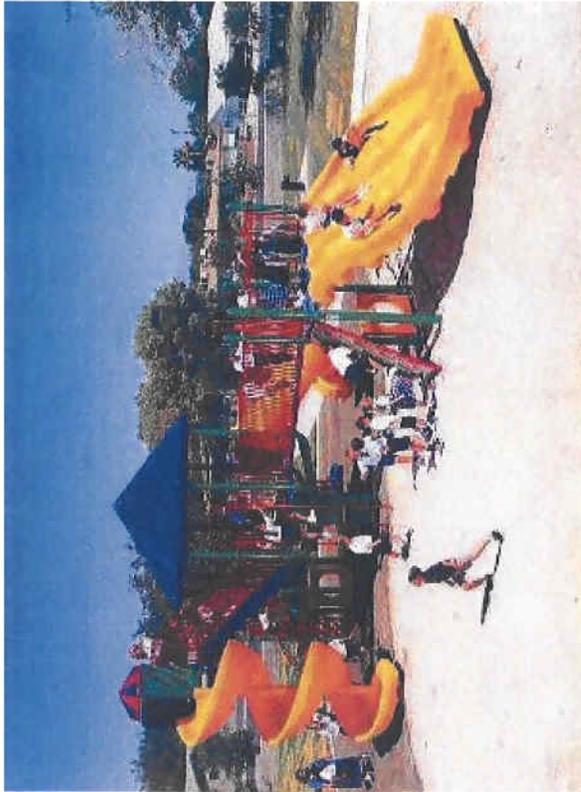
8. WHIRLWIND



9. PLAYWORLD SPIRAL SLIDE



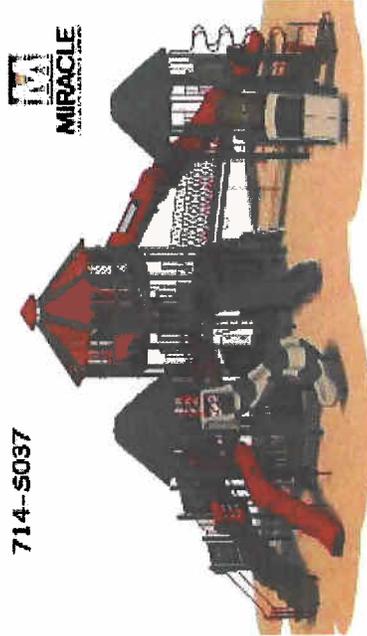
10. MIRACLE STATION



11. MIRACLE STRUCTURE



12. MIRACLE TOWER

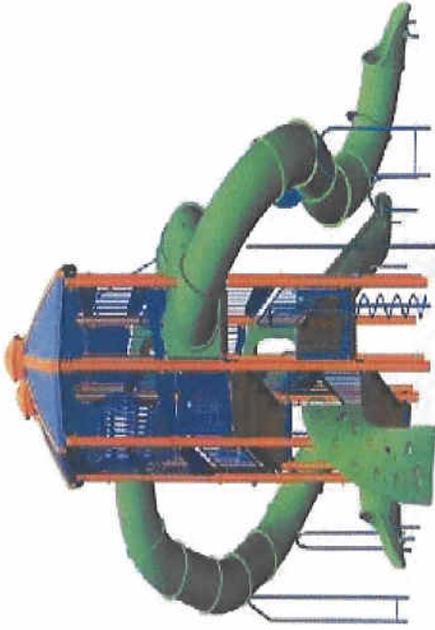


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13. INFINITY WEB



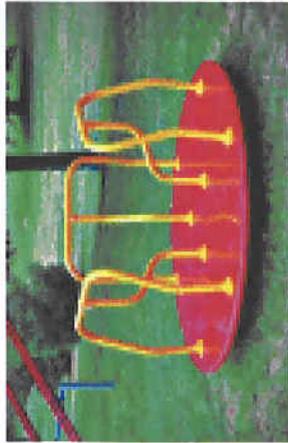
14. TIKES TOWER



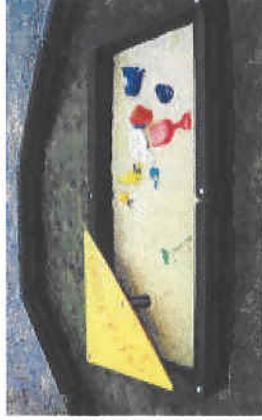
15. PLAYWORLD BELL PANEL



16. MERRY-GO-ROUND



17. SANDBOX



19. SPIDERWEB



18. SWING



Appendix D Park Land Dedication Ordinance

Subdivision 7. Lot Standards.

- A. Lot dimensions shall meet the minimum standards as outlined in Chapter 11 of the City Codes.
- B. Side lot lines shall be substantially at right angles or radial to the street line.
- C. Double-frontage or lots with frontage on two (2) parallel streets shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome topographic or other conditions, which render subdividing otherwise unreasonable. Such double-frontage lots shall have an additional depth of at least twenty (20) feet in order to allow space for screen planting along the rear lot line.
- D. Lots intended for commercial, industrial and multiple dwelling unit use shall be designed as such and the lot must be of adequate size to allow off-street parking, loading areas and such other facilities as are required to satisfy the requirements of Chapter 11 of the City Code.
- E. Lots abutting on a watercourse, drainage way, channel, or stream shall have an additional depth or width, as required, to assure building sites that are not subject to flooding at the level of the one hundred (100) year flood, as determined by the U. S. Army Corp. of Engineers.
- F. Lot remnants which are below the minimum lot size must be added to adjacent or surrounding lots rather than be allowed to remain as an unusable outlot or parcel unless the subdivider can show plans for future use of such remnant.
- G. In the subdivision of land, due regard shall be shown for all natural features which, if preserved, will add attractiveness and stability to the proposed development and which may alter normal lot planning.
- H. Residential lots shall be separated from highways, arterial streets and railroad right-of-way by a fifteen (15) foot buffer strip, which may be in the form of added depth or width of lots backing on or siding on the arterials or railroad right-of-ways.

Subdivision 8. Public Sites and Park Land Dedication.

- A. Except as provided here in, all new subdivisions shall dedicate land for public use such as parks, playgrounds or other open space use according to the following types of subdivision:

1. Residential Subdivision of up to ten (10) dwelling units per gross acre - eight (8) percent of the total gross area, less the acreage devoted to storm water ponds, and defined wetlands.
 2. Residential Subdivision in excess of ten (10) dwelling units per gross acre - ten (10) percent of the total gross area, less the acreage devoted to storm water ponds, and defined wetlands.
 3. Commercial and Industrial Subdivision – three (3) percent of the gross area, less the acreage devoted to storm water ponds, and defined wetlands.
- B. The term "new subdivision" shall not apply where property lines are being surveyed for the purpose of correcting previous descriptions, situations where individuals are buying and/or selling land only to increase their yard space for individual properties or the re-subdivision of an area where a previous dedication was made.
- C. When in the judgement of the Planning Commission and ultimately the City Council, a subdivision is of insufficient size to include an area for a park or park related facilities, or the subdivision is not designated as an area for a park or park related facilities in the City's Comprehensive Plan, the subdivider, in lieu of property dedication, shall be required to pay to the City a sum of money equal to the required dedication percentage.

Said amount shall be determined by first calculating the total gross area proposed to be platted. Said amount shall be determined by subtracting from the total acreage of the plat any acres defined by Stearns County Environmental Services as wetlands and any acres reserved for storm water ponds. The remaining gross area will then be multiplied by the required dedication percentage. This amount shall then be multiplied by the fair market land value as determined by the County Assessor and the sum shall represent the parkland dedication. For purposes of this ordinance, "fair market land value" is defined as the market value of the land within such plat or subdivision as of the date presented to the City Council for final plat approval.

Example:

Gross area = 30 acres

Wetlands & Storm Sewer Ponds = 5 acres

Remaining Gross area = 25 acres

Dedication Percentage = 8%

Market Value = \$100,000

30 acres - 5 acres = 25 x (8%) = 2 acres

\$100,000 ÷ 30 acres = \$3,333 market value per acre

2 acres x \$3,333 = \$6,666 Parkland Dedication due

- D. Payment to the City of the required open space dedication, whether in dedicated property or monies, shall be accomplished by the subdivider prior to the signing of the final plat. In no case shall the final plat be signed or a building permit issued for any lot within the subdivision until such transfer of property or payment in lieu of property has been completed. Such dedication of land for public use shall be without restrictions and/or reservations. Where money in lieu of land is to be paid to the City, such monies may be paid in a manner established by the City Council. Any monies paid to the City shall be placed in a designated fund to be used for the acquisition of land for parks and park facilities and/or the continued development of the City's current parks, trails and facilities.

SECTION 12.10 BASIC IMPROVEMENTS REQUIRED.

Subdivision 1. General.

- A. Before a final plat is approved by the City Council, the subdivider of the land covered by the said plat shall execute and submit to the City Council a development agreement which shall be binding on his/her heirs, personal representatives and assigns, that he/she will cause no private construction to be made on said plat or file or cause to be filed any application for building permits for such construction until all improvements required under this ordinance have been made or arranged for in the manner following as respect to the streets to which the lots sought to be constructed have access.
- B. Said agreement shall provide that all of the required improvements will be made in accordance with standards established by the City's engineer, and shall include adequate provisions in the form of escrow deposits or other form of deposit acceptable to the City Council; to insure that all improvements accomplished by the subdivider will comply with such standards.