COMPREHENSIVE PARK PLAN

for the

City of Paynesville, Minnesota

BMI Project No. W13.39288

Adopted March 26, 2008

Amended November 14, 2008

Updated March 25, 2014

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: March 25, 2014

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I. EXECUTIVE SUMMARY

The City of Paynesville developed a Comprehensive Park Plan in 2008. The City's Park & Tree Committee has been the lead group involved in creating and implementing the plan. 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. The inventory allows the Committee to evaluate what amenities and resources are 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 the 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.

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. The City Council formally adopted the initial plan on March 26, 2008. Several updates have been completed since that point in time.

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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, a splash pad 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 playground equipment for the local neighborhood children. Local residents in the vicinity of the park have taken responsibility to maintain the park, including watering the grass and trees, mowing the grass, weeding the sand area, etc.

C. MAPLE STREET PARK

Maple Street Park is also a small park that provides 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. 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 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 and a soccer field was added in 2010. In addition, the City is currently in the process of adding two additional soccer fields and a sprinkler system the park. 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.

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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 Guards. 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 a shelter with kitchen facility (85 seat capacity), three open air shelters, restrooms, playground equipment, walking trails and other miscellaneous activities. In addition, the beach is staffed with lifeguards during the summer months and includes a spray fountain and swimming raft.

G. COMMUNITY PARK

Community 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. With the addition of the recently purchased property, the park is 9.81 acres in size and currently contains a small BMX course that was constructed in kind by a local contractor, a shelter, a tire swing (added as an Eagle Scout project) and two wiffle ball fields. 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.

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:

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Amenities	Gazebo Park	Maple Street Park	South Street Park	Veterans Memorial Park	Community 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		1	3	6
Picnic Tables	10	1	1		6		5	12	35
Bench	2	1	1	1	2			1	8
Grills	3				1		1	4	9
Sand Volleyball Court	1							2	3
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								1	1
Sprinkler System	yes					yes		yes	
Walking Trails							yes	yes	
BMX Track					1				1
Gazebo	1								1
Soccer Field						1			1
Wiffle Ball					2				2
Tire Swing					1				1
Splash Pad	1								1
Enclosed Shelter w/ Kitchen								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.

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.

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LEGEND

- GAZEBO PARK
- SOUTH STREET PARK
- MAPLE STREET PARK
- AMPE PARK
- NATURE PARK
- VETERANS PARK
- COMMUNITY PARK
- VETERANS MEMORIAL 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. A lawn sprinkler system was installed throughout the park for ease of watering. Given the popularity of the splash pad, a second pad is being considered for the future, as well as shelter improvements and the addition of a kitchen facility.

Existing Amenities	**Proposed Amenities**
1 Restroom	Shelter Improvements
1 Open Shelter	Add Kitchen Facility
12 Picnic Tables	Splash Pad Phase 2
3 Grills	Gazebo Rehabilitation or Replacement
1 Sand Volleyball Court	
1 Gazebo	
Splash Pad – 2013 - $18,000	
Park Sign	
Sidewalk to School – 2008 - $6,000.00	
Sprinkler System – 2012 - $10,000.00	
Monument Around Flag – 2008 - $2,500.00	
Extend Sidewalk to Intersection – 2008 - $3,200.00	
Remove Hedges - 2008	
Drinking Fountain – 2008	
Handicap Access to Gazebo – 2008	
Replace Restroom and Shelter Roof - 2011 - $3,200.00	

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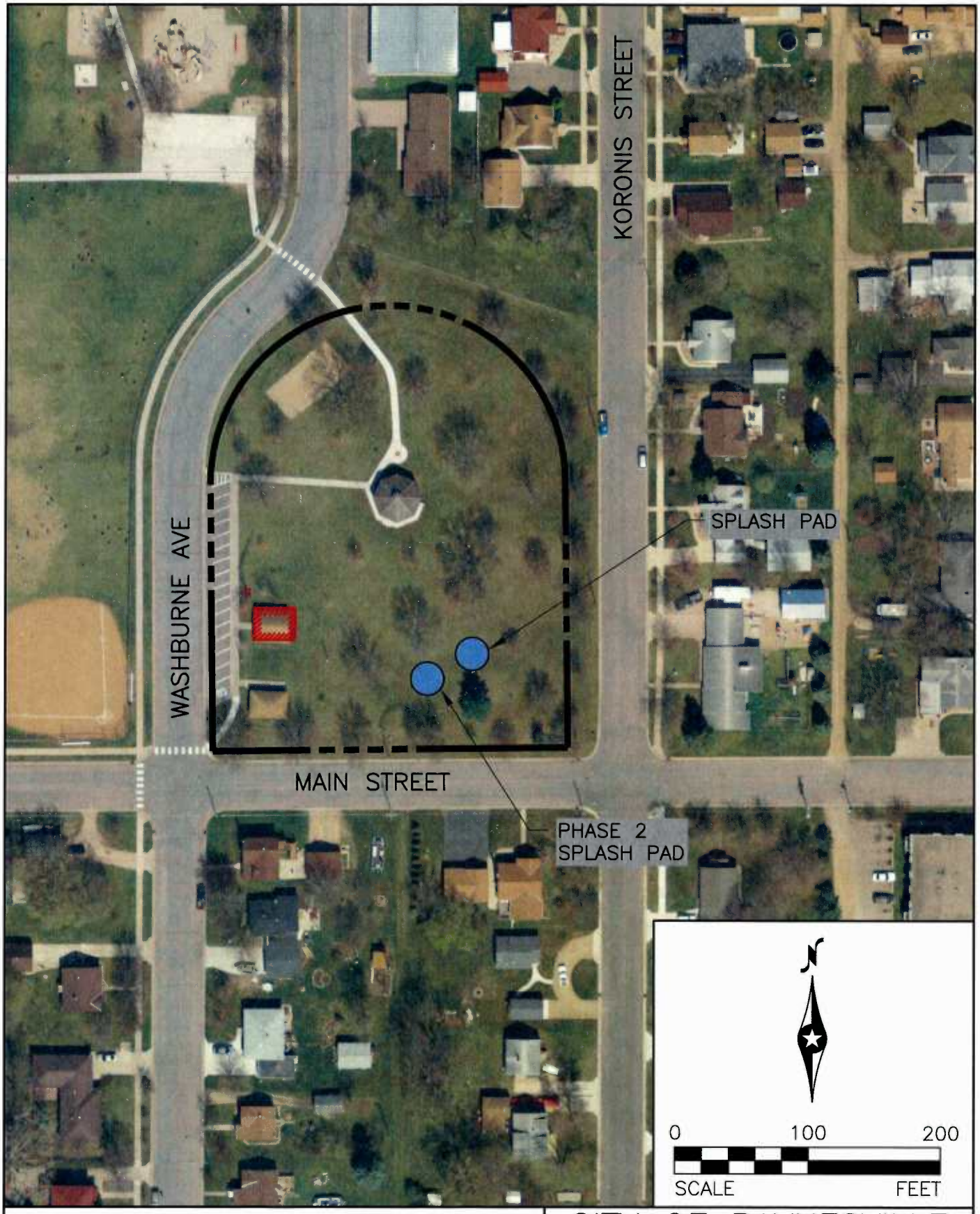

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CITY OF PAYNESVILLE
COMPREHENSIVE PARK PLAN
GAZEBO PARK

MARCH, 2014 FIGURE NO. 2

2. South Street Park

The South Street Park is a Neighborhood Park and is being maintained by the local residents in the vicinity of the park. The park is in good condition and improvements will be completed on an as needed basis.

Existing Amenities	Proposed Amenities
1 Swing Set	Replace Equipment and trees on an as needed basis
1 Picnic Table	
1 Bench	
1 Sandbox	
1 Slide	
1 Backhoe	
Park Sign - 2012	
Install Water Spigot – 2008 – City Completed	
Improve Sand/Backhoe Area - 2008	
Street Light on Corner – 2008 – Xcel Energy	
Add Playground Equipment – 2008 - $5,500.00	

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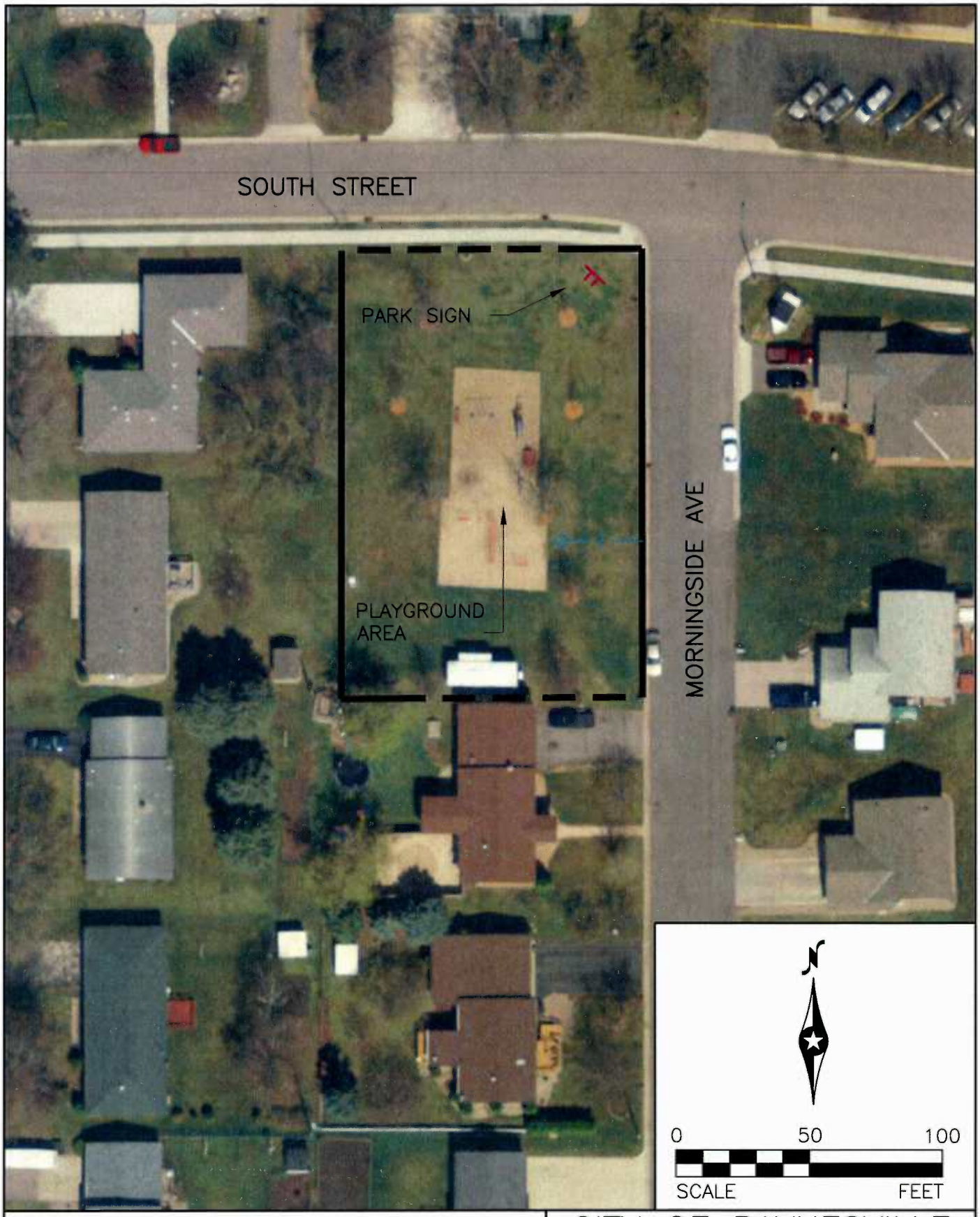

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CITY OF PAYNESVILLE
COMPREHENSIVE PARK PLAN
SOUTH STREET PARK

MARCH, 2014 FIGURE NO. 3

3. Maple Street Park

Maple Street Park is a Neighborhood Park and is being maintained by the local residents. Future improvements will be completed on an as-needed basis.

Existing Amenities	Proposed Amenities
1 Swing Set	Replace Equipment and
1 Picnic Table	trees on an as-needed basis
1 Bench	
1 Sandbox	
1 Backhoe	
1 Ladder	
Park Sign	

Additional Playground Equipment – 2008 - $5,500.00

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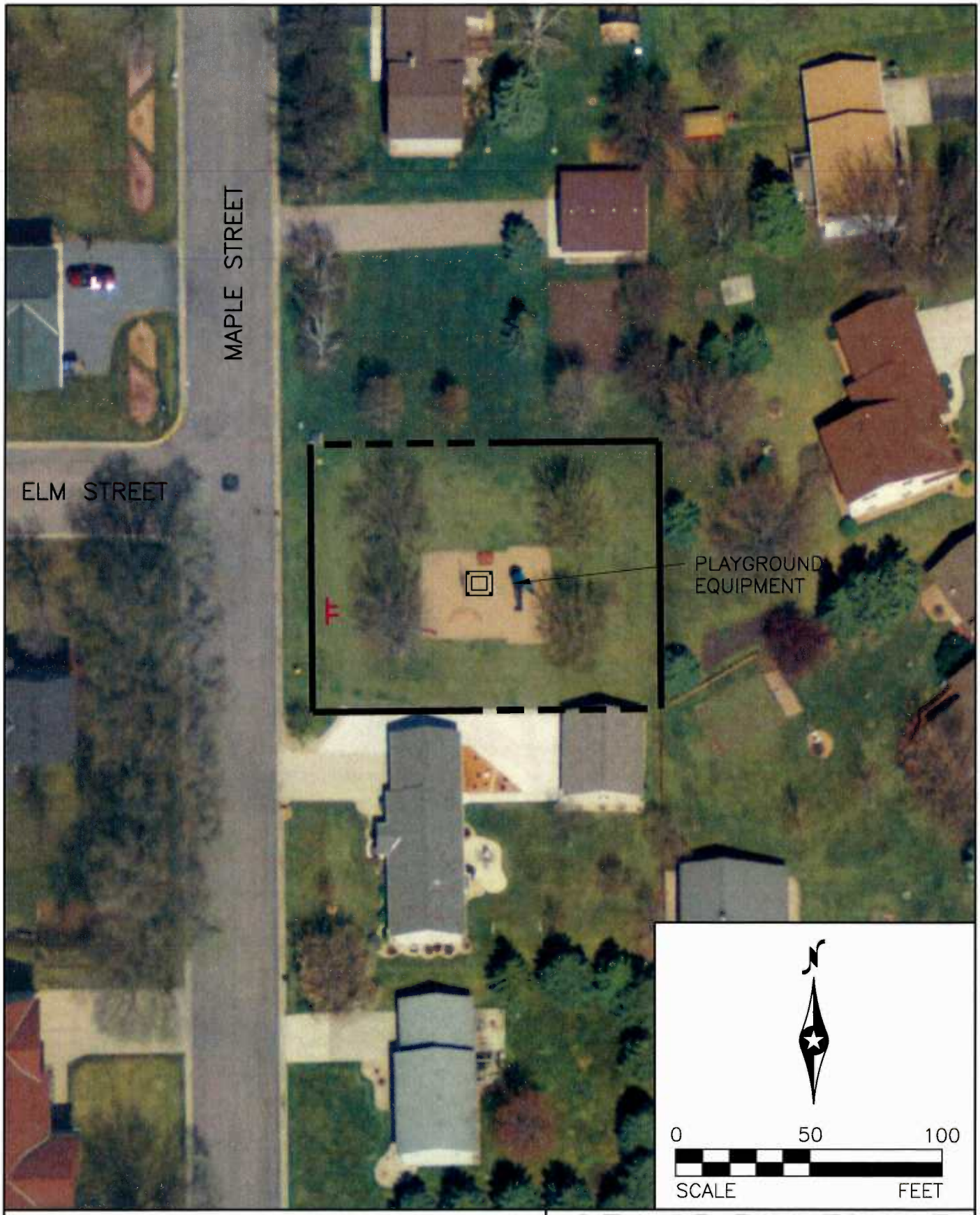

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CITY OF PAYNESVILLE
COMPREHENSIVE PARK PLAN
MAPLE STREET PARK

MARCH, 2014 FIGURE NO. 4

4. Ampe Park

Ampe Park is a new park that is planned to have a sports facilities theme. The park currently has a soccer field (with two additional fields currently being added) and is planned to have a volleyball court, a half-court basketball court, horseshoe pits, a Frisbee golf course and playground areas. In addition, the park will include trails and sidewalks, park benches, a water spigot and a lawn sprinkler system (which is currently being added for the soccer fields). 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	**Proposed Amenities**
Access Road	Trails and Walks
Parking Lot	Water Spigot
Picnic Table	Park Benches
Bench	Sprinkler System
Park Sign	Sandlot Softball Field
Soccer Field – 2011 - $2,800.00 Eagle Scout Project	Volleyball Court
	Horseshoe Pits
	Basketball Court (half-court)
	Soccer Field - 2011
	Frisbee Golf Course
	Playground Areas
	Restrooms/Storage
	Open Air Shelters
	Pavilion Shelters
	Nature Barriers
	Soccer Field #2 & #3 with Sprinkler System (In Progress)

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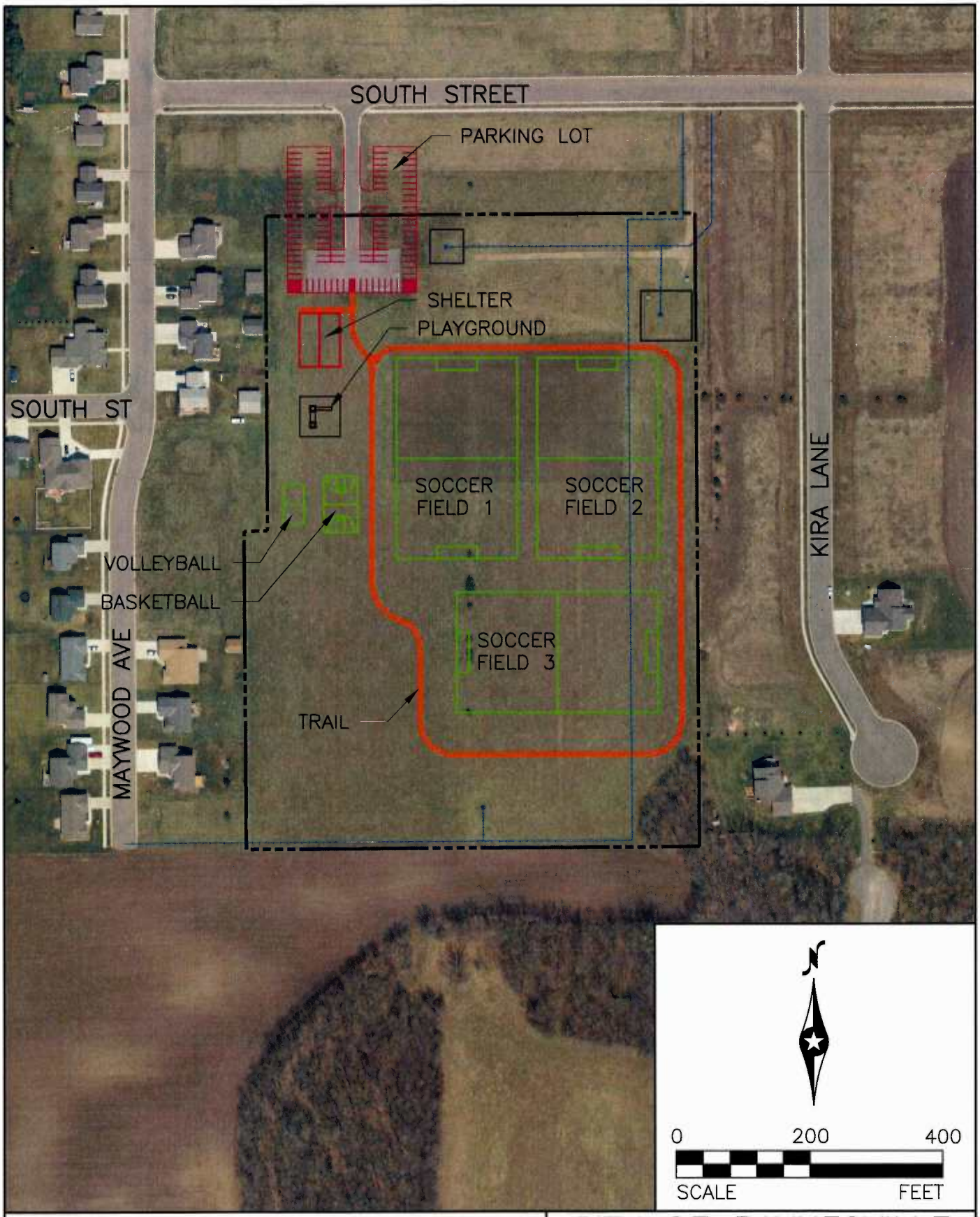

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CITY OF PAYNESVILLE
COMPREHENSIVE PARK PLAN
AMPE PARK

MARCH, 2014 FIGURE NO. 5

5. Nature Park

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

Existing Amenities	Proposed Amenities
1 Restroom	Added Land North of River
1 Open Shelter	Pedestrian Bridge Across River
5 Picnic Tables	
1 Grill	
Walking Trails	
Bike Rack	
Park Sign	
Cul-de-sac Paving – 2011 - $8,350.00	

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CITY OF PAYNESVILLE
COMPREHENSIVE PARK PLAN
NATURE PARK

MARCH, 2014 FIGURE NO. 6

6. Veterans Park

Veterans Park is a fully developed park that is planned to be enhanced. The proposed improvements include additional playground equipment, a slide in the water, a combination fishing pier/boat dock, upgrading the sprinkler system and parking lot improvements (which will be completed in 2014). A new kitchen/shelter/restroom facility was added in 2009 and can accommodate large picnics, family reunions, etc.

Existing Amenities

2 Swing Sets
1 Restroom
3 Open Shelters
17 Picnic Tables
6 Bench
5 Grills
2 Sand Volleyball Court
1 Sand Box
1 Backhoe
1 Slide
1 Lookout Tower
1 Swimming Platform
2 Tanning Decks
Sprinkler System
Walking Trails
Park Sign
Repair Trail – 2008 – County Completed
New Sand by Swing Set - 2011
Playground Equipment
- Infinity Climber – 2010 - $4,200.00
Sign & Stand for Lifeguards – 2008 – City Completed
Sun Shelter for Lifeguard - 2011
Spray Fountain by Beach – 2008 - $3,800.00
Parking Lot Improvements:
- Remove Posts – 2008 – City Completed
- Split Rail on North Side – County Completed
Landscape Around Flag
New Kitchen/Shelter/Restroom Building – 2009 - $130,000.00
Improve Trail System - 2008
- Connect to Old Lake Road
- Widen Trails
Rock Barrier – 2010 -$7,500.00

Proposed Amenities

Slide in Water
Refurbish Tanning Decks
Remove Trail from Shelter to Playground (north)
Parking Lot Improvements – Reconstruct in 2014
Upgrade Swimming Raft
Fishing Pier
Upgrade Sprinkler System

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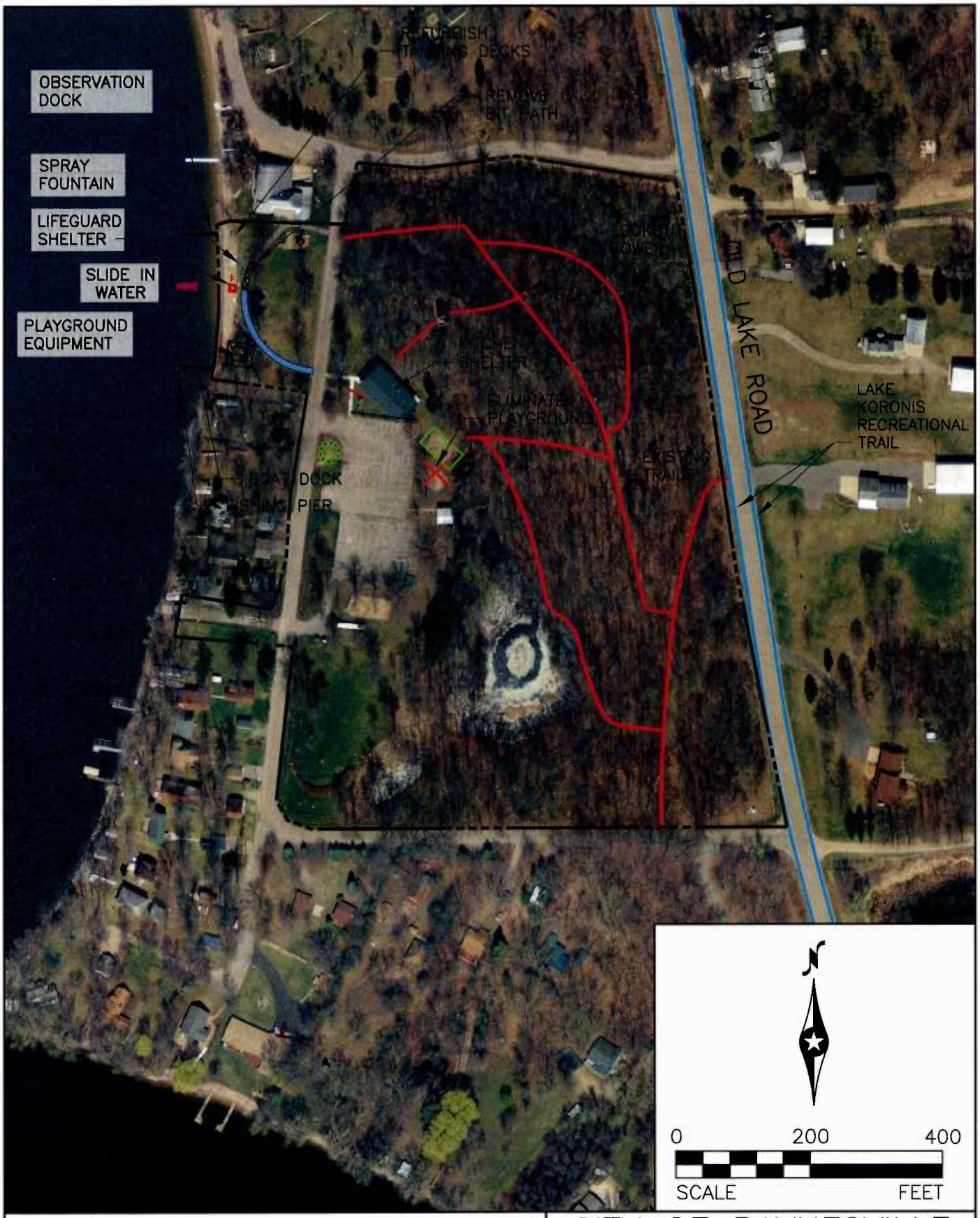

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CITY OF PAYNESVILLE
COMPREHENSIVE PARK PLAN
VETERANS PARK

MARCH, 2014 FIGURE NO. 7

7. Community Park

The planned improvements to Community Park include the construction of a permanent shelter, restrooms, a kitchen facility, new playground equipment and other sport amenities. The BMX course is maintained on a yearly basis and the garden area and the parking lot has been expanded. The pond and the entire park will be reseeded and more trees will be planted.

Existing Amenities	**Proposed Amenities**
BMX Track	Reseed Entire Park
Garden Area	Permanent Shelter
Open Shelter w/ Concrete – 2012 - $3,500.00	Restrooms
1 Picnic Table	Kitchen
1 Bench	Playground Equipment
Purchase Land – 2013 - $82,500.00	Basketball Court
Park Sign	Fitness Course
Garden Expansion – 2008 - 2010	Softball/Little League Fields
Water Fountain - 2008	Parking Lot Improvements
Improve BMX Course - Annual	Dog Park Area
Move Trees - $250.00	
Two Wiffle Ball Fields – 2011 –$4,500.00 - Community Ed Project	
Expand Parking Lot	
Tire Swing – 2013 – Eagle Scout Project	

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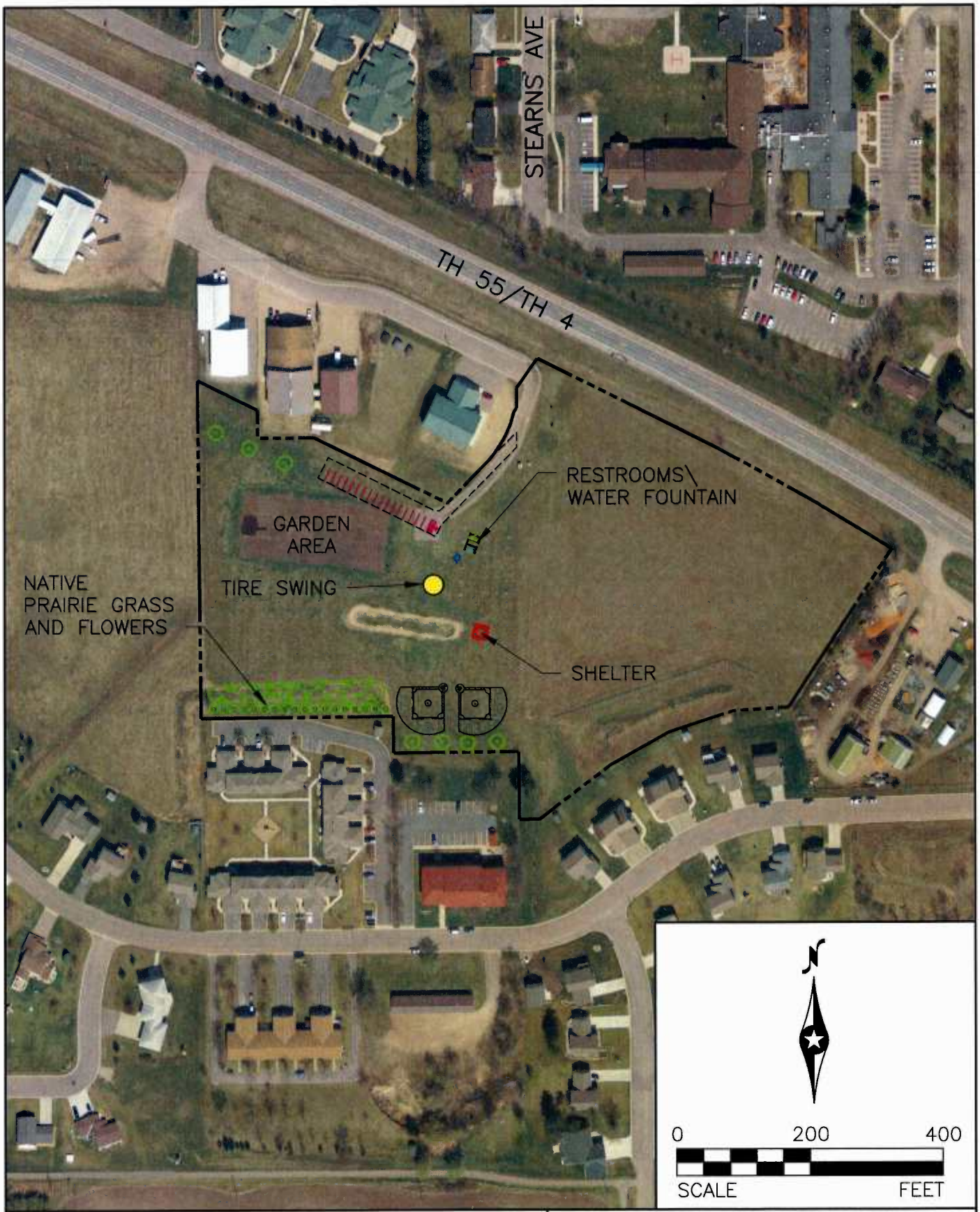

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CITY OF PAYNESVILLE
COMPREHENSIVE PARK PLAN
COMMUNITY PARK

MARCH, 2014 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. The local Legion Club has indicated that they would be willing to participate in the improvements to Veteran's Memorial Park.

Existing Amenities	Proposed Amenities
Flagpole	Park Sign
Stone Memorial	Paver Walk
1 Bench	Landscaping Around Flag and Sidewalk
	Benches
	Sprinkler System with Service Connection
	Pillars Along East Property Line

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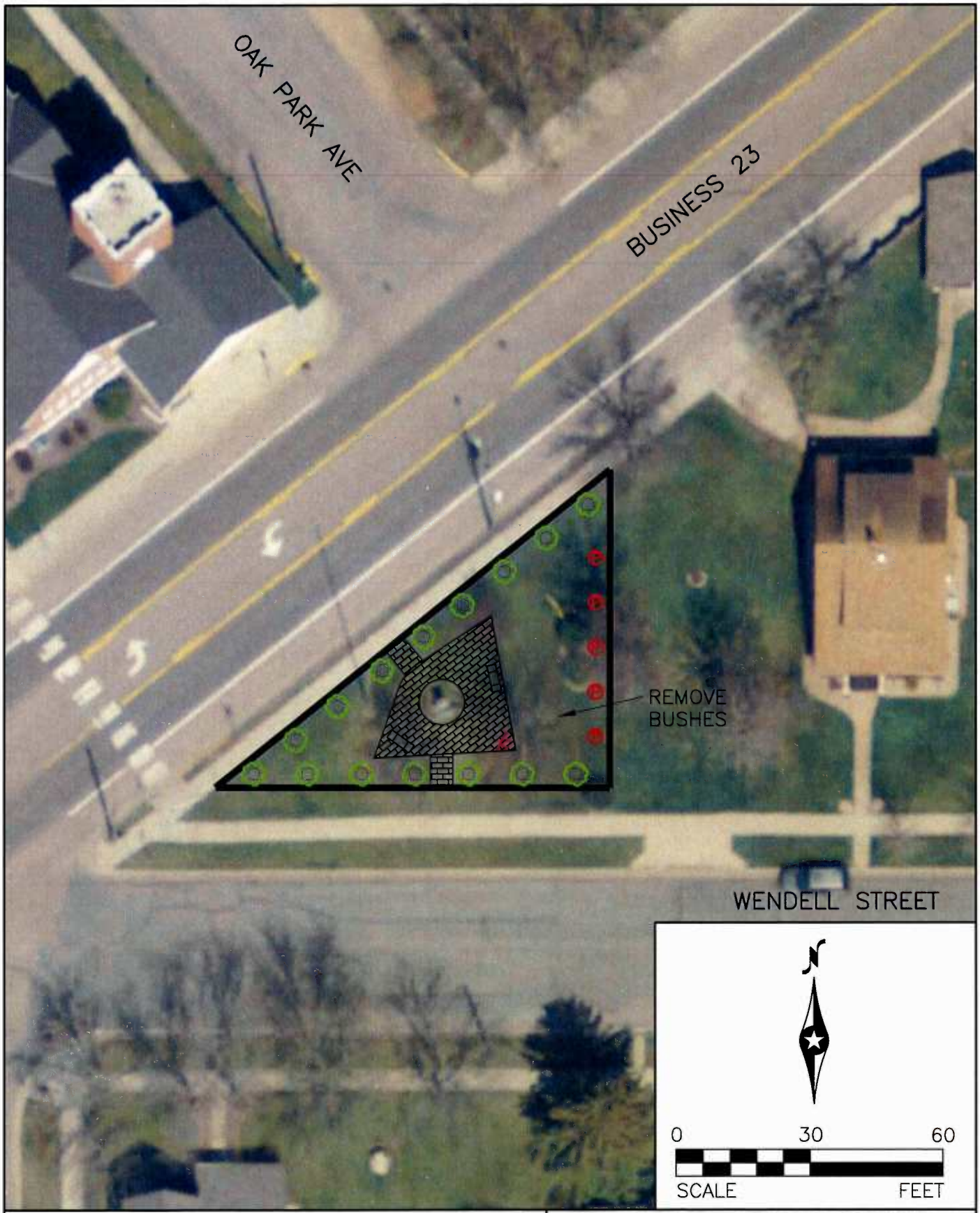

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CITY OF PAYNESVILLE
COMPREHENSIVE PARK PLAN
VETERANS MEMORIAL PARK

MARCH, 2014 FIGURE NO. 9

9. Miscellaneous

The downtown district contains several park related amenities. The City owns and maintains public bathrooms near the library at Washburne Avenue and James Street. They also own a number of flower planters which provide an aesthetic quality to the streetscape. In 2011 the roof on the public restrooms was replaced ($6500).

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) Winter Recreation Activities/Sledding Hill

b) Skate Park

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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 most 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 10 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.

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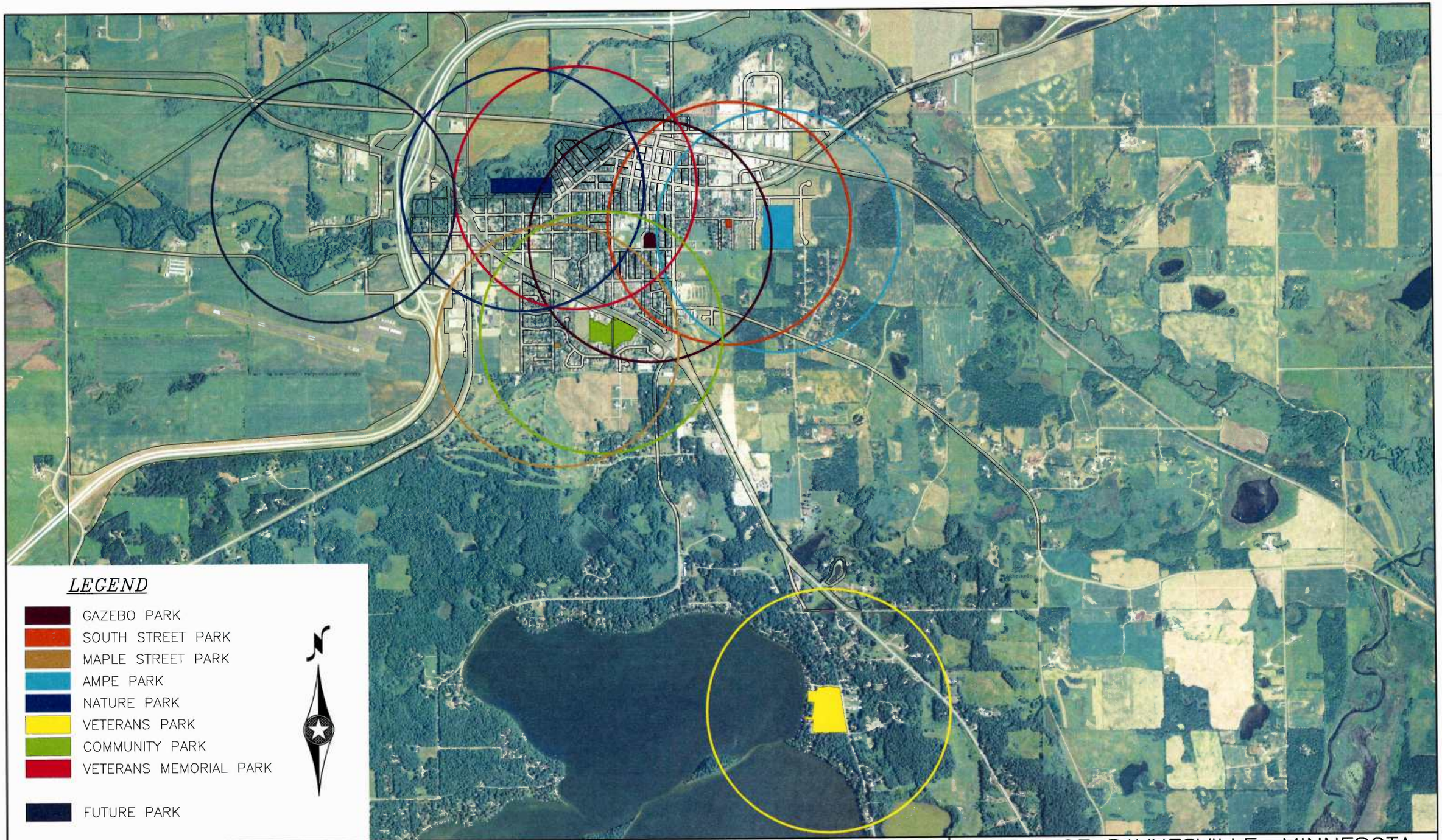

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CITY OF PAYNESVILLE, MINNESOTA
COMPREHENSIVE PARK PLAN
PARK SERVICE AREA MAP

FIGURE NO. 10

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 for Future Improvements		
Park	**Amount**	**Total Spent 2008 - 2013**
Gazebo Park	$106,300.00	$42,900.00
South Street Park	$6,900.00	$5,500.00
Maple Street Park	$6,900.00	$5,500.00
Ampe Park	$600,300.00	$2,800.00
Nature Park	$343,800.00	$8,350.00
Veterans Park	$192,500.00	$145,500.00
Community Park	$172,100.00	$91,000.00
Veterans Memorial Park	$31,900.00	
Grand Total	**$1,460,700.00**	**$301,550.00**

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

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APPENDIX

Appendix A	**Neighborhood Park Policy**
Appendix B	**Preliminary Quantity and Cost Estimate**
Appendix C	**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 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	$106,300.00
2	SOUTH STREET PARK	$6,900.00
3	MAPLE STREET PARK	$6,900.00
4	AMPE PARK	$600,300.00
5	NATURE PARK	$343,800.00
6	VETERANS PARK	$192,500.00
7	COMMUNITY PARK	$172,100.00
8	VETERANS MEMORIAL PARK	$31,900.00

GRAND TOTAL: $1,460,700.00

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	SHELTER IMPROVEMENTS	1	LUMP SUM	$10,000.00	$10,000.00
2	ADD KITCHEN FACILITY	1	LUMP SUM	$50,000.00	$50,000.00
3	SPLASH PAD PHASE 2	1	LUMP SUM	$15,000.00	$15,000.00
4	GAZEBO REHABILITATION	1	LUMP SUM	$10,000.00	$10,000.00

SUBTOTAL: $85,000.00

CONTINGENCIES: $21,300.00

TOTAL ESTIMATED CONSTRUCTION COST: $106,300.00

SOUTH STREET PARK

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	FUTURE PLAYGROUND EQUIPMENT	1	LUMP SUM	$5,500.00	$5,500.00

SUBTOTAL: $5,500.00

CONTINGENCIES: $1,400.00

TOTAL ESTIMATED CONSTRUCTION COST: $6,900.00

MAPLE STREET PARK

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	FUTURE PLAYGROUND EQUIPMENT	1	LUMP SUM	$5,500.00	$5,500.00

SUBTOTAL: $5,500.00

CONTINGENCIES: $1,400.00

TOTAL ESTIMATED CONSTRUCTION COST: $6,900.00

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	NATURE BARRIER	1	LUMP SUM	$5,000.00	$5,000.00
2	EXPAND BITUMINOUS PARKING AREA	1,810	SQ YD	$25.00	$45,250.00
3	BITUMINOUS TRAIL	4,500	SQ YD	$20.00	$90,000.00
4	PARK BENCH	20	EACH	$150.00	$3,000.00
5	IRRIGATION SYSTEM	1	LUMP SUM	$40,000.00	$40,000.00
6	SANDLOT SOFTBALL FIELD W/ BACKSTOP	1	LUMP SUM	$10,000.00	$10,000.00
7	VOLLEYBALL COURT	1	LUMP SUM	$3,000.00	$3,000.00
8	HORSESHOE PITS	1	LUMP SUM	$2,000.00	$2,000.00
9	BASKETBALL COURT-HALF	1	LUMP SUM	$5,000.00	$5,000.00
10	ADD 2 SOCCER FIELDS	1	LUMP SUM	$15,000.00	$15,000.00
11	FRIZBEE GOLF COURSE	1	LUMP SUM	$2,000.00	$2,000.00
12	PLAYGROUND AREA & EQUIPMENT-TOT LOT	2	EACH	$20,000.00	$40,000.00
13	PLAYGROUND AREA & EQUIPMENT-KIDS PLAYGROUND	1	LUMP SUM	$50,000.00	$50,000.00
14	RESTROOM/STORAGE AREA	1	LUMP SUM	$40,000.00	$40,000.00
15	OPEN AIR SHELTER	3	EACH	$10,000.00	$30,000.00
16	PAVILLION SHELTER	2	EACH	$25,000.00	$50,000.00
17	ELECTRICAL IMPROVEMENTS/PARK LIGHTS	1	LUMP SUM	$50,000.00	$50,000.00

SUBTOTAL: $480,250.00

CONTINGENCIES: $120,050.00

TOTAL ESTIMATED CONSTRUCTION COST: $600,300.00

NATURE STREET PARK

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	PARK LAND	1	LUMP SUM	$25,000.00	$25,000.00
2	PEDESTRIAN BRIDGE	1	LUMP SUM	$250,000.00	$250,000.00

SUBTOTAL: $275,000.00

CONTINGENCIES: $68,800.00

TOTAL ESTIMATED CONSTRUCTION COST: $343,800.00

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	PARKING LOT IMPROVEMENTS	1	LUMP SUM	$116,000.00	$116,000.00
2	UPGRADE SWIMMING RAFT	1	LUMP SUM	$1,500.00	$1,500.00
3	FISHING PIER	1	LUMP SUM	$25,000.00	$25,000.00
4	UPGRADE SPRINKLER SYSTEM	1	LUMP SUM	$5,000.00	$5,000.00
5	REFURBISH TANNING DECKS	2	EACH	$2,000.00	$4,000.00
6	WATER SLIDE	1	LUMP SUM	$2,500.00	$2,500.00

SUBTOTAL: $154,000.00

CONTINGENCIES: $38,500.00

TOTAL ESTIMATED CONSTRUCTION COST: $192,500.00

COMMUNITY PARK

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT
1	DOG PARK AREA	1	LUMP SUM	$1,000.00	$1,000.00
2	RESEED PARK	5	ACRE	$2,000.00	$9,200.00
3	PERMANENT SHELTER	1	LUMP SUM	$10,000.00	$10,000.00
4	RESTROOMS	1	LUMP SUM	$15,000.00	$15,000.00
5	KITCHEN FACILITY	1	LUMP SUM	$50,000.00	$50,000.00
6	FITNESS COURSE	1	LUMP SUM	$2,500.00	$2,500.00
7	PLAYGROUND EQUIPMENT	1	LUMP SUM	$25,000.00	$25,000.00
8	BASKETBALL COURT	1	LUMP SUM	$10,000.00	$10,000.00
9	SOFTBALL FIELD/LITTLE LEAGUE FIELD	1	LUMP SUM	$5,000.00	$5,000.00
10	PARKING LOT IMPROVEMENTS	1	LUMP SUM	$10,000.00	$10,000.00

SUBTOTAL: $137,700.00

CONTINGENCIES: $34,400.00

TOTAL ESTIMATED CONSTRUCTION COST: $172,100.00

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

Appendix C 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.