

## 1. Agenda Documents

Documents:

[SPECIAL MEETING AGENDA 3-9-2026.PDF](#)  
[BERTRAM CHAIN OF LAKES ATHLETIC PARK FEASIBILITY STUDY.PDF](#)

### 1.1. Agenda Documents

Documents:

[ADDITIONAL INFORMATION.PDF](#)

**SPECIAL MEETING  
MONTICELLO CITY COUNCIL  
Monday, March 9, 2026 – 5:00 p.m.  
Monticello Community Center**

**AGENDA**

1. Call to Order
2. 5:00 – 6:15 p.m. Bertram Chain of Lakes Athletic Park Feasibility Study
3. Adjournment



DATE: March 4, 2026  
TO: Monticello City Council  
FROM: Tom Pawelk, Park & Recreation Director  
RE: Bertram Chain of Lakes Regional Athletic Park Meeting Preview

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A Master Plan and associated Feasibility Report for the Bertram Chain of Lakes Regional Athletic Park were completed in 2016. The documents were built on a foundation of technical analysis and community needs complemented by community engagement data. The City of Monticello then utilized these planning documents to complete the initial interim improvements followed by two additional phases that facilitated athletic play at the park.

The community's passage of the Local Option Sales Tax created a new primary funding source, resulting in opportunities to construct additional phases of the park. However, the nearly 10 years between the adoption of the original Feasibility Report and today means both costs and community needs have changed during the intervening years. To address these changes, City Council authorized an update to the Feasibility Report in February 2025. WSB has provided updated cost estimates and phasing recommendations in the attached draft report, and on Monday, March 9, the Council will have time to review the recommended changes and discuss feedback to WSB and city staff before the Report and associated phases are finalized.

As Council prepares for the discussion, staff are providing supplemental documents in advance. Attached are the draft 2025 Feasibility Report, including the original 2016 Feasibility Report as an appendix, and the Community Recreation Needs Assessment completed in 2023. Staff recommend reading through the documents in advance of the discussion as the data provides a helpful framework for the recommended changes.

The updated Feasibility Report includes revised total park buildout costs, phasing options with associated costs, and summary background information. The Report was informed by the Community Needs Assessment which evaluated Monticello's park and recreation system against National Recreation and Parks Association (NRPA) metrics and comparable surrounding communities. It included an inventory of existing facilities and amenities, providing a data-driven foundation for determining current and future facility needs.

The Needs Assessment process included meaningful involvement from athletic association groups and the Monticello School District. Feedback from these stakeholders was essential in

shaping priorities, identifying gaps, and ensuring the resulting plans for Bertram and the broader park system reflect the needs of organizations that use the park and recreation facilities the most.

One of the clearest needs identified by these stakeholders is a lack of adequate indoor recreation space. This need surfaced consistently during the Needs Assessment and again during the early stages of updating the Monticello Parks Master Plan. To address these findings, the updated Feasibility Report includes a revised Master Plan identifying a future indoor recreation facility replacing one baseball field.

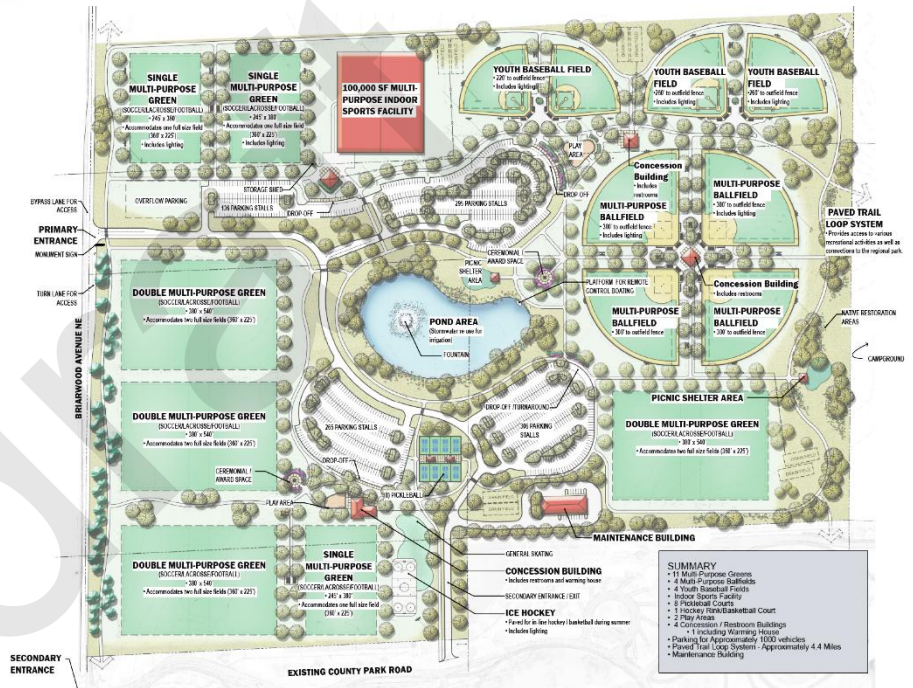
Finally, as Council considers the adjustments to the Feasibility Report and its associated phases, it's helpful to remember that part of the vision and value of the regional athletic park at Bertram is to consolidate the City's major outdoor athletic facilities into a single, well-designed location. This approach helps reduce long-term maintenance costs, avoids duplicating infrastructure across multiple parks, and improves scheduling and coordination for user groups. While the park acreage limits the ability to hold all recreation for the community, the Master Plan has been designed to serve the primary hub for field-based athletics.

At the meeting on Monday, staff will provide an overview of the vision of the park, the improvements already completed, how the park functions today, and improvements planned for 2026. These elements help show how past direction, community feedback, and current planning efforts continue to align. Then, using the Needs Assessment as a reference, staff will outline the options and considerations for future phases of the park, offering time for Council questions and feedback.

With this critical Council feedback, the City will be prepared to initiate the next phase of planning, utilizing an Athletic Field Planning Subcommittee that will include representation from City Council, PARC, youth athletic associations, the school district, and community members at large.



# Bertram Chain of Lakes Athletic Park Feasibility Update



10224 Briarwood Ave NE, Monticello, MN 55362

October 23, 2025

Prepared for:

City of Monticello

505 Walnut St #1, Monticello, MN 55362

WSB PROJECT NO. 028262



October 23, 2025

Mr. Tom Pawelk  
Parks, Arts & Recreation Director  
City of Monticello  
505 Walnut St, Suite 1  
Monticello, MN 55362

Re: Bertram Chain of Lakes Athletic Park – Feasibility Update  
WSB Project No. 028262

Dear Mr. Pawelk:

This document serves as an update to the original master plan and feasibility report, with particular emphasis on revising cost estimates, outlining phases for future enhancements, and providing refined details to the master plan. The initial report is included in the appendix for reference.

The feasibility update is designed to accommodate adjustments should there be changes in funding or strategic priorities. Our team remains available to guide subsequent steps and respond to any inquiries that may arise.

We appreciate the opportunity to assist Monticello in advancing these proposed improvements, which aim to enhance recreational opportunities for both current residents and future generations.

Sincerely,

WSB

A handwritten signature in black ink, appearing to read "Jason Amberg".

Jason Amberg, PLA, ASLA  
Director of Landscape Architecture



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Letter of Introduction

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Appendix A

Opinion of Probable Cost

Appendix B

Original Feasibility Report

draft



## 1. Executive Summary

The Bertram Chain of Lakes Master Plan and its associated cost estimate have been refined to address the changing needs of the community. These updates are informed by recent park planning efforts, athletic needs assessment studies, the current funding available through the 2024 bond referendum, and a phased approach to construction.

### Key Revisions to the Master Plan

- Pickleball courts have replaced the originally planned tennis courts, reflecting updated recreational trends.
- A maintenance facility and yard are now proposed to be located within the athletic park property, supporting ongoing operations.
- A multi-use indoor sports complex is planned to replace the previously proposed full-size baseball field, enhancing the versatility of the facility.

### Cost Estimate Approach

The initial cost estimate, last updated in 2019, served as the baseline for this revision. We evaluated elements of the plan that have been completed and what remains to be developed. The cost estimate has been adjusted to reflect costs in 2025 dollars, with input from both our internal construction estimation group and external contractors. Factors such as facility size, location, and the environmental context of the project were incorporated into these updated estimates.

### Phased Development

The anticipated improvements at this site are expected to provide substantial public benefit. Given the necessity to sustain ongoing seasonal community recreation programs, careful planning of construction sequencing and timing is essential to minimize disruption. Executing each phase efficiently as referendum funds become available remains a key consideration. The phasing outlined in this report establishes a recommended development strategy, while retaining adaptability if priorities change, or new funding opportunities emerge.

Supporting graphics have been developed to illustrate the proposed phasing, accompanied by detailed cost estimates for each stage. Furthermore, a designated graphic presents the optimal sequence of earthwork operations required prior to initiating recreation enhancements. This approach is intended to ensure that earthwork activities are performed effectively, thereby reducing the need for excessive material import or export between phases. estimates.

### Flexibility and Future Enhancements

The updated master plan ensures that the Bertram Chain of Lakes Athletic Park continues to meet the evolving recreational needs of the community in an efficient and flexible manner. Optional add-ons have been included, allowing for further site improvements as additional funding becomes available beyond the current bond referendum.



## 2. Proposed Improvements

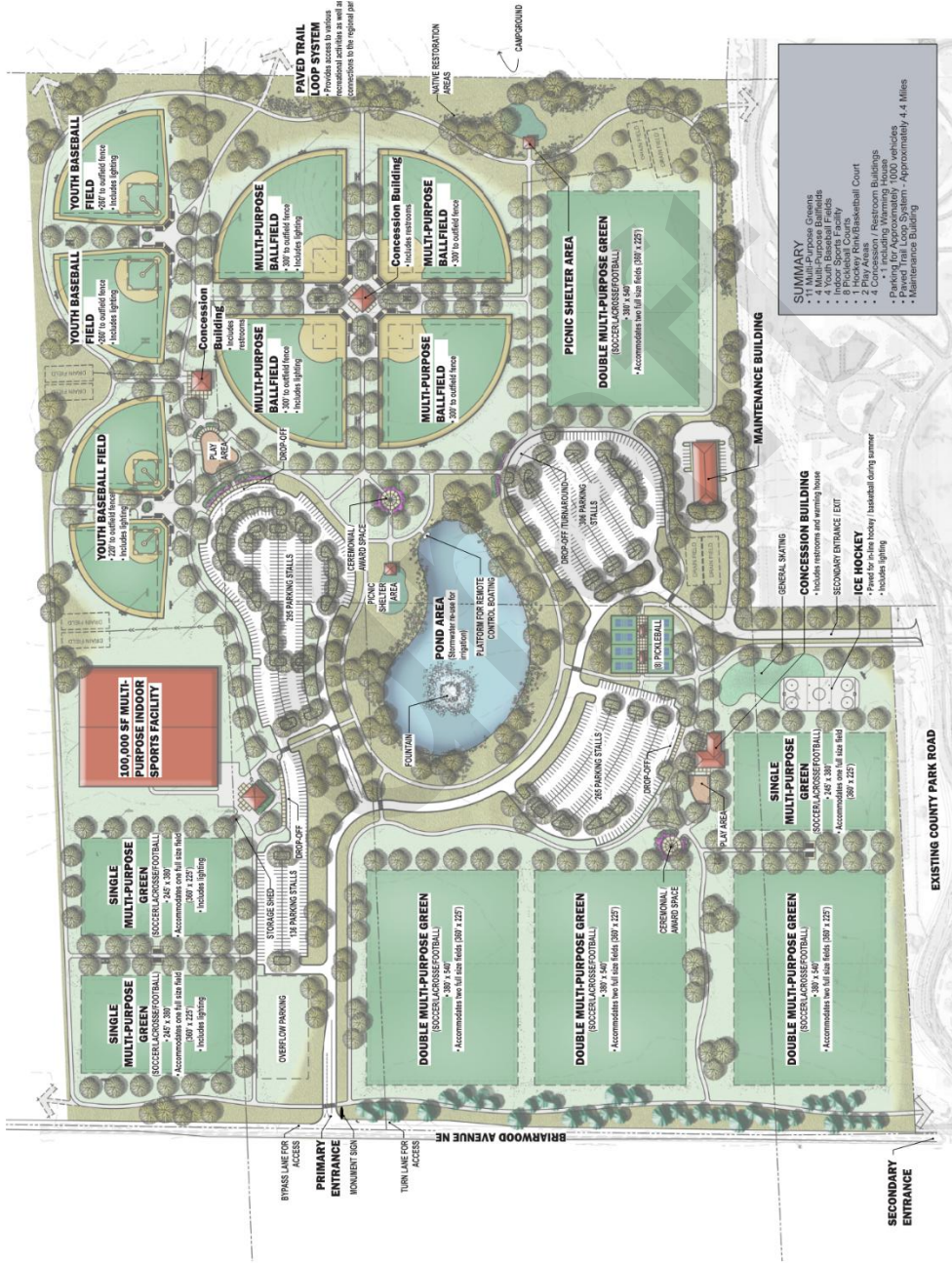
The original masterplan from 2016 was updated to illustrate programming changes. A maintenance facility and yard was added to the masterplan. The originally proposed tennis courts have been replaced by eight pickleball courts. A 100,000 square foot multi-purpose indoor sports facility is proposed to replace the previously proposed 300' baseball field. These revisions have been made as trends in outdoor recreation have changed and city needs have evolved.

The graphic on the following page illustrates the revisions made along with an updated programming list.

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Site Amenities:

1. 11 multi-purpose greens (360' x 225')
2. 4 multi-purpose ballfields (300' to outfield fence)
3. 2 youth baseball fields (260' to outfield fence)
4. 2 youth baseball fields (220' to outfield fence)
5. 1 multi-purpose indoor sports facility (100,000 SF)
6. 8 pickleball courts
7. 1 hockey rink/basketball court
8. 2 play areas
9. 4 concession/restroom buildings
  - a. 1 including warming house
10. 1 maintenance facility
11. Parking for approximately 1000 vehicles
12. Paved trail loop system – Approximately 4.4 miles



**SUMMARY**

- 11 Multi-Purpose Greens
- 4 Youth Baseball Fields
- 1 Indoor Sports Facility
- 1 Hockey Rink/Basketball Court
- 4 Concession / Restroom Buildings
- Paved Trail Loop System - Approximately 4.4 Miles
- Maintenance Building



**Bertram Chain of Lakes | Masterplan**

Monticello, Minnesota  
September 29, 2025 | WSB Project number: 027625-000





### 3. Opinion of Probable Cost

The Bertram Chain of Lakes Athletic Park Master Plan has been divided into a series of phases to allow for flexibility in implementation based on available funding. Alternatively, phases could be combined as circumstances and funding make sense, or they could further be split apart into smaller phases. Additionally, a list of add-ons for each development area has been created to supplement phases as additional funding opportunities arise.

Based on the \$15 million funding through the successful 2024 bond referendum, the phases have been logically organized to maximize efficiency and meet a balance of recreation needs. We have also assumed that state grants may supplement the costs of certain phases / park improvements to stretch the current bond referendum funding further. If grants are not pursued or approved, some park amenities may need to be considered as future add-ons at a point in time when additional funding may be secured.

#### Summary of Estimated Costs for Key Phases of Development

The table below illustrates the estimated total costs of the key proposed phases of development along with projected inflation at a rate of 3% per year beyond 2025. It should be recognized that the improvements will be constructed in separate years over time. This will provide a degree of flexibility in what areas or features are developed based on the highest priorities moving forward while maintaining public access to existing park areas that have been developed with limited intrusion.

Phased Development	Phase 1 Development Area #2	Phase 2 Development Area #2	Phase 3 Development Area #2	Phase 4 Development Area #1
<b>Estimated Project Cost in 2025 dollars</b>	\$4,282,327	\$2,169,971	\$3,118,513	\$3,194,892
Adjusted to include 3% inflation in 2026	\$4,410,797	\$2,235,071	\$3,212,069	\$3,290,738
Adjusted to include 3% inflation in 2027	<b>\$4,543,121</b>	\$2,302,123	\$3,308,431	\$3,389,461
Adjusted to include 3% inflation in 2028	\$4,679,414	\$2,371,186	\$3,407,683	\$3,491,144
Adjusted to include 3% inflation in 2029	\$4,819,797	<b>\$2,442,322</b>	\$3,509,914	\$3,595,879
Adjusted to include 3% inflation in 2030	\$4,964,391	\$2,515,592	\$3,615,211	\$3,703,755
Adjusted to include 3% inflation in 2031	\$5,113,323	\$2,591,059	<b>\$3,723,668</b>	\$3,814,868
Adjusted to include 3% inflation in 2032	\$5,266,722	\$2,668,791	\$3,835,378	\$3,929,314
Adjusted to include 3% inflation in 2033	\$5,424,724	\$2,748,855	\$3,950,439	<b>\$4,047,193</b>

The amounts in **bold** above indicate which year we anticipate construction to occur based on the recommended sequencing and current priorities established by the city.

The table below defines the estimated total cost for additional add-on items in each development area. Inflation has not been projected for these items as they are currently beyond the available funding. We recommend applying a 3% inflation rate per year.

Add-On Development Items	Development Area #1	Development Area #2	Total Add-Ons
<b>Estimated total in 2025 dollars</b> (no inflation added)	<b>\$47,457,863</b>	<b>\$6,019,334</b>	<b>\$53,477,197</b>

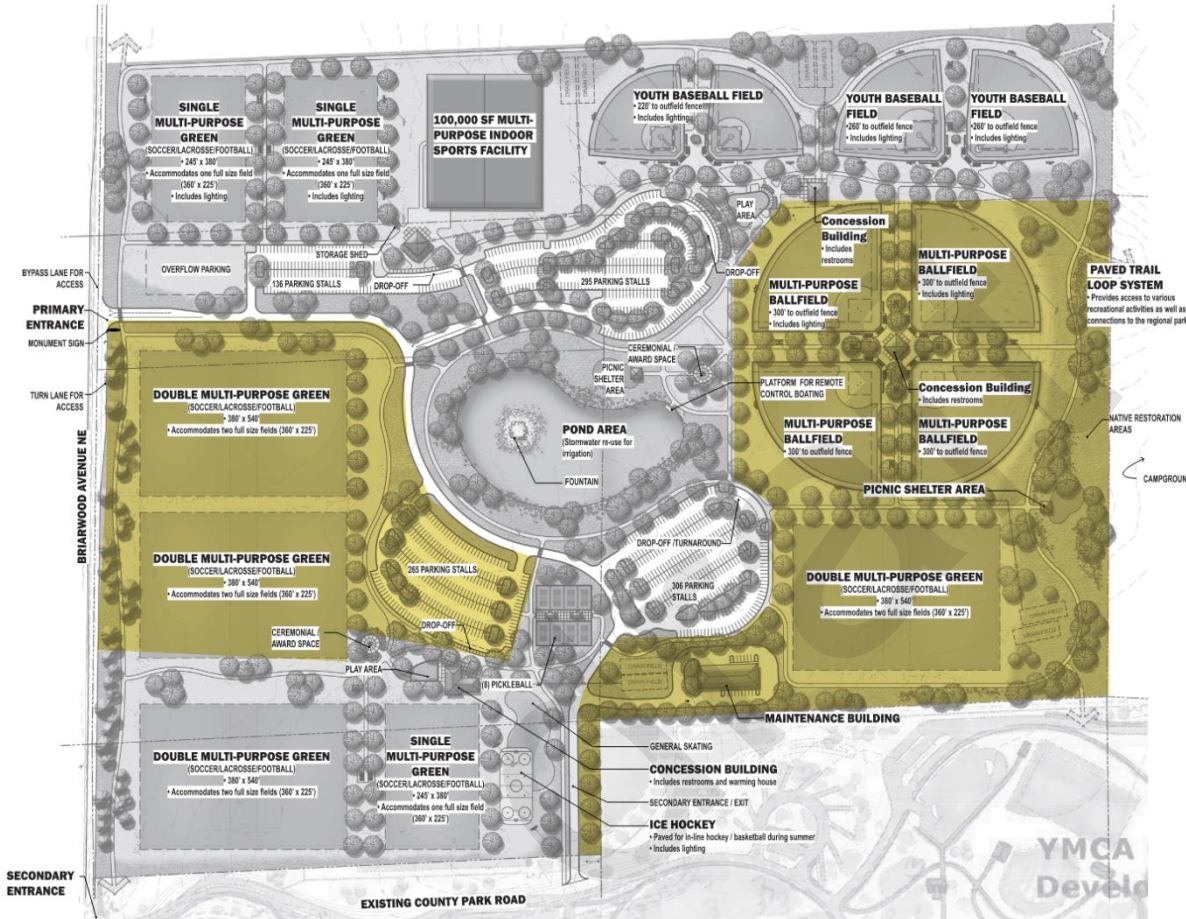
More detailed cost information is included in the following section “Phasing of Project” to coincide with plan graphics highlighting and describing each phase. A full detailed spreadsheet for all improvements is also included in Appendix A for reference.



## 4. Phasing of the Improvements

The following pages illustrate and summarize the key areas / elements recommended to be included within each phase of development. Refer to each legend for a summary of what is included and the corresponding cost estimate below each graphic for a more detailed listing of improvements proposed for each phase.

### Phase 1 – Development Area #2



**LEGEND**

**PHASE 1:**

- GRADING / TURF IMPROVEMENTS FOR MULTI-PURPOSE FIELDS
- MAINTENANCE BUILDING & PARKING AREA
- GRAVEL PARKING LOTS AND CIRCULATION IMPROVEMENTS
- IRRIGATION
- STORMSEWER & POTABLE WATER WELL SYSTEM
- SEPTIC DRAINFIELD SYSTEM
- RESTORATION, TREES, SHRUBS, AND PERENNIALS

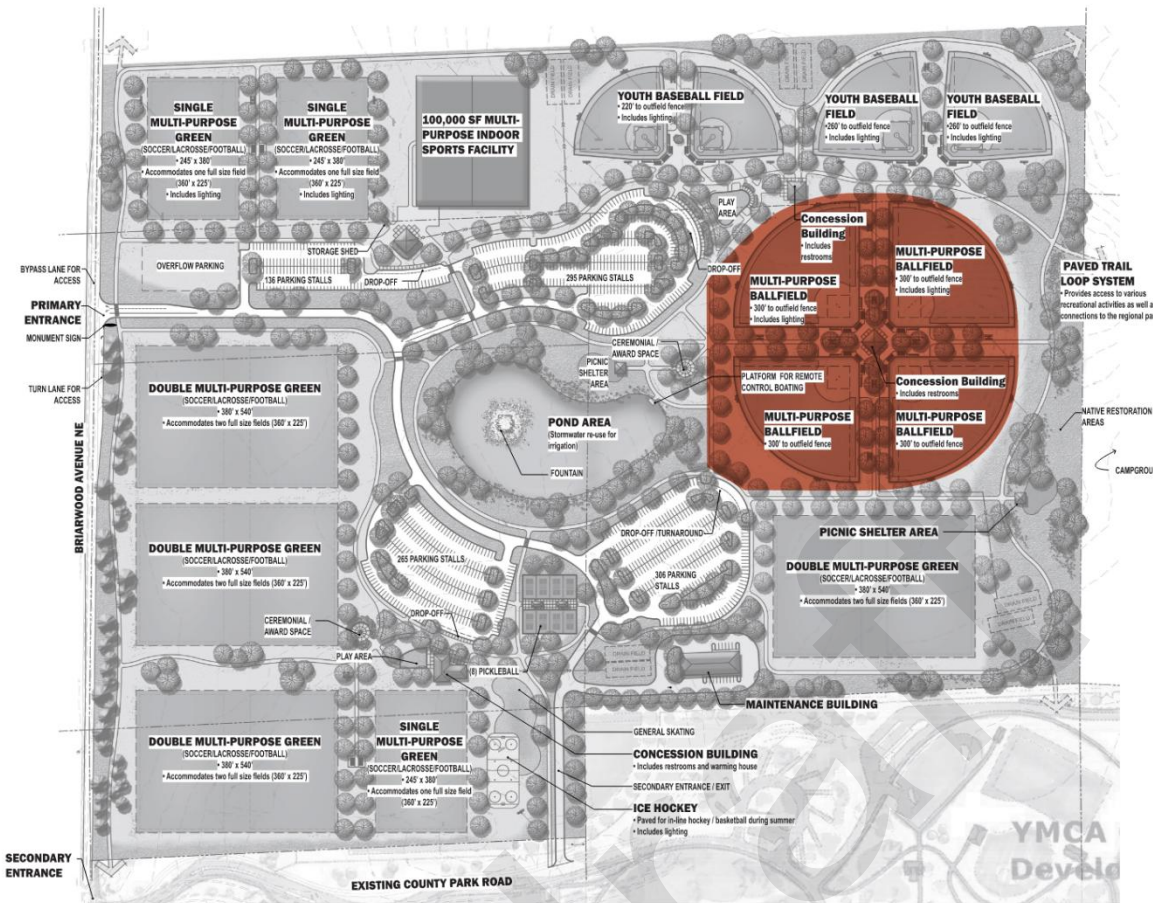
Phase 1: Development Area 2		
	Description	Estimated Cost
1	<b>Mobilization</b>	<b>\$155,112</b>
a	Mobilization	
2	<b>Grading / earthwork &amp; erosion control</b> (assumes no soil corrections)	<b>\$1,166,336</b>
a	Earthwork and erosion control	
3	<b>Utilities</b>	<b>\$660,000</b>
a	Stormsewer System	
b	Septic with lift station and forcemain for each	
c	Potable water well system includes potable well, buried pipe and misc. items	



4	<b>Maintenance Yard and Utilities</b>		<b>\$155,000</b>
a	36' x 100' maintenance building utilities, gravel parking area and landscape enhancements <i>(excludes cost of the building provided by Wright County)</i>		
5	<b>Irrigation Systems</b>		<b>\$300,000</b>
a	Irrigation System 360' x 225' multi-purpose greens		
6	<b>Gravel Entrance Drive and Parking Areas</b>		<b>\$310,900</b>
a	10" compacted aggregate base		
b	Select Granular Borrow (18" depth)		
c	Vehicular Wayfinding Signage(2)		
7	<b>Restoration</b>		<b>\$545,000</b>
a	Trees, shrubs and perennials		
b	Turf seed mix		
c	Prairie seed mix		
Subtotal			<b>\$3,294,098</b>
Recommended Contingency (10%)			\$329,410
Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation			\$658,820
<b>Total for Phase 1: Development Area 2 - Base Items</b>			<b>\$4,282,327</b>



### Phase 2 – Development Area #2



**LEGEND**

**PHASE 2:**

- (4) BALLFIELDS
- BALLFIELD LIGHTING
- IRRIGATION
- GRAVEL TRAILS
- RESTORATION, TREES, SHRUBS, AND PERENNIALS

Phase 2: Development Area 2		
	Description	Estimated Cost
1	<b>Mobilization</b>	<b>\$73,534</b>
	a Mobilization	
2	<b>Utilities</b>	<b>\$125,000</b>
	a Stormsewer System	
3	<b>Four - 300' multipurpose ballfields</b>	<b>\$1,030,100</b>
	a Backstop	
	b Backstop Safety Netting	
	c Ballfield fencing	
	d Agg-lime	
	e Concrete pavement (5" depth)	
	f Bleachers- 5 row, 21' long	
	g Players bench 24' long	
	h Bases and plates	
	i Foul poles	
	j Foul line Outfield Safety Rail	
	k Concrete maintenance strip	

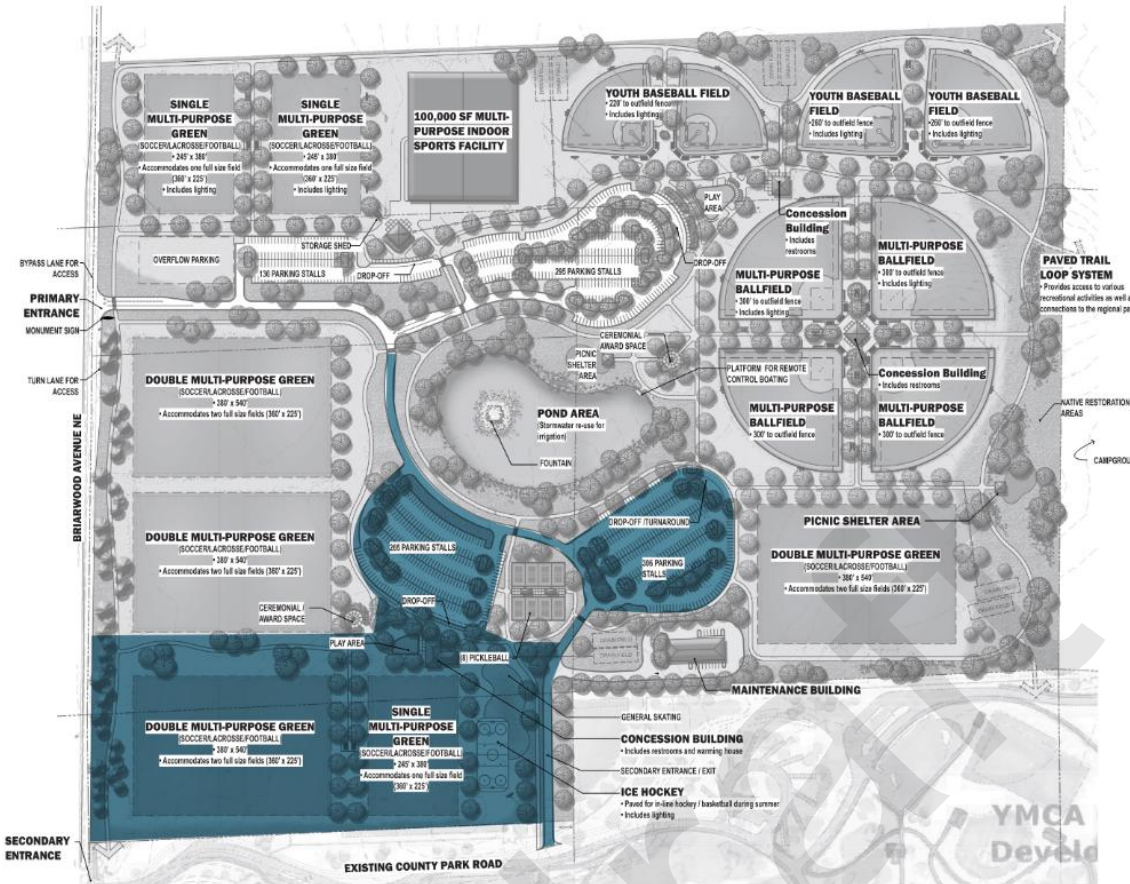


4	<b>Irrigation Systems</b>	<b>\$200,000</b>
a	Irrigation System 300' multi-purpose ballfields	
5	<b>Gravel Trail</b>	<b>\$36,575</b>
a	6" compacted aggregate base	
b	Select Granular Borrow (12" depth)	
6	<b>Restoration</b>	<b>\$204,000</b>
a	Trees, shrubs and perennials	
b	Turf seed mix	
Subtotal		<b>\$1,669,209</b>
Recommended Contingency (10%)		\$166,921
Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation		\$333,842
<b>Total for Phase 2: Development Area 2 - Base Items</b>		<b>\$2,169,971</b>

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### Phase 3 – Development Area #2



### LEGEND

- PHASE 3:**
- CONCESSION BUILDING WITH RESTROOMS AND WARMING HOUSE
  - GRADING / TURF IMPROVEMENTS FOR MULTI-PURPOSE FIELDS
  - HOCKEY/BASKETBALL COURT
  - PAVED PARKING LOTS
  - GRAVEL TRAILS
  - IRRIGATION
  - RESTORATION, TREES, SHRUBS, & PERENNIALS

Phase 3: Development Area 2		
	Description	Estimated Cost
1	<b>Mobilization</b>	<b>\$114,231</b>
a	Mobilization	
2	<b>Grading / earthwork &amp; erosion control (assumes no soil corrections)</b>	<b>\$131,550</b>
a	Earthwork and erosion control	
3	<b>Buildings</b>	<b>\$1,300,000</b>
a	Concession building w/restrooms and warming house	
4	<b>Hockey / Basketball Court</b>	<b>\$484,000</b>
a	Fiberglass Dasher boards	
b	Hockey Goals (per set)	
c	Concrete (5" thick w/ reinf., and 6" aggregate base)	
d	Court Striping	
e	Basketball Goals	
f	Hockey Rink Lighting	
5	<b>Irrigation Systems</b>	<b>\$150,000</b>
a	Irrigation System 360' x 225' multi-purpose greens	

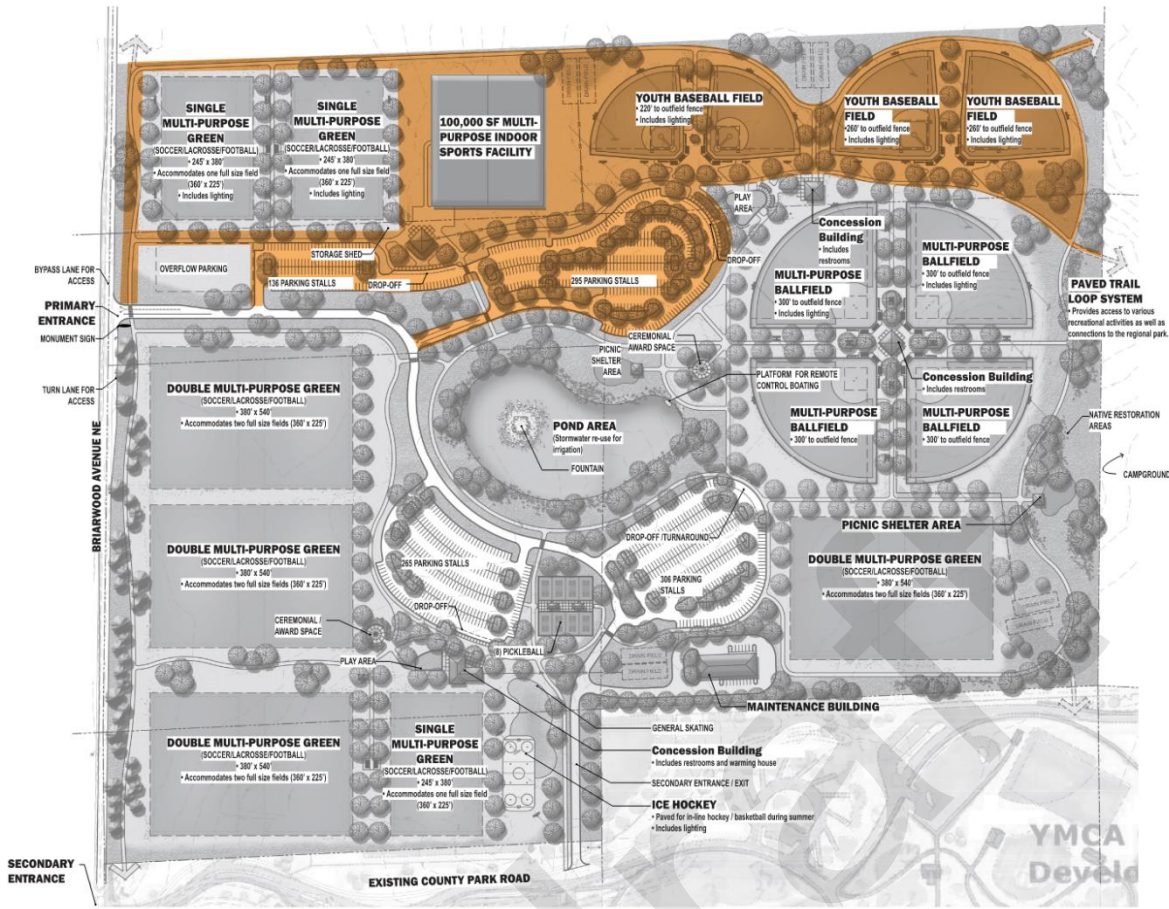


<b>6</b>	<b>Gravel Trail</b>		<b>\$36,575</b>
	a	6" compacted aggregate base	
	b	Select Granular Borrow (12" depth)	
<b>7</b>	<b>Restoration</b>		<b>\$182,500</b>
	a	Trees, shrubs and perennials	
	b	Prairie seed mix	
	c	Turf seed mix	
Subtotal			<b>\$2,398,856</b>
Recommended Contingency (10%)			\$239,886
Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation			\$479,771
<b>Total for Phase 3: Development Area 2 - Base Items</b>			<b>\$3,118,513</b>

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### Phase 4 – Development Area #1



### LEGEND

- PHASE 4:**
- (4) BALLFIELDS
- PAVED PARKING LOTS AND CIRCULATION IMPROVEMENTS
- PAVED TRAILS
- STORMWATER & POTABLE WATER WELL SYSTEMS
- RESTORATION, TREES, SHRUBS, AND PERENNIALS

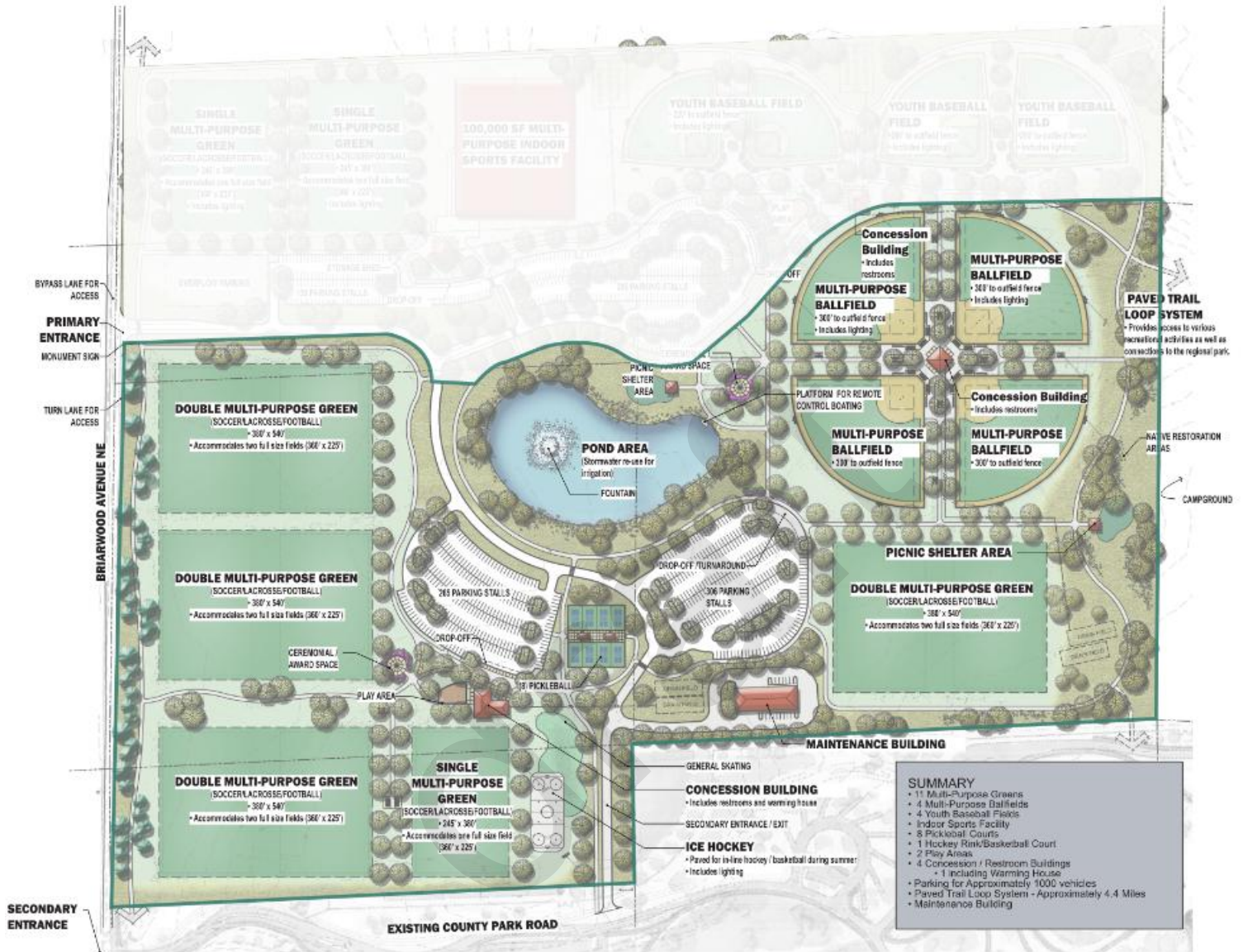
Phase 4: Development Area 1		
	Description	Estimated Cost
1	<b>Mobilization</b>	<b>\$117,029</b>
a	Mobilization	
2	<b>Grading / earthwork &amp; erosion control (assumes no soil corrections)</b>	<b>\$75,000</b>
a	Earthwork and erosion control	
3	<b>Utilities</b>	<b>\$340,000</b>
a	Stormsewer System	
4	<b>Irrigation Systems</b>	<b>\$170,000</b>
a	Irrigation System for two 260' youth baseball fields	
b	Irrigation System for two 220' youth baseball fields	



<b>5</b>	<b>Two - 260' youth baseball fields</b>	<b>\$470,940</b>
a	Backstop	
b	Backstop Safety Netting	
c	Ballfield fencing	
d	Agg-lime	
e	Clay Mound	
f	Concrete pavement (5" depth)	
g	Bleachers- 5 row, 21' long	
h	Players bench 24' long	
i	Bases and plates	
j	Foul poles	
k	Foulline Outfield Safety Rail	
l	Concrete maintenance strip	
<b>6</b>	<b>Two - 220' youth baseball fields</b>	<b>\$438,040</b>
a	Backstop	
b	Backstop Safety Netting	
c	Ballfield fencing	
d	Agg-lime	
e	Clay Mound	
f	Concrete pavement (5" depth)	
g	Bleachers- 5 row, 21' long	
h	Players bench 24' long	
i	Bases and plates	
j	Foul poles	
k	Foulline Outfield Safety Rail	
l	Concrete maintenance strip	
<b>7</b>	<b>Entrance Drive, Parking Areas &amp; Signage</b>	<b>\$407,500</b>
a	10" compacted aggregate base	
b	Select Granular Borrow (18" depth)	
c	Parking signage	
<b>8</b>	<b>Trails</b>	<b>\$100,100</b>
a	6" compacted aggregate base	
b	Select Granular Borrow (12" depth)	
<b>9</b>	<b>Restoration</b>	<b>\$339,000</b>
a	Trees, shrubs and perennials	
b	Prairie seed mix	
c	Turf seed mix	
Subtotal		<b>\$2,457,609</b>
Recommended Contingency (10%)		\$245,761
Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation		\$491,522
<b>Total for Phase 4: Development Area 1 - Base Items</b>		<b>\$3,194,892</b>



### Add-on Items: Development Area #2



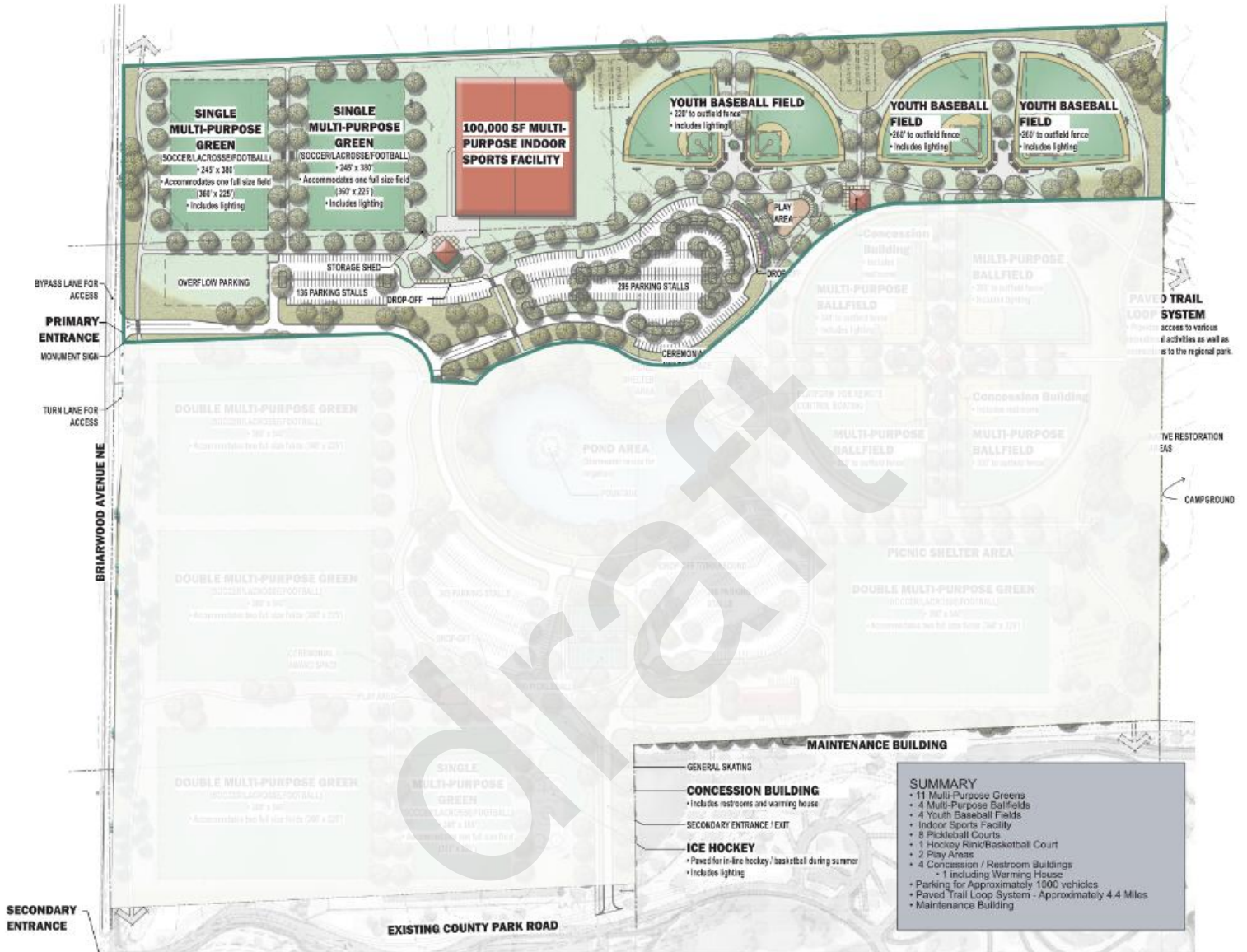
Development Area 2 - Add-On Items		
	Description	Estimated Cost
1	<b>Mobilization</b>	<b>\$165,012</b>
	a Mobilization	
2	<b>Utilities</b>	<b>\$165,000</b>
	a Septic with lift station and forcemain for each	
3	<b>Buildings</b>	<b>\$1,000,000</b>
	a Concession building w/restrooms	



4	<b>Picnic Shelter</b>		<b>\$175,500</b>
	a	35' Square small group picnic shelter includes concrete slab and picnic tables (4)	
5	<b>300' multi-purpose field upgrades</b>		<b>\$174,000</b>
	a	Player bench canopy (8)	
	b	Electronic scoreboard (4)	
6	<b>Lighting</b>		<b>\$1,086,000</b>
	a	Sports lighting for two 365' x 225' multi-purpose greens	
	b	Sports lighting for four 300' multi-purpose fields	
	c	Pickleball Court Lighting	
	d	Lighting for south parking lot	
7	<b>Play Area</b>		<b>\$400,000</b>
	a	Play container and equipment	
8	<b>Parking Areas &amp; Signage</b>		<b>\$818,840</b>
	a	Bituminous (1.5" Wear Course)	
	b	Bituminous (2" Non-Wear Course)	
	c	Tack Coat	
	d	Decorative concrete pavement for pedestrian crossings	
	e	Concrete curb and gutter	
	f	Parking signage & striping	
9	<b>Gravel Trail</b>		<b>\$207,305</b>
	a	6" compacted aggregate base (Maintenance Building	
	b	Select Granular Borrow (12" depth) (Maintenance Building)	
10	<b>Miscellaneous Items</b>		<b>\$438,600</b>
	a	Interpretative Wayfinding Trail Markers(8)	
	b	Park Kiosks(2) (Overall Map, Rules, Etc.)	
	c	Platform and railing for remote control boating	
	d	Picnic tables(6), 6' Benches(27), Bike racks(4), Trash receptacles(10), Drinking Fountain(2) and Flagpole(1)	
	e	15' x 15' Storage shed	
	f	Mini Biff Screens(12)	
	g	Bleachers- 5 row, 21' long	
	h	3-Row - 21' Long Bleachers (2) on concrete pad	
	i	Decorative concrete pavement for ceremonial award space and concession area	
	j	Pond Fountain	
Subtotal			<b>\$4,630,257</b>
Recommended Contingency (10%)			\$463,026
Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation			\$926,051
<b>Total for Development Area 2 Add-On Items</b>			<b>\$6,019,334</b>



### Add-on Items: Development Area #1



Development Area 1 - Add-On Items		
	Description	Estimated Cost
1	<b>Mobilization</b>	<b>\$1,738,383</b>
	a Mobilization	
2	<b>Utilities</b>	<b>\$330,000</b>
	b Septic(2) with lift station and forcemain for each	
3	<b>Concession Building</b>	<b>\$32,000,000</b>
	a Concession building w/restrooms	
	b Sports fieldhouse (100,000 SF) with artificial turf multi-purpose field	

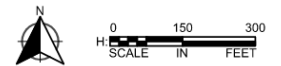
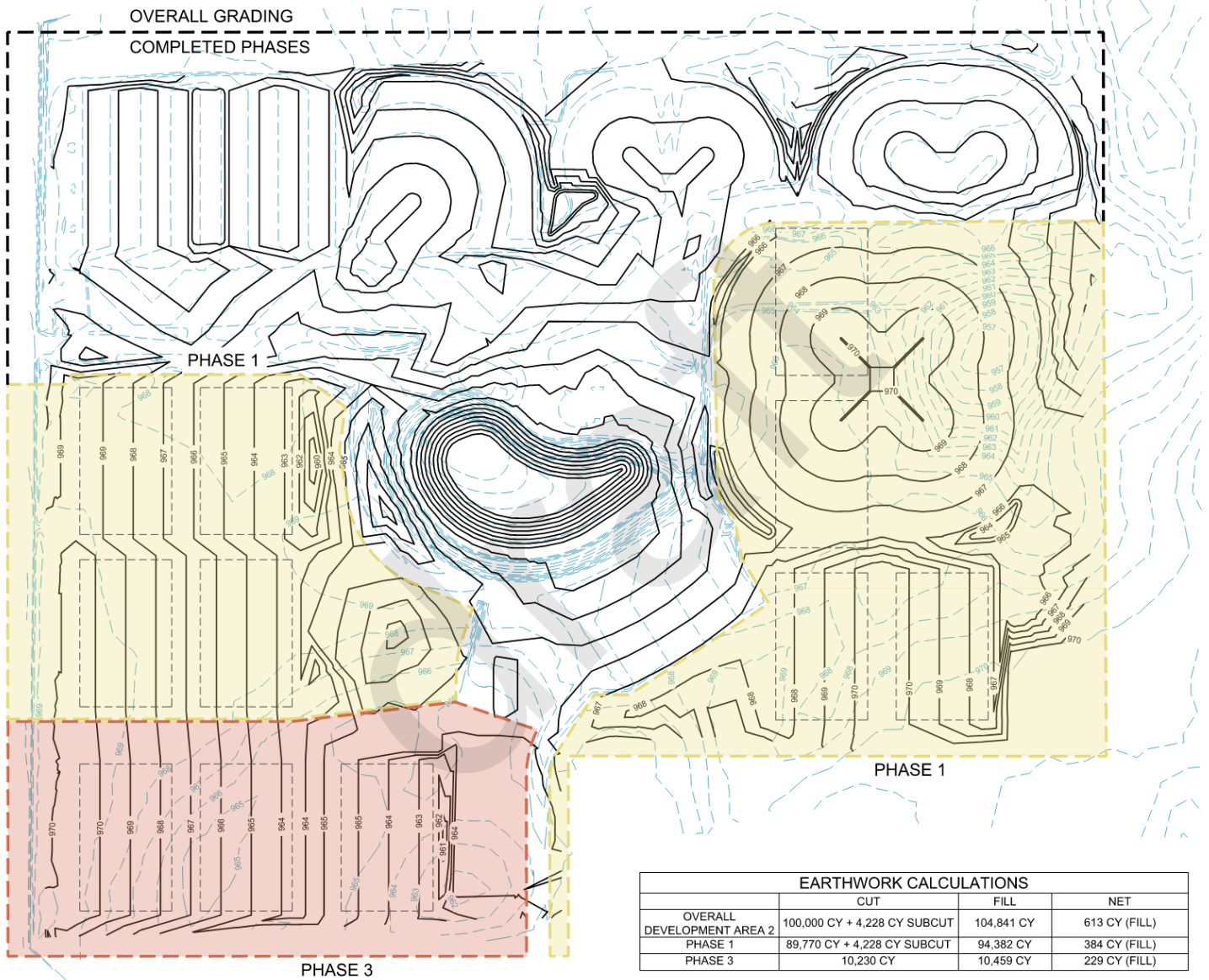


4	<b>260' multi-purpose field upgrades</b>		<b>\$87,000</b>
	a	Player bench canopy(4)	
	b	Electronic scoreboard(2)	
5	<b>220' youth baseball field upgrades</b>		<b>\$87,000</b>
	a	Player bench canopy(4)	
	b	Electronic scoreboard(2)	
6	<b>Play Area</b>		<b>\$250,000</b>
	a	Play container, equipment and safety fencing	
7	<b>Lighting</b>		<b>\$913,000</b>
	a	Sports lighting for two 220' youth baseball fields	
	b	Sports lighting for one 260' baseball field	
	c	Sports lighting for two 365' x 225' multi-purpose greens	
	d	Lighting for north parking lot	
8	<b>Trail Pavement</b>		<b>\$189,450</b>
	a	Bituminous Pavement (3" wear course)	
9	<b>Entrance Drive, Parking Areas &amp; Signage</b>		<b>\$660,415</b>
	a	Bituminous (1.5" Wear Course)	
	b	Bituminous (2" Non-Wear Course)	
	c	Tack Coat	
	d	Decorative concrete pavement for pedestrian crossings	
	e	Concrete curb and gutter	
	f	Parking striping	
10	<b>Miscellaneous Items</b>		<b>\$250,800</b>
	a	6' Benches(14), Trash Receptacles(10), Bike Racks (2), Drinking Fountains (2) and Flagpoles (3)	
	b	Bleachers- 5 row, 21' long	
	c	3-Row - 21' Long Bleachers(2) on concrete pad	
	d	15' x 15' Storage shed	
	e	Mini Biff Screens(6)	
	f	Monument Sign including lighting and landscape enhancements (located at northwest entrance)	
	g	Interpretative Wayfinding Trail Markers(3)	
Subtotal			<b>\$36,506,048</b>
Recommended Contingency (10%)			\$3,650,605
Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation			\$7,301,210
<b>Total for Development Area 1 Add-On Items</b>			<b>\$47,457,863</b>



### Development Area #2 Earthwork Phasing

The graphic below illustrates the phased earthwork and grading. This is slightly different than the overall phased development and is recommended as a way to reduce the amount of earthen import / export while minimizing the frequency of downtime during construction of various surface improvements after grading is completed.





draft

## Appendix A

### Opinion of Probable Cost

## Bertram Chain of Lakes - Regional Athletic Park MASTER PLAN COST ESTIMATE

WSB project # 028262

Phase 1: Development Area 2		
	Description	Estimated Cost
1	<b>Mobilization</b>	<b>\$156,862</b>
	a Mobilization	
2	<b>Grading / earthwork &amp; erosion control</b> (assumes no soil corrections)	<b>\$1,166,336</b>
	a Earthwork and erosion control	
3	<b>Utilities</b>	<b>\$660,000</b>
	a Stormsewer System	
	b Septic with lift station and forcemain for each	
	c Potable water well system includes potable well, buried pipe and misc. items	
4	<b>Maintenance Yard and Utilities</b>	<b>\$155,000</b>
	a 36' x 100' maintenance building utilities, gravel parking area and landscape enhancements <i>(excludes cost of the building provided by Wright County)</i>	
5	<b>Irrigation Systems</b>	<b>\$300,000</b>
	a Irrigation System 360' x 225' multi-purpose greens	
6	<b>Gravel Entrance Drive and Parking Areas</b>	<b>\$310,900</b>
	a 10" compacted aggregate base	
	b Select Granular Borrow (18" depth)	
	c Vehicular Wayfinding Signage(2)	
7	<b>Restoration</b>	<b>\$545,000</b>
	a Trees, shrubs and perennials	
	b Turf seed mix	
	c Prairie seed mix	
Subtotal		<b>\$3,294,098</b>
Recommended Contingency (10%)		\$329,410
Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation		\$658,820
<b>Total for Phase 1: Development Area 2 - Base Items</b>		<b>\$4,282,327</b>

<b>Phase 2: Development Area 2</b>		
	<b>Description</b>	<b>Estimated Cost</b>
1	<b>Mobilization</b>	<b>\$73,534</b>
	a Mobilization	
2	<b>Utilities</b>	<b>\$125,000</b>
	a Stormsewer System	
3	<b>Four - 300' multipurpose ballfields</b>	<b>\$1,030,100</b>
	a Backstop	
	b Backstop Safety Netting	
	c Ballfield fencing	
	d Agg-lime	
	e Concrete pavement (5" depth)	
	f Bleachers- 5 row, 21' long	
	g Players bench 24 'long	
	h Bases and plates	
	i Foul poles	
	j Foulline Outfield Safety Rail	
	k Concrete maintenance strip	
4	<b>Irrigation Systems</b>	<b>\$200,000</b>
	a Irrigation System 300' multi-purpose ballfields	
5	<b>Gravel Trail</b>	<b>\$36,575</b>
	a 6" compacted aggregate base	
	b Select Granular Borrow (12" depth)	
6	<b>Restoration</b>	<b>\$204,000</b>
	a Trees, shrubs and perennials	
	b Turf seed mix	
Subtotal		<b>\$1,669,209</b>
Recommended Contingency (10%)		\$166,921
Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation		\$333,842
<b>Total for Phase 2: Development Area 2 - Base Items</b>		<b>\$2,169,971</b>

<b>Phase 3: Development Area 2</b>		
	<b>Description</b>	<b>Estimated Cost</b>
1	<b>Mobilization</b>	<b>\$114,231</b>
	a Mobilization	
2	<b>Grading / earthwork &amp; erosion control</b> (assumes no soil corrections)	<b>\$131,550</b>
	a Earthwork and erosion control	
3	<b>Buildings</b>	<b>\$1,300,000</b>
	a Concession building w/restrooms and warming house	
4	<b>Hockey / Basketball Court</b>	<b>\$484,000</b>
	a Fiberglass Dasher boards	
	b Hockey Goals (per set)	
	c Concrete (5" thick w/ reinf., and 6" aggregate base)	
	d Court Striping	
	e Basketball Goals	
	f Hockey Rink Lighting	
5	<b>Irrigation Systems</b>	<b>\$150,000</b>
	a Irrigation System 360' x 225' multi-purpose greens	
6	<b>Gravel Trail</b>	<b>\$36,575</b>
	a 6" compacted aggregate base	
	b Select Granular Borrow (12" depth)	
7	<b>Restoration</b>	<b>\$182,500</b>
	a Trees, shrubs and perennials	
	b Prairie seed mix	
	c Turf seed mix	
Subtotal		<b>\$2,398,856</b>
Recommended Contingency (10%)		\$239,886
Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation		\$479,771
<b>Total for Phase 3: Development Area 2 - Base Items</b>		<b>\$3,118,513</b>

<b>Phase 4: Development Area 1</b>		
	<b>Description</b>	<b>Estimated Cost</b>
<b>1</b>	<b>Mobilization</b>	<b>\$117,029</b>
	a Mobilization	
<b>2</b>	<b>Grading / earthwork &amp; erosion control (assumes no soil corrections)</b>	<b>\$75,000</b>
	a Earthwork and erosion control	
<b>3</b>	<b>Utilities</b>	<b>\$340,000</b>
	a Stormsewer System	
<b>4</b>	<b>Irrigation Systems</b>	<b>\$170,000</b>
	a Irrigation System for two 260' youth baseball fields	
	b Irrigation System for two 220' youth baseball fields	
<b>5</b>	<b>Two - 260' youth baseball fields</b>	<b>\$470,940</b>
	a Backstop	
	b Backstop Safety Netting	
	c Ballfield fencing	
	d Agg-lime	
	e Clay Mound	
	f Concrete pavement (5" depth)	
	g Bleachers- 5 row, 21' long	
	h Players bench 24' long	
	i Bases and plates	
	j Foul poles	
	k Foul line Outfield Safety Rail	
	l Concrete maintenance strip	
<b>6</b>	<b>Two - 220' youth baseball fields</b>	<b>\$438,040</b>
	a Backstop	
	b Backstop Safety Netting	
	c Ballfield fencing	
	d Agg-lime	
	e Clay Mound	
	f Concrete pavement (5" depth)	
	g Bleachers- 5 row, 21' long	
	h Players bench 24' long	
	i Bases and plates	
	j Foul poles	
	k Foul line Outfield Safety Rail	
	l Concrete maintenance strip	
<b>7</b>	<b>Entrance Drive, Parking Areas &amp; Signage</b>	<b>\$407,500</b>
	a 10" compacted aggregate base	
	b Select Granular Borrow (18" depth)	
	c Parking signage	
<b>8</b>	<b>Trails</b>	<b>\$100,100</b>
	a 6" compacted aggregate base	
	b Select Granular Borrow (12" depth)	
<b>9</b>	<b>Restoration</b>	<b>\$339,000</b>
	a Trees, shrubs and perennials	
	b Prairie seed mix	
	c Turf seed mix	
<b>Subtotal</b>		<b>\$2,457,609</b>
<b>Recommended Contingency (10%)</b>		<b>\$245,761</b>

Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation	\$491,522
<b>Total for Phase 4: Development Area 1 - Base Items</b>	<b>\$3,194,892</b>

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<b>Development Area 1 - Add-On Items</b>		
	<b>Description</b>	<b>Estimated Cost</b>
<b>1</b>	<b>Mobilization</b>	<b>\$1,738,383</b>
	a Mobilization	
<b>2</b>	<b>Utilities</b>	<b>\$330,000</b>
	b Septic(2) with lift station and forcemain for each	
<b>3</b>	<b>Concession Building</b>	<b>\$32,000,000</b>
	a Concession building w/restrooms	
	b Sports fieldhouse (100,000 SF) with artificial turf multi-purpose field	
<b>4</b>	<b>260' multi-purpose field upgrades</b>	<b>\$87,000</b>
	a Player bench canopy(4)	
	b Electronic scoreboard(2)	
<b>5</b>	<b>220' youth baseball field upgrades</b>	<b>\$87,000</b>
	a Player bench canopy(4)	
	b Electronic scoreboard(2)	
<b>6</b>	<b>Play Area</b>	<b>\$250,000</b>
	a Play container, equipment and safety fencing	
<b>7</b>	<b>Lighting</b>	<b>\$913,000</b>
	a Sports lighting for two 220' youth baseball fields	
	b Sports lighting for one 260' baseball field	
	c Sports lighting for two 365' x 225' multi-purpose greens	
	d Lighting for north parking lot	
<b>8</b>	<b>Trail Pavement</b>	<b>\$189,450</b>
	a Bituminous Pavement (3" wear course)	
<b>9</b>	<b>Entrance Drive, Parking Areas &amp; Signage</b>	<b>\$660,415</b>
	a Bituminous (1.5" Wear Course)	
	b Bituminous (2" Non-Wear Course)	
	c Tack Coat	
	d Decorative concrete pavement for pedestrian crossings	
	e Concrete curb and gutter	
	f Parking striping	
<b>10</b>	<b>Miscellaneous Items</b>	<b>\$250,800</b>
	a 6' Benches(14), Trash Receptacles(10), Bike Racks (2), Drinking Fountains (2) and Flagpoles (3)	
	b Bleachers- 5 row, 21' long	
	c 3-Row - 21' Long Bleachers(2) on concrete pad	
	d 15' x 15' Storage shed	
	e Mini Biff Screens(6)	
	f Monument Sign including lighting and landscape enhancements (located at northwest entrance)	
	g Interpretative Wayfinding Trail Markers(3)	
	<b>Subtotal</b>	<b>\$36,506,048</b>
	<b>Recommended Contingency (10%)</b>	<b>\$3,650,605</b>
	<b>Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation</b>	<b>\$7,301,210</b>
	<b>Total for Development Area 1 Add-On Items</b>	<b>\$47,457,863</b>

<b>Development Area 2 - Add-On Items</b>		
	<b>Description</b>	<b>Estimated Cost</b>
<b>1</b>	<b>Mobilization</b>	<b>\$165,012</b>
	a Mobilization	
<b>2</b>	<b>Utilities</b>	<b>\$165,000</b>
	a Septic with lift station and forcemain for each	
<b>3</b>	<b>Buildings</b>	<b>\$1,000,000</b>
	a Concession building w/restrooms	
<b>4</b>	<b>Picnic Shelter</b>	<b>\$175,500</b>
	a 35' Square small group picnic shelter includes concrete slab and picnic tables (4)	
<b>5</b>	<b>300' multi-purpose field upgrades</b>	<b>\$174,000</b>
	a Player bench canopy (8)	
	b Electronic scoreboard (4)	
<b>6</b>	<b>Lighting</b>	<b>\$1,086,000</b>
	a Sports lighting for two 365' x 225' multi-purpose greens	
	b Sports lighting for four 300' multi-purpose fields	
	c Pickleball Court Lighting	
	d Lighting for south parking lot	
<b>7</b>	<b>Play Area</b>	<b>\$400,000</b>
	a Play container and equipment	
<b>8</b>	<b>Parking Areas &amp; Signage</b>	<b>\$818,840</b>
	a Bituminous (1.5" Wear Course)	
	b Bituminous (2" Non-Wear Course)	
	c Tack Coat	
	d Decorative concrete pavement for pedestrian crossings	
	e Concrete curb and gutter	
	f Parking signage & striping	
<b>9</b>	<b>Gravel Trail</b>	<b>\$207,305</b>
	a 6" compacted aggregate base (Maintenance Building)	
	b Select Granular Borrow (12" depth) (Maintenance Building)	
<b>10</b>	<b>Miscellaneous Items</b>	<b>\$438,600</b>
	a Interpretative Wayfinding Trail Markers(8)	
	b Park Kiosks(2) (Overall Map, Rules, Etc.)	
	c Platform and railing for remote control boating	
	d Picnic tables(6), 6' Benches(27), Bike racks(4), Trash receptacles(10), Drinking Fountain(2) and Flagpole(1)	
	e 15' x 15' Storage shed	
	f Mini Biff Screens(12)	
	g Bleachers- 5 row, 21' long	
	h 3-Row - 21' Long Bleachers (2) on concrete pad	
	i Decorative concrete pavement for ceremonial award space and concession area	
	j Pond Fountain	
	<b>Subtotal</b>	<b>\$4,630,257</b>
	<b>Recommended Contingency (10%)</b>	<b>\$463,026</b>
	<b>Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation</b>	<b>\$926,051</b>
	<b>Total for Development Area 2 Add-On Items</b>	<b>\$6,019,334</b>



## Appendix B

Original Master Plan / Feasibility Report

draft

# BCOL REGIONAL ATHLETIC PARK FEASIBILITY REPORT

November 9, 2016

CITY OF MONTICELLO

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- Appendix A – Soil Boring Map and Log
- Appendix B – Irrigation Coverage Map
- Appendix C – Preliminary Grading Plan
- Appendix D – Preliminary Utility Plans
- Appendix E – Needs Assessment

# Executive Summary

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## Introduction

This document is the end result of a master planning effort prepared for the City of Monticello to explore the potential development of the Bertram Chain of Lakes Athletic Complex site. The project began in the summer of 2015 and reached completion in 2016. The project focused on assessing the recreation needs and developing a long range master plan that can be implemented in multiple phases based on funding strategy / availability. The planning process considered many factors including the following major items:

- Existing and projected outdoor recreation capacity within the community
- Existing and projected recreation demands
- Site and regional context
- Needs and desires of the community including stakeholders, user group representatives, and the general public

Through the course of the project, various spatial concepts were prepared that tested the balance and location of various facilities with continued refinement to develop the resulting master plan included in this report. It quickly became evident that the plan must respect the natural aspects of the Bertram Chain of Lakes Regional Park via thoughtful layout of recreational amenities.

The involvement by stakeholders, user group representatives, and residents with this planning process was instrumental in preparing a plan that will meet the recreation needs of today and the future. Although it is often challenging for any planning process to satisfy every participant's individual needs, it was rewarding to work with such a wonderful group of individuals with varied interests and still achieve comprehensive consensus of this plan.

## Acknowledgements

The consultant team would like to thank everyone involved with this planning process. The participant's insights and understanding of the concerns and issues of this master plan were resolved with great respect for each other throughout the project. The participation and insight provided by the following groups and individuals was greatly appreciated.

### Wright County

Marc Mattice     Brad Harrington  
Stacy Marguardt

### Friends of Bertram

Jim Lindberg     Martyn Dibben  
Dave Wik

### Monticello City Council

Brian Stumpf, Mayor  
Charlotte Gabler  
Lloyd Hilgart  
Tom Perrault  
Glen Posusta

### School District Staff

Gary Revenig, Activity Director

### Monticello Parks Commission

Nancy McCaffrey  
Larry Nolan  
Brian Stoll  
Glen Posusta  
Jack Gregor  
Tim Stalpes

### BCOL Advisory Council

Larry Nolan	Brian Stumpf
Pat Sawatzke	Jim Hayes
Tom Jahnke	Jim Lindberg
Wes Olson	Scott Peterson
Glen Posusta	Martyn Dibben
Sandra Theros	Kim Hewson-Garner

### Community Education Staff

Brandan LaBau, Coordinator

### Athletic Associations

Jeff Michaelis, Girls Softball  
Roger Pribyl, Monticello Baseball  
Joe Kounkel, Monticello Baseball  
Brian Schmitz, Monticello Baseball  
Tony Rowan, Monticello Soccer Club  
Lani Brouwer, Monticello Youth Football

### City Staff

Angela Schumann, Community  
Development Director  
Tom Pawelk, Parks Superintendent  
Jeff O'Neill, City Administrator  
Shibani Bisson, City Engineer  
Beth Green, Administrative Assistant  
Kitty Baltos, Community Center Director  
Leanne Holker, Community Center Coord.

## Findings and Recommendations

The population in Monticello has grown from about 5,000 in 1990 to more than 13,000 in 2012. This 260% growth has generated an increased demand for outdoor recreation space. City owned outdoor athletic facilities have not been added for more than twenty years and the majority are in need of upgrades. The population growth and lack of athletic improvements combined with new and/or changing recreation trends magnifies the demand for expansion. It is recommended that the city develop the BCOL athletic park site in a balanced approach to meet current and future needs. Doing this may allow the city to reduce heavy programmed athletic use from neighborhood parks which will reduce access problems and decrease the level of maintenance associated with such smaller sites as compared to a larger contiguous facility. This approach is consistent with the direction of the current comprehensive plan.

As with the development of any master plan, it should proceed with flexibility in mind. This can be achieved by developing the project over time based on funding availability. The first phase should focus on developing facilities of highest demand. In this case, the highest demand is for multi-

purpose fields suitable for soccer/lacrosse/football. If trends or needs vary prior to proceeding to the next phase, the plan can be modified to accommodate the most current needs at that time.

The recommendations in this introduction summary are brief. Elaboration and supporting documentation can be found in the following report sections.

## Consulting Team

Sincerely,

WSB & Associates, Inc.



Jason L. Amberg, RLA  
Group Manager – Landscape Architecture

### WSB Team Members

Steven Foss	Samantha McKinney
Breanne Rothstein	Jack Corkle
Chuck Rickart	Greg Johnson

### Sub-consultanting Team Members

Jim Ruzicka, Main Line Consulting  
John Hopko, Professional Turf & Renovation

# Planning process

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## Overview

The planning process involved reviewing past planning efforts, basemap information, site visits, and a series of meetings with stakeholders, user group representatives, and local residents. The meetings included the following:

- Multiple Stakeholder and User Group Interviews, August 6, 2015
- Multiple Stakeholder and User Group Interviews, August 7, 2015
- Community Event (Blazing through Bertram), September 5, 2015
- Public Open House #1, September 17, 2015
- BCOL Advisory Council Meeting, October 2, 2015
- Stakeholder and User Group Meeting, October 8, 2015
- City Council Workshop #1, October 12, 2015
- City Council Workshop #2, November 23, 2015
- Public Open House #2, December 10, 2015
- City Council Workshop #3, February 8, 2016
- City Council Workshop #4, March 28, 2016
- Parks / BCOL Advisory Council Meeting, November 4, 2016
- Wright County Parks Commission, November 14, 2016
- City Council, November 28, 2016

This process informed the consultant team and provided feedback to the various ideas proposed throughout the project.

## Existing Site

The project site is located east of Briarwood Avenue just north of Bertram Lake. The existing site consists of agricultural land which is suitable for athletic facility development. The location context related to the BCOL Regional Park will allow a unique blend of active recreation amenities with direct access to the more passive and natural adjacent opportunities in the area.

The following highlights the applicable offsite data review of this location. Select data sources were reviewed in an effort to assemble knowledge of the environmental setting at the proposed site. A brief discussion of each data source is included below.

#### City of Monticello Natural Resources Inventory and Assessment (WSB, 2008)

WSB prepared a Natural Resources Inventory and Assessment for the City of Monticello in 2008. The extent of the assessment area included the current proposed athletic complex site. The following information is from the 2008 report, and pertains to the proposed athletic complex site:

- Land Cover Classification: *Planted or maintained*
- Gravel Pits and Potential Aggregate Resources: *Potential Aggregate Resource*
- Farmland Suitability: *Farmland of Statewide Importance/Not Prime Farmland* (refer to “Farmland Classification” below for more information)
- High Quality Natural Areas: (none)
- Areas of Ecological Significance and/or Community Importance: *Parks*
- Conceptual Greenway Corridors (none, Greenway corridor located in woodland/wetland approximately 0.25 mile east of the site.)

#### NRCS Web Soil Survey

1. Hydric Soil Rating:

The soil types at the site are rated as either not hydric or partially hydric (only 1 percent hydric). The soils are mostly sandy loam or loamy sand, which typically have good drainage. Overall, wetlands are unlikely to exist – refer to desktop wetland review on following page for more information.

2. Farmland Classification:

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. Approximately 74 percent of the site is classified as “farmland of statewide importance” and 26 percent is classified as “not prime farmland”. While there is value in the agricultural land at the site, it is not of high value or importance, such as “prime farmland”. If Federal funds are used for development of the project, a farmland conversion worksheet will need to be prepared. This form can be found at:

[http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1045394.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf)

#### Minnesota County Biological Survey (MCBS)

The site is not listed in the MCBS. There are no MCBS sites within 1.8 miles of the site.

#### Wright County Tree Preservation

The site contains two shelter belts of trees. Trees in the northern shelter belt appear to be pine trees, likely red pine. Trees in the west shelter belt, near Briarwood Ave. NE appear to be a mixed composition of species including spruce, pine, and deciduous trees. Quantification of species, caliper inches, number of trees, and tree location proposed for removal will be required for the project, prior to removal. The project will require some vegetation removal. Removal of trees larger than 4" diameter is subject to county review and approval per Wright County Ordinance paragraph 613.5 (3) Vegetative Cutting. Given the desire for shade trees within the athletic park, tree replacement should not be a problem.

Desktop Wetland Review

Because the soil types are primarily not hydric, wetlands are not expected to be present at the site. The soil has good drainage, which means water does not sit at the surface for a long duration. Although some historical aerial photos indicate a wetland hydrology signature (crop stress), as shown in Photo 1 below, this signature is located in soil mapped as not hydric. Although there is a high probability that wetlands do not exist at the site, a standard wetland delineation and documentation should be completed prior to development to provide assurance of the absence of wetland impacts.

Photo 1:



wetland hydrology signature (crop stress),  
 but not necessarily wetland

Mn DNR Natural Heritage Information Database

Two records were returned during the database search:

- Trumpeter swan (*Cygnus buccinator*) – Species of Special Concern – Located approximately 0.6 mile southwest of project area.
- Bald eagle (*Haliaeetus leucocephalus*) – Species of Special Concern - Nests located approximately 2 miles north and 5.5 miles east, along the river.

Trumpeter swans and Bald eagles have been identified in close proximity to the site. Bald eagle habitat has been identified to generally occur along the Mississippi, while the Trumpeter swans

have been found to utilize the fall and winter months along the Mississippi due to the open waters of the Mississippi River. Based upon these findings, a survey of the site and documentation of protected species should be completed prior to master plan implementation. This can change from season to season, so it is important to complete this task to reduce liability and risks caused by disturbance to these species of special concern if they are present. If federal funds are used to develop the project, the following documentation will be required:

- USFWS Federal Section 7 affects determination
- MN DNR Natural Heritage Database review
- USDA NRCS – Farmland Conversion worksheet (if federal funds are used or federal permits are issued)

### Geotechnical

A series of three standard penetration test borings and one hand auger boring were performed on the site to obtain representative soil information as it relates to the future development of this park, including single story, slab on grade shelters, bituminous paved parking and drive areas and sidewalks. Below is a summary of these findings:

- The penetration test borings generally encountered topsoil over alluvial deposited soils. The topsoil generally consisted of organic clay and clayey sand that was black to dark brown and moist to wet. The topsoil was about 8 to 24 inches thick.
- Underlying the topsoil and extending to the borings termination depth of about 16 feet, granular soils consisting of silty sand, poorly graded sand with silt and poorly graded sand were encountered. However, clayey sand was encountered in Boring PB-2 from below the topsoil to a depth of about 3 ½ feet. Groundwater was not encountered in these borings during drilling.
- Penetration resistances in the alluvial soils ranged from 3 to 11 blows per foot (BPF) and averaged about 6 BPF. Those values indicated they were very loose to medium dense but generally loose.
- The hand auger boring HA-4 was completed to a depth of 4 feet. Topsoil consisting of organic clay that was black and wet was encountered throughout that boring.
- The boring logs are included in the appendix of this report

### Summary of Geotechnical Recommendations

Based on the above findings, it is recommended that the topsoil be removed from beneath proposed structures such as those described above. The underlying alluvial soils generally appear capable of supporting such structures; however, they are locally very loose and generally loose. To improve their bearing capacity we recommend that pavement and footing subgrades be surface compacted utilizing a large vibratory compactor. Also, silty sands and clayey sands are considered frost susceptible soils and consideration should be given to removing them from beneath grade pavements and slabs (for unheated buildings) to reduce the detrimental effects of frost heave. After the recommended preparations, the

alluvial soils should be able to support the proposed buildings on spread footings designed to exert a bearing pressure of 2,500 pounds per square foot or less. As a typical practice, further testing may be required through the stages of final engineering to minimize delays or increased costs due to unforeseen implications that may arise.

#### Topsoil Suitability and Considerations for Athletic Turf

The representative soil sample taken from the site by John Hopko, Professional Turf & Renovation, have come back with a representative pH of 5.8. This classifies it as acidic. Based on this information, lime will need to be applied to establish quality turf. The nutrient levels in the soil were quite reasonable including the minor nutrients. The CEC or cation exchange capacity is low at 9.7. This puts it in a category of being a sandy, coarse soil. Cation exchange capacity is the ability of the soil to hold on to nutrients. Since the number is low, a sound fertility program will always be important. This sandy-coarse material will allow for well-draining topsoil, which is beneficial for athletic fields. In John Hopko's opinion, the soil is favorable and should be very receptive to growing quality turf on the athletic fields and elsewhere within the park.

Turf establishment is the key to a successful athletic complex project. Prior to implementing the athletic fields, the existing topsoil should be tested in greater frequency to determine the lime application rate needed to address the acidic condition and specific athletic seed selections should be considered. During final design, a meeting with the owner and design team should be held to discuss field usage, quality expectations and maintenance budget. The design team, including a turf/seed expert, will review the pros and cons related to various grass seed mixtures to meet the needs of the client and make a recommendation of specific seed mixture. Since there are always new varieties being developed by seeding companies, it is premature to select at this time. Ag-lime application should be implemented after final grade is approved and should be completed by shallow tilling to incorporate the lime and power raking to smooth and remove any debris. The seeding operation is best done in the August to mid-September timeframe. Seeding should be done with a Brillion seeder at the appropriate pounds per acre determined. Lastly, an application of a quality starter fertilizer should be applied at the time of seeding and three additional applications of fertilizer during grow-in to achieve excellent turf quality and root systems.

## **Community Desires & Project Goals**

The primary desire is for athletic field development to meet the current and future demands of recreation programs within the community. Many groups and individuals expressed a strong desire to develop a more 'parklike' atmosphere rather than an 'industrial' complex that would be common for an educational type of campus. This desire is consistent with one of the project goals stated in the RFP that recognized the park's potential unique blend of passive and active outdoor recreation resources and opportunities. The plan accomplished this goal by developing a layout that provides natural buffer spaces within the park and between the active portions of the park and the adjacent property. Locating

the large lighted recreation fields to the north (away from the BCOL regional park area) was also important (goal 1 & 2).

Based on the overall planning process, which included involvement from the general community, athletic associations, Parks Commission, BCOL Advisory Council, and City Council, the following provides an overview of the desires as related to stated goals in the RFP:

- Multi-purpose ballfields and multi-purpose greens (goal 11)
- Balance the needs of players, spectators and other park visitors (goal 7).
  - It is preferred to develop oversized multi-purpose fields to allow for maximum flexibility. This will allow moving the ‘wear patterns’ of the fields around and/or provide for different field orientations based on age group or sport (goal 11).
  - Ballfields are desired to allow multi-use also. Organized layout to best accommodate tournament play and efficiency with support structures and optimal orientation for sun angles relative to play were both considerations. Through the process, it was determined that the ‘pinwheel’ approach was preferable for organization of operation management and site utilization at the compromise of sun angle orientation for some fields. This is a very common approach for municipal athletic facilities and tournament play (goals 5, 11 & 12).
- Pedestrian circulation
  - Adequate space should be allowed along sides of fields for spectator use and circulation (goal 8).
  - Incorporate connections within athletic park facility nodes and to the larger regional park to enrich exploration of the outdoor recreational experience for Bertram park users (goal 3).
  - Trails provided for convenience and for recreational desires. Multiple loops will provide various lengths of trail routes with convenience between parking lots and recreation amenities. Trail crossings of roadways should be minimized. The trails will also offer opportunities for interpretive educational nodes to highlight various environmental and sustainable aspects of the park (goal 8).
- Restrooms / concessions are desired in convenient locations (goal 7).
- Vehicular circulation - allow for vehicular flow with identified parking distributed to accommodate the development of athletic fields (goal 7).
- Beer sales are important for adult league events. The city and county are currently discussing this opportunity.
- Sports lighting
  - Focus on northern fields and pinwheel
  - Desire to avoid lighting fields closest to the regional park (goal 1 & 4)
  - Lights with glare control should be utilized to reduce light pollution. Engineering of LED lighting systems are continually progressing. There have recently been improvements with light quality, reduced spill light, and energy efficiency. This type of system should be considered at the time of development (goal 4 & 6).

- Set a determined schedule for when lights will turn off to minimize light pollution in this area (goal 6)
- The plan should also consider alternate opportunities such as:
  - tennis courts
  - paved hockey rink to allow for year round use (inline skating or basketball in summer)
  - play areas
  - picnic areas
- Plan implementation
  - The BCOL Regional Athletic Park Master Plan is developed to maximize efficiency through prioritizing on phases that provide framework for immediate implementation while balancing recreational needs and cost effectiveness (goal 9 & 12). Through feed received from City Council workshops and public engagement, this master plan fulfills the needs of the community and athletic associations as well as strengthening the connections to the larger regional park (goal 10).
- Sustainability is desired. This can be achieved through stormwater re-use, utilizing recycled materials for construction, and the incorporation of efficient lighting and water use systems. Utilizing native landscape materials will also be employed to provide for buffering and transitions between natural resource and athletic areas of the park while minimizing maintenance and irrigation requirements (goal 6).
- This feasibility report outlines laws, policies and regulations pertaining to the future implementation of this park, accounting for grant requirements, anticipated environmental review and permitting, and accessibility (goal 14).

## Athletic Needs Assessment

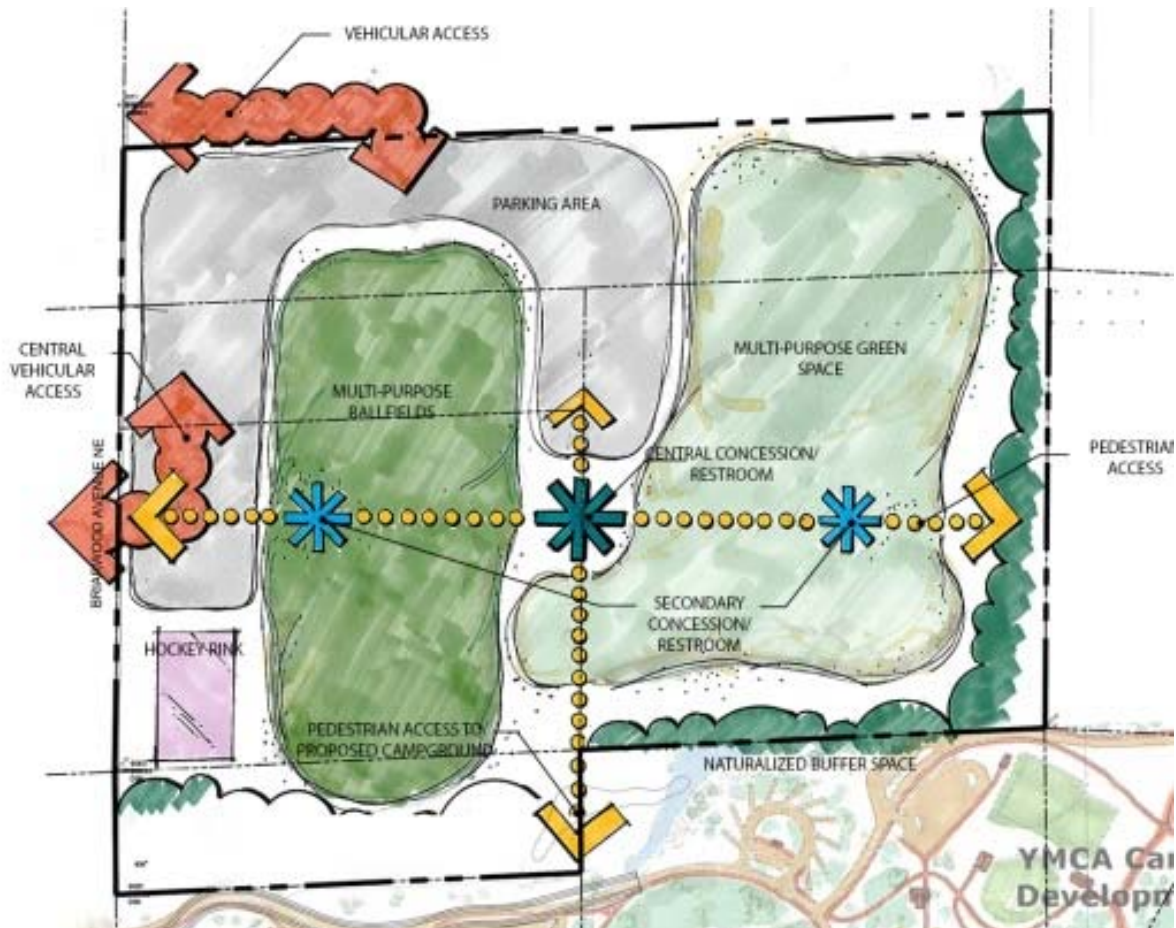
The result of the athletic needs assessment indicates that the highest current and projected demands relate to multi-use field sports to accommodate soccer/football/lacrosse. The potential decommissioning of the Xcel Fields, as related to the potential I-94 interchange in the future, will result in increased demand of ballfield facilities. The athletic needs assessment process and evaluation also revealed a strong need and desire to provide both local and regional facilities for outdoor recreational programs. Through development of the site, local needs would be accommodated as well as provide a premier regional athletic park destination and related economic growth opportunities for Monticello businesses. Based upon these findings, we recommend a balanced approach for development of the BCOL site. This will involve development of various athletic facility types to meet the current and projected future demands of the community.

## Development of the Site Plan

Based on community desires and athletic needs assessment, WSB developed numerous spatial concepts to explore the various relationships of desired facility types as related to each other and the surrounding properties as well as pedestrian and vehicular access and circulation.

The following represents the initial spatial concepts prepared.

### Concept One



#### PROS

- Central corridor provides ease of pedestrian movements through site.
- Winter use feature near entrance eliminates need for extensive plowing.
- Parking and entrance drive do not divide park - recreation features are continuous.

#### CONS

- No vehicular connection to county park.
- Fenced facilities in forefront prevent visibility of site from Briarwood Avenue.
- More "institutional" layout.
- Higher concentration of players/spectators along edges of fields adjacent to future campground.

## Concept Two



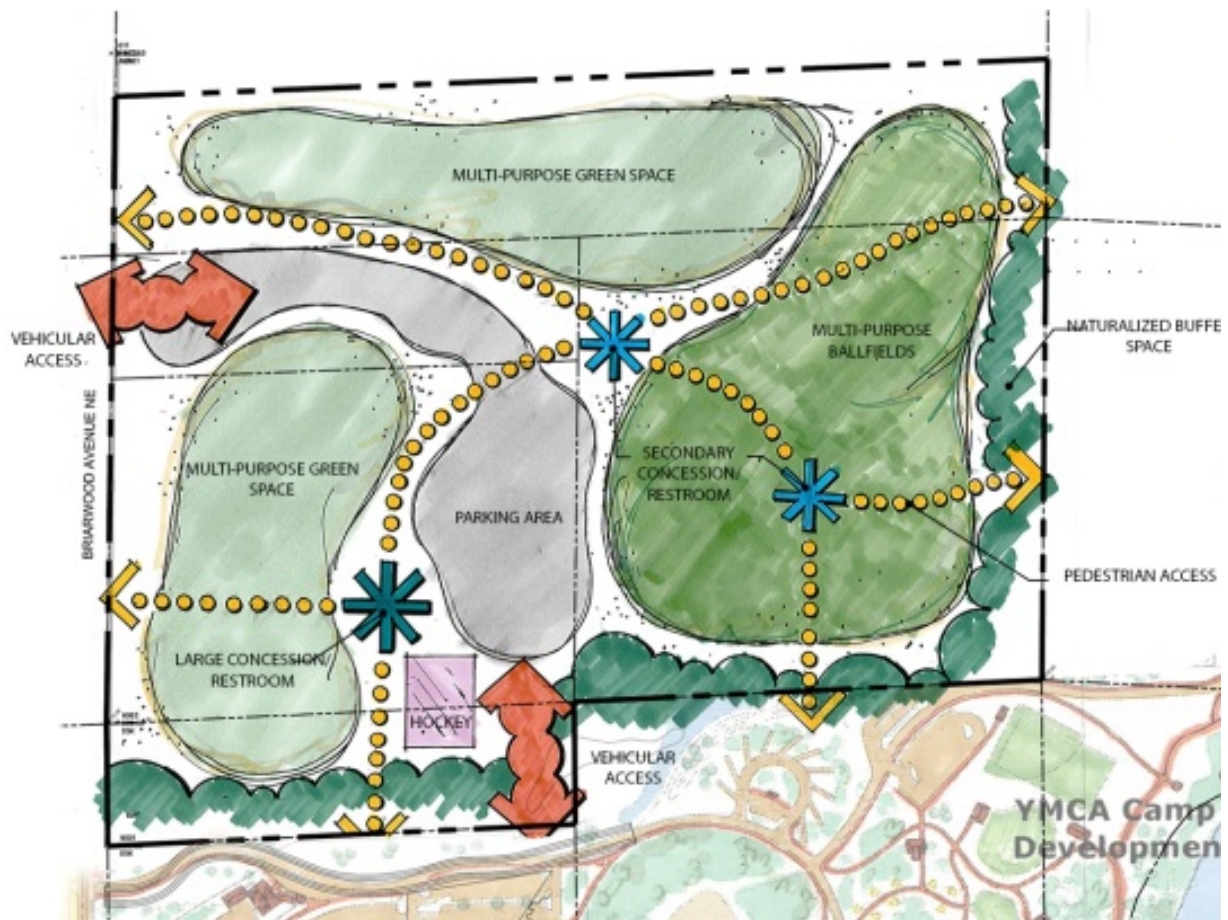
### PROS

- Greater distribution of parking.
- Vehicular connection to county park entrance and parking area to the south.
- More curvilinear 'park like' layout.

### CONS

- Parking configuration slightly divides site.
- Ballfield fencing may block views into the site.
- Higher concentration of players/spectators along edges of fields adjacent to future campground.
- No hockey.
- Access drive is not optimally spaced away from regional park entrance.

## Concept Three



### PROS

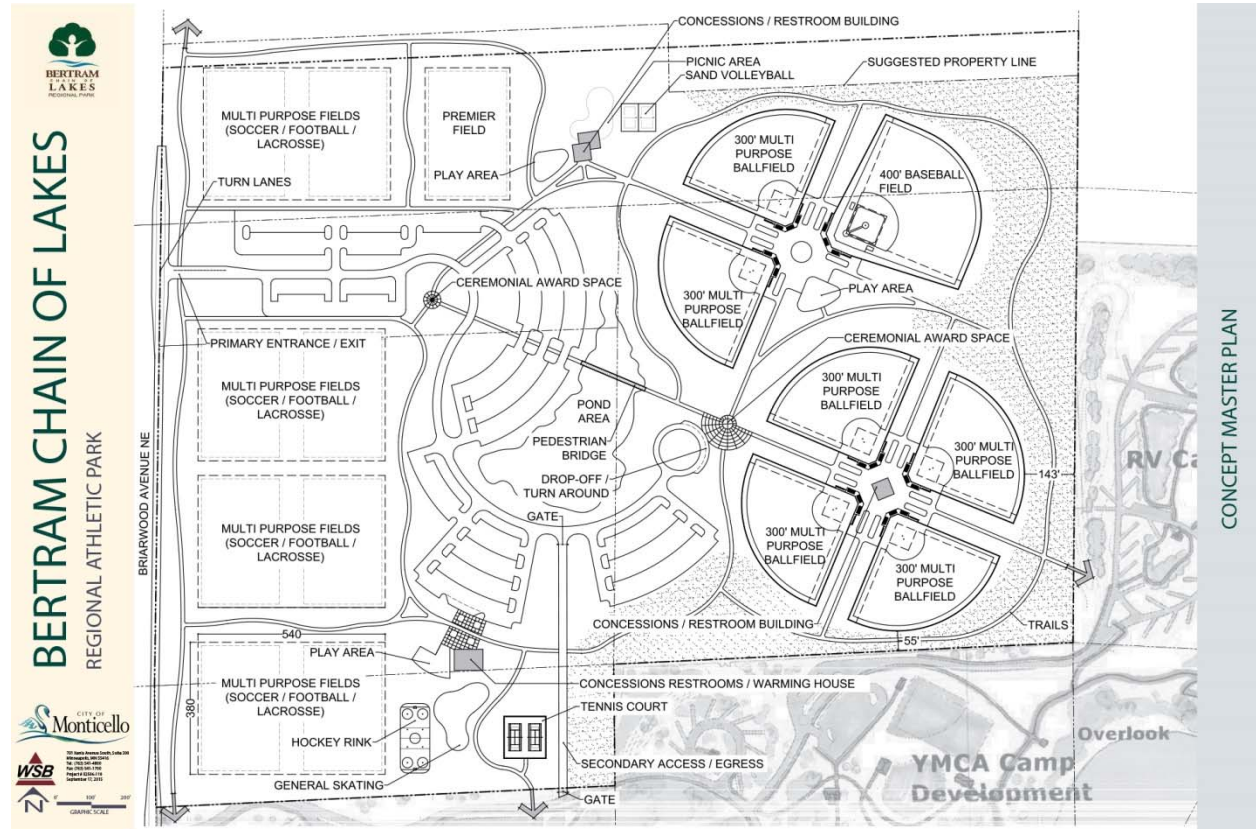
- Open fields allow unobstructed views into site and greater visibility of the grounds from Briarwood Avenue
- Vehicular connection to county park and parking area to the south.
- Fenced ballfields at east will result in decreased number of players/spectators adjacent to future campgrounds.

### CONS

- Parking configuration divides the site.
- Location of hockey rink may require additional plowing in the winter.

## Draft Master Plan

After reviewing these concepts with and collecting input from the stakeholders, user groups, city staff and attendees of the public open house meeting held on December 10, 2015, it was preferred that we proceed in the direction of concept #3. The next step included refinement through more detail to confirm the fit and layout of the many program elements in context of design intent. The draft plan below was the result of this step.

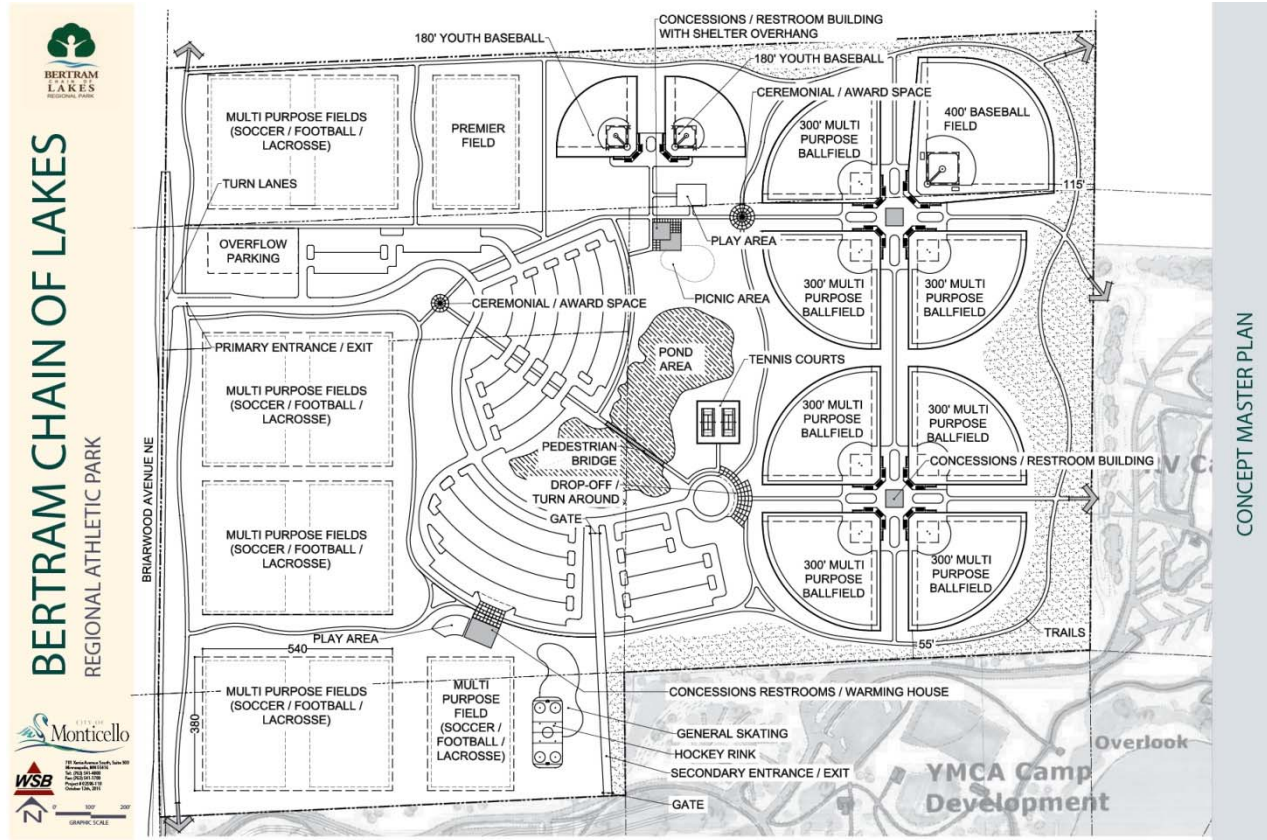


This first version of the plan was presented to BCOL Advisory Group. The draft plan included:

- 9 multi-purpose greens
- 6 multi-purpose ballfields
- 1 hockey rink
- 2 play areas
- 3 concession/restroom buildings
  - 1 including warming house
  - 1 including shelter overhang
- Parking for approximately 1000 vehicles
- Paved trail loop system

Through feedback gathered the following items were stated by the BCOL Advisory Group.

- Providing a combination court for hockey/basketball and tennis/pickleball.
- Desire naturalized buffer space along the perimeter of the park.
- Interest in incorporating a cross country trail system or connection to a cross country trail system through the site.
- Concern was raised about the duration of light for fall sporting activities.



The second version of the plan was presented to BCOL Advisory Group as well as a workshop with the Monticello City Council. The draft plan included:

- 10 multi-purpose greens
- 7 multi-purpose ballfields
- 2 youth baseball fields
- 1 hockey rink
- 2 play areas
- 4 concession/restroom buildings
  - 1 including warming house
  - 1 including shelter overhang
- Parking for approximately 1000 vehicles
- Paved trail loop system – Approximately 3.8 miles

Through feedback gathered it was expressed that the following modifications be explored in a refined plan.

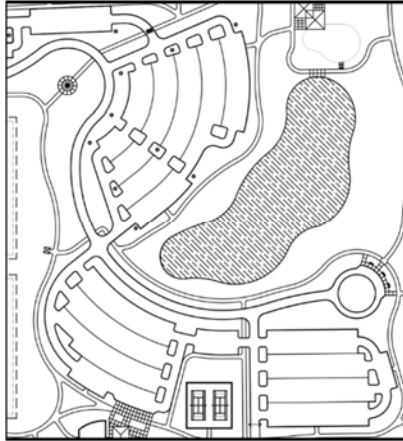
- Straighten the parking bays, but keep the design intent and circulation flow
- Smooth the perimeter of the pond
- Remove the pedestrian bridge
- Move the tennis courts closer to the southern restroom/concessions/warming house building
- Reconfigure the secondary access road

## Parking Lot Alignments / Character

Below are the various parking lot alignment options explored and presented to the City Council on November 23, 2015. Option 1 was preferred.

### OPTION 1

- Curvilinear parking creates traffic calming
- More 'parklike' atmosphere



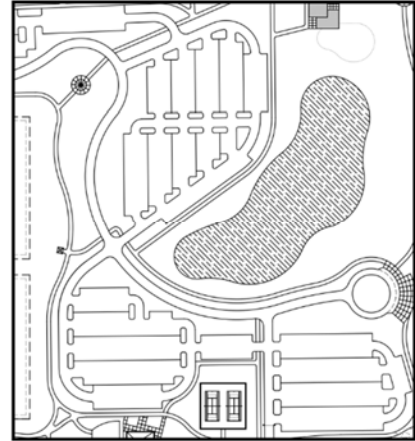
### OPTION 2

- Balance between curvilinear and straight



### OPTION 3

- Functional yet more 'industrial' looking



## Plan Refinements

The next iterations of the plan included adjustments as depicted in the list and graphic below. This plan was presented to the City Council on November 23, 2015 and at a public open house on December 10, 2015.

- Curvilinear parking lot and roadway alignments to maintain 'parklike' atmosphere.
- Smooth the perimeter of the pond
- Remove the pedestrian bridge across the pond
- Move the tennis courts closer to the southern restroom/concessions/warming house building
- Reconfigure the secondary access road



Feedback from the public open house meeting on December 10, 2015 and follow up conversations with athletic associations resulted in a desire to explore locating the baseball field closer to the parking lot.

The following graphic portrays the revised plan with relocated ballfields in the northeast portion of the site to decrease distance from parking areas to the large baseball field. This plan was presented to the City Council on February 8, 2016. Discussions during and following the meeting suggested a desire for further revisions to the site based on pending decommissioning of Xcel Fields and changing desires by the athletic association.



## Master Plan

The following master plan responds to the feedback gathered at the City Council work sessions on February 8<sup>th</sup>, 2016 and March 28<sup>th</sup>, 2016. The baseball field was located in closer proximity to the parking lot, while other ballfields and soccer fields were adjusted for better fit and circulation/access. The ballfield ‘pinwheel’ was moved north to accommodate multi-purpose greens in the southeast corner of the site. The plan layout fulfills the needs of the community, athletic associations, and respects the regional park context of the area.

This plan was presented to the Monticello Parks Commission and BCOL Advisory Council on November 4<sup>th</sup>. Both the Commission and the Advisory Council recommend this plan be forwarded to the City Council for adoption.



Below is a list of the site amenities.

- 11 multi-purpose greens (360' x 225')
- 4 multi-purpose ballfields (300' to outfield fence)
- 2 youth baseball fields (260' to outfield fence)
- 2 youth baseball fields (220' to outfield fence)
- 1 Baseball field (380' to centerfield)
- 2 tennis courts
- 1 hockey rink/basketball court
- 2 play areas
- 4 concession/restroom buildings
  - 1 including warming house
- Parking for approximately 1000 vehicles
- Paved trail loop system – Approximately 4.4 miles

# Plan Implementation

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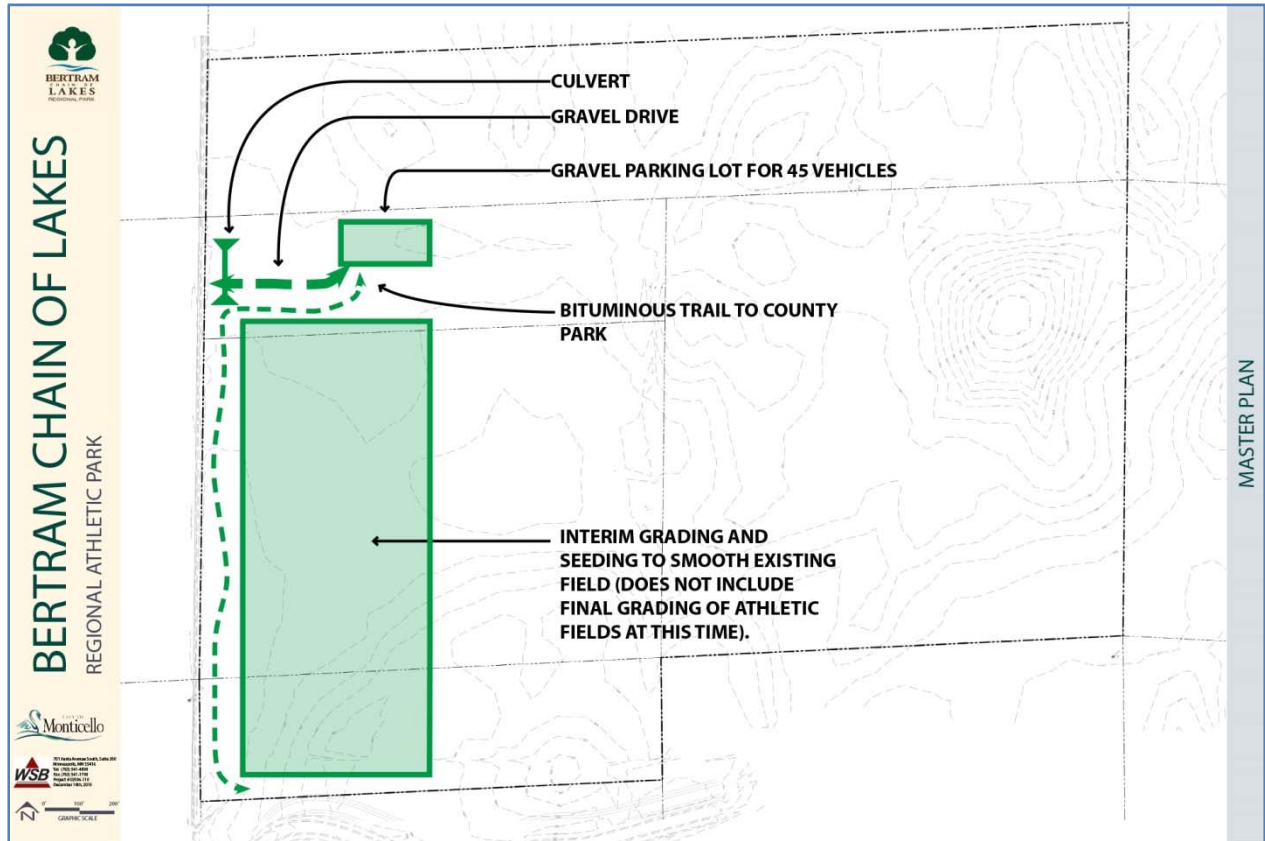
The BCOL Regional Athletic Park Master Plan has been divided into a series of development areas and phases to allow for flexibility in design/implementation based on available funding. Alternatively, if funding is secured, the site could be developed all at once. These development areas have been designed to maximize efficiency to achieve phasing to meet a balance of recreation needs and cost effectiveness. Through phasing, this design can allow for future adaption based on evolving trends relating to outdoor recreation.

Based on discussions with city staff and projected general funding allocation of \$700,000 per year, the project could be developed in \$3 - \$4 million phases. The planned phasing suggested in this feasibility report is logically focused on progressive implementation that provides basic facilities / infrastructure with options to make continued improvements as the recreation needs increase and funding grows. Without other forms of funding, such as an additional tax levy or bond referendum, it is expected that construction of the first major improvements (Development Area "A" – Base) could occur as soon as 2019 or 2020. Future phases could be carried out by similarly saving annual funds at a rate of \$700k per year until an adequate amount is available for the desired improvements.

As with any plan, you have flexibility to develop the project either in a shorter or longer timeframe, or, in larger or smaller 'phases' to best align with available funding sources. It should be kept in mind that developing in smaller phases over a longer period of time will typically result in higher development costs and increased disruption of site use and construction traffic.

The diagrams on the following pages reflect the areas of development and related cost estimates.

## Interim Development

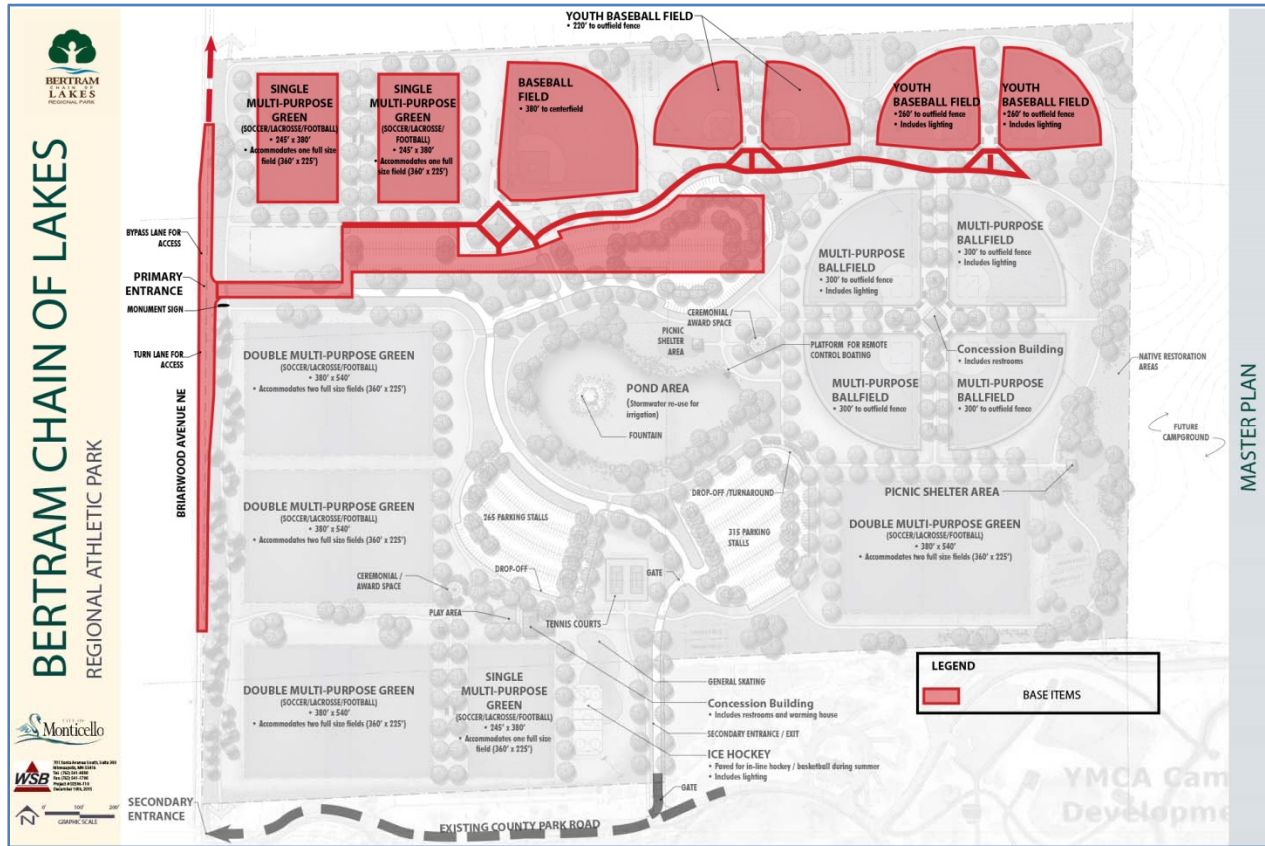


### Interim Development

Item	Description	Estimated Development Cost
1	<b>Grading / earthwork &amp; erosion control</b> (assumes no soil corrections)	<b>44,400</b>
	1 Earthwork and erosion control	
2	<b>Gravel Drive, Culvert and Gravel Parking Area</b>	<b>106,819</b>
	1 Ditch Culvert	
	2 Gravel Surface	
3	<b>Asphalt Pavement for Trails</b>	<b>54,050</b>
	3 Asphalt pavement (3" asphalt pavement over 6" aggregate base)	
4	<b>Restoration</b>	<b>15,238</b>
	4 9 Acres of turf seed mix	
<b>Subtotal - Interim Development</b>		<b>220,507</b>
Estimated Administrative Costs: Design and engineering, permits, testing, construction staking, construction observation		28,366
<b>Total for Interim Development</b>		<b>248,873</b>

As of October 2016, the interim improvements were constructed. The time needed for successful turf restoration 'grow-in' will extend into the 2017 season.

## Development Area #1 – Base Items



### Development Area 1 - Base Items

Item	Description	Estimated Development Cost
<b>1 Mobilization</b>		<b>113,180</b>
1	Mobilization	
<b>2 Grading / earthwork &amp; erosion control (assumes no soil corrections)</b>		<b>215,800</b>
1	Earthwork and erosion control	
<b>3 Utilities</b>		<b>418,900</b>
1	Minimal Stormsewer/Culverts and riprap	
2	Electrical site service	
3	Irrigation and related connections	
4	Irrigation Adjustment for biosolids site	
5	Sealing monitoring wells (7) on the biosolids site	
<b>4 Irrigation Systems</b>		<b>247,000</b>
1	Irrigation System for two 360' x 225' multi-purpose greens	
2	Irrigation System for one 380' baseball field	
3	Irrigation System for two 260' youth baseball fields	
4	Irrigation System for two 220' youth baseball fields	
<b>5 One - 380' baseball field</b>		<b>280,480</b>
1	Backstop, foul line and outfield fencing	
2	Backstop Safety Netting	
3	Agg-lime	
4	Clay Mound	
5	Concrete pavement	
6	Bleachers- 5 row, 21' long	
7	Bleachers- 10 row, 21' long	
8	Dugout structure w/o storage	
9	Dugout structure w/storage	
10	Bases and plates	
11	Foul poles	
12	Foul line Outfield Safety Rail	
13	Concrete maintenance Strip	
<b>6 Two - 260' youth baseball fields</b>		<b>281,070</b>
1	Backstop, foul line and outfield fencing	
2	Backstop Safety Netting	
3	Agg-lime	
4	Clay Mound	
5	Concrete pavement (4" depth)	
6	Concrete pavement (5" depth)	
7	Bleachers- 5 row, 21' long	
8	Players bench 24' long	

	9	Bases and plates	
	10	Foul poles	
	11	Foulline Outfield Safety Rail	
	12	Concrete maintenance strip	
<b>7</b>	<b>Two - 220' youth baseball fields</b>		<b>263,290</b>
	1	Backstop, foulline and outfield fencing	
	2	Backstop Safety Netting	
	3	Agg-lime	
	4	Clay Mound	
	5	Concrete pavement (4" depth)	
	6	Concrete pavement (5" depth)	
	7	Bleachers- 5 row, 21' long	
	8	Players bench 24' long	
	9	Bases and plates	
	10	Foul poles	
	11	Foulline Outfield Safety Rail	
	12	Concrete maintenance strip	
<b>8</b>	<b>Gravel Entrance Drive and Parking Areas</b>		<b>254,990</b>
	1	10" compacted aggregate base	
	2	Common Borrow (18" depth)	
	3	Vehicular Wayfinding Signage(2)	
<b>9</b>	<b>Gravel Trail</b>		<b>30,940</b>
	1	6" compacted aggregate base	
	2	Common Borrow (12" depth)	
<b>10</b>	<b>Lighting</b>		<b>135,000</b>
	1	Sports lighting for one 380' baseball field	
<b>11</b>	<b>Restoration</b>		<b>136,000</b>
	1	Trees, shrubs and perennials	
	2	22 Acres of turf seed mix	
	3	10 Acres of prairie seed mix	
<b>Subtotal - Development Area 1 - Base Items</b>			<b>2,376,650</b>
<b>Recommended Contingency (10%)</b>			237,665
<b>Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation</b>			475,330
<b>Total for Development Area 1 - Base Items</b>			<b>3,089,645</b>

<b>Briarwood Avenue Roadway Improvements</b>			
	<b>Item</b>	<b>Description</b>	<b>Estimated Development Cost</b>
<b>1</b>	<b>Roadway Improvements</b>		<b>550,000</b>
	1	Briarwood Avenue- Addition of one turn lane and a bypass lane	
	2	Widening roadway and overlaying between County Road 39 and the primary entrance	
<b>Subtotal - Briarwood Avenue Roadway Improvements</b>			<b>550,000</b>
<b>Recommended Contingency (10%)</b>			55,000
<b>Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation</b>			110,000
<b>Total for Briarwood Avenue Roadway Improvements</b>			<b>715,000</b>

## Development Area #1 – Phase ‘A’ Add-On Items



### Development Area 1 - Phase 'A' Add-On Items

	Item	Description	Estimated Development Cost
1	<b>Mobilization</b>		<b>90,905</b>
	1	Mobilization	
2	<b>Grading / earthwork &amp; erosion control</b> (assumes no soil corrections)		<b>35,260</b>
	1	Earthwork and erosion control	
3	<b>Utilities</b>		<b>487,340</b>
	1	Stormsewer System	
	2	Septic(2) with lift station and Forcemain for each	
	3	Potable water well system includes potable well, buried pipe and misc. items	
4	<b>Play Area</b>		<b>100,000</b>
	1	Play container, equipment and safety fencing	
5	<b>One - 380' baseball field</b>		<b>56,500</b>
	1	Batting cages(2)	
	2	Electronic scoreboard(1)	
6	<b>Entrance Drive, Parking Areas &amp; Signage</b>		<b>595,500</b>
	1	Bituminous (1.5" Wear Course)	
	2	Bituminous (2" Non-Wear Course)	
	3	Tack Coat	
	4	10" compacted aggregate base	
	5	Common Borrow (18" depth)	
	6	Decorative concrete pavement for pedestrian crossings	
	7	Concrete curb and gutter	
	8	Parking signage & striping	
	9	Drive gate	
	10	Monument Sign including lighting and landscape enhancements (located at northwest entrance)	
7	<b>Trail Pavement</b>		<b>354,640</b>
	1	Bituminous Pavement (3" wear course)	
	2	6" compacted aggregate base	
	3	Common Borrow (12" depth)	
8	<b>Restoration</b>		<b>70,000</b>
	1	Trees, shrubs and perennials	
9	<b>Miscellaneous Items</b>		<b>118,800</b>
	1	6' Benches(14), Trash Receptacles(10), Bike Racks (2), Drinking Fountains (2) and Flagpoles (3)	
	2	15' x 15' Storage shed	
	3	Mini Biff Screens(6)	
	4	2 sets of soccer nets(2 per set), 2 sets of portable football goals(2 per set), and 2 sets of lacrosse nets(2 per set)	
	5	Interpretative Wayfinding Trail Markers(3)	

<b>Subtotal - Development Area 1 - Phase 'A' Add-On Items</b>	<b>1,908,945</b>
<b>Recommended Contingency (10%)</b>	190,895
<b>Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation</b>	381,789
<b>Total for Development Area 1 - Phase 'A' Add-On Items</b>	<b>2,481,629</b>

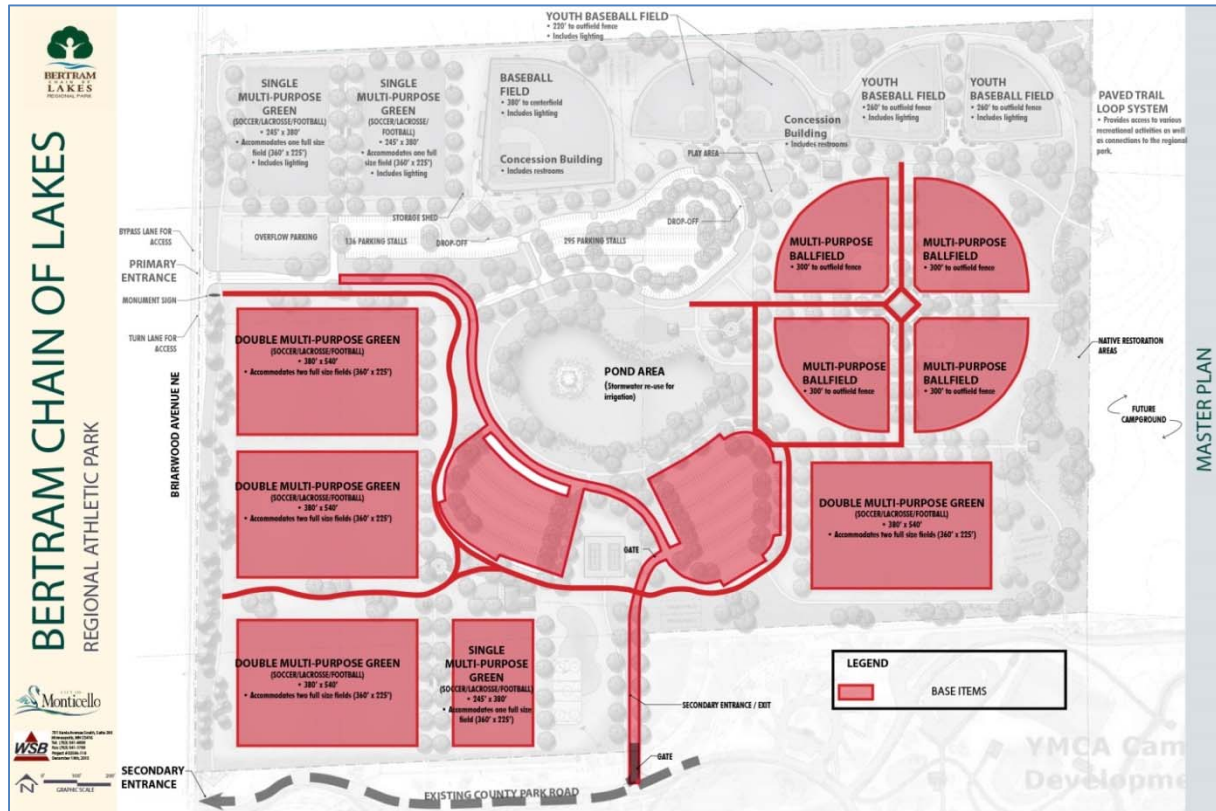
## Development Area #1 – Phase ‘B’ Add-On Items



### Development Area 1 - Phase 'B' Add-On Items

Item	Description	Estimated Development Cost
<b>1 Mobilization</b>		<b>135,480</b>
1	Mobilization	
<b>2 Concession Building</b>		<b>1,600,000</b>
1	Concession building w/restrooms (2)	
<b>3 260' multi-purpose field upgrades</b>		<b>67,200</b>
1	Player bench canopy(4)	
2	Electronic scoreboard(2)	
<b>4 220' youth baseball field upgrades</b>		<b>67,200</b>
1	Player bench canopy(4)	
2	Electronic scoreboard(2)	
<b>5 Lighting</b>		<b>770,000</b>
1	Sports lighting for two 220' youth baseball fields	
2	Sports lighting for one 260' baseball field	
3	Sports lighting for two 365' x 225' multi-purpose greens	
4	Lighting for north parking lot	
<b>6 Miscellaneous Items</b>		<b>205,080</b>
1	6' High, 2-Rail Chain-Link (around multi-purpose athletic greens)	
2	3-Row - 21' Long Bleachers(2) on concrete pad	
3	Baseball Stadium Bleacher Upgrade	
<b>Subtotal - Development Area 1 - Phase 'B' Add-On Items</b>		<b>2,844,960</b>
<b>Recommended Contingency (10%)</b>		<b>284,496</b>
<b>Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation</b>		<b>568,992</b>
<b>Total for Development Area 1 - Phase 'B' Add-On Items</b>		<b>3,698,448</b>

## Development Area #2 – Base Items



Development Area 2 - Base Items			Estimated Development Cost
Item	Description		
<b>1</b>	<b>Mobilization</b>		<b>137,440</b>
1	Mobilization		
<b>2</b>	<b>Grading / earthwork &amp; erosion control (assumes no soil corrections)</b>		<b>711,700</b>
1	Earthwork and erosion control		
2	Clay liner		
<b>3</b>	<b>Utilities</b>		<b>50,000</b>
1	Minimal Stormsewer/Culverts and Riprap		
<b>4</b>	<b>Irrigation Systems</b>		<b>455,000</b>
1	Irrigation System for nine 360' x 225' multi-purpose greens		
2	Irrigation System for four 300' multi-purpose fields		
<b>5</b>	<b>Four - 300' multipurpose ballfields</b>		<b>562,490</b>
1	Backstop, foul-line and outfield fencing		
2	Backstop Safety Netting		
3	Agg-lime		
4	Concrete pavement (4" depth)		
5	Concrete pavement (5" depth)		
6	Bleachers- 5 row, 21' long		
7	Players bench 24' long		
8	Bases and plates		
9	Foul poles		
10	Foul-line Outfield Safety Rail		
11	Concrete maintenance strip		
<b>6</b>	<b>Gravel Entrance Drive and Parking Areas</b>		<b>480,050</b>
1	10" compacted aggregate base		
2	Common Borrow (18" depth)		
3	Vehicular Wayfinding Signage(2)		
<b>7</b>	<b>Gravel Trail</b>		<b>67,560</b>
1	6" compacted aggregate base		
2	Common Borrow (12" depth)		
<b>8</b>	<b>Restoration</b>		<b>421,900</b>
1	Trees, shrubs and perennials		
2	49 Acres of turf seed mix		
3	25 Acres of prairie seed mix		
<b>Subtotal - Development Area 2 - Base Items</b>			<b>2,886,140</b>
<b>Recommended Contingency (10%)</b>			288,614
<b>Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation</b>			577,228
<b>Total for Development Area 2 - Base Items</b>			<b>3,751,982</b>

<b>Maintenance Building (on Wright County Property)</b>			
	<b>Item</b>	<b>Description</b>	<b>Estimated Development Cost</b>
<b>1</b>	<b>Mobilization</b>		<b>17,500</b>
	1	Mobilization	
<b>2</b>	<b>Maintenance Building</b>		<b>350,000</b>
	1	36' x 100' maintenance building including utilities, gravel parking area and landscape enhancements	
<b>Subtotal - Maintenance Building</b>			<b>367,500</b>
<b>Recommended Contingency (10%)</b>			<b>36,750</b>
<b>Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation</b>			<b>73,500</b>
<b>Total for Maintenance Building (on Wright County Property)</b>			<b>477,750</b>

## Development Area #2 – Phase ‘A’ Add-On Items



### Development Area 2 - Phase 'A' Add-On Items

Item	Description	Estimated Development Cost
<b>1 Mobilization</b>		<b>126,840</b>
1	Mobilization	
<b>2 Grading / earthwork &amp; erosion control</b> (assumes no soil corrections)		<b>17,490</b>
1	Earthwork and erosion control	
<b>3 Utilities</b>		<b>567,030</b>
1	Stormsewer System	
2	Septic(2) with lift station and forcemain for each	
3	Potable water well system includes potable well, buried pipe and misc. items	
<b>4 Play Area</b>		<b>88,000</b>
1	Play container and equipment	
<b>5 Picnic Shelter</b>		<b>135,000</b>
1	35' Square small group picnic shelter includes concrete slab and picnic tables (4)	
<b>6 Parking Areas &amp; Signage</b>		<b>979,430</b>
1	Bituminous (1.5" Wear Course)	
2	Bituminous (2" Non-Wear Course)	
3	Tack Coat	
4	10" compacted aggregate base	
5	Common Borrow (18" depth)	
6	Decorative concrete pavement for pedestrian crossings	
7	Concrete curb and gutter	
8	Parking signage & striping	
<b>7 Trail Pavement</b>		<b>320,070</b>
1	Bituminous Pavement (3" wear course)	
2	6" compacted aggregate base	
3	Common Borrow (12" depth)	
<b>8 Miscellaneous Items</b>		<b>429,640</b>
1	Interpretative Wayfinding Trail Markers(8)	
2	Park Kiosks(2) (Overall Map, Rules, Etc.)	
3	Platform and railing for remote control boating	
4	Picnic tables(6), 6' Benches(27), Bike racks(4), Trash receptacles(10), Drinking Fountain(2) and Flagpole(1)	
5	15' x 15' Storage shed	
6	Mini Biff Screens(12)	
7	6' High, 2-Rail Chain-Link (around multi-purpose athletic greens)	
8	3-Row - 21' Long Bleachers(2) on concrete pad	
9	9 sets of Soccer nets(2 per set), 3 sets of Portable football goals(2 per set), and 3 sets of Lacrosse nets(2 per set)	
10	Decorative concrete pavement for ceremonial award space and concession area	

11 Pond Fountain

<b>Subtotal - Development Area 2 - Phase 'A' Add-On Items</b>	<b>2,663,500</b>
<b>Recommended Contingency (10%)</b>	266,350
<b>Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation</b>	532,700
<b>Total for Development Area 2 - Phase 'A' Add-On Items</b>	<b>3,462,550</b>

## Development Area #2 – Phase ‘B’ Add-On Items



### Development Area 2 - Phase 'B' Add-On Items

Item	Description	Estimated Development Cost
<b>1 Mobilization</b>		<b>108,670</b>
1	Mobilization	
<b>2 Concession Buildings</b>		<b>1,775,000</b>
1	Concession building w/restrooms and warming house	
2	Concession building w/restroom	
<b>3 300' multi-purpose field upgrades</b>		<b>134,400</b>
1	Player bench canopy (8)	
2	Electronic scoreboard (4)	
<b>4 Hockey / Basketball Court</b>		<b>264,000</b>
1	Fiberglass Dasher boards	
2	Hockey Goals (per set)	
3	Concrete (reinforced - 5" depth with 6" aggregate base)	
4	Court Striping	
5	Basketball Goals	
6	Hockey Rink Lighting	
<b>Subtotal - Development Area 2 - Phase 'B' Add-On Items</b>		<b>2,282,070</b>
<b>Recommended Contingency (10%)</b>		<b>228,207</b>
<b>Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation</b>		<b>456,414</b>
<b>Total for Development Area 2 - Phase 'B' Add-On Items</b>		<b>2,966,691</b>

## Development Area #2 – Phase ‘C’ Add-On Items



### Development Area 2 - Phase 'C' Add-On Items

Item	Description	Estimated Development Cost
<b>1 Mobilization</b>		<b>46,050</b>
1	Mobilization	
<b>2 Tennis Court</b>		<b>150,920</b>
1	10' High, 3-Rail Chain-Link	
2	Asphalt pavement with agg. base	
3	Concrete maintenance strip	
4	Windscreen	
5	Color coating for tennis and pickleball	
6	Tennis nets(2)	
7	Tennis court lighting	
<b>3 Lighting</b>		<b>770,000</b>
1	Sports lighting for four 300' multi-purpose fields	
2	Sports lighting for two 365' x 225' multi-purpose greens	
3	Lighting for south parking lot	
<b>Subtotal - Development Area 2 - Phase 'C' Add-On Items</b>		<b>966,970</b>
<b>Recommended Contingency (10%)</b>		96,697
<b>Estimated Administrative Costs (20%): Design and engineering, permits, testing, construction staking, construction observation</b>		193,394
<b>Total for Development Area 2 - Phase 'C' Add-On Items</b>		<b>1,257,061</b>

## Summary of Estimated Development Cost

The following spreadsheet summarizes the estimate costs of full plan development.

	Interim Development	Development Area #1	Development Area #2	Total Development
Base Development Estimated Cost	\$248,873	\$3,804,645	\$4,229,732	\$8,283,250
Phase 'A' Add-On Development Estimated Cost	N/A	\$2,481,629	\$3,462,550	\$5,944,179
Phase 'B' Add-On Development Estimated Cost	N/A	\$3,698,448	\$2,966,691	\$6,665,139
Phase 'C' Add-On Development Estimated Cost	N/A	N/A	\$1,296,061	\$1,296,061
<b>Full Build Out Total Estimated Cost</b>	<b>\$248,873</b>	<b>\$9,984,722</b>	<b>\$11,955,034</b>	<b>\$22,188,629</b>

## Cost Estimation and Inflation

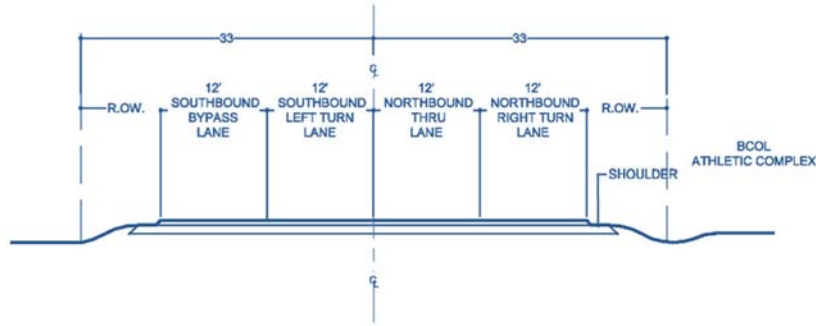
The cost analysis in this report defines the potential costs associated with each development component of the master plan. It is based on a combination of site-specific development requirements and projects of similar size and complexity. The costs are also based on having the work completed by private contractors and specialists. It does not take into consideration work that could be performed by city staff, volunteer groups, or by other means.

The cost estimate is based on master plan level evaluation, which brings with it inherent limitations. This information is provided to help guide implementation decisions and develop general budgeting, phased implementation, and comparing the relative cost of one item to that of another. The costs are in 2016 dollars. Although intended to be conservative, actual costs will vary depending on the year that each aspect of the master plan is implemented, implementation parameters, economic conditions affecting bidding, and the actual site conditions found in the field during construction. Inflation rates should be applied at the time of designing for implementation to adjust for the most current economic conditions.

## Transportation Access / Briarwood

Based on the number of facilities and parking capacity, it is expected that Briarwood Avenue will need to be improved to accommodate the expected traffic generation from the facility. It is expected that on peak days with all fields in use the facility will generate up to 1450 trips in a day and up to 370 trips during the peak hour of the event. Typical non-event days assuming all fields would be available, will generate up to 750 trips for the day and up to 150 trips for the peak hour. In order to accommodate this expected traffic generation, Briarwood Avenue should be widened to a minimum of 24 feet in width and overlaid (from CR 39 to the proposed site access). In addition at the primary access, Briarwood Avenue should be widened to include a turn lane and a bypass lane. We propose this to occur during implementation of the first development area. There is an existing 66' wide easement that will

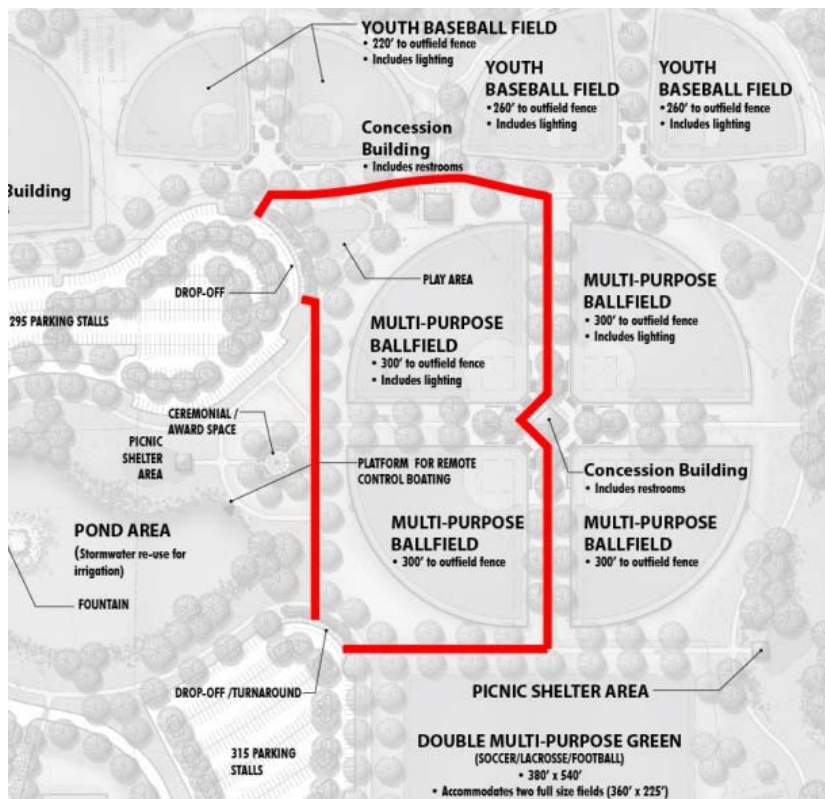
accommodate the widening of this roadway. The cross section below illustrates how the modified roadway at the site access will fit within the existing easement.



A secondary access point is connected to the Wright County Regional Park roadway directly to the south of the proposed athletic park. This can be gated for normal days to encourage use of the primary entrance, but can be opened to provide expanded vehicular access/egress during larger tournament types of events.

## Emergency access routes to athletic fields

All trails are proposed to be 10' wide to accommodate vehicles for maintenance purposes. In many cases the athletic fields are adjacent to roadways and parking areas, however in some congested areas that are a bit further from parking lots we are suggesting 12' wide trails to accommodate emergency vehicle access. The proposed 12' wide trails are highlighted in the graphic to the right.



## Sustainability Recommendations

The BCOL Regional Athletic Park proposes several design principles to maximize efficiency sustainability of development. The following is a list of items proposed to be integrated to the sustainability of development. Note that each element should be evaluated based on cost/benefit over the expected lifespan of the equipment or facility being considered.

- **Stormwater reuse** – This will be achieved by directing all parking lot runoff to a large centrally located pond. In addition to the functional sustainability benefits, this pond will also serve as a focal point within the park surrounded by trails and picnic areas. The pond will be clay lined to retain stormwater runoff for re-use as irrigation water. In periods of drought, a well will refill the pond for irrigation uses. This is a practice commonly used in golf courses and other large athletic complexes.
- **Construction Materials and Products** – An additional form of sustainable design will come through means of green products, efficient fixtures and the integration of recycled materials into the construction of the park.

- **Green products** – Green technologies and innovations are making buildings more sustainable, increasing the performance and efficiency of a building through the integration of green products. These products are becoming increasingly cost efficient from material use for building construction to site amenities such as platforms or decks. The product shown on the right is an example of Trex decking, which is composed of a recycled plastic that is durable and is a great alternative for typical wood decking.



- **Fixtures** – Cost of operations for proposed buildings can be aided through the incorporation of low-flow toilets and faucets to conserve water (shown to the right). Additionally, technological advances in LED lighting can be infused into the park to maximize performance and energy savings for interior and exterior use throughout the park.



- **Recycled materials** – The reuse of recycled materials such as crushed concrete will provide additional sustainable and environmentally friendly practice. Recycled crush concrete (shown to the right) can be utilized for the subbase of pavements to reduce the dependency and absorption of natural resources such as virgin aggregate limestone for the development of the park.



- **Native plantings and seed mix**- The proposed landscape for BCOL Regional Park will serve the park on a multitude of levels. The plant material will offer users of the site with year-round interest as well as provide functional value to the park. Plant material comprised of a blend of hardy, drought tolerant plant material indigenous to the area will be

maximized throughout the site to alleviate costly irrigation and maintenance expenses associated with non-hardy materials.

Through the integration of low impact design, energy efficient and recycled products, and the inclusion of native plantings, this park can effectively maximize efficiency through these sustainable practices.

## ADA Compliance

The BCOL Regional Athletic Park master plan accommodates the necessary area and facilities required for ADA Compliance to serve all ages and abilities. As the project moves throughout the final design process, it will be required to assess and confirm that the latest codes are met. This is a requirement of any project to ensure all facets are designed and built to comply with the current *ADA Standards for Accessible Design*. The following provides a general list of park areas and amenities that must comply. For additional information, refer to the Americans with Disabilities Act (ADA) standards.

- **Parking Facilities** – The number of allocated handicap parking stalls shall be in accordance with provisions set forth by the ADA per lot. In addition to these locations, a pedestrian ramp will be located at each trail or sidewalk access point. All handicap parking stalls will serve as van accessible with an adjacent loading zone area.
- **Drop-off zones** – All drop-off zones will include a pedestrian ramp compliant with ADA regulations.
- **Gathering Areas** – The following items will meet the requirements set forth by the current *ADA Standards for Accessible Design*.
  - **Concession Buildings and Shelters**
  - **Spectator Areas**
  - **Playgrounds**
- **Trails** – At least one accessible route will be provided to any given site arrival point. Accessible routes will contain a running slope not exceeding 1:20 and a maximum cross slope of 1:48.
- **Amenities** – Picnic table, benches, trash receptacles and drinking fountains will be located adjacent to accessible routes and provide the required wheelchair accessible picnic tables and spaces.
- **Stairways and handrails** – Will comply with guidelines established in section 504 of the current *ADA Standards for Accessible Design*.

## Restoration

The proposed plant list below has been determined through identification of the pre-settlement vegetation for the park site and adjacent parcels. This provides a basic framework of plant types, but the species can be broadened through selection of more unique cultivars. The Central Mesic Hardwood Forest and Southern Dry-Mesic Oak Woodland has been revised to exclude plant material currently identified as containing diseases, which could impact the future vegetative progression of the site. In addition, a supplemental plant list has been devised to increase diversity, enhance the quality of the

landscape and achieve a sustainable natural landscape. This list does not account for any unforeseen diseases that may impact or degrade the future plant communities of this site. This should be reviewed, and modified if necessary, prior to implementing development areas. The following photos provide a vision of the natural environment which could be made possible through the utilization and establishment of native plant material.



## Recommended Native Plant Materials

### Central Mesic Hardwood Forest & Southern Dry-Mesic Oak Woodland Plant List

#### Trees

Basswood (*Tilia Americana*)  
Northern Red Oak (*Quercus Rubra*)  
Sugar Maple (*Acer saccharum*)  
Bur Oak (*Quercus macrocarpa*)  
Red Maple (*Acerrubrum*)  
Quaking Aspen (*Populus tremuloides*)  
Ironwood (*Ostrya virginiana*)

#### Shrubs

Chokecherry (*Prunus virginiana*)  
Pagoda dogwood (*Cornus alternifolia*)  
Downy Arrowwood (*Viburnum rafinesquianum*)  
Gray Dogwood (*Cornus racemose*)  
Nannyberry (*Viburnum lentago*)  
Bush Honeysuckle (*Diervilla lonicera*)

#### Perennials

Zigzag Goldenrod (*Solidago flexicaulis*)  
Maidenhair Fern (*Adiantum pedatum*)  
Pennsylvania sedge (*Carex pensylvanica*)  
Columbine (*Aquilegia Canadensis*)  
Lady Fern (*Athyrium filix-femina*)  
Solomons's Seal (*Smilacina racemose*)  
Tall-leaved Aster (*Aster sagittifolius*)

### Supplemental Plant List

#### Trees

Princeton Elm (*Ulmus Americana 'Princeton'*)  
Accolade Elm (*Ulmus 'Morton'*)  
Redmond Linden (*Tilia Americana 'Redmond'*)  
White Oak (*Quercus alba*)  
Swamp White Oak (*Quercus bicolor*)  
Common Hackberry (*Celtis occidentalis*)  
River Birch (*Betula nigra*)  
Autumn Blaze Maple (*Acer x freemanii 'Jeffersred'*)  
Autumn Spire Red maple (*Acer rubrum 'Autumn Spire'*)  
Autumn Brilliance Serviceberry (*Amelanchier x grandiflora 'Autumn Brilliance'*)

#### Shrubs

Black Chokeberry (*Aronia Melanocarpa 'Morton'*)  
Artic Fire Dogwood (*Cornus stolonifera 'Farrow'*)  
Cardinal Dogwood (*Cornus sericea 'Cardinal'*)  
Smooth Sumac (*Rhus glabra*)  
Staghorn Sumac (*Rhus typhina*)  
Bailey Compact Cranberry Bush (*Viburnum trilobum 'Bailey Compact'*)

#### Perennials

Moonshine Yarrow (*Achillea 'Moonshine'*)  
Butterfly Weed (*Asclepias tuberosa*)  
Coneflower (*Echinacea purpurea var.*)

### Prairie Seed Mix

#### Grasses

Side-Oats Grama (*Bouteloua curtipendula*)  
Little Bluestem (*Schizachyrium scoparium*)  
nodding wild rye *Elymus canadensis*  
kalm's brome *Bromus kalmii*  
Big Bluestem *Andropogon gerardii*  
Indian Grass (*Sorghastrum nutans*)  
Blue Grama (*Bouteloua gracilis*)  
Junegrass (*Koeleria macrantha*)  
Prairie Dropseed (*Sporobolus heterolepis*)

#### Forbes

Black-Eyed Susan (*Rudbeckia hirta*)  
Purple Prairie Clover (*Dalea purpurea*)  
Hoary Vervain (*Verbena stricta*)  
Lead Plant (*Amorpha canescens*)  
Blue Giant Hyssop (*Agastache foeniculum*)  
Butterfly Milkweed (*Asclepias tuberosa*)  
Canada Milk Vetch (*Astragalus Canadensis*)  
Bird's Foot Coreopsis (*Coreopsis palmate*)  
White Prairie Clover (*Dalea candida*)

#### Forbes (continued)

Canada Tick Trefoil (*Desmodium canadense*)  
Stiff Sunflower (*Helianthus pauciflorus*)  
Stiff Goldenrod (*Oligoneuron rigidum*)  
Beard Tongue (*Penstemon grandifloras*)  
Smooth Aster (*Symphotrichum laeve*)  
Rough Blazing Star (*Liatris aspera*)  
Gray Goldenrod (*Solidago nemoralis*)  
Heath Aster (*Symphotrichum ericoides*)

## Anticipated regulatory permits

Development of this new facility will require permits from various governing agencies. The following permits are anticipated for this project.

- Township: Briarwood Ave. improvements
- Wright County Land Use Alteration Permit

- Grading permit
- NPDES for each phase of development.
- Building Permits as development occurs
- Septic
- Well

## Environmental Assessment Worksheet

According to Wright County, an EAW will not be required for this project as per the following articles (unless federal funding requires this):

- 4410.4300, Subp. 36 - The park site will be covered by the open space land use description and thus, this area will not meet its mandatory requirements.
- Subp. 36A – A portion of the park site is located within shoreland area but was determined that the project does not meet any of the mandatory requirements.
- Subp. 34 – Based on the master plan the proposed number of parking stalls will not exceed the 5,000 peak attendance requirement.

If changes or modifications occur to the project or plans, there may be the potential to alter this decision. Notify Wright County if any alterations occur to the master plan.

## Annual Athletic Turf Maintenance

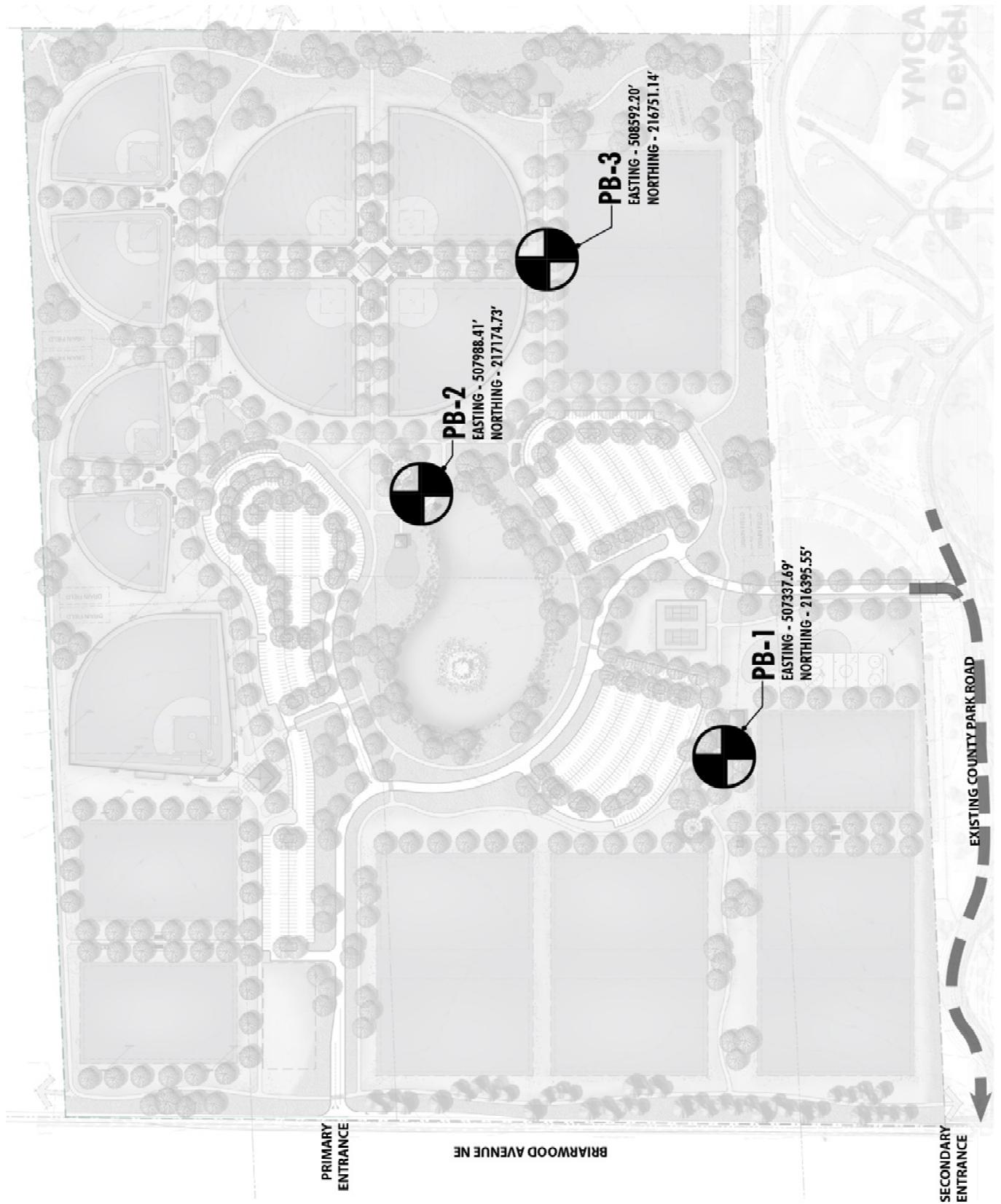
Athletic field maintenance after the establishment period will be very important. The city should be prepared to complete the following maintenance, which is estimated to cost approximately \$600 to \$675 per acre per year. Based on the area of athletic fields of when the plan is fully developed, this will equate to approximately \$36k-\$40k year.

- Aerification of the fields every year.
- Topdressing wear areas to keep them smooth and safe.
- Slit seeding areas that show wear or thin turf. If not done weeds will take advantage of openings.
- Create a selective weed control program based on need.
- Proper watering and mowing.

# Appendices

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# Soil Boring Location Map





### LOG OF TEST BORING

PROJECT NAME: Chain of Lakes      PROJECT LOCATION: Big Lake/Monticello, MN      BORING NUMBER PB 1  
 CLIENT/WSB #: 02596-110      PAGE 1 OF 1

DEPTH (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	N <sub>60</sub>	WL	SAMPLE		LABORATORY TESTS			
						No.	TYPE	MC (%)	DD (pcf)	LL (%)	PL (%)
0 - 1	ORGANIC CLAY, black, wet	OL	Topsoil			1	HSA				
1 - 2	SILTY SAND, a few lenses of Lean Clay, brown, moist, loose	SM	Coarse Alluvium			2	SB				
2 - 4	SAND WITH SILT AND A LITTLE GRAVEL, brown, moist, loose	SP-SM	Coarse Alluvium	7		3	SB				
4 - 8	SAND, fine grained, moist, very loose	SP	Coarse Alluvium	3		4	SB				
8 - 10	SAND WITH A LITTLE GRAVEL, fine to medium grained, brown, moist, very loose	SP	Coarse Alluvium	4		5	SB				
10 - 14	SAND, fine grained, brown, moist, loose	SP	Coarse Alluvium	4		6	SB				
14 - 16	SAND, fine grained, brown, moist, loose	SP	Coarse Alluvium	6		7	SB				
End of Boring 16.0 ft.											
WATER LEVEL MEASUREMENTS						START: 11/03/2015	END: 11/03/2015				
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:		
11/03/2015	9:45 am	16	14.5		None		3 1/4" HSA 0' - 14.5'	R. Kurth	MWO		
Notes:											

WSB BORING LOG - WSB GDT - 11/03/15 2001 - K:\02596-110\GEO\TECH-CMT\CHAIN OF LAKES.GPJ



### LOG OF TEST BORING

PROJECT NAME: Chain of Lakes      PROJECT LOCATION: Big Lake/Monticello, MN      BORING NUMBER PB 2  
 CLIENT/WSB #: 02596-110      PAGE 1 OF 1

DEPTH (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	N <sub>60</sub>	WL	SAMPLE		LABORATORY TESTS				
						No.	TYPE	MC (%)	DD (pcf)	LL (%)	PL (%)	
1	ORGANIC CLAY, black, moist	OL	Topsoil			1	HSA					
2	CLAYEY SAND WITH A LITTLE GRAVEL, brown, moist, soft	SC	Mixed Alluvium	6		2	SB					
3												
4	SAND, fine grained, brown, moist, loose	SP	Coarse Alluvium	7		3	SB					
5												
6												
7	SAND WITH A LITTLE GRAVEL, medium to fine grained, brown, moist, very loose	SP	Coarse Alluvium	3		4	SB					
8												
9												
10												
11	SAND WITH SILT, fine to medium grained, brown, moist, very loose to loose	SP-SM	Coarse Alluvium	3		5	SB					
12												
13												
14												
15												
16	End of Boring 16.0 ft.					6	7	SB				

WSB BORING LOG - WSB GDT - 11/03/15 2002 - K:\02596-110\GEO\TECH-CMT\CHAIN OF LAKES.GPJ

WATER LEVEL MEASUREMENTS							START: 11/03/2015	END: 11/03/2015	
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief: R. Kurth	Logged By: MWO
11/03/2015	10:30 am	16	14.5		None		3 1/4" HSA 0' - 14.5'	Notes:	



### LOG OF TEST BORING

PROJECT NAME: Chain of Lakes  
 CLIENT/WSB #: 02596-110

PROJECT LOCATION: Big Lake/Monticello, MN

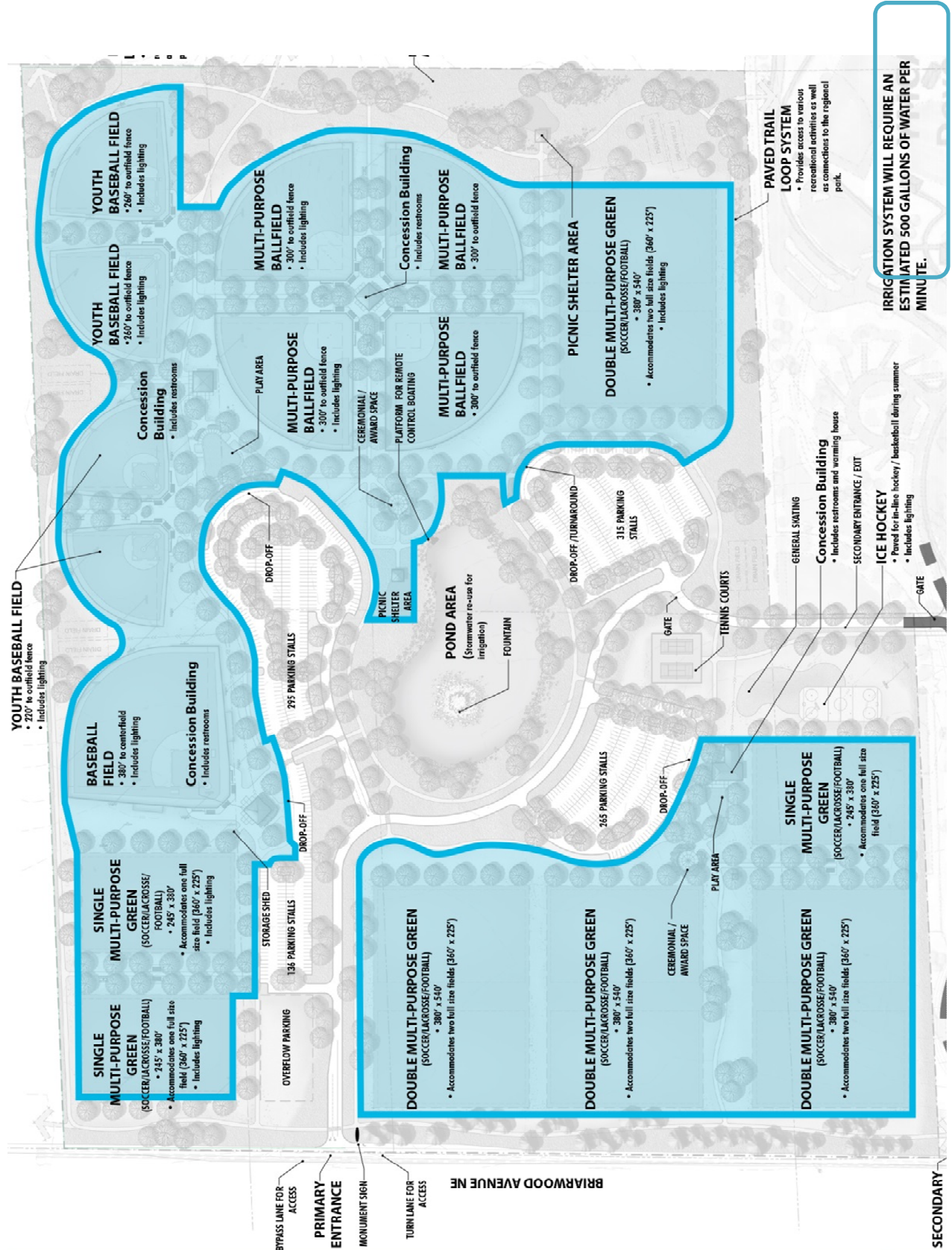
BORING NUMBER PB 3

PAGE 1 OF 1

DEPTH (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	N <sub>60</sub>	WL	SAMPLE		LABORATORY TESTS				
						No.	TYPE	MC (%)	DD (pcf)	LL (%)	PL (%)	
0-1	CLAYEY SAND WITH A FEW ORGANIC, dark brown, moist	SC	Topsoil									
1-5	SAND WITH SILT AND WITH GRAVEL, medium to fine grained, brown, moist, loose	SP-SM	Coarse Alluvium	7		1	HSA					
5-10	SAND WITH A LITTLE GRAVEL, fine to medium grained, brown, moist, loose	SP	Coarse Alluvium	10		3	SB					
10-11				7		5	SB					
11-13	SILTY SAND, brown, moist, loose	SM	Coarse Alluvium	10		6	SB					
13-15	SAND, fine grained, brown, moist, medium	SP	Coarse Alluvium	11		7	SB					
15-16	End of Boring 16.0 ft.											
WATER LEVEL MEASUREMENTS							START: 11/03/2015		END: 11/03/2015			
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:			
11/03/2015	11:10 am	16	14.5		None		3 1/4" HSA 0' - 14.5'	R. Kurth	MWO			
Notes:												

WSB BORING LOG - WSB.GDT - 11/03/2015 - K:\02596-110\GEO\TECH\CMT\CHAIN OF LAKES.GPJ

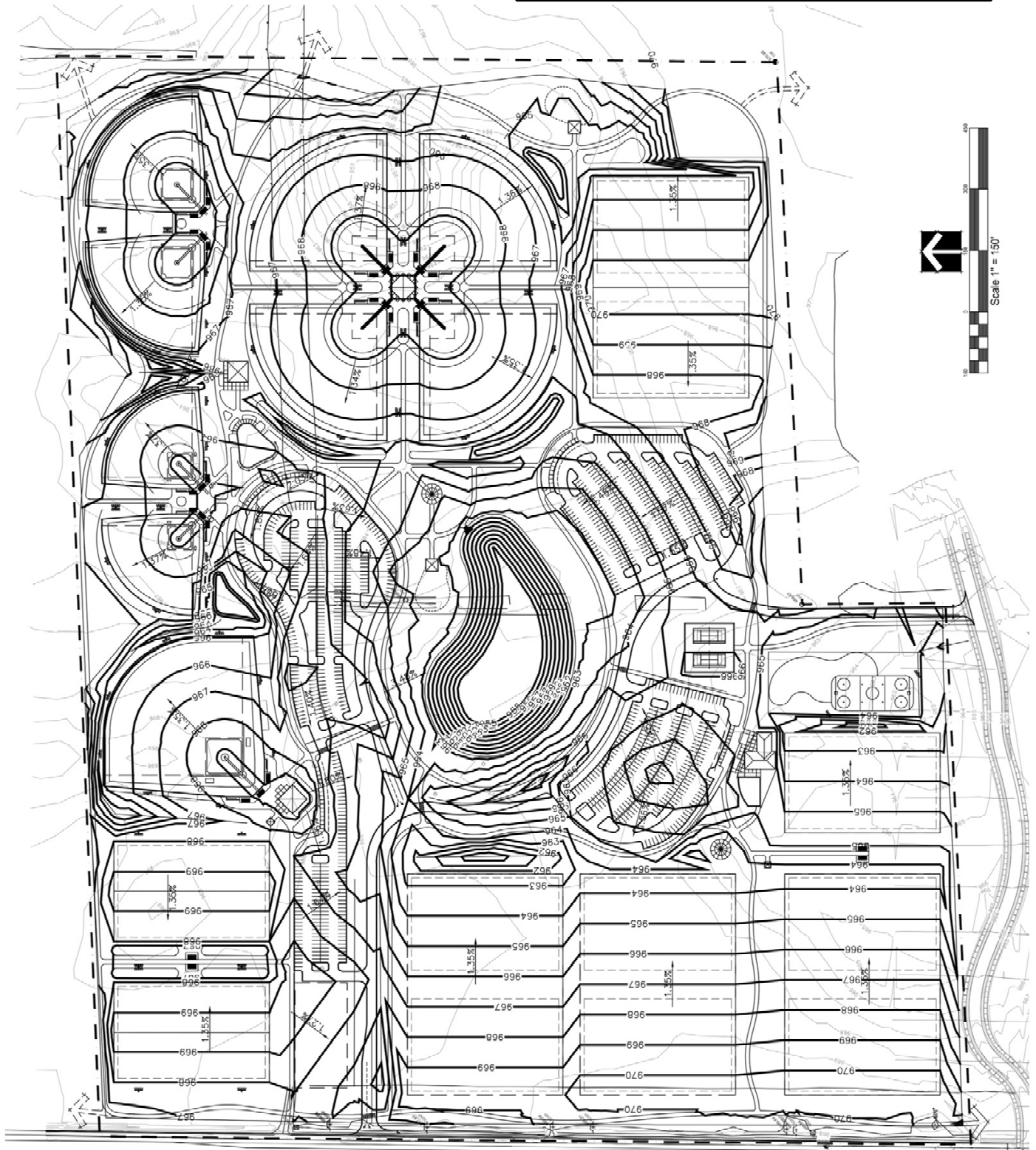
# Irrigation Coverage Map



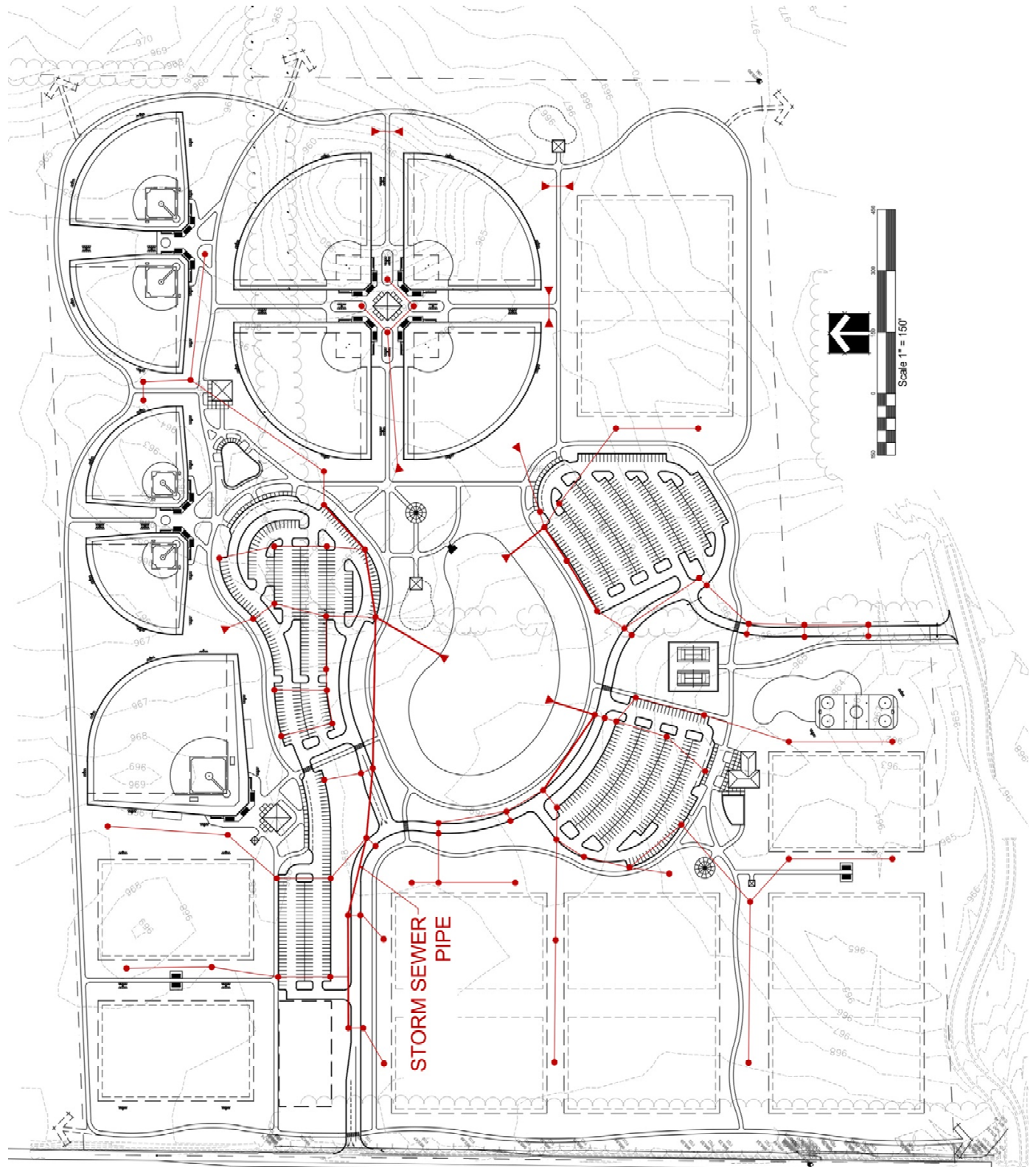
# Preliminary Grading Plan

<b>TOTAL DEVELOPMENT AREA</b>	<b>13,790 CUBIC YARDS OF FILL MATERIAL</b>
-------------------------------	--------------------------------------------

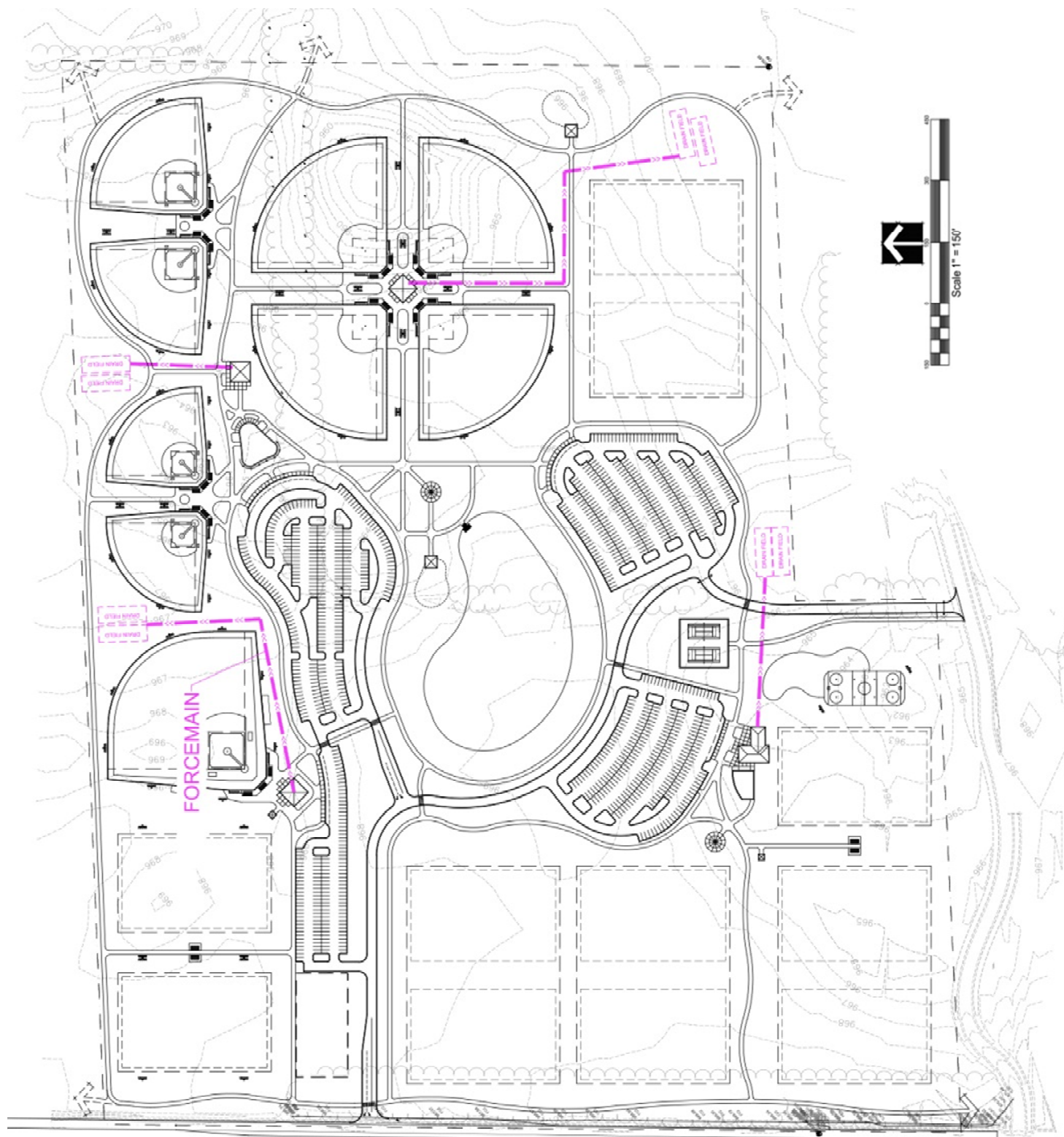
**NOTE:**  
PERIMETER SILT FENCE FOR EROSION CONTROL.



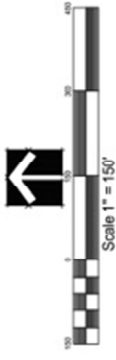
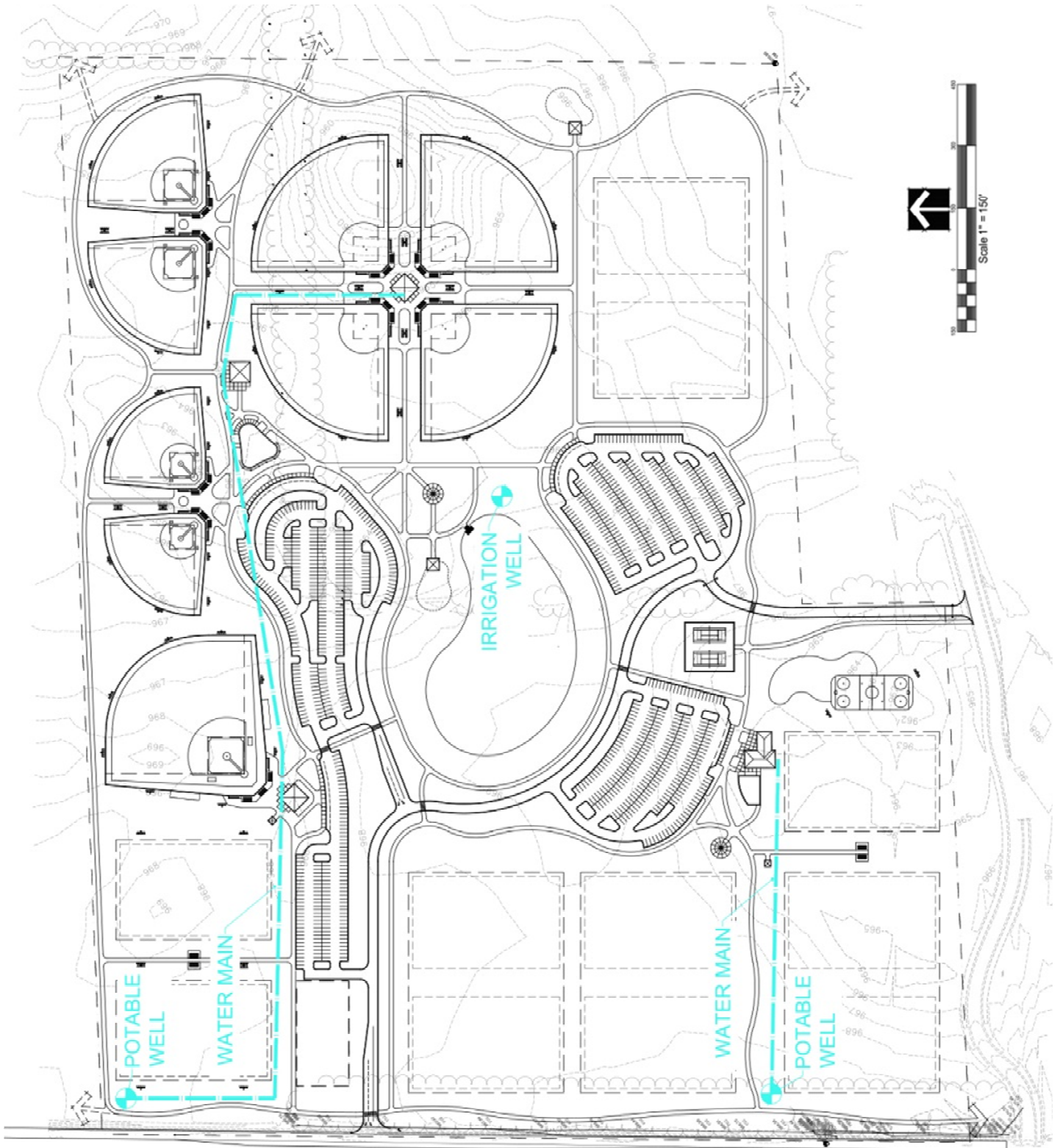
# Preliminary Storm Sewer Plan



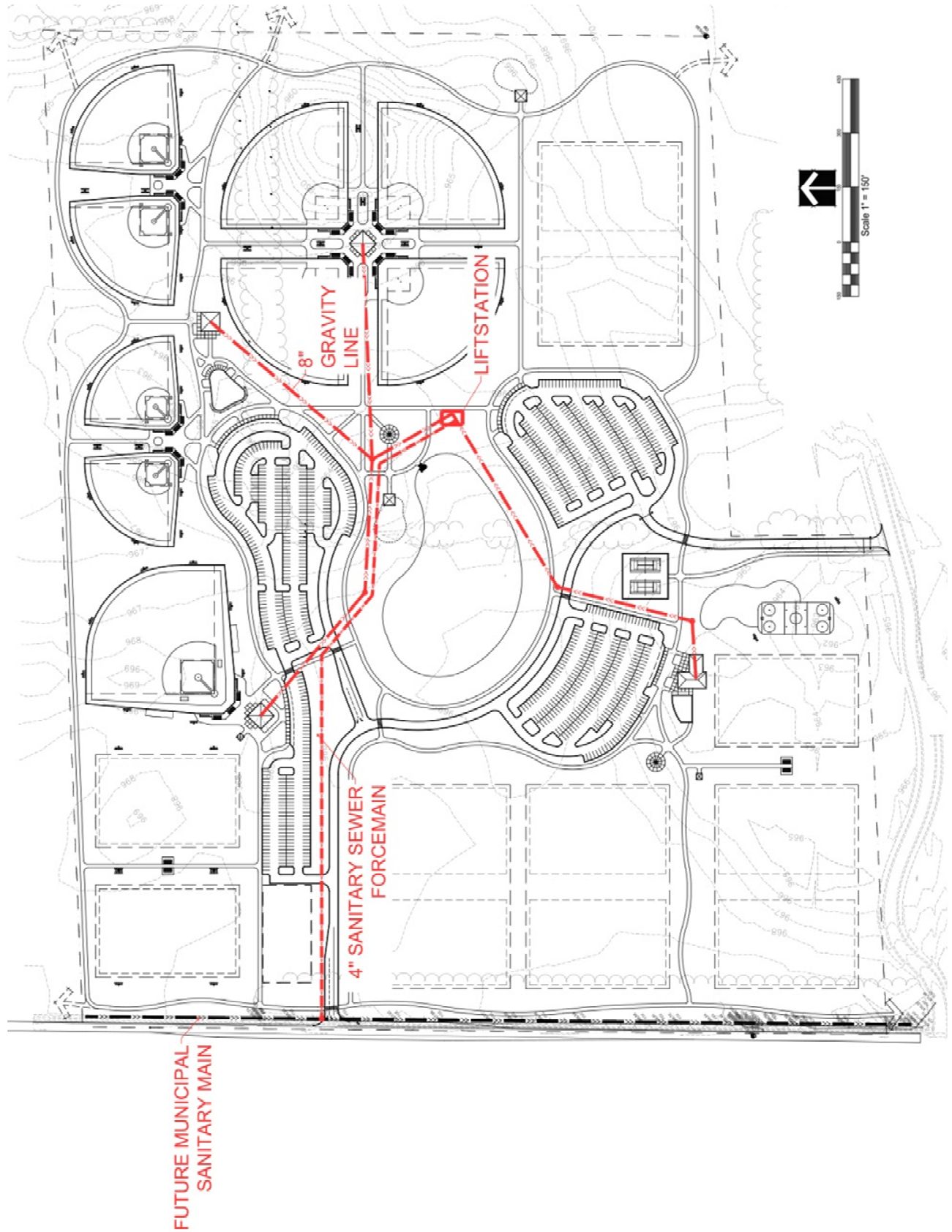
# Preliminary Sanitary Plan - Base



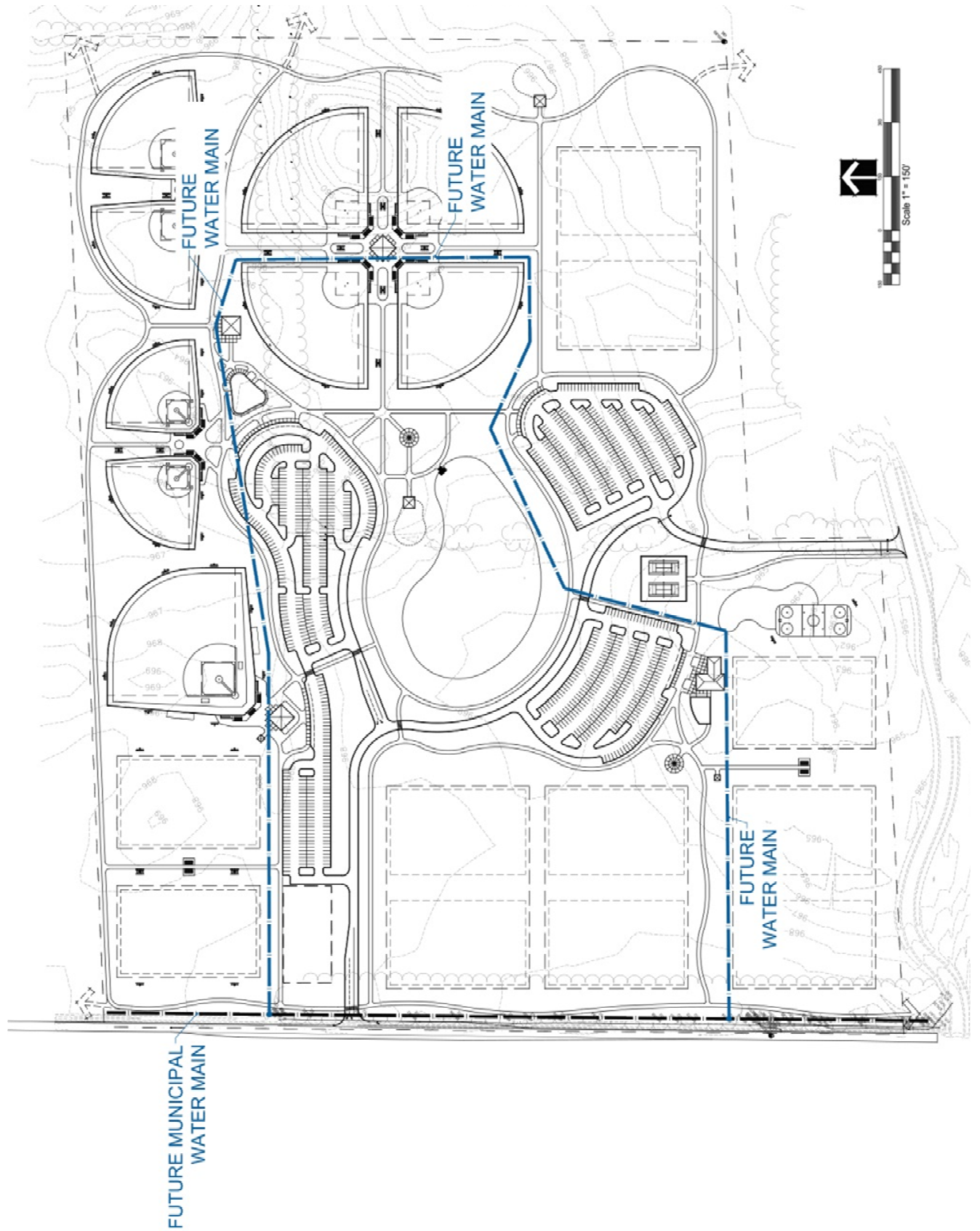
# Preliminary Water Service Plan - Base



# Preliminary Sanitary Plan - Future



### Preliminary Water Service Plan - Future



# 2016 ASSESSMENT OF RECREATIONAL FACILITY NEEDS

January 27, 2016

CITY OF MONTICELLO

## INTRODUCTION

This document was prepared by WSB and Associates, Inc. for the City of Monticello to provide a needs assessment evaluation of outdoor recreation facilities. This assessment process considers the current capacity of existing outdoor recreational facilities compared to the existing and projected programmatic demands. It is anticipated that changes to facilities and programs will need to be monitored to ensure that future recreational needs are being met. It is with this understanding that the forthcoming needs assessment is presented, which summarizes the needs of today and circumstances affecting the planning decisions of the future for the community of Monticello.

Identifying stakeholders and user groups and having them involved through the assessment process was crucial in preparing this document. Although it is rare to meet everyone's individual needs, we received feedback indicating comprehensive consensus.

## ACKNOWLEDGMENTS

The assessment team would like to thank the following organizations for their valuable input and time through this process. We would also like to thank the athletic associations and individuals who attended public meetings for their input. The open dialogue with members of the community helped enrich our collective understanding of the issues and needs facing the city's recreational facilities.

### WRIGHT COUNTY

Marc Mattice  
Brad Harrington  
Stacy Marguardt

### MONTICELLO CITY COUNCIL

Brian Stumpf, Mayor  
Charlotte Gabler  
Lloyd Hilgart  
Tom Perrault  
Glen Posusta

### BCOL ADVISORY COUNCIL

Larry Nolan      Brian Stumpf  
Pat Sawatzke    Jim Hayes  
Tom Jahnke      Jim Lindberg  
Wes Olson       Scott Peterson  
Glen Posusta    Martyn Dibben  
Sandra Theros   Kim Hewson-Garner

### MONTICELLO PARKS COMMISSION

Nancy McCaffrey  
Larry Nolan  
Brian Stoll  
Glen Posusta

### FRIENDS OF BERTRAM BOARD OF DIRECTORS

Jim Lindberg  
Martyn Dibben  
Dave Wik

### ATHLETIC ASSOCIATIONS

Jeff Michaelis, Girls Softball Assoc.  
Roger Pribyl, Monticello Baseball Assoc.  
Joe Kounkel, Monticello Baseball Assoc.  
Brian Schmitz, Monticello Baseball Assoc.  
Tony Rowan, Monticello Soccer Club

Our appreciation is also extended to city and school district staff for providing their insights and guidance on many planning issues and enriching our understanding of the local conditions.

### **CITY STAFF**

Angela Schumann, Community Development Director  
Tom Pawelk, Parks Superintendent  
Jeff O’Neill, City Administrator  
Beth Green, Administrative Assistant  
Kitty Baltos, Monticello Community Center Director  
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### **COMMUNITY EDUCATION STAFF**

Brandan LaBau, Coordinator

### **SCHOOL DISTRICT STAFF**

Gary Revenig, School District Activity Director

### **CONSULTANT TEAM**

Sincerely,

WSB and Associates, Inc.



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# ASSESSMENT OF NEED

## OVERVIEW

The needs assessment report has been prepared to determine the current and future needs for the City of Monticello outdoor recreational programs, including community education outdoor recreational programs pertaining to the sports identified in the report. This does not consider the school recreation programming needs. Through the development of this report, data has been gathered through informational meetings, teleconferences, and athletic association websites. Data collected from these sources documents the research, analysis, and findings, resulting in the identification of:

- Major outdoor recreational trends and themes
- Current capacity, demand and availability of hours for city outdoor recreational programs on existing school district facilities
- Projected demand and availability of hours for city outdoor recreational programs on existing school district facilities
- Local and regional needs for outdoor recreational facilities
- Recommendation regarding future approach of facilities and development of the BCOL Regional Athletic Park

## NEEDS ASSESSMENT PROCESS

The needs assessment process included a series of stakeholder and user group interviews and meetings, public open houses, community events, and workshops with city council. Through this effort, the consulting team and city were able to identify major trends and themes identified on existing recreational facilities and areas of interest to consider in the development of future recreational facilities. The following listing outlines the public process meetings.

Multiple Stakeholder and User Group Interviews, August 6, 2015  
Multiple Stakeholder and User Group Interviews, August 7, 2015  
Community Event (Blazing through Bertram), September 5, 2015  
Public Open House #1, September 17, 2015  
BCOL Advisory Council Meeting, October 2, 2015  
Stakeholder and User Group Meeting, October 8, 2015  
City Council Workshop #1, October 12, 2015  
City Council Workshop #2, November 23, 2015  
Public Open House #2, December 10, 2015

## MAJOR TRENDS AND THEMES FROM THE PUBLIC PROCESS

The public engagement sessions were instrumental in developing a thorough understanding of trends and demand pertaining to outdoor recreational athletics for the city and school district programs. In addition, residents and community groups identified themes which have been utilized in existing parks and should be promoted in the future development of parks. The following lists summarize the major themes and trends that emerged from the public input process.

### Monticello Outdoor Recreational Trends

- Ballfield use is holding steady.
- Soccer field use is increasing.

- Lacrosse is a new sport that is increasing in popularity.
- Flag football is expected to rise in popularity.
- Women's softball has expressed interest, but spatial limitations are currently preventing sport from being organized.

#### **Themes characterized by Residents and Community Groups**

- Variety and adaptability in fields is important
- Connections to nature areas and trails – avoid 'industrial look'
- Residents would like more amenities at fields, including:
  - Picnic Shelters
  - Parking
  - Play Areas
  - Restrooms

## OVERVIEW OF CURRENT CAPACITY, DEMAND AND AVAILABILITY

The following table (Table #1.1) analyzes the current capacity, demand and availability of hours for the specified city and community education outdoor recreational programs identified through the assessment process.

### CAPACITY

The capacity of hours for each sport was determined through a series of tables identifying the:

- Existing city and school district facilities for city outdoor recreational programs
  - Capacity of school district facilities consider availability of grounds for sharing, but not dedicated use for city recreation or community education recreation programs.
- Calendar season of field use – Accounts for shared seasons of use where applicable.
- Amount of hours of available play per calendar season – Based upon the hours of operation, hours of sunlight and additional hours available for existing lit fields.

### DEMAND

The demand of hours encompassed:

- All scheduled home games per calendar season for currently run programs.
- Practices per calendar season for currently run programs.
- Recommended resting/rotation of fields – 20% of the capacity of hours.

### AVAILABILITY

The availability of hours was calculated through subtracting demand from capacity. Resulting from this calculation, it can be concluded whether there is a surplus of hours or a deficiency in hours available for each corresponding sport.

### CONCLUSION

In summary, a deficiency in available hours exists for soccer and lacrosse with a surplus of available hours for all other identified city outdoor recreational programs.

Sport	Capacity (Hours)	Less Demand		Surplus or (Deficiency)
		Recommended Resting / Rotation 20%	Practices / Games	Available <sup>1</sup> (Hours)
Soccer and Lacrosse	2,726	545	2,557	(376)
Football	755	151	524	80
Girls Fastpitch	554	111	326	117
Adult Softball	2,128	426	896	806
Baseball (American Legion, VFW & Polecats)	331	66	54	211
Baseball (Youth Program)	1,708	342	864	502

<sup>1</sup>Availability of hours does not account for athletic training camps, tournaments, rain days or the decommissioning of potential park facilities and thus, may result in a decrease in availability of hours (for additional information of the current needs refer to Appendix B).

<sup>2</sup>Availability for other sports including flag football and Women’s Softball are currently in demand but cannot be provided, nor are the hours accounted for in this assessment, due to the deficiency in available hours of field use.

## OVERVIEW OF PROJECTED FUTURE DEMAND AND AVAILABILITY

### DEMAND

The projected demand for city outdoor recreational programs has been determined through student enrollment and the Monticello population trends based on data provided by the U.S. Census for the years of 2000-2012. Based on this information, Table #1.2 assumes an average annual growth factor of 5.1% resulting in an increase in demand of 65% by 2025 and 271% by 2035.

### CONCLUSION

Future projections indicate a substantial deficiency in the availability of hours for all identified city recreational programs excluding baseball.

Projected Availability of Hours on City Fields and School District Fields					Table #1.2
For City Recreational Programs					
Sport	Capacity (Hours)	2025 Demand (Hours) <sup>2</sup>	2025 Available Hours Surplus/ (Deficiency) <sup>2</sup>	2035 Demand (Hours) <sup>2</sup>	2030 Available Hours Surplus/ (Deficiency) <sup>2</sup>
Soccer and Lacrosse	2,726	5,117	(2,391)	8,405	(5,679)
Football	755	1,114	(359)	1,829	(1,074)
Girls Fastpitch	554	721	(167)	1,184	(630)
Adult Softball	2,128	2,181	(53)	3,583	(1,455)
Baseball (American Legion, VFW & Polecats)	331	198	133	325	6
Baseball (Youth Program)	1,708	1,990	(282)	3,268	(1,560)

<sup>1</sup>Availability of hours does not account for athletic training camps, tournaments, rain days or the decommissioning of potential park facilities and thus, may result in a decrease in availability of hours (for additional information of the current needs refer to Appendix B).

<sup>2</sup>Trending sports that are not currently programmed (flag football and women’s softball) will likely increase the demand and decrease availability as these sports increase in popularity.

### LOCAL VERSUS REGIONAL NEEDS

Through the assessment process and evaluation of the current capacity and demand of fields there exists a strong need and desire to provide both local and regional facilities for outdoor recreational programs. In recent years, Monticello has had to decrease renting of fields to other communities (Rogers, Becker and Big Lake) due to the unavailability of hours for field use. Furthermore, neighboring cities in this region currently do not contain park facilities to accommodate regional events that could be provided with the introduction of the BCOL Athletic Park, with the nearest regionally significant facility located in Saint Cloud. This presents an opportunity to develop a facility that will not only meet Monticello’s local needs, but the greater regional tournament opportunities and related economic growth for Monticello businesses.

## DECOMMISSIONING OF RECREATIONAL FACILITIES

The 2015 availability of hours is based on the existing field capacity. As of 2015, a school district bond referendum was approved for a wide range of school district facility improvements. Several of these improvements will impact the availability of fields for outdoor recreational programs. The bond referendum improvements will result in a net loss of two multi-use athletic fields and one multi-purpose ballfield. Furthermore, Xcel Fields which is occupied by adult softball, youth baseball and youth football potentially could be decommissioned in future years due to Interstate 94 interchange development.

Table #1.3 identifies the potential impacts to the current demand of one or both of these outcomes (for additional information of the current needs refer to Appendix B).

Comparison of Available Field Hours of Play and Scheduled Hours of Play on City Fields and School District Fields					Table #1.3
Sport	Capacity (Hours)	Surplus or (Deficiency)			
		2015 Available (Hours)	School Bond Referendum <sup>1</sup> (Hours)	Decommissioning of Xcel Fields <sup>2</sup> (Hours)	School Bond Referendum and Decommissioning of Xcel Fields (Hours)
Soccer and Lacrosse	2,726	(376)	(376)	(376)	(376)
Football	755	80	(388)	(206)	(674)
Girls Fastpitch	554	117	117	117	117
Adult Softball	2,128	806	806	(1,322)	(1,322)
Baseball (American Legion, VFW & Polecats)	331	211	211	211	211
Baseball (Youth Program)	1,708	502	502	(474)	(474)

<sup>1</sup> School District Bond Referendum: A proposed football field/track and a football field with bleacher seating will displace four multi-use athletic fields and one multi-use ballfield. This will result in a net loss to two multi-use athletic fields and one multi-purpose ballfield.

<sup>2</sup> Potential decommissioning of Xcel fields will result in a loss of multi-purpose fields currently used by adult softball, youth baseball and youth football.

## RECOMMENDATIONS

Analysis of the needs assessment indicates deficiencies in the availability of fields currently and for the foreseeable future. Deficiencies of the highest demand, excluding the potential decommissioning of fields, are related to open field sports such as soccer and lacrosse. Future development is recommended to occur in a balanced approach through phased development of the BCOL Athletic Park. The development of this facility will result in a regional park that can serve tournament and athletic camp needs beyond the local boundaries with the potential for economic growth. An added benefit of the future development of the BCOL Athletic Park is decreased programmed athletic use of neighborhood parks. This would be preferable to limit use and maintenance required at smaller sites that could be transitioned to more general park use in the future.

# APPENDIX A

**Likes about existing parks****Nature**

Natural vistas  
 Natural areas  
 Connect youth to nature  
 Nature Involvement  
 Forcing people to get outside for family "staycations"  
 Natural environment  
 Bertram's natural environment  
 Not urbanized or commercialized  
 Maintain city green space  
 Environmental Stewardship  
 Maintain natural environment #1  
 Natural atmosphere  
 Use of natural features in parks  
 Landscaping  
 Flowers/trees  
 Monticello city tree program  
 Trees for shade and shelter  
 Trees for shade and shelter  
 Plants  
 Flowers  
 Flowers  
 Greenery

Green space, Areas of solitude, quietness secluded, peaceful, pleasant environment, abundant wildlife, geocaching, artwork, art

**Water**

Fishing piers  
 Fishing  
 Fishing on banks of Mississippi at Ellison Park  
 The activities programmed for the use of lakes  
 Non-motorized lakes  
 Chain of Lakes  
 Pristine lakes  
 Beaches  
 New swim beach @ Lake Bertram  
 Access to water  
 River access  
  
 Water ponds/rivers/streams  
 Water views  
 Bertram no motors

**Gathering Areas**

Space for youth & family activities  
 Open, mowed areas  
 Community space  
 Activities near picnic area  
 Open air shelters  
 Picnic shelters  
 Picnic pavilion  
 Picnic areas  
 Places to sit, little hooks  
 Tables  
 Seating  
 Places to play  
 Family environment  
 Safe areas to play in

**Maintenance**

Cleanliness of all our parks  
 Clean  
 Clean  
 Neat  
 Cleanliness  
 Clean facilities  
 Safe & well maintained parks

Well maintained

Well maintained

Well maintained

Condition of parks

Park guys

Awesome park staff

Staff

Good customer service

Adequate staff & funding

Parks are so well kept

Site laws

**Playgrounds**

Playgrounds with bathrooms

Variety of playground equipment for children of all ages

Playground equipment

Quality playground equipment

Play value

Incorporation of water features

Playground at Pioneer Park

**Likes about existing parks****Trails**

Trails for multiple users  
 Connecting trails  
 Natural trail systems  
 Trails for walking/biking  
 Trails for multi use  
 Trails  
 Walking trails  
 Nature based trails  
 Paths  
 Connecting  
 Pathways between fields for when it rains- not all muddy  
 Connection points  
 Trails at Monte-sippi Park

**Fields**

Well maintained turf at city fields  
 Nice turf  
 Lighted youth fields  
 City fields (softball & baseball)  
 Fields of different sizes  
 Hillcrest Baseball Field- one of the best in the state  
 Lights at NSP softball/baseball complex  
  
 Bottoms of fences secured down so they are not sticking or rolled up  
 Proper drainage of water off fields  
 Sports  
 Outdoor Ice Rink  
 They have 9 softball/baseball fields that fulfill their needs  
 Baseball  
  
 Tennis- meeting internal needs but this remote location may benefit  
 Running/cross country  
 Adequate parking  
 Safe circulation  
 Distance marks on trails

**Parks**

Mix/variety of parks (large/small, active/passive)  
 Size  
 Size variation  
 Different surroundings at each park  
 Many parks in close proximity, always one near you  
 Dedication of parks for kids & families  
 Close proximity to city  
 County and city commitment to parks  
 Appreciate Council/city support  
 Regional park system

**Amenities**

Bathrooms  
 Bathrooms or satellites close to the fields  
 Restrooms available at parks  
 Concession stands  
 Concession building at Pioneer Park  
 Beer sales?  
 Markers w/ points of interest  
 Nature kiosk  
 Activity or info center  
 Bertram Lakes History  
  
 Outdoor education for kids  
 Access  
 Accessible  
 Easy access by the public- kids & adults  
 More gravel, less pavement  
 Parking  
  
 Good parking appears to be available nearby  
 Adequate parking close to the fields  
 Signage  
 Lighting  
 Bunk house structures for use/rent  
 Overnight tent camping  
 Monte-Sippi & West bridge

**Dislikes about existing parks****Parking**

Parking lot proximity at new swimming beach at Bertram  
 No parking close proximity to the fields  
 Parking at many parks inadequate  
 Not enough parking  
 Long distance from parking to fields  
 Lack of connection to field & excessive distance

**Trails**

Connectivity  
 Unfinished trails in BCOL  
 Paths @ lake impacted  
 Lack of connection between parks, places, neighbor  
 Poor connection points  
 Connection (pkg & trails) circulation  
 Traffic  
 No pathway flares

**Sports Fields**

Sports facilities  
 Bad turf  
 Lack of open green space for soccer  
 Noise at freeway fields  
 Length of grass on fields  
  
 Bottoms of fences bad condition- loose/rolled up waiting for an accident  
 We have scoreboards, no one uses them or not allowed to  
 Scoreboards don't work at some fields  
 Not enough lighted fields  
 No full size public baseball field

**Amenities**

No drinking water  
 Too few outhouses  
 Porta pots- stinky  
 No satellites or bathrooms by the fields  
 No restrooms  
 Long distance to restrooms  
 Bike racks  
 Proper signage  
 No signage  
 No large pavillion for weddings & gatherings  
 Stuff for parent distraction  
 Programming  
 Better concessions  
 Existing layouts of parks

**Maintenance**

Weeds  
 Field grooming not good  
 Bases & home plate old  
 Field maintenance is lacking at some fields  
 Unkept grounds & facilities  
 No irrigation system  
 Sometimes garbage full  
 People who can't control their garbage at Bertram  
 Trash  
 Garbage in parks  
 Vandalism  
 Vandalism  
 Lack of ability to control vandalism  
 Vandals  
 More staff to maintain parks  
 Have more city parks staff persons  
 Poohs  
 Goose poop  
 Dog poop  
 Mosquitos & flies  
 Ticks galore!  
  
 Mosquitos  
 Bees

**Other**

Restoration Efforts  
 Sustainable design  
  
 Lack of understanding of ecological history of Bertram  
 Thinking towards future  
 Need to adapt  
 Natural resource management  
 Lack of wild planting  
 More native landscapes, less chemical treatments  
 Noise pollution  
 Vehicles in park- visual & air pollution  
 Cost to complete park system  
 Overuse of certain facilities "carrying capacity"  
 No play value  
 "Ownership" by "wayward" youth  
 Alcohol & behavior  
 No drinking in parks  
 Beer ordinance

## Things you wish you could change

### General

Parking  
 Adequate Parking  
 Parking general access  
 Parking improvements  
 More clean women's restrooms  
 Nicer restrooms  
 Staffing  
 More staff  
 Budget  
 Level of maintenance  
 Security  
 Local mass transportation- buses  
 Connection between parks  
 Connection points  
 Barriers to speeding  
 Comfortable seating for spectators  
 Quality and quantity of spectator seating  
 Better signage for park locations  
 Signage  
 Infrastructure  
 Covered shelters  
 Screened in shelters to avoid bugs  
 Too cold in the winter  
 Vision  
 Free beer on Fridays  
 Access to concessions  
 BCOL stand alone staff  
  
 Hire another parks person  
 More park staff, increased projects  
 Public information  
 Setting priorities (process)  
 Planning  
 Capital improvement investment  
 Don't let the "y" get away with anything

### FIELDS

#### **Baseball/Softball**

Fields for girls fast pitch with scoreboard  
 Girls fastpitch softball fields with lights  
 Smaller size fence distances on fields for younger players  
 A couple of new fields should be for this  
 Full size baseball field facing the proper direction  
 Sun screening for pitcher's safety  
 More tree shade at baseball fields  
 Trees/plants in between fields  
 Covered dugouts, Mesh Canopy for benches  
 Lighted fields  
 Permanent pitching mounds on dedicated softball fields  
 Baseball/softball complex with play area for younger children  
 Playground by the fields- splash pad  
 Additional baseball complex for youth tournaments  
 Pinwheel angle  
 Less than 15 yr. old = small bleachers  
 15 yrs & older = 10 row bleachers  
 All dugouts should be shaded  
 15 yrs & older = full wall dugouts  
 Perimeter fencing of ball fields  
 Hillcrest for small fields  
 200' girl's fastpitch  
 280-300' baseball 14 yr old and younger  
 50 spectators typically attend  
 No desire for scoreboards  
 Need adult baseball field  
  
 Additional 8-14 youth baseball fields + can use multi-purpose, 80' base paths  
 Add tournament with beer sales  
 Security/ability to limit access on fields

#### **Soccer**

More soccer fields. Ideal to have dedicated soccer fields.  
 Existing fields crowded  
 Prefer large open (flat as possible) green space  
 Need soccer/lacrosse space  
 Limitations of sharing high school fields

#### **Other**

1 turf field per association  
 Good turf for a variety of ages  
 Consider multiple sports when phasing in the plan. Creative multi-purpose fields.  
 Balance of sports on athletic fields (softball, baseball, soccer, lacrosse). Have enough tennis courts.  
 More facilities for active sports for all ages- children & adults  
 Disc golf, Frisbee golf, Pickleball

## **Things you wish you could change**

### ***Parks/Programs***

Adult Playground  
 Playgrounds  
 Play areas  
 Additional play structure  
 Parks along river  
 Special use items  
 Events using river  
 Programs (ex: learn to paddleboard)  
 Programming opportunities  
 Community ed options  
 Event draws for wide range of users  
 Weekly music in parks events  
 Add splash pad  
 Add splash pad free for public  
 Fenced in dog park  
 Dog parks  
 Add new dog park  
 Dog park  
 Horseback riding at Bertram  
 Campgrounds  
 Nature centers (education)  
 Education

### ***Trails***

Trails to BCOL  
 Trail connections  
 More paved trails for walkers  
 More trails  
 More bike trails  
 Bike trail to Bertram from both sides

### ***Nature***

Use of non-polluting facilities  
 Minimize night light pollution (buffer)  
 Tree Diversity  
  
 Buffer zone between natural areas and man-made areas  
 Ensure compatability with the natural theme of the park  
 when designing athletic comp.  
 Buffer zone  
 Natural landscapes as a buffer between active use areas &  
 natural areas  
 Preservation and expansion of Savannah forest  
 Buffer between athletics & natural park  
 Labeled plantings  
 Natural resource management

## Stakeholder Meeting Attendance Sheet

- Group: \_\_\_\_\_ BCOL Athletic Field Subcommittee Group 1 (August 6 at 9:00)  
 \_\_\_\_\_ Monticello Community Education Staff (August 6 at 10:00 am)  
 \_\_\_\_\_ BCOL Athletic Field Subcommittee Group 2 (August 6 at 2:00)  
 BCOL Advisory Council & Monticello Parks Commission (August 7 at 9:00 am)  
 \_\_\_\_\_ City (August 7 at 11:00 am)  
 \_\_\_\_\_ Monticello School District Staff (August 7 at 1:00 pm)

Name:	Organization	Phone #	Email
Tom Jahnke	BCOL Adv Council	763/219-7715	ytanker@ustfamily.net
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Marc Mattine	Wright County Parks	763-682-7693	Marc.Mattine@co.wright.mn.us
Angela Schumann	City of Monticello	763-271-3224	angela.schumann@ci.monticello.mn.us
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Jim Lindberg	Sch-Board	763-578-2443	lindbergj@hotmai.com
Kim Hewson-Carber	Community	612-432-9593	kimmerhg@gmail.com
Wes Olson	BCOL Vice Chair	763-286-2131	wes@wesolsonelectric.com











# APPENDIX B

## Recreation Facilities Needs Assessment - City of Monticello, MN

WSB Project #02596-110

12/10/2015

By: SDF

Inventory of Current School District Athletic Facilities				
Park Location	Qty	Field Size	Field Type	Lights
Monticello High School				
MTCO1 - East Field #1	1	200' x 180'	Soccer	
MTCO2 - East Field #2	1	200' x 180'	Soccer	
MTCO9	1	250' x 180'	Soccer	
MTC15	1	300' x 160'	Football / Soccer	
	7	200'-265'	Multi Purpose Ballfield*	
	1	200'	Multi Purpose Ballfield	
	1	350'-420'	Baseball	X
	1	360' x 160'	Football	
Monticello Middle School				
	1	360' x 160'	Football*	X
MTCO6	1	360' x 150'	Football / Soccer	
	1	360' x 130'	Football	
	1	310' x 330'	Baseball*	X
Little Mountain Elementary School				
MTCO7	1	360' x 160'	Football / Soccer	
	1	365' x 225'	Youth Football*	
	2	250'-425'	Multi Purpose Ballfield*	
Eastview Elementary School				
MTCO3 - Eastview West	1	150' x 120'	Soccer	
MTCO5 - Eastview South	1	300' x 160'	Soccer	
Pinewood Elementary School				
MTCO8 - Pinewood	1	360' x 160'	Soccer	

\* Shared facilities

Inventory of Current City Park Athletic Facilities				
Park Location	Qty	Field Size	Field Type	Lights
Fourth Street	1	185-233'	Multi Purpose Ballfield	
Hillcrest	1	180'	Youth Baseball	
Freeway Fields	2	265'	Multi Purpose Ballfield	
MTCO4	1	265' x 150'	Soccer	
Sunset Ponds or Groveland Park	1	360' x 225' or 250' x 200'	Soccer	
Xcel Fields	4	280'	Multi Purpose Ballfield*	X
	4	275' x 130'	Youth Football*	X

\* Shared facilities

Determination of City Capacity - Seasons
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Seasons of Field use
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Sport	March	April	May	June	July	August	September	October	November
Boys and Girls' Soccer			xxxxxxx	xxxxxxx	xx		xxxxxxx	xxxxxxx	
Football						xxxxxx	xxxxxxx		
Girls' Fastpitch Softball			xxxxxx	xxxxxxx	xxxx				
Adult Softball		xxxxxxx	xxxxxxx	xxxxxxx	xxxxxxx	xxxxxxx	xxxxxxx	xxxxxxx	
Boys' and Girls Lacrosse			xx	xxxxxxx	xxxxxxx				
Baseball (Youth)			xxxxxxx	xxxxxxx	xxxxxxx	xx	xxxxxxx	xx	
Baseball (American Legion & VFW)				xxxxxxx	xxxxxxx				
Baseball (Monticello Polecats)			xx	xxxxxxx	xxxxxxx	xxxxxxx			

\*Items identified in red indicate shared facilities and time frame of shared use of fields.

**DETERMINATION OF SCHOOL DISTRICT CAPACITY (HOURS) FOR DAY LIGHT USE**

(Monday-Friday 6 PM - Sunset, Saturday 8:00 - 5:00 PM)			
Seasonal Hours of Field Availability / Field / Week - During Day Light			
Month	Weekday Hours (4 days per week)	Saturday Hours	Total Hours/Wk
March (Average sunset 7:20 pm)	6	9	15
April (Average sunset 8:00 pm)	8	9	17
May (Average sunset 8:35 pm)	10	9	19
June (Average sunset 8:59 pm)	12	9	21
July (Average sunset 8:52 pm)	12	9	21
August (Average sunset 8:14 pm)	10	9	19
September (Average sunset 7:22 pm)	6	9	15
October (Average sunset 6:27 pm)	2	9	11
November (Average sunset 4:47 pm)	0	8.5	8.5

\*Assumes 1 week night devoted to school use programs

**DETERMINATION OF CITY CAPACITY (HOURS) FOR DAY LIGHT USE**

(Monday-Friday 6:00 PM - Sunset, Saturday 8:00 AM - 5:00 PM)			
Seasonal Hours of Field Availability / Field / Week - During Day Light			
Month	Weekday Hours (5 days per week)	Saturday Hours	Total Hours/Wk
March (Average sunset 7:20 pm)	7	9	16
April (Average sunset 8:00 pm)	10.0	9	19.0
May (Average sunset 8:35 pm)	13.5	9	22.5
June (Average sunset 8:59 pm)	15.0	9	24.0
July (Average sunset 8:52 pm)	15.0	9	24.0
August (Average sunset 8:14 pm)	10.0	9	19.0
September (Average sunset 7:22 pm)	7.0	9	16.0
October (Average sunset 6:27 pm)	2.5	9	11.5
November (Average sunset 4:47 pm)	0.0	8.5	8.5

**DETERMINATION OF SCHOOL DISTRICT CAPACITY (HOURS) WITH LIGHTED FIELDS -  
EXTRA HOURS FROM LIGHTED FIELDS**

(Monday-Friday Sunset - 10:00 PM, Saturday Sunset - 10:00 PM)			
Seasonal Hours of Field Availability / Field / Week - During Day Light			
Month	Weekday Hours (4 days per week*)	Saturday Hours	Total Hours/Wk
March (Average sunset 7:20 pm)	10	2.5	12.5
April (Average sunset 8:00 pm)	8	2	10
May (Average sunset 8:35 pm)	6	1.5	7.5
June (Average sunset 8:59 pm)	4	1	5
July (Average sunset 8:52 pm)	4	1	5
August (Average sunset 8:14 pm)	6	2	8
September (Average sunset 7:22 pm)	10	2.5	12.5
October (Average sunset 6:27 pm)	14.0	3.5	17.5
November (Average sunset 4:47 pm)	16	5	21

\*Assumes 1 week night devoted to school use programs

**DETERMINATION OF CITY CAPACITY (HOURS) WITH LIGHTED FIELDS - EXTRA HOURS  
FROM LIGHTED FIELDS**

(Monday-Friday Sunset - 10:00 PM, Saturday Sunset - 10:00 PM)			
Seasonal Hours of Field Availability / Field / Week - During Day Light			
Month	Weekday Hours (5 days per week)	Saturday Hours	Total Hours/Wk
March (Average sunset 7:20 pm)	12.5	2.5	15
April (Average sunset 8:00 pm)	10	2	12
May (Average sunset 8:35 pm)	7.5	1.5	9
June (Average sunset 8:59 pm)	5	1	6
July (Average sunset 8:52 pm)	5	1	6
August (Average sunset 8:14 pm)	10	2	12
September (Average sunset 7:22 pm)	12.5	2.5	15
October (Average sunset 6:27 pm)	17.5	3.5	21.0
November (Average sunset 4:47 pm)	20	5	25

Appendix B - Page 4 of 11

**TOTAL HOURS OF PLAY AVAILABLE ON EXISTING SCHOOL DISTRICT FIELDS DURING DAY LIGHT**

Sport	Field Type	# Fields	# Weeks	# Weeks	Total Hours
Soccer - Spring	Field size 360' x 160'(1), 360' x 150'(1), 300' x 160'(2), 250' x 180'(1), 265' x 150'(1), 200' x 180'(2), 150' x 120'(1)	9	4 wks. - May. 4 wks. - June 2 wks. - July	19 = 76 21 = 84 21 = 42 <b>202 hrs</b> Each Field	1818
Soccer - Fall	Field size 265' x 150', 250' x 200'	2	4 wks. - Sept. 4 wks. - Oct.	15 = 60 11 = 44 <b>104 hrs</b> Each Field	208
Football	Field size 365' x 225'(1) (2nd and 3rd Grade) Field size 360' x 160'(2), 300' x 160'(1) (4th-6th grade)	4	3 wks. - Aug. 4 wks. - Sept.	19 = 57 15 = 60 <b>117 hrs</b> Each Field	468
Girls Fastpitch (CMFL)	Field size 200-265' (High School Field)	8	3 wks. - May 3 wks. - June	19 = 57 21 = 63 <b>120 hrs</b> Each Field	960
Girls Fastpitch (CRFA)	Field size 200-265' (High School Field)	1	4 wks. - June 2 wks. - July	21 = 84 21 = 42 <b>126 hrs</b> Each Field	126
Baseball (American Legion and VFW)	Field size 350'-420' (High School Field)	1	4 wks. - June 4 wks. - July	21 = 84 21 = 84 <b>168 hrs</b> Each Field	168
Baseball (Polecats)	Field size 350'-420' (High School Field)	1	2 wks. - May 4 wks. - June 4 wks. - July 4 wks. - Aug.	19 = 38 21 = 42 21 = 84 19 = 76 <b>240 hrs</b> Each Field	240
Baseball - Spring (Youth)	Field size 350'-420' (High School Field), Field size 310-330' (Middle School) Field Size 200' (High School Field)	3	4 wks. - May 4 wks. - June 4 wks. - July	10 = 40 12 = 48 12 = 48 <b>136 hrs</b> Each Field	408
Baseball - Fall (Youth)	Field size 350'-420' (High School Field), Field Size 200' (High School Field)	2	1 wks. - Aug. 4 wks. - Sept. 1 wks. - Oct.	10 = 10 6 = 24 2 = 2 <b>36 hrs</b> Each Field	72

\*Items identified in red indicate shared facilities and time frame of shared use of fields.

**TOTAL HOURS OF PLAY AVAILABLE ON EXISTING CITY FIELDS DURING DAY LIGHT**

Sport	Field Type	# Fields	# Weeks	Hours/Week	Total Hours
Soccer and Lacrosse - Spring	Field size 265' X 150', 360' x 225'	2	4 wks. - May. 4 wks. - June 2 wks. - July	22.5= 90 24 = 96 24 = 48 <b>240 hrs</b> <b>Each Field</b>	480
Soccer - Fall	Field size 265' X 150', 360' x 225'	2	4 wks. - Sept. 4 wks. - Oct.	16 = 64 11.5 = 46 <b>110 hrs</b> <b>Each Field</b>	220
Football	*Field size 275' X 130' (4th-6th grade)	4	3 wks. - Aug. 4 wks. - Sept.	19 = 57 16 = 64 <b>121 hrs</b> <b>Each Field</b>	484
Adult Softball	Field size 280'	4	4 wks. - Apr. 4 wks. - May 4 wks. - June 4 wks. - July 4 wks. - Aug. 4 wks. - Sept. 4 wks. - Oct.	19 = 76 22.5= 90 24 = 96 24 = 96 19 = 76 16 = 64 11.5 = 46 <b>544 hrs</b> <b>Each Field</b>	2176
Baseball - Spring (Youth)	Field size 180'(1), 185'-233'(1), 265' (2), 280'(4)	8	4 wks. - May 4 wks. - June 4 wks. - July	13.5 = 54 15 = 60 15 = 60 <b>174 hrs</b> <b>Each Field</b>	1392

\* Substandard fields overlaid on Xcel Ballfields. Field size conflicts with ballfield fencing.

\*Items identified in red indicate shared facilities and time frame of shared use of fields.

**EXTRA HOURS OF PLAY AVAILABLE ON EXISTING SCHOOL DISTRICT FIELDS - ARTIFICIAL LIGHT**

Sport	Field Type	# Fields	# Weeks	Hours/Week	Total Hours
Baseball (American Legion & VFW)	Field size 350'-420' (High School Field)	1	4 wks. - June 4 wks. - July	5 = 20 5 = 20 40 hrs Each Field	40
Baseball (Polecats)	Field size 350'-420' (High School Field)	1	2 wks. - May 4 wks. - June 4 wks. - July 4 wks. - Aug.	7.5 = 15 5 = 20 5 = 20 8 = 32 87 hrs Each Field	87
Baseball - Spring (Youth)	Field size 350'-420' (High School Field)	1	4 wks. - May 4 wks. - June 4 wks. - July	6 = 24 4 = 16 4 = 16 56 hrs Each Field	56
Baseball - Fall (Youth)	Field size 350'-420' (High School Field)	1	1 wks. - Aug. 4 wks. - Sept. 1 wks. - Oct.	6 = 6 10 = 40 14 = 14 60 hrs Each Field	60

\*Items identified in red indicate shared facilities and time frame of shared use of fields.

**EXTRA HOURS OF PLAY AVAILABLE ON EXISTING CITY FIELDS - ARTIFICIAL LIGHT**

Sport	Field Type	# Fields	# Weeks	Hours/Week	Total Hours/Week
Football	*Field size 275' X 130' (4th-6th grade)	4	3 wks. - Aug. 4 wks. - Sept.	12 = 36 15 = 60 96 hrs Each Field	384
Adult Softball	Field size 280'	4	4 wks. - Apr. 4 wks. - May 4 wks. - June 4 wks. - July 4 wks. - Aug. 4 wks. - Sept. 4 wks. - Oct.	12 = 48 9 = 36 6 = 24 6 = 24 12 = 48 15 = 60 21 = 84 324 hrs Each Field	1296
Baseball - Spring (Youth)	Field size 280'	4	4 wks. - May 4 wks. - June 4 wks. - July	7.5 = 30 5 = 20 5 = 20 70 hrs Each Field	280

\* Substandard fields overlaid on Xcel Ballfields. Field size conflicts with ballfield fencing.

\*Youth baseball games are not held on Monday or Saturday

\*Items identified in red indicate shared facilities and time frame of shared use of fields.

<b>TOTAL HOURS OF PLAY AVAILABLE ON EXISTING SCHOOL DISTRICT FIELDS</b>					
Sport	Day Light Hours of Play/Season	Adjusted Day Light Hours of Play/Season for Shared Facilities	Artificial Lighted Hours of Play/Season	Adjusted Artificial Lighted Hours of Play/Season for Shared Facilities	Total Hours of Play/Season Available
Soccer/Lacrosse	2026				2026
Football	468				468
Girls Fastpitch	1086	554			554
Baseball (American Legion, VFW and Polecats)	244	244	87	87	331
Baseball - Spring (Youth)	408	360	56	40	400
Baseball - Fall (Youth)	72	67	60	57	124

<b>TOTAL HOURS OF PLAY AVAILABLE ON EXISTING CITY FIELDS</b>					
Sport	Day Light Hours of Play/Season	Adjusted Day Light Hours of Play/Season for Shared Facilities	Artificial Lighted Hours of Play/Season	Adjusted Artificial Lighted Hours of Play/Season for Shared Facilities	Total Hours of Play/Season Available
Soccer and Lacrosse - Spring	480				480
Soccer - Fall	220				220
Football	484	160	384	127	287
Adult Softball	2176	1264	1296	864	2128
Baseball - Spring (Youth)	1392	1044	280	140	1184

<b>TOTAL HOURS OF PLAY AVAILABLE ON EXISTING SCHOOL AND CITY FIELDS</b>			
Sport	Total Hours on School District Fields	Total Hours on City Fields	Total Hours of Play / Season Available
Soccer & Lacrosse - Spring	2026	480	2506
Soccer - Fall		220	220
Football	468	287	755
Girls Fastpitch	554		554
Adult Softball		2128	2128
Baseball (American Legion, VFW & Polecats)	331		331
Baseball - Spring (Youth)	400	1184	1584
Baseball - Fall (Youth)	124		124

**Current Demand for City Athletic Programs**

Sport	Hrs/game or practice	# of Teams	Home Games/Season	Practices/Season	Total Hours/Season
Soccer (K-5th Grade)	1	56	336	672	1008
Soccer (U9-U10)	1	8	70	192	262
Soccer (U11-U12)	1.5	5	35	120	233
Soccer (U13-U19)	2	13	75	312	774
Football	2	10	80	182	524
Girls Fastpitch (CMFL)	2	8	41	96	274
Girls Fastpitch (CRFA)	2	1	14	12	52
Adult Softball	2	8	448	0	896
Lacrosse	2	7	28	112	280
Baseball (American Legion & VFW)	2	2	8	0	16
Baseball (Monticello Polecats)	2	1	19	0	38
Baseball - Spring (Youth)	2	27	149	247	792
Baseball - Fall (Youth)	2	4	12	24	72

\* Soccer - Assumes all in-house teams

\*Does not include school athletic program use

**Comparison of Available Field Hours of Play and Scheduled Hours of Play on City Fields and School District Fields**

Sport	Availability	Less Demand		Surplus or (Deficiency)			
		Recommended Resting / Rotation 20%	Practices / Games	Current	Bond Referendum	#VALUE!	Bond Referendum and Decommissioning of Xcel Fields
Soccer and Lacrosse	2,726	545	2,557	(376)	(376)	(376)	(376)
Football	755	151	524	80	(388)	(206)	(674)
Girls Fastpitch	554	111	326	117	117	117	117
Adult Softball	2,128	426	896	806	806	(1,322)	(1,322)
Baseball (American Legion, VFW & Polecats)	331	66	54	211	211	211	211
Baseball (Youth Program)	1,708	342	864	502	502	(474)	(474)

\* Hours do not include additional scheduled hours for tournaments and athletic camps for city and school district athletic facilities.

\* Existing school and city athletic facilities contain undersized fields, which may be unsuitable for selected age groups as well as propose safety concerns with the playability of these fields.

\*Decommissioning of Xcel Fields would result in a loss of multi-purpose fields currently used by adult softball, youth baseball and youth football.

\*Bond referendum would result in a loss of three soccer / football fields and a multi-purpose ballfield.

\*Available hours have been adjusted to account for shared use between sports.

\*Hours are not available for youth baseball on school district fields on Monday's and games are not played on Saturday's.

\* Hours do not include school district athletic programs.

<b>Projected Athletic Hours of Demand for City Fields and School District Fields</b>						
Sport	Current Availability	Current Demand	2025 Demand	2025 Surplus/ (Deficiency)	2035 Demand	2030 Surplus/ (Deficiency)
Soccer and Lacrosse	2,726	3,102	5,117	(2,391)	8,405	(5,679)
Football	755	675	1,114	(359)	1,829	(1,074)
Girls Fastpitch	554	437	721	(167)	1,184	(630)
Adult Softball	2,128	1,322	2,181	(53)	3,583	(1,455)
Baseball (American Legion, VFW & Polecats)	331	120	198	133	325	6
Baseball (Youth Program)	1,708	1,206	1,990	(282)	3,268	(1,560)

\* Existing school and city athletic facilities contain undersized fields, which may be unsuitable for selected age groups as well as propose safety concerns with the playability of these fields.

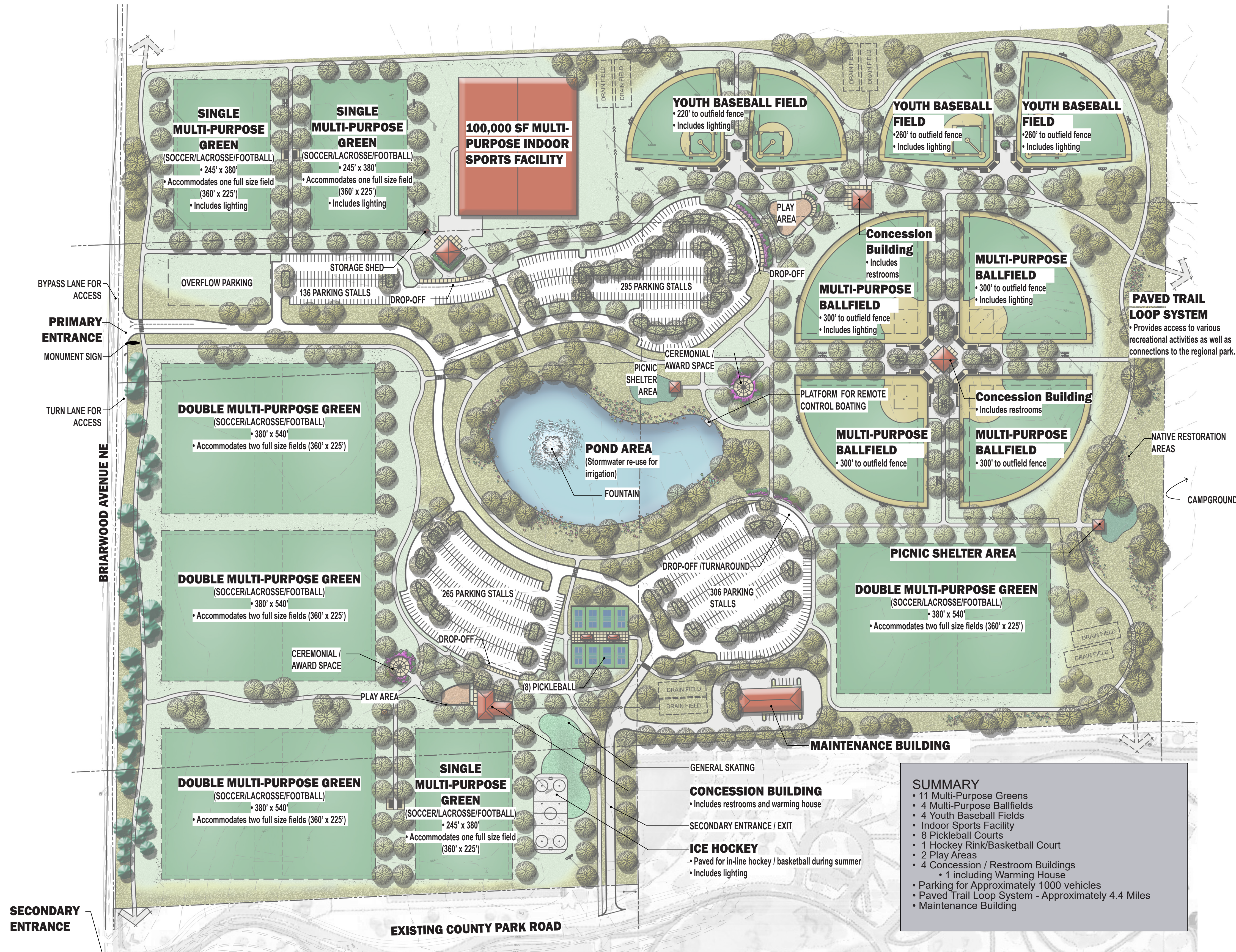
\*Decommissioning of Xcel Fields would result in a loss of multi-purpose fields currently used by adult softball, youth baseball and youth football.

\*Available hours have been adjusted to account for shared use between sports.

\*Hours are not available for youth baseball on school district fields on Monday's and games are not played on Saturday's.

\* Hours do not include school district athletic programs.

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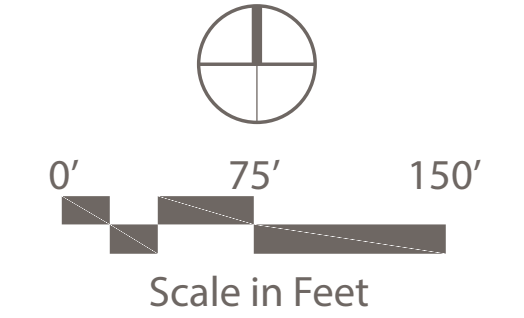


**SUMMARY**

- 11 Multi-Purpose Greens
- 4 Multi-Purpose Ballfields
- 4 Youth Baseball Fields
- Indoor Sports Facility
- 8 Pickleball Courts
- 1 Hockey Rink/Basketball Court
- 2 Play Areas
- 4 Concession / Restroom Buildings
  - 1 including Warming House
- Parking for Approximately 1000 vehicles
- Paved Trail Loop System - Approximately 4.4 Miles
- Maintenance Building

# Bertram Chain of Lakes | Masterplan

Monticello, Minnesota  
September 29, 2025 | WSB Project number: 027625-000



# Parks, Arts, and Recreation Comprehensive Needs Assessment SUMMARY & NEXT STEPS

October 23, 2023



# Project Summary | Team

## Steering Committee



**Anna Springer, PLA**

Project Manager,  
Landscape Architect  
Bolton & Menk



**Eric Holt, PLA**

Project Manager,  
Landscape Architect  
Bolton & Menk



**Colin Thomasgard**

Landscape Designer  
Bolton & Menk



**Rachel LeMire**

Communications,  
Public Engagement  
Bolton & Menk



**Jesse Myott**

Financial Analysis  
BerryDunn



**Tom Diehl**

Recreation Planning  
and Management  
BerryDunn

## Steering Committee

- Tom Pawelk – Parks, Arts, & Recreation Director
- Josh Barthiaume – Parks Superintendent
- Sara Cahill – Program and Operations Manager
- Beth Green – Administrative Assistant
- Tricia Handorff – Member Services Manager
- Leanne Holker – Monticello Baseball Association
- Haley Foster – Communications and Marketing Specialist
- Sue Seeger - MontiArts Director
- Angela Schumann – Community Development Director
- Rachel Leonard – City Administrator



## PAR Needs Assessment (2023):

- Demographics
- Comparative Analysis (NRPA Metrics)
- Community Survey & Recreation Trends
- Parks and program inventory
- Budget analysis



## System Master Planning (2024):

- Uses data gathered from Needs Assessment
- Site-specific recommendations
- CIP budget estimates
- Comprehensive report document

# Community Engagement | Summary



## We heard you!

The City of Monticello sought out resident input to understand community priorities for parks, art and recreation needs throughout the city. Input from the community will help guide the City through a city-wide park planning process. The plan will inform infrastructure, amenities, and programming decisions.

## Next steps

The project team will use the input gathered from the public to draft a plan that will influence future changes to infrastructure and programming for the city's parks, art, and recreation amenities.

This plan will be a part of the city's master plan for the upcoming years and will reflect the desires of the community.

## Engagement Timeline



**Key**

- Project website
- Pop-up events
- Community survey

## Engagement Snapshot



**4 Events**

Pop-ups conducted May-July 2023



**313**

Survey responses received



**Over 500**

Stakeholder comments received\*\*



\*\* includes survey responses, notes from events, and discussions with community members



To learn more about the project please visit:  
[bit.ly/monticello\\_assessment](https://bit.ly/monticello_assessment)

# Community Engagement | Survey



## Survey Results

From mid-May to mid-July a public survey was promoted to community members through the city's social media channels and public events to offer their insight on the current state of parks, art, and recreation amenities and to share their vision for the future.

### Amenities

76%

of respondents use Monticello's pathways (trails & sidewalks) once a month or more.

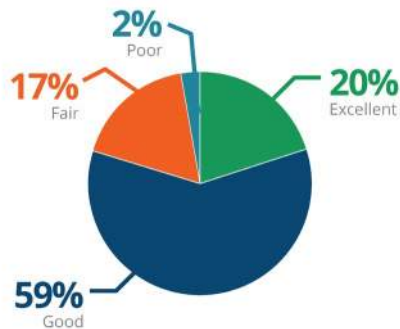
64%

of respondents use Monticello's recreational facilities (sports fields, dog parks, community center, etc.) once a month or more.

### ACCESSIBLE – NATURE-ORIENTED – FUN

were the top three terms used to describe Monticello's Parks & Recreation facilities

**Q: What is your overall impression of Monticello park, trail, and recreation amenities?**



**Amenities ranked by importance:**

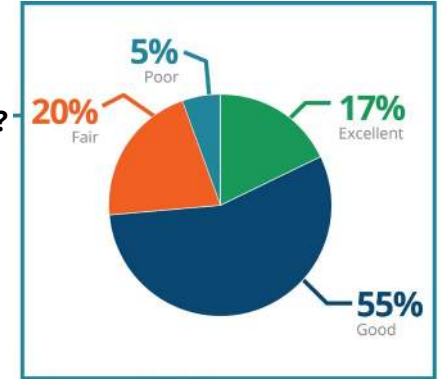
- 1st**  
 Pathways (sidewalks & trails) and pathway connections
- 2nd**  
 Parks with recreational amenities
- 3rd**  
 Natural areas for passive recreation
- 4th**  
 Recreation programming
- 5th**  
 Art integration

## Parks/Facilities

**Q: How well do Monticello's current parks and recreation facilities meet your needs?**

77%

of respondents positively rated the physical condition of Monticello's parks and recreation facilities (excellent - 20% or good - 57%)



**What discourages people from using the parks?**

34%

Amenities available (restrooms, shelters, etc.)

32%

Proximity to your location

27%

Lack of connection to/between parks

**Why are some parks visited more than others?**

63%

Proximity to home/work/school

46%

Type of equipment/facilities/amenities available

35%

Type of activities held

### Parks, trails & rec facilities most frequently visited:

- 66% – Bertram Chain of Lakes Regional Park
- 62% – Montissippi Park (County Park)
- 61% – Monticello Community Center
- 59% – Pioneer Park
- 57% – Ellison Park/River Walk
- 52% – West Bridge Park

- 34% – Bertram Chain of Lakes Athletic Park
- 25% – East Bridge Park
- 17% – Otter Creek Park
- 13% – Montiview Park/Mountain Bike Challenge Course
- 13% – Moose Sherritt Ice Arena

# Community Engagement | Survey



## Events/Activities

Top amenities to focus on in the next 5-10 years:

**1st**  
Walking/running – 59% of respondents

**2nd**  
Bicycling/cycling – 47% of respondents

**3rd**  
Playground equipment – 42% of respondents

**4th**  
Lake/river access – 37% of respondents

**5th**  
Athletics (soccer, football, softball/baseball) – 34% of respondents

**Monticello's Hidden Gems**  
Activities/Amenities with the highest percentage of respondents that have NOT heard of the amenity:

**62%** Great River Regional Trail     **56%** Community Garden

**61%** Montview Mountain Bike Challenge Course     **54%** Mississippi River Trail

**Monticello's Winter Activities**  
Winter Activities/Amenities with the highest percentage of respondents that participate in the activity:

**58%** Sliding hills at East Bridge and/or River Mills Parks     **21%** Indoor Ice Skating at Moose Sherritt Arena

**30%** Outdoor Ice Skating at West Bridge and/or 4th Street Parks     **21%** Snow Shoeing/Cross Country Skiing at Bertram Chain of Lakes Regional Park

**88%** of respondents believe that Investing in Parks, Arts, and Recreation is a valuable use of City Funds.

**Q: How often do you use the following amenities/ activities? (1 – rarely used, 5 – often used)**

### Most Used Amenities/Activities

**3.89**  
Walking/biking paths

**3.25**  
Playgrounds

**3.23**  
Restrooms

**3.20**  
Community Center

**3.18**  
Events (music, movies, festivals)

### Least Used Amenities/Activities

**1.23**  
Community Garden

**1.49**  
MontiArts

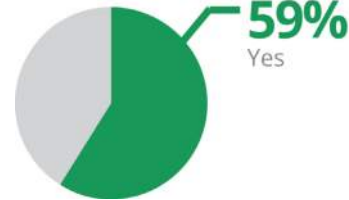
**1.58**  
Monti Paws Dog Park

**1.62**  
Disc Golf

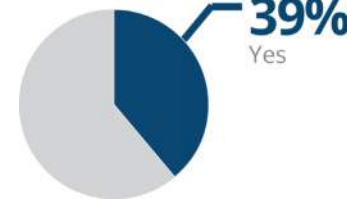
**1.73**  
Indoor Ice Rink

**Q: Do you participate in any of our partner organization activities?**

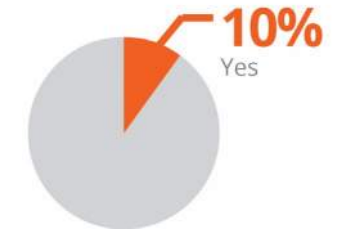
### Community Education



### Youth Sports Associations



### Senior Center



**Q: Have you participated in the following community events?**

### Usage of Community Center Amenities:

- 55% – Pool & waterslide
- 30% – Fitness Center
- 23% – Climbing Wall
- 21% – Gymnasium
- 20% – Events
- 20% – Other
- 18% – Indoor Play Area
- 17% – Meeting/Rental Spaces
- 13% – Ice Arena
- 10% – Fitness Classes

- 82% – Farmer's Market
- 51% – Music on the Mississippi
- 48% – Downtown Trick-or-Treat
- 47% – Walk & Roll
- 43% – Let's Chalk

- 34% – Movies in the Park
- 19% – GlowFest
- 14% – Visit with Santa
- 7% – MontiArts Open Studio
- 2% – Open Mic Night

# Analysis | Recreational Trends



## Connectivity

*pathways, sidewalks, trails*

27%

of respondents stated lack of connectivity to/between parks discouraged their use

3.89

*out of 5*

score for frequency of use for walking/biking trails -highest ranked

59%

of respondents chose walking/running (connectivity) as a top amenity to focus on in the next 5-10 years



1st

Connectivity ranked 1st for importance of amenities in Monticello - similar to national and regional trends



### Monticello's Hidden Gems

62%

of respondents have NOT heard of the Great River Regional Trail

### Connectivity recommendations

1. Look to add pathways, sidewalks, and trails to connect parks and facilities
2. Develop a user-friendly map/app showing existing pathways, sidewalks & trails

# Analysis | Recreational Trends



## Parks

*recreational amenities*

**34%** of respondents stated lack of amenities available (restrooms, shelters, etc.) discouraged their use

**46%** of respondents indicated type of equipment/facilities/amenities available determines park use

**64%** of respondents use Monticello's recreational facilities (sports fields, dog parks, community center, etc.) once a month or more



**2nd**

Park amenities ranked 2nd for importance of amenities in Monticello - similar to national and regional trends



**42%** of respondents chose playground equipment as a top amenity to focus on the next 5-10 years

### Amenities recommendations

1. Look to upgrade amenities available (restrooms, shelters, etc.)
2. Look to upgrade type of equipment/facilities/amenities available by focusing on playground equipment

# Analysis | Recreational Trends



### ACCESSIBLE – NATURE-ORIENTED – FUN

were the top three terms used to describe Monticello's Parks & Recreation facilities



## 3rd

Natural areas ranked 3rd for importance of amenities in Monticello

## 4th

Lake/river access was ranked 4th as an amenity to focus on for the next 5-10 years



### Natural Areas recommendations

1. Look to promote available natural areas and amenities
2. Look to improve access to lakes and the river
3. Look to acquire natural land for passive recreation



## Programming

*parks need recreational programming*

**35%**

of respondents stated the types of programs and activities held determines which park they use

**3.18**

*out of 5*

score for frequency of use for events (music, movies, festivals)



**4th**

Park amenities ranked 4th for importance of amenities in **Monticello** – *lower than national and regional trends*



**5th**

Athletics programming (soccer, football, baseball) ranked 5th as a top focus for the next 5-10 years



### Recreation Programming recommendations

- 1.** Look to better promote available recreation programming
- 2.** Look to partner with other service providers to provide additional recreation programming
- 3.** Look to regularly access current programming efforts through participation statistics review and surveying program users after each program ends

# Inventory | Focus Group Outreach



## Athletic Association Focus Group Recap:

- High-level operating procedures/ agreements
- Take home exercise: S.W.O.T Analysis

## School District Focus Group Recap:

- High-level operating procedures/agreements
- Student engagement focus

## Sunny Days Therapy

- Meeting TBD

## Home Schoolers

- Meeting TBD





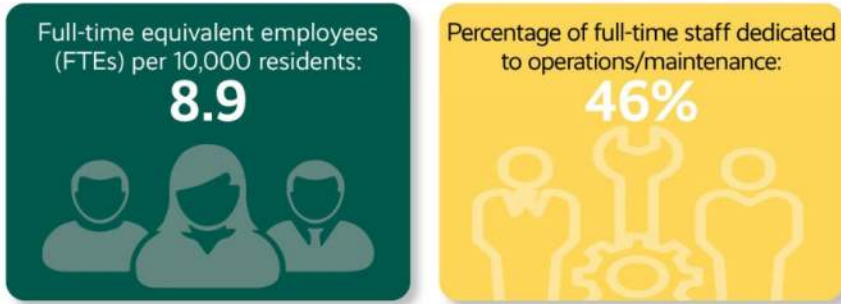
## Regional Benchmarking: Elk River & Buffalo

- **Comparative metrics:**
  - Population
  - Number of Parks
  - Total Parkland in Acres
  - Acres per 1,000 Residents
  - Total Non-City Parkland (state, regional)
  - Facility types, quantities
  - Program Offerings
  - Full time employees
  - Part time/seasonal employees
  - Annual budget
- **Peer Interviews:**
  - What special features or facilities do you have in your system?
  - How are Arts and Culture integrated into your system?
  - What are some of the biggest challenges facing your department?
  - What trends are impacting your operations and or/capitol improvement planning?
  - How do you fund operations & maintenance and capital improvements?
  - How is your park dedication program structured?
  - Can you talk about your relationships and formal agreements with different sports associations?
  - How do you collaborate with your local school district?

# Inventory | NRPA Comparative Metrics



## 2023 NRPA Agency Performance Review Key Findings



*"NRPA Park Metrics is the most comprehensive source of data standards and insights for park and recreation agencies... This suite of tools allows park and recreation agencies to build customized reports that allow for comparison with peer agencies. Park and recreation professionals can use this benchmark data to gain more funding support, improve operations and better serve their communities."*

Source: <https://www.nrpa.org/publications-research/ParkMetrics/>



Programs



Staffing

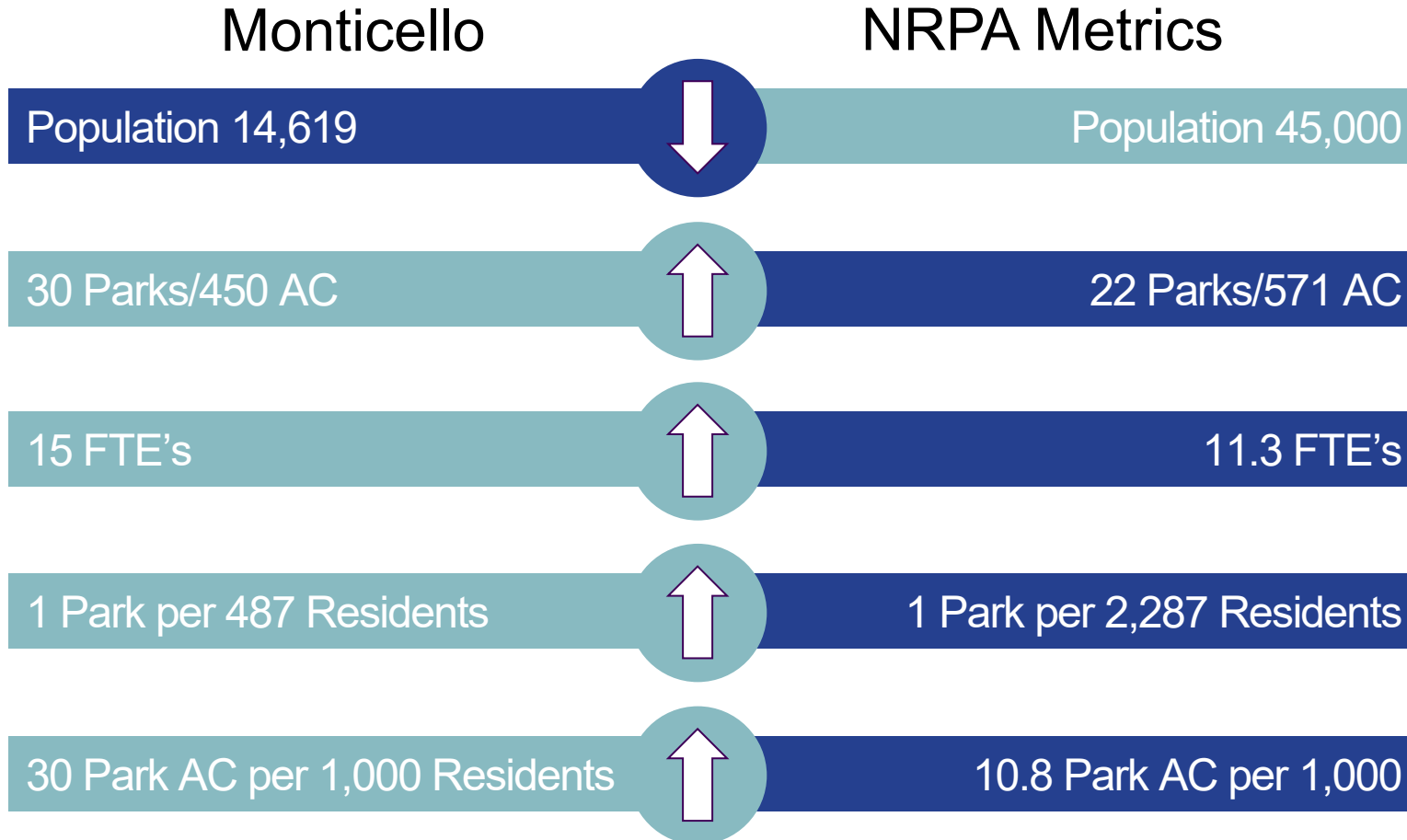


Budget Strategies



Funding

# Inventory | NRPA Comparative Metrics



# Inventory | Park Conditions and Amenities



Home ▾ Monticello Parks Inventory

Open in Map Viewer Modify Map Colin ▾

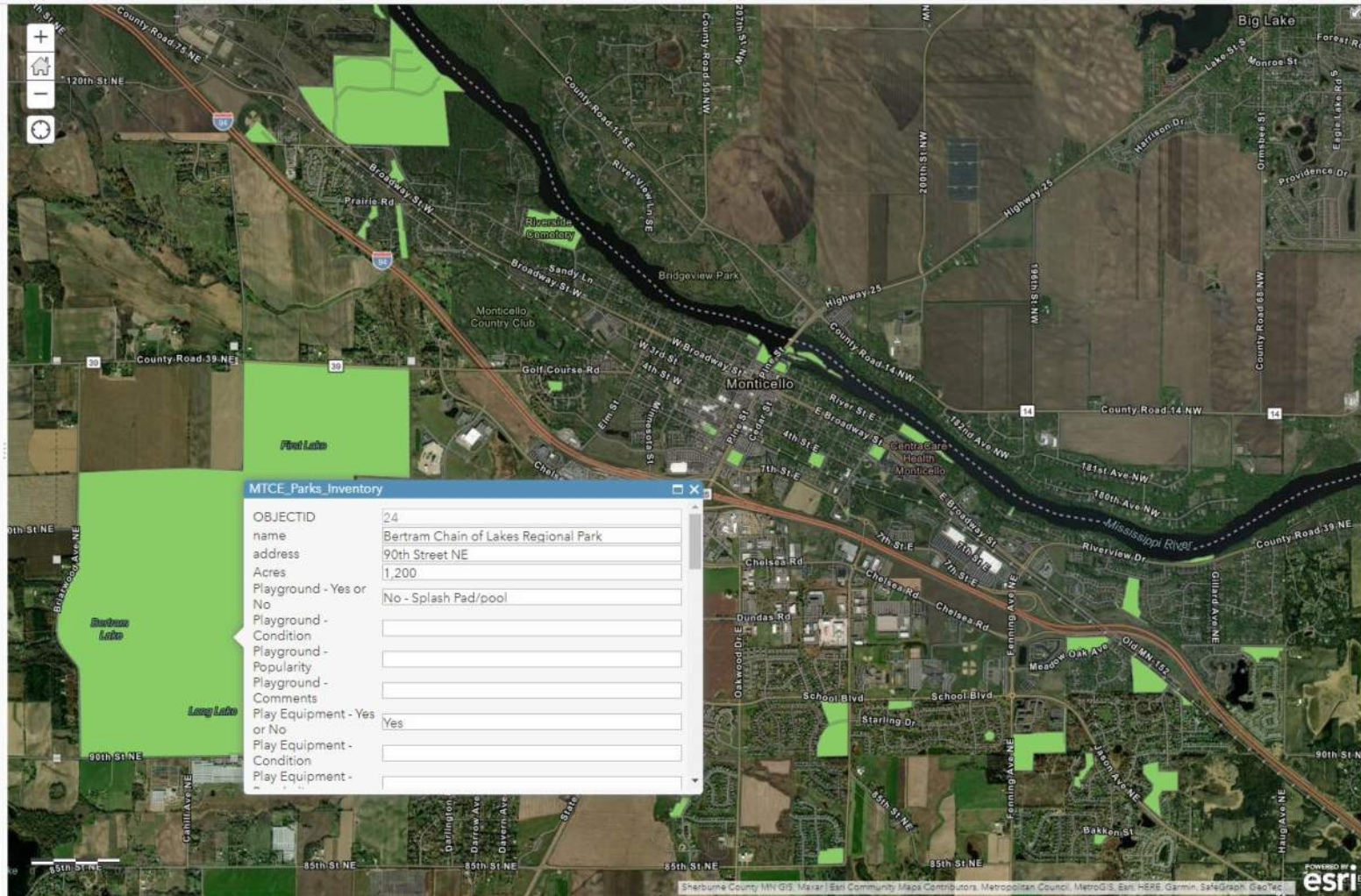
Details Edit Basemap

Share Print Directions Measure Find address or place

Add Features

MTCE\_Parks\_Inventory

Parks\_Inventory



PARK NAME & ADDRESS City of Monticello, MN 55051, MN, USA				
Park Amenities	YES/NO	Condition	Popularity	Comments
Bertram Chain of Lakes/Athletic Park				
Playgrounds	Splash Pad/pool			
Play Equipment	↑			
Ball Fields				
Courts				
Athletic Fields	22 Soccer 6 for soccer & football			Park is almost equal for Mountain Biking
Shelter				
Restroom Facilities	grumble			
Drinking Fountain	YES			
On-Site Parking	YES			
Seating	10 - mobile tables 1 - bleacher			
Trial Connections	Small Pathway along Briarwood			
Notable Site Features	Road			
Additional Notes				

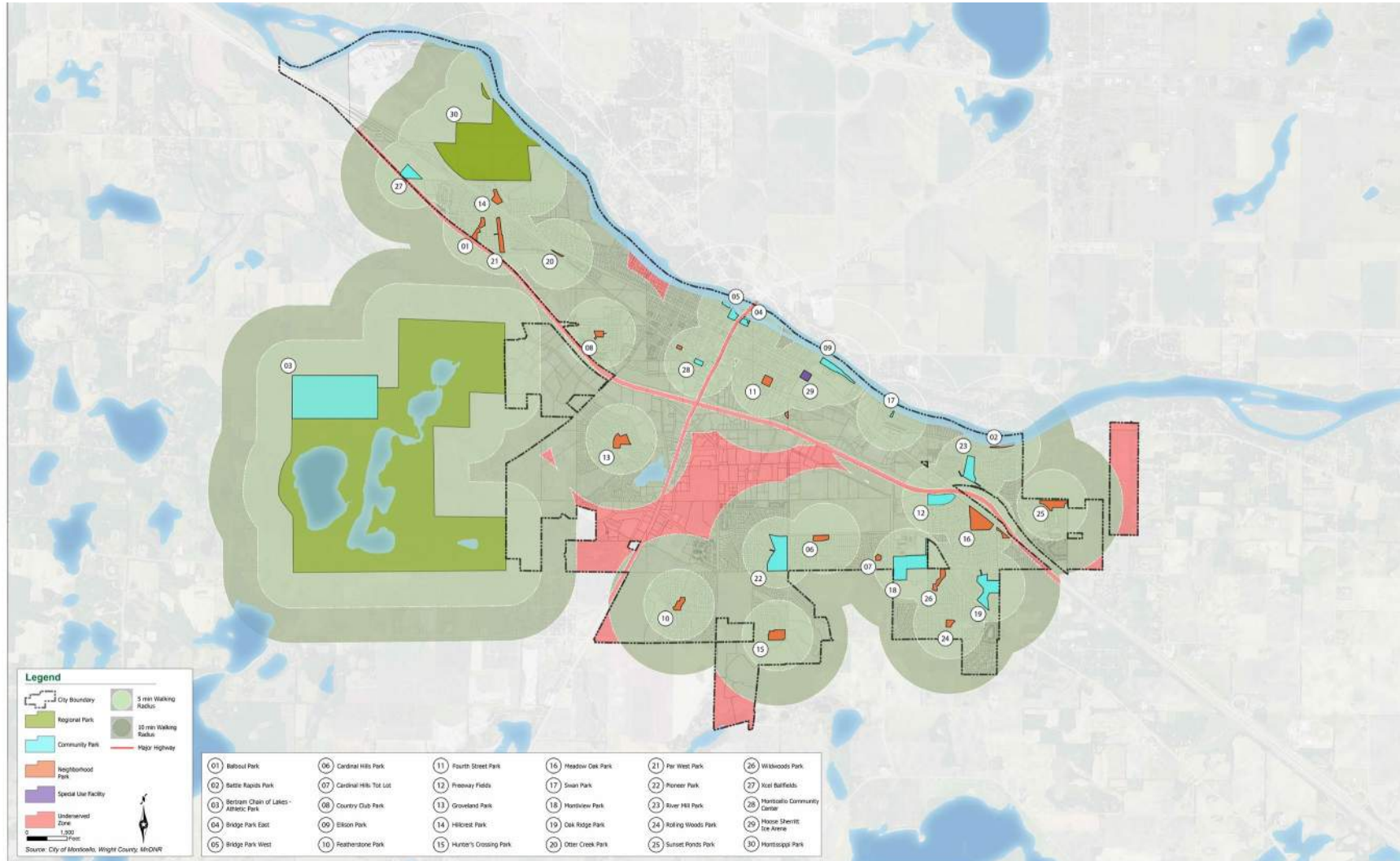
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Trust Center Contact Esri Report Abuse Contact Us

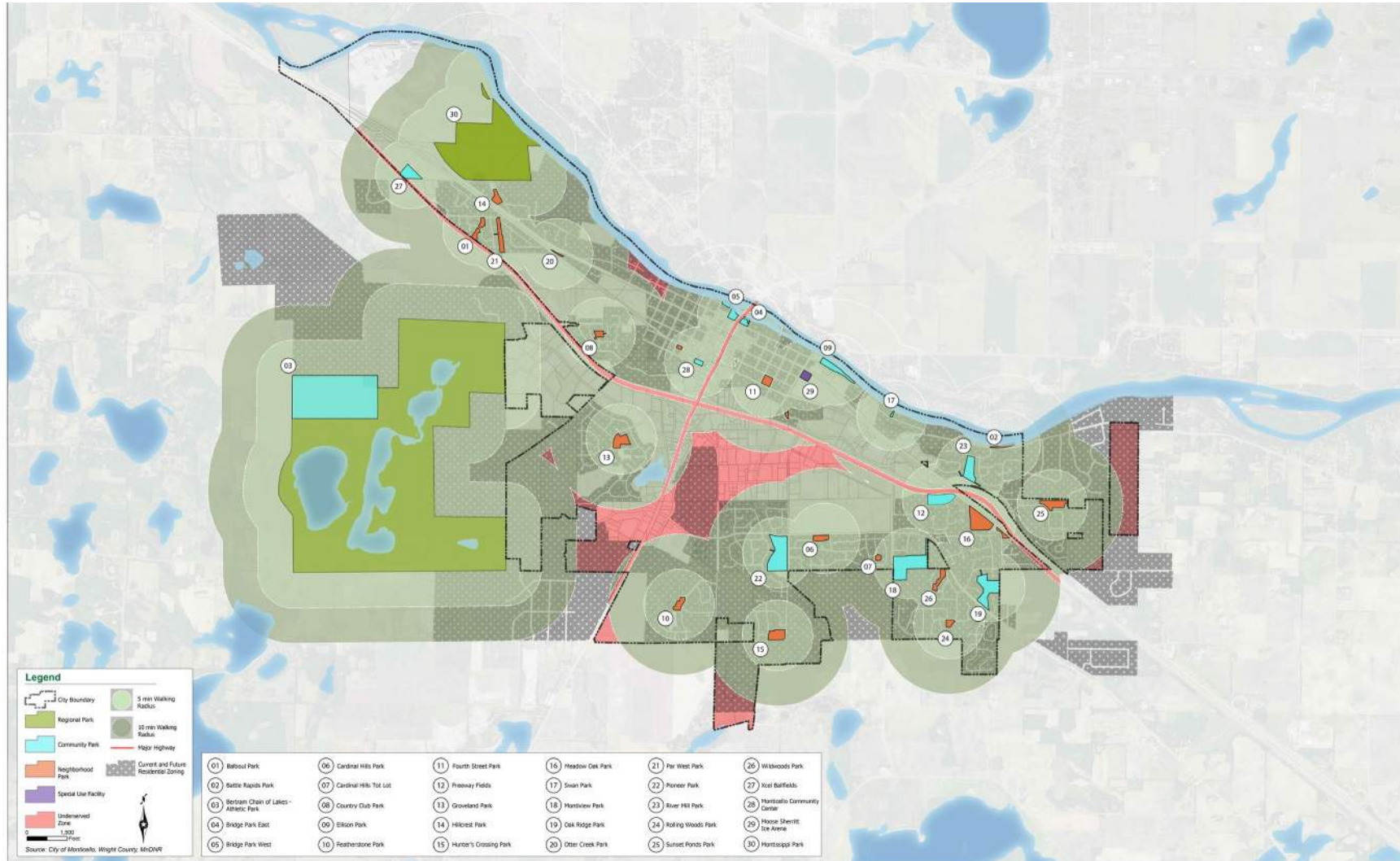
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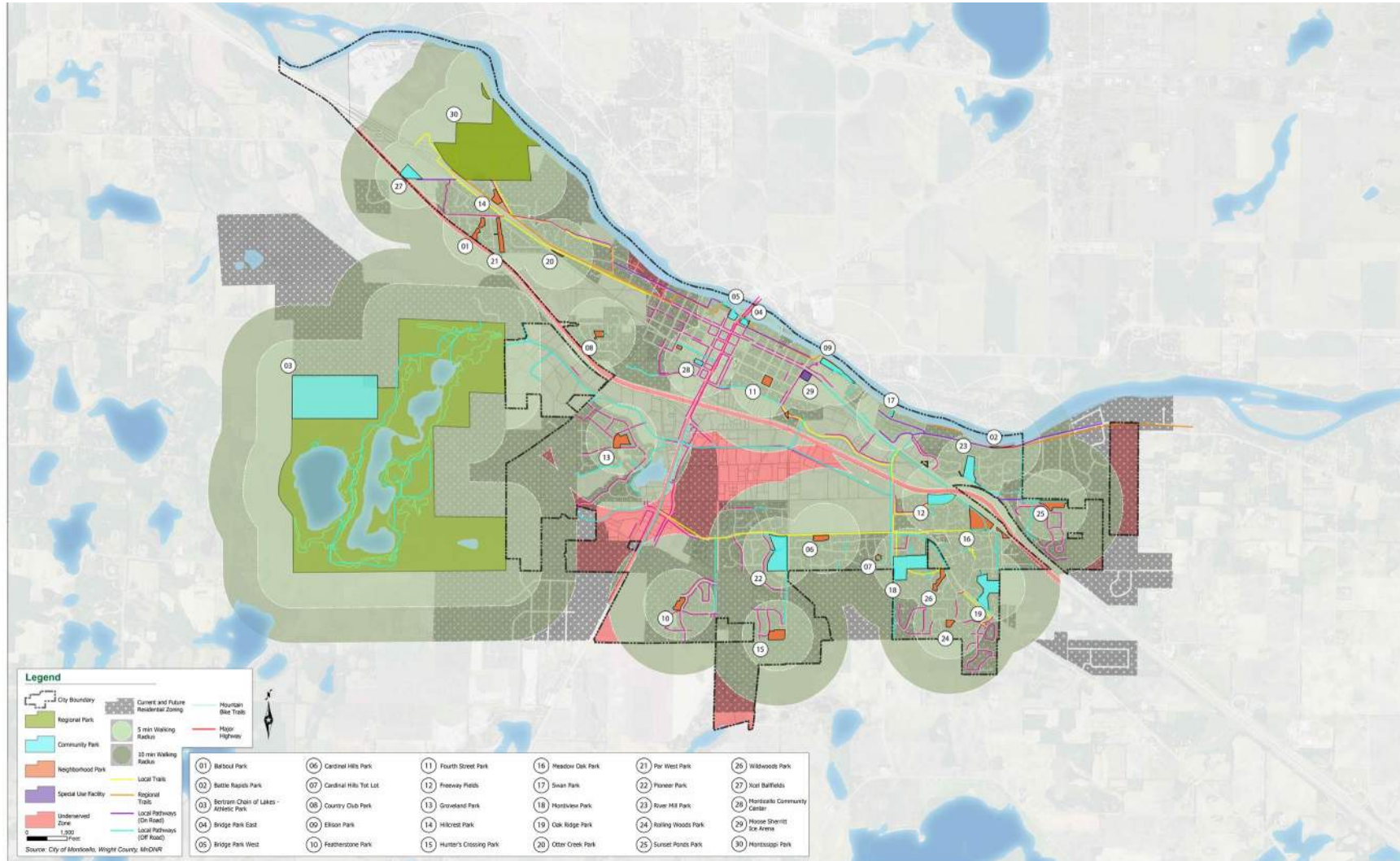
# Analysis | Parks Proximity Map



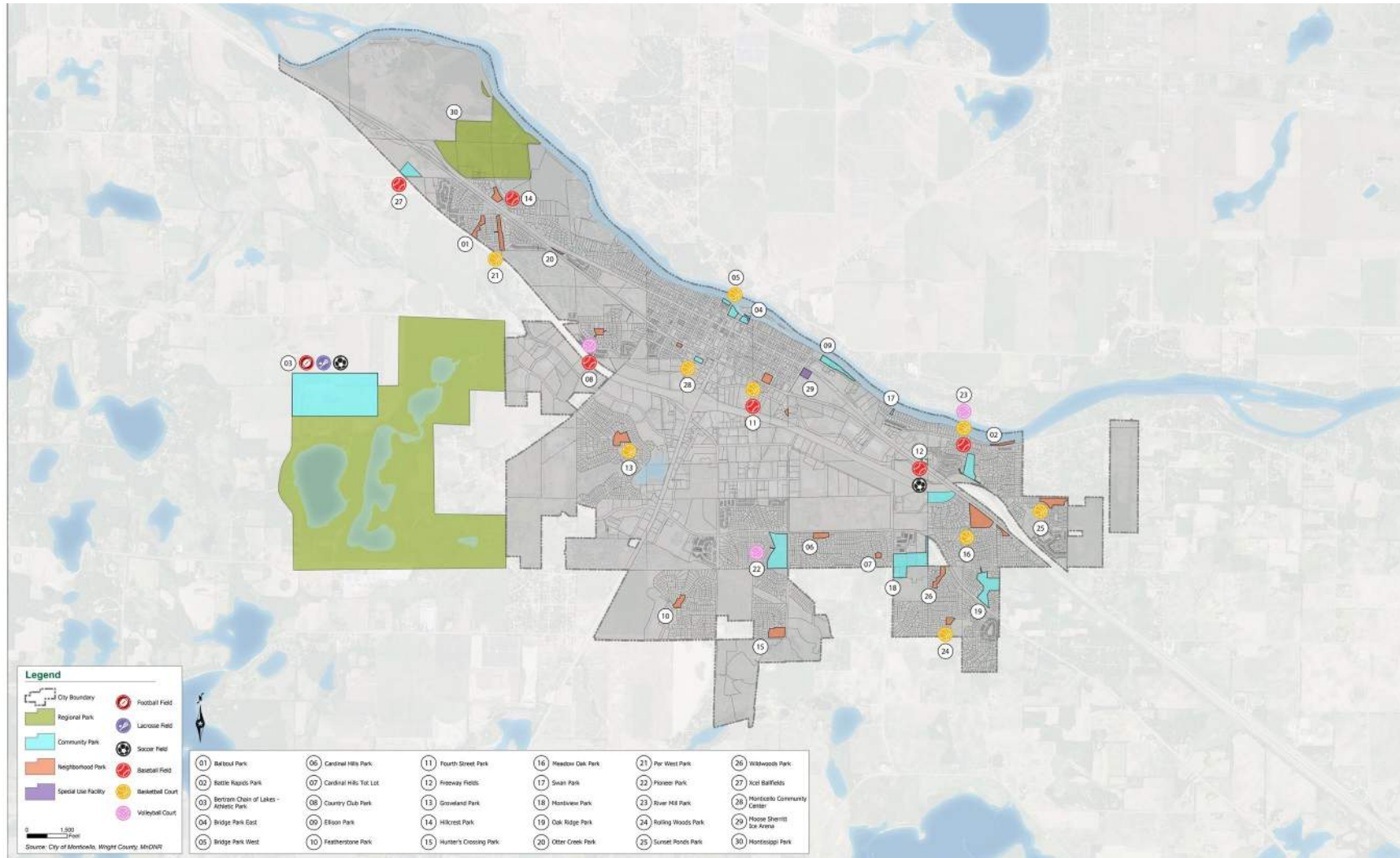
# Analysis | Parks Proximity Map



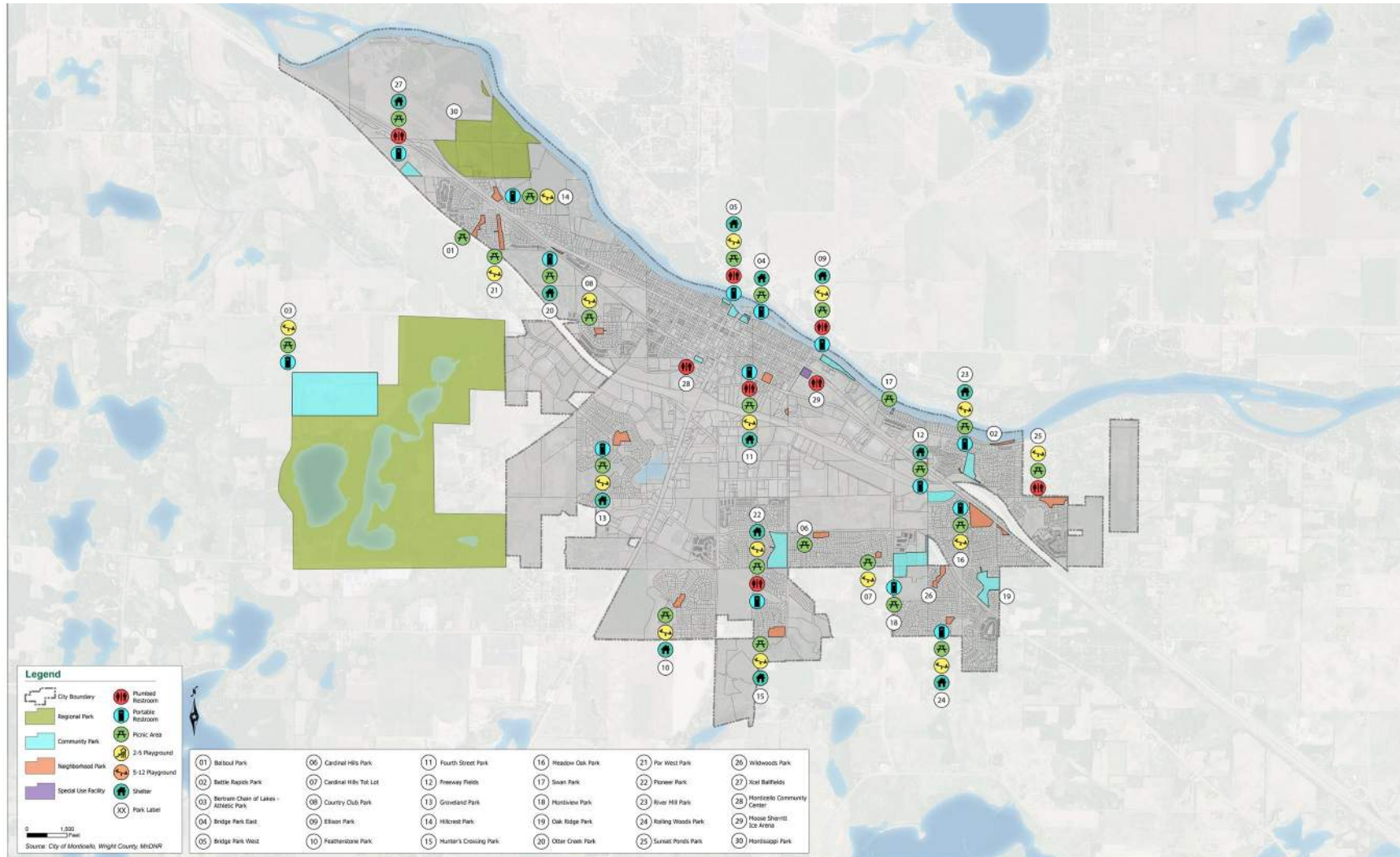
# Analysis | Parks Proximity + Trails Map



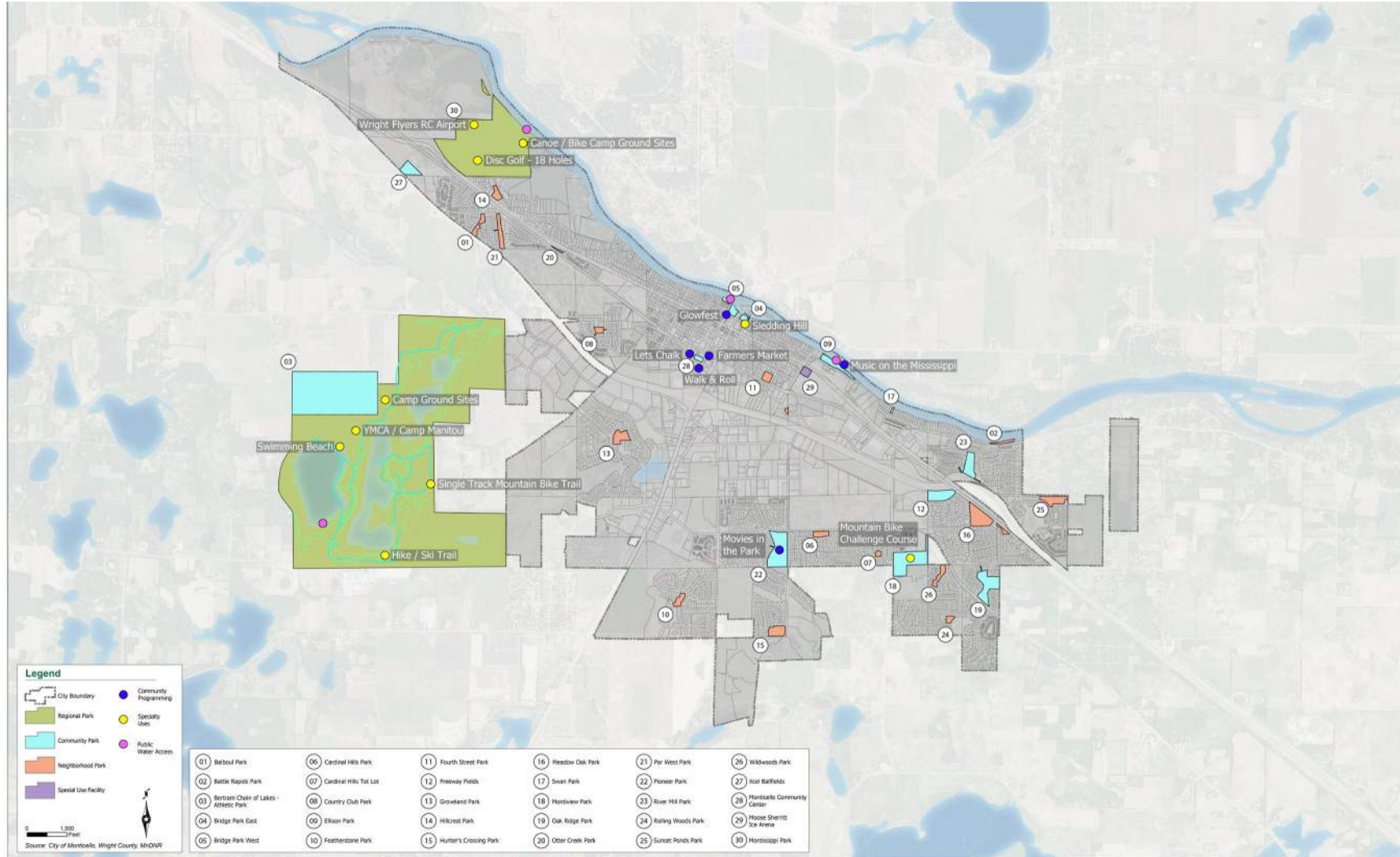
# Analysis | Active Recreation Map



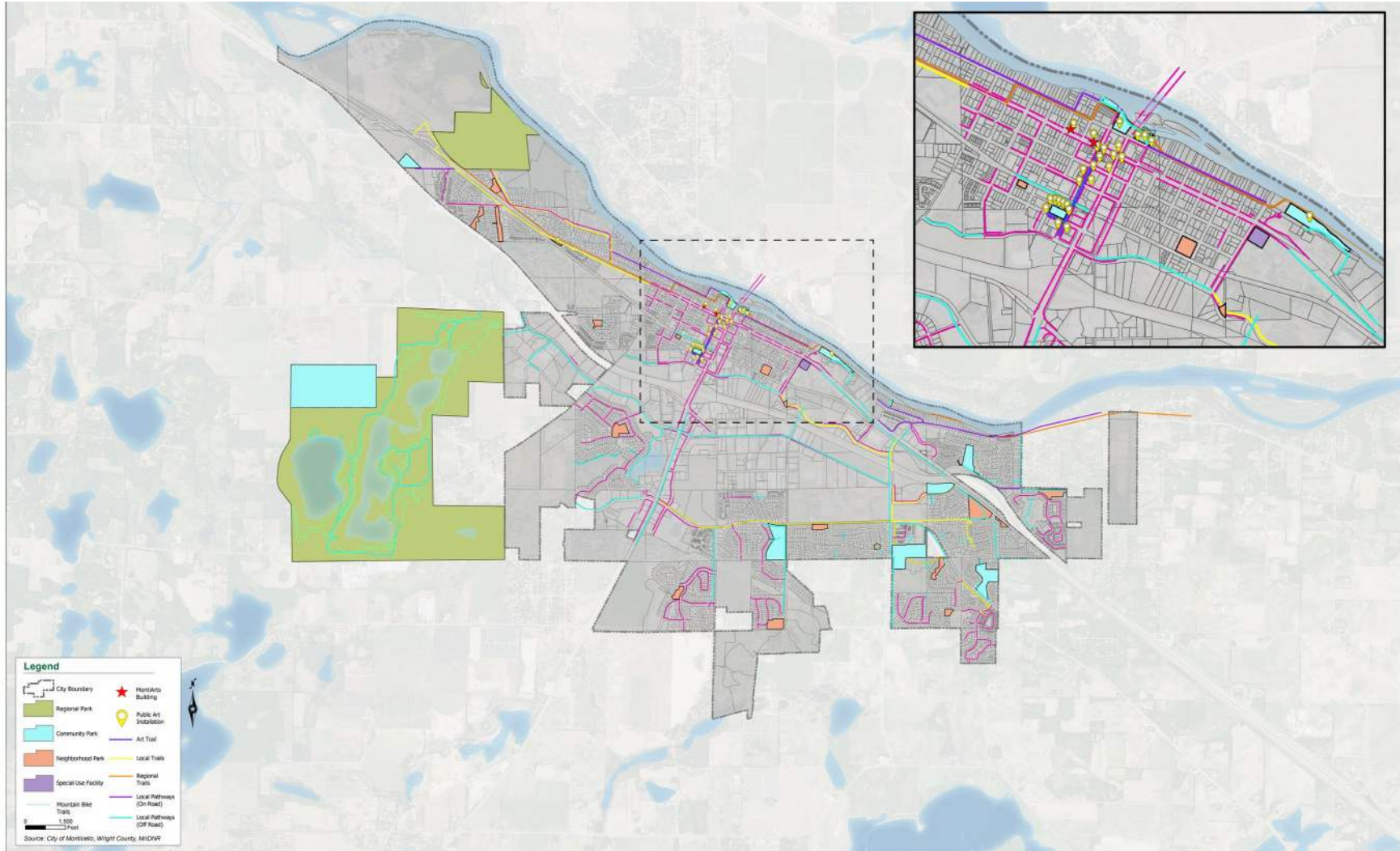
# Analysis | Family Use Facilities



# Analysis | Specialty Programming Map



# Analysis | MontiArts Map



# Budget Analysis | Summary



- **Overall goals:** prepare a cost of service analysis to determine cost recovery levels for core activities, programs, and services and discuss viable approaches to be explored further based on financial findings, identified priorities, focus areas, and strategic initiatives.
- **Accomplished:** Working cost of service model spreadsheet developed for general fund and special revenue fund, allowing for revenue and expense analysis of core Recreation and Culture programs and service areas.
- **Accomplished:** 8 unique program/service/facility categories established and initial cost recovery levels determined as well as revenue and expense categories identified.
- **Accomplished:** Revenue and expense forecasting scenarios developed to help identify challenges and opportunities related to the fiscal environment for each area core service area.

# Budget Analysis | Cost of Service



City of Monticello

## Parks, Arts, and Recreation Cost of Service Analysis

Fiscal Year 2020 - 2025

### Cost Recovery Worksheet

Additional Overhead Applied	\$ -	Non-Fee Revenue	\$ -
-----------------------------	------	-----------------	------

FY 2023		Summary by Service Area				
Service Group	Facility / Service Group Detail	Service Type	Revenue	Expenses	Net	% Recovered
1	Community Center	Fee / Spcl Rev	\$ 2,122,000	\$ 2,122,000	\$ -	100.0%
2	Cemetery Fund	Fee / Spcl Rev	\$ 42,000	\$ 31,000	\$ (11,000)	135.5%
3	Senior Center	Fee	\$ 1,500	\$ 101,863	\$ 100,363	1.5%
4	Park Operations	Fee	\$ 74,580	\$ 1,428,756	\$ 1,354,176	5.2%
5	Park Ballfields	Fee	\$ 42,700	\$ 26,200	\$ (16,500)	163.0%
6	Public Arts	Fee	\$ 68,173	\$ 173,528	\$ 105,355	39.3%
7	Library	-	\$ -	\$ 38,015	\$ 38,015	0.0%
8	Shade Tree	-	\$ -	\$ 145,707	\$ 145,707	0.0%

FY 2023		Service Area Cost Recovery Analysis					
Service Group	Facility / Service Name	Expected Expenses	Current Cost Recovery %	Target Cost Recovery %	Current Revenues	Addtl. Revenue Needed	Revenue % Increase
1 - 2	Special Revenue Fund Programs & Services	\$ 2,153,000	100.5%	105%	\$ 2,164,000	\$ 96,650	4.5%
3 - 8	General Fund Recreation Programs & Services	\$ 1,914,069	9.8%	12%	\$ 186,953	\$ 42,736	22.9%
3 - 8	General Fund Recreation Programs & Services	\$ 1,914,069	9.8%	15%	\$ 186,953	\$ 100,158	53.6%
3 - 8	General Fund Recreation Programs & Services	\$ 1,914,069	9.8%	20%	\$ 186,953	\$ 195,861	104.8%
3 - 8	General Fund Recreation Programs & Services	\$ 1,914,069	9.8%	25%	\$ 186,953	\$ 291,565	156.0%

### Special Fund Activities, Programs, and Services Summary: Fiscal Years 2020 - 2025

Special Fund Recreation & Culture Revenue	2020	2021	2022	2023 (bud.)	2024 (est.)	2025 (est.)	% of Total
1 Community Center	\$ 1,436,026	\$ 1,984,709	\$ 1,945,635	\$ 2,122,000	\$ 2,164,440	\$ 2,207,729	97.5%
2 Cemetery Fund	\$ 56,585	\$ 53,609	\$ 64,320	\$ 42,000	\$ 42,840	\$ 43,697	2.5%
3 -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
<b>Special Fund RC Total Revenue</b>	<b>\$ 1,492,611</b>	<b>\$ 2,038,318</b>	<b>\$ 2,009,955</b>	<b>\$ 2,164,000</b>	<b>\$ 2,207,280</b>	<b>\$ 2,251,426</b>	<b>100.0%</b>

Special Fund Recreation Expenditures	2020	2021	2022	2023 (bud.)	2024 (est.)	2025 (est.)	% of Total
Personnel	\$874,125	\$792,357	\$1,025,455	\$1,185,518	\$1,232,939	\$1,282,256	53.8%
Non-Personnel	\$776,347	\$458,736	\$817,043	\$967,482	\$1,006,181	\$1,046,429	42.7%
Other	\$0	\$425,000	\$0	\$0	\$0	\$0	3.6%
<b>Total Expenditures</b>	<b>\$1,650,472</b>	<b>\$1,676,093</b>	<b>\$1,842,498</b>	<b>\$2,153,000</b>	<b>\$2,239,120</b>	<b>\$2,328,685</b>	<b>100.0%</b>

	CR %	CR %	CR %	CR %	CR %	CR %
Special Fund RC Cost Recovery Level	90.4%	121.6%	109.1%	100.5%	98.6%	96.7%

### General Fund Activities, Programs, and Services Summary: Fiscal Years 2020 - 2025

General Fund Recreation & Culture Revenue	2020	2021	2022	2023 (est.)	2024 (est.)	2025 (est.)	% of Total
1 Senior Center	\$ 824	\$ 231	\$ 1,579	\$ 1,500	\$ 1,530	\$ 1,560	0.8%
2 Park Operations	\$ 9,107	\$ 21,082	\$ 79,032	\$ 74,580	\$ 76,071	\$ 77,593	37.9%
3 Park Ballfields	\$ 4,415	\$ 30,980	\$ 35,700	\$ 42,700	\$ 43,554	\$ 44,425	22.7%
4 Public Arts	\$ 2,800	\$ 51,831	\$ 79,526	\$ 68,173	\$ 69,536	\$ 70,927	38.5%
5 Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
6 Shade Tree	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
7 -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
<b>General Fund RC Total Revenue</b>	<b>\$ 17,146</b>	<b>\$ 104,124</b>	<b>\$ 195,837</b>	<b>\$ 186,953</b>	<b>\$ 190,692</b>	<b>\$ 194,505</b>	<b>100.0%</b>

General Fund Recreation Expenditures	2020	2021	2022	2023 (bud.)	2024 (est.)	2025 (est.)	% of Total
Personnel	\$649,059	\$678,181	\$806,135	\$837,577	\$871,080	\$905,923	45.4%
Non-Personnel	\$682,137	\$779,299	\$878,601	\$1,076,492	\$1,119,552	\$1,164,334	54.6%
Other	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
<b>Total Expenditures</b>	<b>\$1,331,196</b>	<b>\$1,457,480</b>	<b>\$1,684,736</b>	<b>\$1,914,069</b>	<b>\$1,990,632</b>	<b>\$2,070,257</b>	<b>100.0%</b>

	CR %	CR %	CR %	CR %	CR %	CR %
General Fund RC Cost Recovery Level	1.3%	7.1%	11.6%	9.8%	9.6%	9.4%

# Budget Analysis | Trends



- **Revenue ceilings and expected expenditures returning to pre-FY 2020 levels**
- **Revenue and expense alignment for core services categories**
- **Cost recovery determinations for core services calculated**
- **Nationally, parks and recreation core activities and programs are relatively low-cost recovery services**
- **Charges for services fee increases are likely to generate additional, but impact overall cost recovery levels may be minimal without additional considerations. (effect of pricing as a barrier/on the demand of the service)**
- **Greater revenue generating opportunities are likely facility-based (i.e., rental fees, fields and open space, special events)**



## Future Considerations & Discussion Topics:



### Fee increases:

- Projected impact on revenue
- Projected impact on demand



### Collection:

- More efficient / less complicated calculation and collection methodologies



### Level of service:

- Adjustments based on cost recovery goals



### Service additions:

- Proper consideration given to demand and non-municipal market for the service



### Marketing and participation:

- Efforts to increase participation in current activities, programs, and services
- Partnerships and/or sponsorships



## Future Considerations & Discussion Topics:



### Pricing sensitivity:

- Impacts of higher cost recovery
- Fiscal goals versus policy goals



### Factors favoring low and high-cost recovery:

- Consider the intended relationships between the amount paid and benefit received



### Community versus individual benefit:

- Standards are well-established and general categorization is useful in policy development
- Alternative categorization could be explored (i.e., introductory, intermediate, advanced, etc., pricing criteria)



### Resident / non-resident pricing:

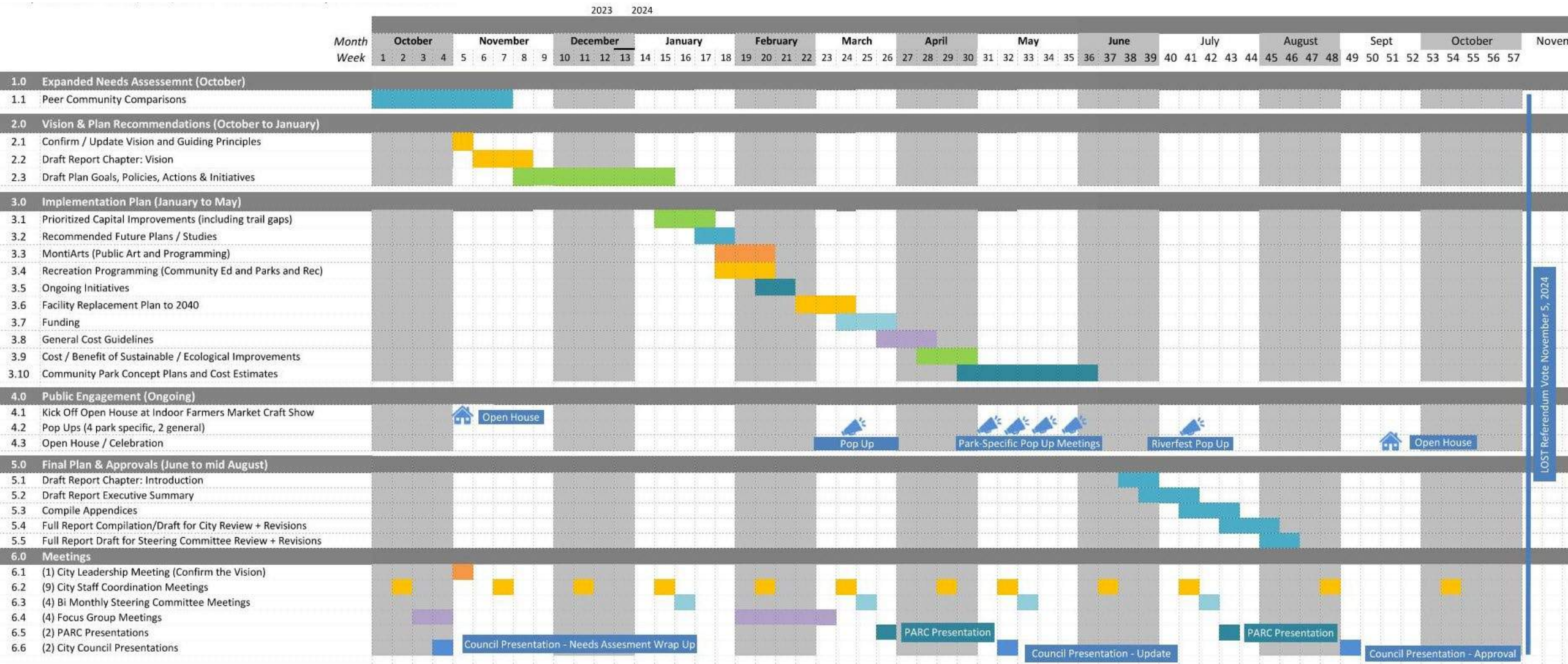
- Uniform, consistent approaches



## Key Takeaways From Work To Date:

- In general, the quantity, size, and distribution of parks is good
- Overall, public satisfaction with the system is high
- Improved connectivity for walking and biking is desired, for both recreation and access
- Improved promotion of system information would be beneficial (maps, web-based information, wayfinding)
- Improved access to restrooms and shelters is desired
- Playgrounds are important, highly-utilized assets. Life cycle tracking and replacement planning is key to meeting future needs
- Expanded access to natural areas is desired (passive recreation opportunities, and access to the river specifically)
- Coordination with various athletic associations can be challenging
- MontiArts is an energized asset with growing momentum
- Additional conversations needed about funding (budget, cost recovery, revenues and expenses, sources, park dedication)

# PAR System Master Planning



LOST Referendum Vote November 5, 2024

## Constant Contact Survey Results

**Campaign Name:** 2023 PAR Needs Assessment Survey

**Survey Starts:** 1009

**Survey Submits:** 313

**Export Date:** 07/24/2023 11:16 AM

### NUMERIC SCALE

#### Parks with recreational amenities

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1			5	1%
2			4	1%
3			29	9%
4			86	27%
5			189	60%
Mean	4.44			
Median	5.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

### NUMERIC SCALE

#### Pathways (sidewalks & trails) and pathway connections

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Low Importance)			4	1%
2			6	1%
3			27	8%
4			67	21%
5 (High Importance)			209	66%
Mean	4.50			
Median	5.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

### NUMERIC SCALE

#### Natural areas for passive recreation

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Low Importance)			7	2%
2			32	10%
3			70	22%
4			78	24%
5 (High Importance)			126	40%
Mean	3.91			
Median	4.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

NUMERIC SCALE

Recreation programming

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Low Importance)			18	5%
2			27	8%
3			85	27%
4			74	23%
5 (High Importance)			109	34%
Mean	3.73			
Median	4.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

NUMERIC SCALE

Art integration

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Low Importance)			43	13%
2			47	15%
3			101	32%
4			63	20%
5 (High Importance)			59	18%
Mean	3.15			
Median	3.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

CHECKBOXES

Which of the following words best describes Monticello's parks & recreation? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Fun			149	47%
Accessible			161	51%
Active			106	33%
Connected			55	17%
Nature-oriented			158	50%
Relaxing			138	44%
Other			32	10%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

OPEN QUESTION

Do you feel welcome and/or safe visiting Monticello's parks and trails? If no, why?

Yes

Yes

Yes

## 313 Response(s)

## MULTIPLE CHOICE

What is your overall impression of park, trail, and recreation amenities in Monticello?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Excellent			63	20%
Good			187	59%
Fair			55	17%
Poor			8	2%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## MULTIPLE CHOICE

How often do you use Monticello's Parks?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Once a week or more			148	47%
Once or Twice a month			108	34%
Less than once a month			47	15%
N/A (I don't interact with them)			10	3%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## MULTIPLE CHOICE

How often do you use pathways (trails & sidewalks) in Monticello?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Once a week or more			171	54%
Once or Twice a month			70	22%
Less than once a month			55	17%
N/A (I don't interact with them)			17	5%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## MULTIPLE CHOICE

How often do you visit recreation facilities (i.e. sports fields, dog park, community center) in Monticello?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Once a week or more			123	39%
Once or Twice a month			81	25%
Less than once a month			87	27%
N/A (I don't interact with them)			22	7%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## CHECKBOXES

What transportation do you use to visit our parks and trails? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Personal Vehicle			276	88%
Bus			1	0%
Bicycle			111	35%
Walk			176	56%
Other			8	2%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## NUMERIC SCALE

Neighborhood parks (i.e. Featherstone, Cardinal Hills, Sunset Ponds, Par West)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Never)			98	31%
2			75	23%
3			56	17%
4			27	8%
5 (Frequently)			57	18%
Mean	2.58			
Median	2.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

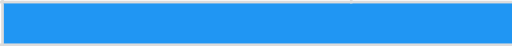




## NUMERIC SCALE

Premiere/Community parks (i.e. West Bridge, Pioneer, Ellison)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Never)			14	4%
2			39	12%
3			92	29%
4			75	23%
5 (Frequently)			93	29%
Mean	3.62			
Median	4.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

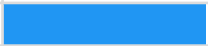




## NUMERIC SCALE

## Monti Paws Dog Park

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Never)			231	73%
2			30	9%
3			24	7%
4			11	3%
5 (Frequently)			17	5%
Mean	1.57			
Median	1.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>






## NUMERIC SCALE

## Athletic parks (i.e. Bertram Athletic Park, Freeway Fields)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Never)			91	29%
2			56	17%
3			58	18%
4			25	7%
5 (Frequently)			83	26%
Mean	2.85			
Median	3.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## NUMERIC SCALE

## Passive parks (i.e. Otter Creek, Swan Park)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Never)			113	36%
2			88	28%
3			60	19%
4			29	9%
5 (Frequently)			23	7%
Mean	2.24			
Median	2.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

NUMERIC SCALE

Monticello Community Center

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Never)			37	11%
2			76	24%
3			83	26%
4			47	15%
5 (Frequently)			70	22%
Mean	3.12			
Median	3.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

NUMERIC SCALE

MontiArts

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Never)			198	63%
2			60	19%
3			31	9%
4			12	3%
5 (Frequently)			12	3%
Mean	1.66			
Median	1.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>


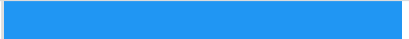
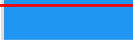

MULTIPLE CHOICE

How well do Monticello's current parks and recreation facilities meet your needs?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Excellent			56	17%
Good			175	55%
Fair			65	20%
Poor			17	5%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>



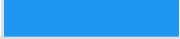















## MULTIPLE CHOICE

How would you rate the overall physical condition of the parks and recreation facilities?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Excellent			63	20%
Good			179	57%
Fair			62	19%
Poor			8	2%
Other			1	0%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>











## CHECKBOXES

Which park, trail or recreational facility do you visit most? (Please select your top 5 - list continued in question below)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
4th Street Park			30	9%
Cardinal Hills Park			10	3%
East Bridge Park			78	25%
Ellison Park/River Walk			174	57%
Featherstone Park			13	4%
Freeway Fields			19	6%
Groveland Park			23	7%
Hillcrest Park			18	5%
Hunters Crossing			14	4%
Otter Creek Park			53	17%
Par West Park			13	4%
Pioneer Park			178	59%
River Mill Park			21	6%
Rolling Woods Park			12	3%
Sunset Ponds Park			16	5%
West Bridge Park			157	52%
Wildwoods Park			4	1%
Montissippi Park (County Park)			187	62%
<b>Total Responses</b>			<b>301</b>	<b>100%</b>

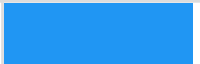





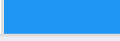
## CHECKBOXES

Which park, trail or recreational facility do you visit most? (Please select your top 5 - continued from above)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Bertram Chain of Lakes Regional Athletic Park			104	34%
Bertram Chain of Lakes Regional Park			198	66%
City/Xcel Ballfields			29	9%
Great River Trailhead			26	8%
MontiArts			37	12%
Monti Paws Dog Park at Meadow Oak Park			37	12%
Montiview Park/Mountain Bike Challenge Course			41	13%
Monticello Community Center			184	61%
Moose Sherritt Ice Arena			40	13%
Swan Park			34	11%
<b>Total Responses</b>			<b>299</b>	<b>100%</b>

## CHECKBOXES

11. Is there anything that discourages use within the parks and trails system? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Lack of connection to or between parks			87	27%
Condition of trails			32	10%
Safety concerns			49	15%
Proximity to your location			103	32%
Condition of amenities/facilities			40	12%
Amenities available (restrooms, shelters, etc.)			108	34%
Other			58	18%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## CHECKBOXES

Why do you visit certain parks more often than others? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Proximity to home/work/school			198	63%
Type of equipment/facilities/amenities			145	46%
Sidewalks/walkable access to the park			102	32%
Available parking			51	16%
Types of activities held			110	35%
Other			24	7%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

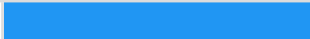
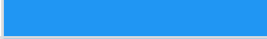






## CHECKBOXES

Have you participated in the following events? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Farmers Market			258	82%
Movies in the Park			109	34%
Music on the Mississippi			160	51%
Walk & Roll			149	47%
Let's Chalk			136	43%
GlowFest			62	19%
Open Mic Night			9	2%
MontiArts Open Studio			23	7%
Downtown Trick-or-Treat			152	48%
Visit with Santa			45	14%
FatBikeFest			8	2%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>






## CHECKBOXES

Do you know about these amenities in the community? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Community Garden			139	44%
Great River Regional Trail			120	38%
Mississippi River Trail			145	46%
MontiPaws Dog Park			180	57%
Monticello Community Center			301	96%
Montiview Mountain Bike Challenge Course			123	39%
Sledding hills at East Bridge & River Mill Parks			242	77%
Ice Rinks at 4th Street and/or West Bridge Park			209	66%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

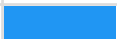




## NUMERIC SCALE

Walking/bike paths

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			25	7%
2			30	9%
3			47	15%
4			62	19%
5 (Often Used)			149	47%
Mean	3.89			
Median	4.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>



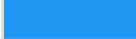
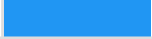
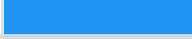
## NUMERIC SCALE

Community Center

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			51	16%
2			50	15%
3			77	24%
4			56	17%
5 (Often Used)			79	25%
Mean	3.20			
Median	3.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>



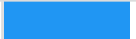

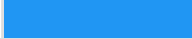
## NUMERIC SCALE

## Playgrounds

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			58	18%
2			43	13%
3			61	19%
4			66	21%
5 (Often Used)			85	27%
Mean	3.25			
Median	3.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>






## NUMERIC SCALE

## Play equipment

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			69	22%
2			43	13%
3			59	18%
4			56	17%
5 (Often Used)			86	27%
Mean	3.15			
Median	3.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>


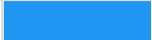
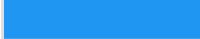
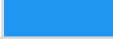
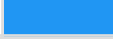
## NUMERIC SCALE

## Restrooms

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			36	11%
2			64	20%
3			83	26%
4			53	16%
5 (Often Used)			77	24%
Mean	3.23			
Median	3.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>


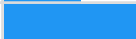
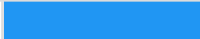

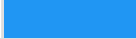
## NUMERIC SCALE

## Picnic tables

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			51	16%
2			66	21%
3			90	28%
4			53	16%
5 (Often Used)			53	16%
Mean	2.97			
Median	3.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>






## NUMERIC SCALE

## Events (music, movies, festivals)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			36	11%
2			60	19%
3			88	28%
4			69	22%
5 (Often Used)			60	19%
Mean	3.18			
Median	3.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>


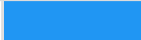
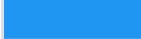

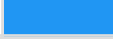
## NUMERIC SCALE

## Picnic shelters

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			79	25%
2			90	28%
3			78	24%
4			35	11%
5 (Often Used)			31	9%
Mean	2.52			
Median	2.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>






## NUMERIC SCALE

## Winter activities (sledding/skating)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			97	30%
2			65	20%
3			65	20%
4			35	11%
5 (Often Used)			51	16%
Mean	2.61			
Median	2.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>






## NUMERIC SCALE

## Monti Paws Dog Park

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			235	75%
2			23	7%
3			24	7%
4			15	4%
5 (Often Used)			16	5%
Mean	1.58			
Median	1.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>


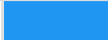
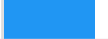


## NUMERIC SCALE

## Ball fields

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			182	58%
2			29	9%
3			50	15%
4			13	4%
5 (Often Used)			39	12%
Mean	2.04			
Median	1.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>






## NUMERIC SCALE

## Fishing docks

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			165	52%
2			49	15%
3			43	13%
4			30	9%
5 (Often Used)			26	8%
Mean	2.05			
Median	1.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>






## NUMERIC SCALE

## Boat launches

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			210	67%
2			34	10%
3			30	9%
4			17	5%
5 (Often Used)			22	7%
Mean	1.74			
Median	1.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>






## NUMERIC SCALE

## Indoor ice rink

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			213	68%
2			35	11%
3			26	8%
4			16	5%
5 (Often Used)			23	7%
Mean	1.73			
Median	1.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

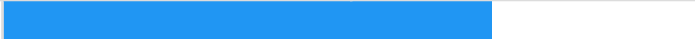




## NUMERIC SCALE

## Basketball courts

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			198	63%
2			50	15%
3			30	9%
4			17	5%
5 (Often Used)			18	5%
Mean	1.74			
Median	1.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## NUMERIC SCALE

## Disc golf

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			221	70%
2			37	11%
3			24	7%
4			15	4%
5 (Often Used)			16	5%
Mean	1.62			
Median	1.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## NUMERIC SCALE

## Community garden

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Rarely Used)			274	87%
2			16	5%
3			16	5%
4			5	1%
5 (Often Used)			2	0%
Mean	1.23			
Median	1.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## NUMERIC SCALE

## MontiArts

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1			238	76%
2			27	8%
3			26	8%
4			14	4%
5			8	2%
Mean	1.49			
Median	1.00			
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## OPEN QUESTION

Do you currently use the Mississippi River for any type of recreation? If so, how?

no

I've attended Music on the Mississippi and Brewfest along the river

No

**313 Response(s)**

## CHECKBOXES

What winter activities do you participate in? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Sliding hills at East Bridge and/or River Mill Parks			183	58%
Outdoor Ice Skating at West Bridge and/or 4th Street Parks			96	30%
Indoor Ice Skating at Moose Sherritt Arena			68	21%
Snow Shoeing/Cross Country Skiing at Bertram Chain of Lakes Regional Park			66	21%
Fat Biking at Bertram Chain of Lakes Regional Park or Montiview Parks			10	3%
Ice Fishing at Bertram Chain of Lakes Regional Park			27	8%
Fishing at Ellison & Montissippi Parks			44	14%
Other			82	26%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

CHECKBOXES

Do you participate in any of our partner organization activities? (Select all that apply, if any)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Community Education			186	59%
Youth Sports Associations			124	39%
Senior Center			32	10%
Not Applicable			89	28%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

OPEN QUESTION

Do you have a membership at the Monticello Community Center? If no, why not?

no, I would not use it enough.

No. Having a dog, my time allows for exercise/walking with her

No, we have a pool at home. Don't use it for anything else.

**313 Response(s)**

CHECKBOXES

Which amenities do you use most at the Monticello Community Center? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Pool and Waterslide			175	55%
Fitness center			96	30%
Gymnasium			68	21%
Fitness classes			32	10%
Climbing wall			75	23%
Indoor play area			57	18%
Supervised play			16	5%
Ice arena			42	13%
Meeting/Rental spaces			54	17%
Events			63	20%
Seasonal Leagues (i.e. Flag Football, Hockey, E-sports)			19	6%
Other			63	20%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

MULTIPLE CHOICE

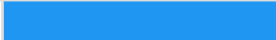
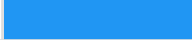
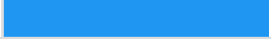



What's your perception of the quality/condition of the amenities at the Community Center?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Excellent			63	20%
Good			182	58%
Fair			61	19%
Poor			7	2%

<b>Total Responses</b>	<b>313</b>	<b>100%</b>
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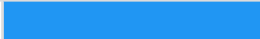





## CHECKBOXES

Do you utilize any school facilities for recreation? If so, what kind of activities, programs, or facilities are you participating in or using? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Organized Sports			125	39%
Club Sports			90	28%
Playgrounds			119	38%
Pickleball courts			45	14%
Tennis courts			37	11%
Other			91	29%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## CHECKBOXES

If your primary use of school facilities is organized sports or field play, where do you play?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
High School Recreation Area			117	37%
Middle School Recreation Area			86	27%
Bertram Chain of Lakes Athletic Park			104	33%
Xcel Fields			30	9%
Freeway Fields			26	8%
Other			117	37%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## TRENDS:

## OPEN QUESTION

What types of recreational programs are you most interested in?

Pickle ball, volleyball,

Yoga through community ed

Pickelball

**313 Response(s)**

CHECKBOXES

What amenities/activities do you think Monticello should focus on over the next 5-10 years? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Walking/running			187	59%
Bicycling/cycling			148	47%
Swimming			106	33%
Athletics (soccer, football, baseball, softball, lacrosse, etc.)			108	34%
Playground equipment			133	42%
Lake/river access			118	37%
Art integration			70	22%
Other			50	15%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

OPEN QUESTION

Are there any recreational opportunities or programs you think are missing in our community or need to be developed in Monticello?

outdoor pickleball courts

A slash pad would be an amazing addition to our community

Outdoor pickleball courts

**313 Response(s)**








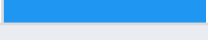
MULTIPLE CHOICE

Investing in Parks, Arts, and Recreation is a valuable use of City Funds.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Strongly agree			189	60%
Agree			88	28%
Neutral			26	8%
Disagree			6	1%
Strongly disagree			4	1%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>





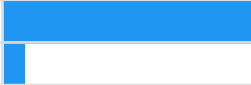




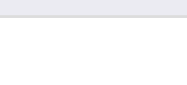

## CHECKBOXES

How do you prefer to receive information related to recreational classes, events, and programs for community residents? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Flyers			110	35%
Social Media (Facebook, Twitter, LinkedIn, Instagram)			204	65%
Direct mail			121	38%
Email			148	47%
SMS (text) alerts			40	12%
Newspaper			56	17%
City website			129	41%
The City's (bi-annual) newsletter			93	29%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## CHECKBOXES

Do you currently follow, subscribe to, or utilize the City's existing communications channels? (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Monthly E-newsletter (MCC, Farmers Market, or City e-news)			109	34%
City Alerts (SMS/Email Alerts System)			73	23%
Social Media (Facebook, Twitter, LinkedIn, YouTube, Instagram)			203	64%
Monthly Utility Bill Insert			108	34%
The City's (bi-annual) newsletter			103	32%
City website			123	39%
City Blogs			10	3%
Flyers on the Bulletin Board in the MCC/by City Hall			38	12%
Digital Monitors in MCC, the DMV, and Hi-Way Liquors			38	12%
Outdoor Signs at the Fire Station and High-Way Liquors			82	26%
RSS Feeds on the City's Website (News Flash, Calendar, Agendas)			9	2%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

MULTIPLE CHOICE

How old are you?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Younger than 12			1	0%
12-17			5	1%
18-24			5	1%
25-34			51	16%
35-44			122	38%
45-54			62	19%
55-64			33	10%
65+			34	10%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

MULTIPLE CHOICE

Do you work in the city limits of Monticello?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			146	46%
No			167	53%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

MULTIPLE CHOICE

Do you live in the city limits of Monticello?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			231	73%
No			82	26%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

MULTIPLE CHOICE

How long have you lived in Monticello?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Less than 1 year			3	0%
1-5 years			49	15%
6-10 years			58	18%
More than 10 years			163	52%
I do not live in Monticello			40	12%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## OPEN QUESTION

How many people live in your household? Please specify if individuals are adults or children. (For example: 3 people - 2 adults, 1 child).

2 adults, no children

2 adults

3 people - 2 adults - 1 child

**313 Response(s)**

## CHECKBOXES

Please indicate which of the following age groups make up your household. (Select all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Children ages 0-4			70	22%
Children ages 5-12			150	47%
Children ages 13-18			110	35%
Young adults ages 19-24			38	12%
Adults ages 25-34			61	19%
Adults ages 35-44			113	36%
Adults ages 45-54			70	22%
Adults ages 55-64			46	14%
Adults ages 65+			47	15%
<b>Total Responses</b>			<b>313</b>	<b>100%</b>

## OPEN QUESTION

Do you have any additional comments or suggestions related to the City's Parks, Arts, and Recreation programming, facilities, or trail system?

none

1. A doggie poop station at the park on the corner of Deer St. & Bakken Ave. Many people walk dogs along these sidewalks and neighborhoods and I see a lot of dog poop that is not picked up. Having a dog myself, it would be really nice to have a place to dispose of the poop rather than the garbage can at the picnic shelter.
2. The walking path along Cty Rd 18 connecting Carlisle Village and the next development could use some work. Lots of weeds growing through cracks and overgrown along edges.

Betram needs more bathrooms for the soccer fields. I have heard some older people mention it would be nice to have some walking paths to the fields. Also, a couple of proper walking paths to the road from the north side parking lot.

**313 Response(s)**



**YOUTH BASEBALL FIELD**  
• 220' to outfield fence  
• Includes lighting

**SINGLE MULTI-PURPOSE GREEN**  
(SOCCER/LACROSSE/FOOTBALL)  
• 245' x 380'  
• Accommodates one full size field (360' x 225')  
• Includes lighting

**SINGLE MULTI-PURPOSE GREEN**  
(SOCCER/LACROSSE/FOOTBALL)  
• 245' x 380'  
• Accommodates one full size field (360' x 225')  
• Includes lighting

**BASEBALL FIELD**  
• 380' to centerfield  
• Includes lighting

**Concession Building**  
• Includes restrooms

**YOUTH BASEBALL FIELD**  
• 260' to outfield fence  
• Includes lighting

**YOUTH BASEBALL FIELD**  
• 260' to outfield fence  
• Includes lighting

**Concession Building**  
• Includes restrooms

**MULTI-PURPOSE BALLFIELD**  
• 300' to outfield fence  
• Includes lighting

**DOUBLE MULTI-PURPOSE GREEN**  
(SOCCER/LACROSSE/FOOTBALL)  
• 380' x 540'  
• Accommodates two full size fields (360' x 225')

**POND AREA**  
(Stormwater re-use for irrigation)  
FOUNTAIN

**MULTI-PURPOSE BALLFIELD**  
• 300' to outfield fence

**Concession Building**  
• Includes restrooms

**MULTI-PURPOSE BALLFIELD**  
• 300' to outfield fence

**DOUBLE MULTI-PURPOSE GREEN**  
(SOCCER/LACROSSE/FOOTBALL)  
• 380' x 540'  
• Accommodates two full size fields (360' x 225')

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**SINGLE MULTI-PURPOSE GREEN**  
(SOCCER/LACROSSE/FOOTBALL)  
• 245' x 380'  
• Accommodates one full size field (360' x 225')

GENERAL SKATING

**Concession Building**  
• Includes restrooms and warming house

SECONDARY ENTRANCE / EXIT

**ICE HOCKEY**  
• Paved for in-line hockey / basketball during summer  
• Includes lighting

**PAVED TRAIL LOOP SYSTEM**  
• Provides access to various recreational activities as well as connections to the regional park.

NATIVE RESTORATION AREAS

FUTURE CAMPGROUND

**SUMMARY**

- 11 Multi-Purpose Greens
- 4 Multi-Purpose Ballfields
- 4 Youth Baseball Fields
- 1 Baseball Field
- 2 Tennis Courts
- 1 Hockey Rink/Basketball Court
- 2 Play Areas
- 4 Concession / Restroom Buildings
  - 1 including Warming House
- Parking for Approximately 1000 vehicles
- Paved Trail Loop System - Approximately 4.4 Miles



# Bertram Chain of Lakes Regional Athletic Park Planning Strategies

March 9, 2026

763-295-2711

MonticelloMN.gov



# Purpose of Tonight's Discussion

*Establish a clear understanding and aligned approach to the ongoing buildout of the Bertram Chain of Lakes Regional Athletic Park*

# Overview of Tonight's Discussion



REVISIT

- Revisit the Vision for the park and the resulting Master Plan

REVIEW

- Review completed improvements including grading, balancing, & infrastructure.

CONNECT

- Examine the updated Feasibility Report & discuss phasing recommendations

SUMMARIZE

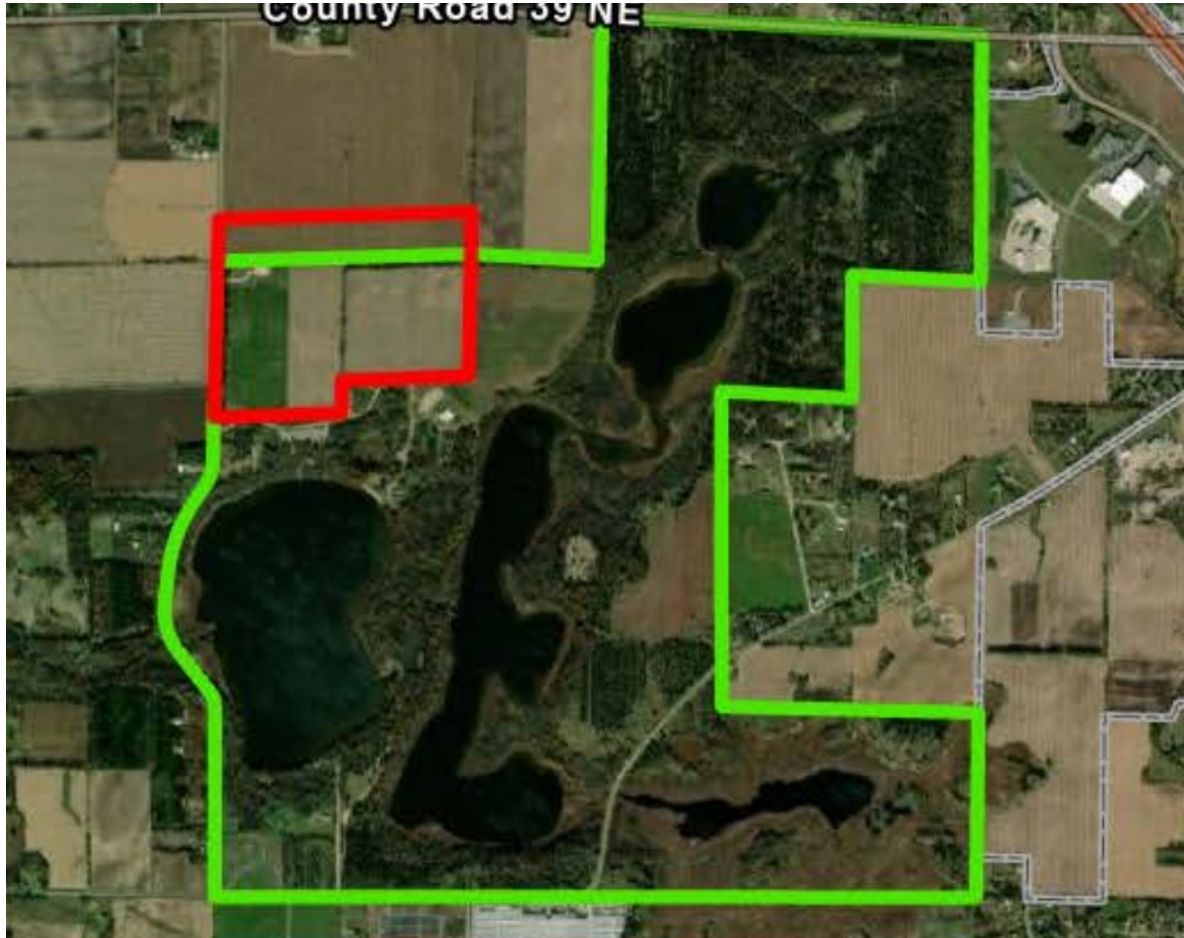
- Summarize planned 2026 Improvements through the lens of the Master Plan

PREPARE

- Highlight Partnerships and upcoming decisions

# The Vision for the BCOL Regional Athletic Park

# Bertram Chain of Lakes Regional Park = One Unified System



## Wright County:

- Passive use
- Natural areas, lakes, trails, campground, beach

## City of Monticello:

- Active use
- Athletic park, structured recreation, fields, courts, parking, support facilities

## Together:

- 1,200+ acre regional destination serving residents and visitors

# Vision: Natural, Community-Focused Recreation



Integrated with the Bertram Chain of Lakes Regional Park

Multi-use outdoor fields for youth, schools, adults, and families

Occasional tournaments supported, but not the primary identity

Natural character emphasized through buffers, plantings, and trails

Long-term phased development

Designed to complement, not replace, the community's broader recreation system

Intended to eventually take on the functions of the aging Xcel ballfields

# 2016 Plan: Shaped by Community



The **2016 Bertram Athletic Park Master Plan** was built through strong community partnerships. Youth sports associations, Community Education, Bertram Advisory Council, and ISD 882 played a central role in shaping the original vision and ensuring the park met real program needs.

- **Youth Sports Associations** helped define field layouts, lighting, parking flow, concessions, and tournament design.
- **ISD 882 Activities Department** provided insight on school athletics, field shortages, scheduling pressures, and long-term participation trends.
- **Community Education** contributed to programming needs, seasonal use patterns, and shared facility expectations.
- **Shared Vision:** Their combined input ensured the plan supported daily practices, games, tournaments, and long-term growth.

# 2016 Plan: Shaped by Community



# Bertram Chain of Lakes Master Plan



- 11 multi-purpose greens (360' x 225')
- 4 multi-purpose ballfields (300' to outfield fence)
- 2 youth baseball fields (260' to outfield fence)
- 2 youth baseball fields (220' to outfield fence)
- 1 Baseball field (380' to centerfield)
- 2 tennis courts
- 1 hockey rink/basketball court
- 2 play areas
- 4 concession/restroom buildings
- 1 including warming house
- Parking for approximately 1000 vehicles
- Paved trail loop system – Approximately 4.4 miles

MASTER PLAN

**SUMMARY**

- 11 Multi-Purpose Greens
- 4 Multi-Purpose Ballfields
- 4 Youth Baseball Fields
- 1 Baseball Field
- 2 Tennis Courts
- 1 Hockey Rink/Basketball Court
- 2 Play Areas
- 4 Concession / Restroom Buildings
- 1 including Warming House
- Parking for Approximately 1000 vehicles
- Paved Trail Loop System - Approximately 4.4 Miles

# 2023 Needs Assessment: Bertram Highlights



- **Outdoor field development consistent with the 2016 Master Plan:** Fields remain in fixed locations; future phases build on completed grading.
- **Amenity improvements:** Restrooms, shade, seating, lighting, and comfort features that match community priorities.
- **Trail and park connections:** Strengthening links between Bertram, the regional park, and the citywide trail system.
- **Support facilities:** Storage, maintenance, and operational buildings needed for long-term park function.
- **Flexible programming space:** Allowing shifting use of fields (youth/adult, practice/game) as demand evolves.
- **Exploration of indoor recreation space:** Identified as an emerging interest relevant to long-term planning and youth sports needs.

# Bertram Chain of Lakes Updated Master Plan

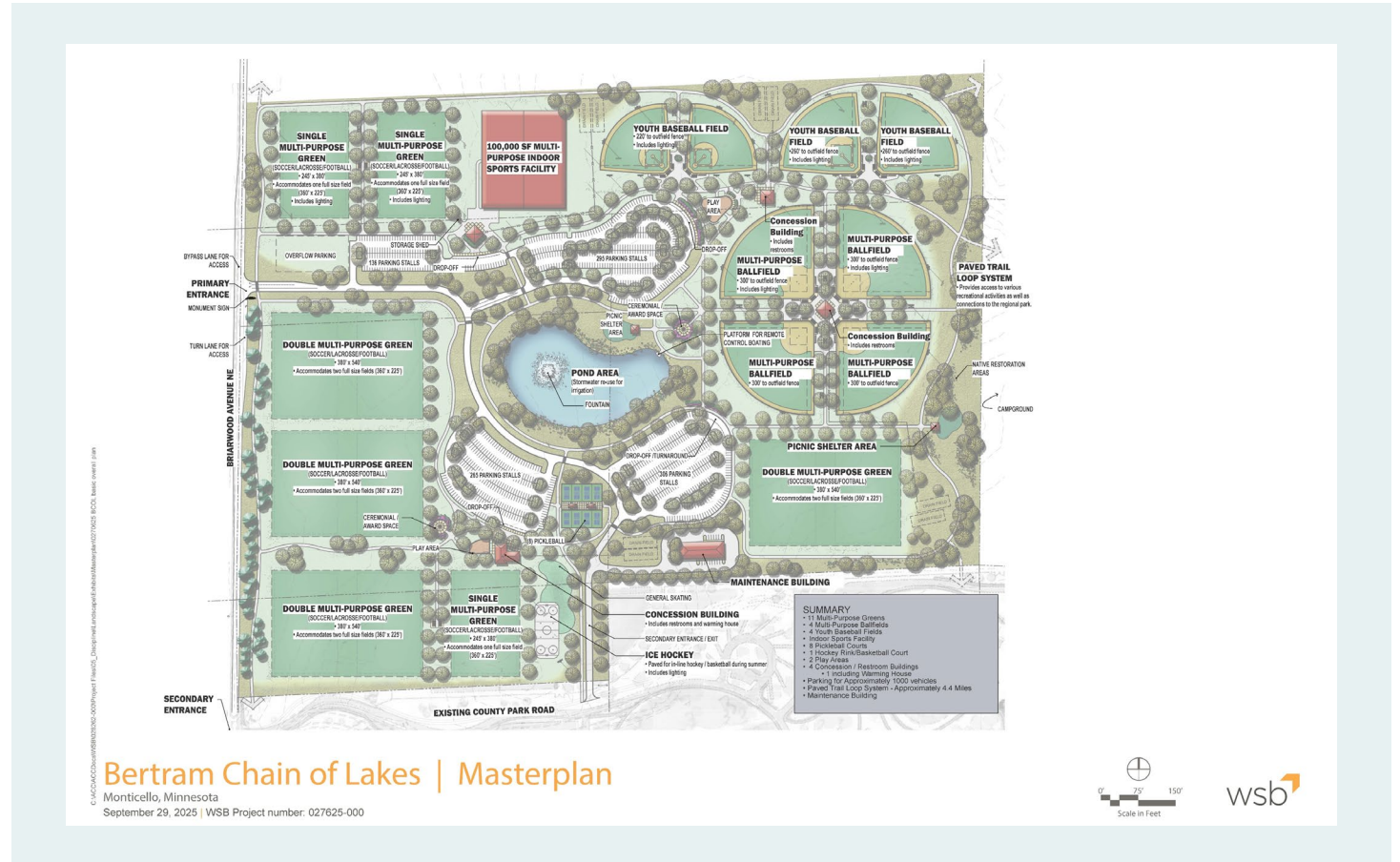


## Draft Updated Master Plan

- Maintains the foundation of the existing Master Plan and improvements already completed
- Incorporates the feedback from the Needs Assessment

## Summary of Adjustments:

- Pickleball in place of tennis
- Addition of shared maintenance facility
- Addition of multipurpose indoor sports facility



# What We've Accomplished

# Major Infrastructure Improvements \$5.5M



*Since 2016, foundational infrastructure has been completed at the Athletic Park, much of it underground or behind the scenes but essential for future phases.*

## **Core Site Infrastructure**

- Well house & stormwater pond and full stormwater management system
- Reuse system using stormwater for irrigation
- Irrigation mainline installed for future field expansion
- Potable water service extended into the park serving four drinking fountains
- Electrical power installed with multiple conduits for future phases
- Rough grading for multiple future baseball fields (North)

## **Field & Play Area Development**

- Two multi-purpose fields completed
- Seeded 60-acres of farm fields into turf grass

## **Amenities & Support Features**

- Select lighting installed
- AEDs and safety signage added
- Trash/recycling receptacle area built
- Wash-down for equipment installed
- Native plantings and tree installations
- Park wayfinding kiosks

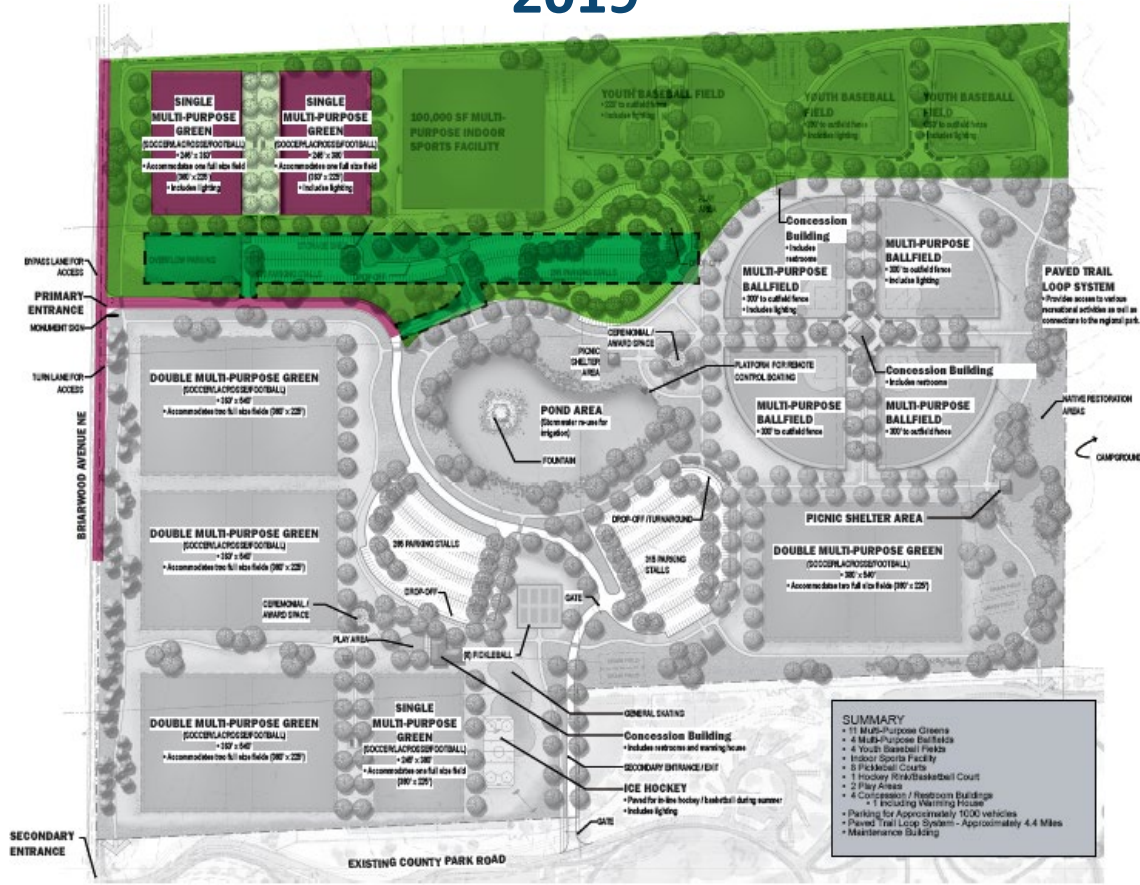
## **Access, Circulation & Parking**

- Primary site access constructed
- Parking areas built, including ADA-compliant stalls
- Gravel trails network installed
- Updates and improvements to Briarwood Avenue
- Paved park main entrance road

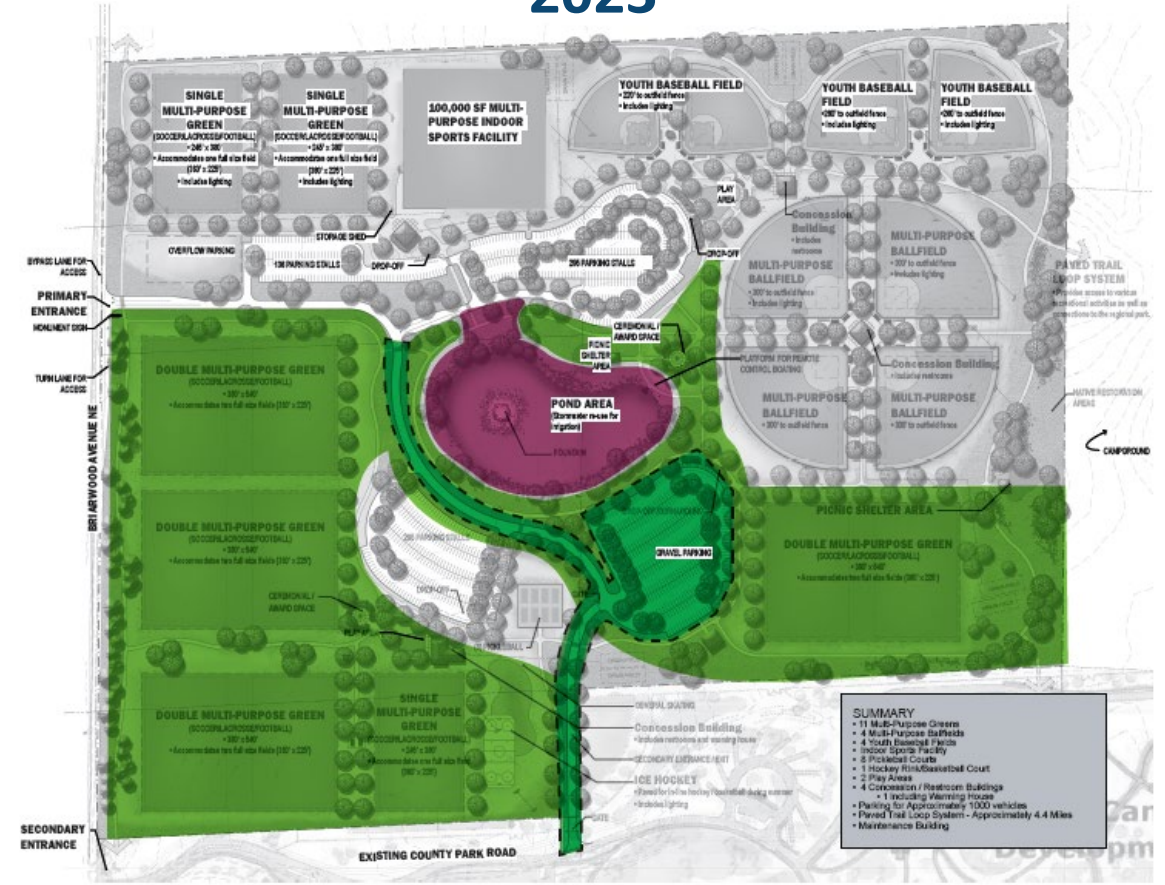
# IMPROVEMENTS CONSTRUCTED

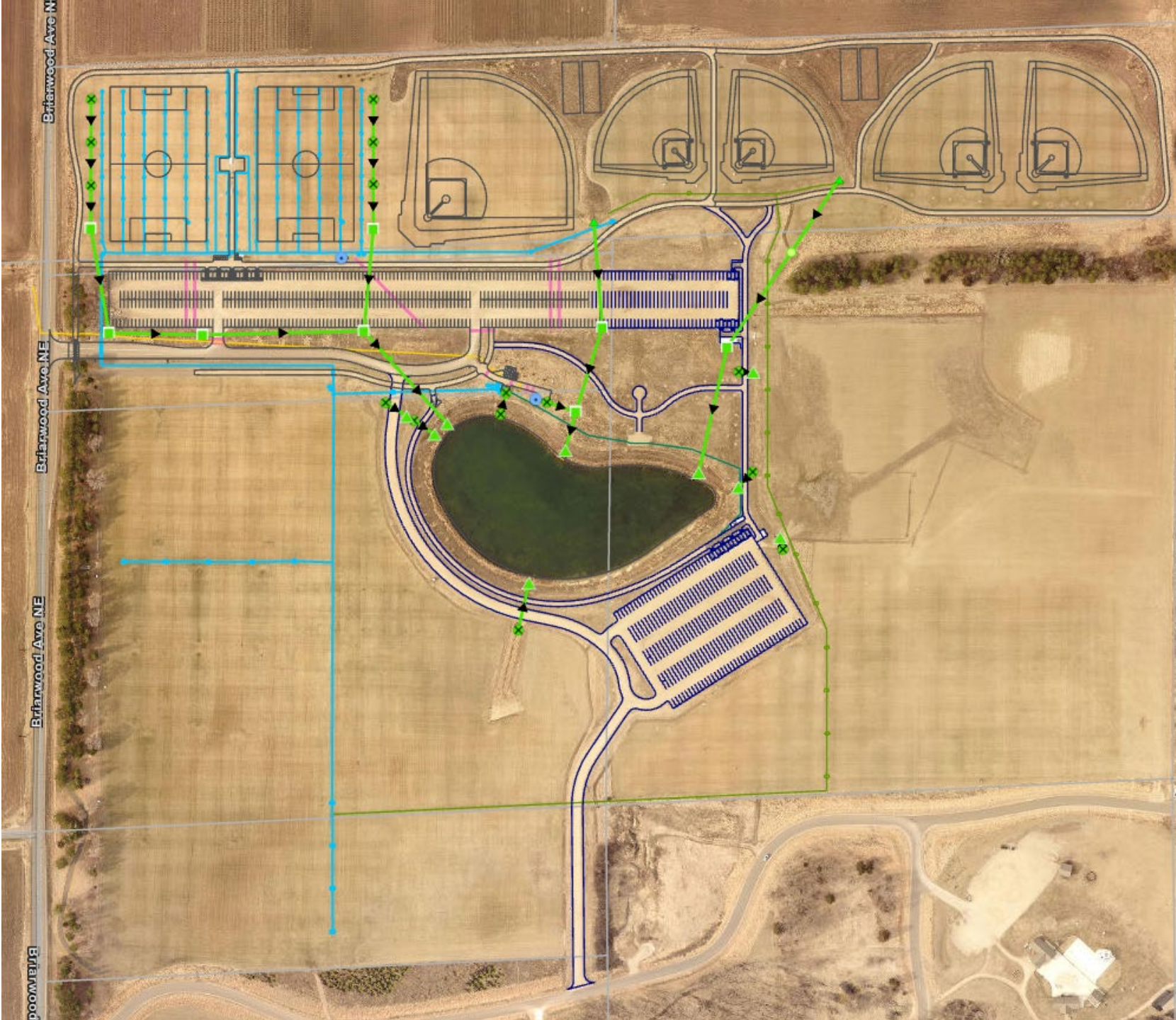


2019



2023





# Existing Utility Lines



# Updated Feasibility Report

# Feasibility Technical Review



**Infrastructure First:** Utilities, stormwater, staff maintenance building, parking, and access built early to support all future phases.



**Site Balancing:** Grading matches the master plan; future fields and amenities built.



**Site-Shifting of Play:** Field locations stay fixed, but programming can adjust over time (youth/adult, practice/game).



**Amenity Layering:** Restrooms, shade, seating, lighting, and support buildings added as demand and funding grow.



**Expandable Service Corridors:** Utility routes sized and placed to connect future amenities without reopening finished areas.



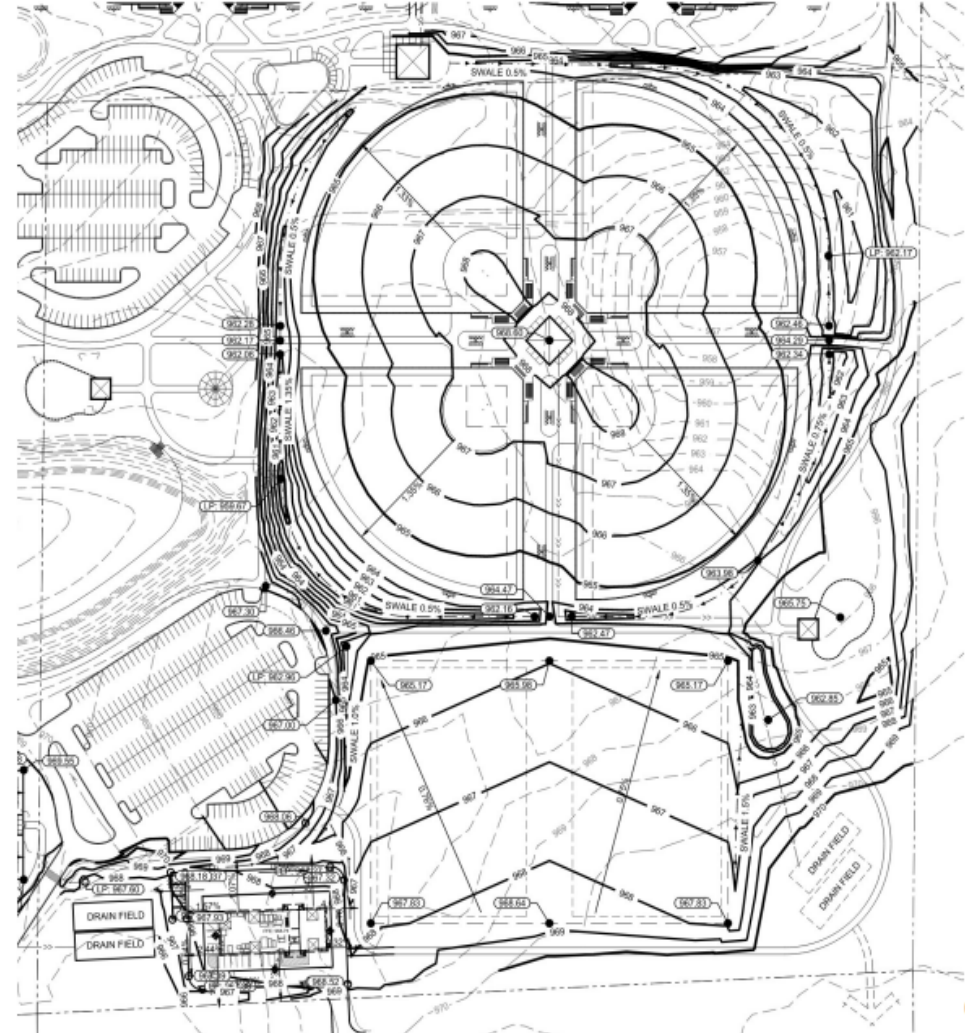
**Event-Scalable Circulation:** Daily-use parking and access designed to accommodate occasional larger events.



# Site Considerations: Grading Adjustments



- Cut\fill quantities more balanced; ballfield pinwheel lowered to reduce fill needed
- Drainage swale around ballfields so surface drainage more easily accomplished
- Lowered soccer/lacrosse fields, tipping north to consolidate drainage toward pond
- Integrate maintenance facility drainage needs into overall stormwater





# Updated Phasing Recommendations



The Updated Feasibility Report is in draft form for review. City Council can direct adjustments to the Report prior to formally adopting it to guide planning improvements at the park.

## Information Offered

- Phasing details as presented in WSB updated Feasibility Report
- Cost by phase
- Staff comments on phases with alternate options

## Council Considerations

- Overall phasing strategy
- Phasing components & costs
- Timing of improvements

# 2027 Phase 1 WSB Report-\$4.5M

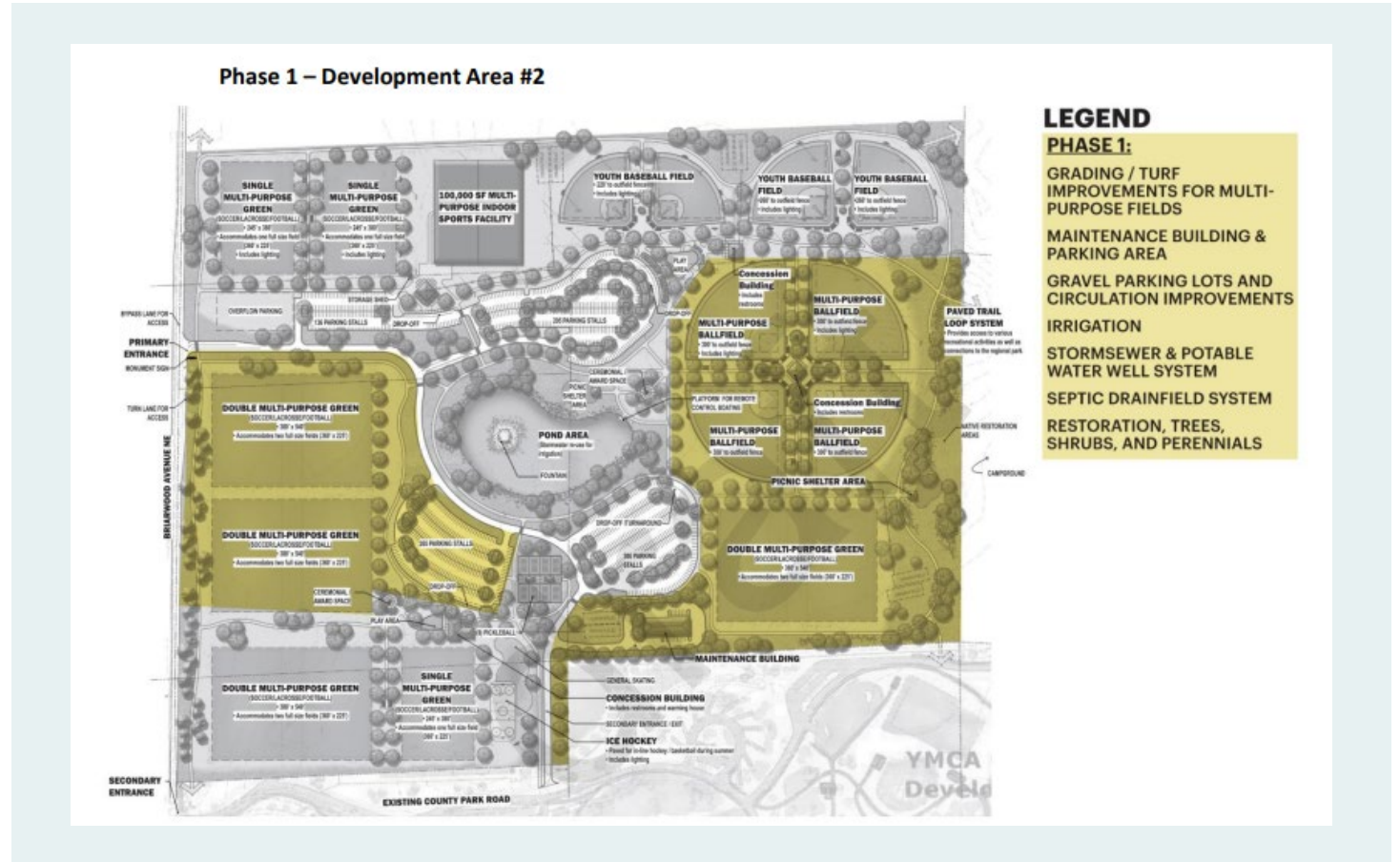


## Benefits

- Completes a good portion of site grading
- Provides critical infrastructure for the park
- Increases circulation of the park

## Drawbacks

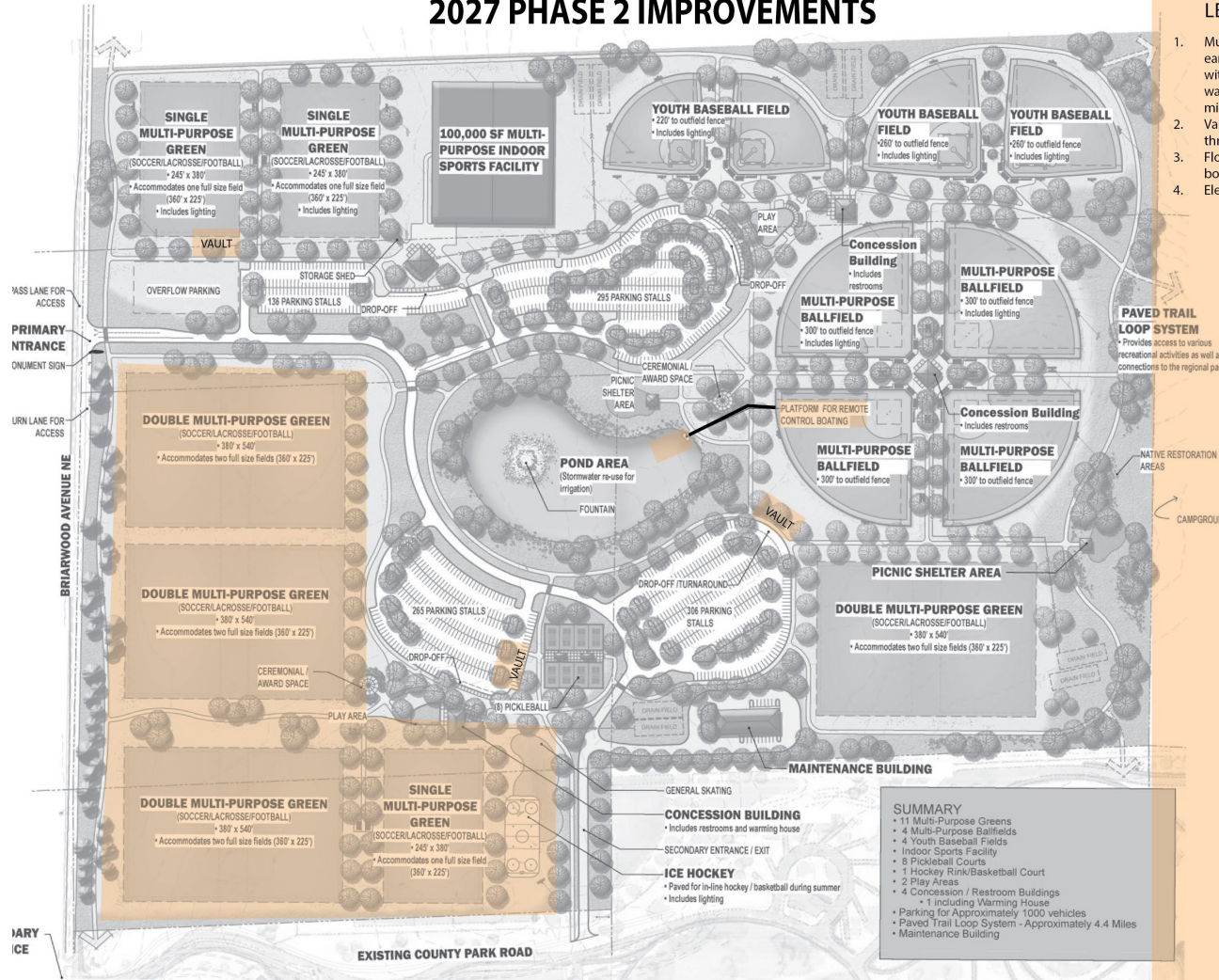
- Removes the ability to shift play throughout the site during construction
- Adds costs for restoration between construction
- Adds another year for construction
- Increased operation expenses



# 2027 Alternate



## 2027 PHASE 2 IMPROVEMENTS



### LEGEND

1. Multi-purpose green space earth work, regrading, with irrigation and potable water service line to begin mid-year in July
2. Vault restroom facilities in three locations.
3. Floating pond dock - for RC boating enthusiasts.
4. Electrical improvements.

### Benefits

- Aligns with plan
- Allows for spring play
- Doesn't disrupt pickleball courts
- Completes large portion of the park
- Allows the capability to shift play to the east baseball area
- If grant is received installs key restrooms
- Adds another planned park use

### Drawbacks

- Takes the fields down from July 2027-2028 reopens

**SUMMARY**

- 11 Multi-Purpose Greens
- 4 Multi-Purpose Ballfields
- 4 Youth Baseball Fields
- Indoor Sports Facility
- 8 Pickleball Courts
- 1 Hockey Rink/Basketball Court
- 2 Play Areas
- 4 Concession / Restroom Buildings
  - 1 including Warming House
- Parking for Approximately 1000 vehicles
- Paved Trail Loop System - Approximately 4.4 Miles
- Maintenance Building

# 2029 Phase 2 WSB Report - \$2.5M

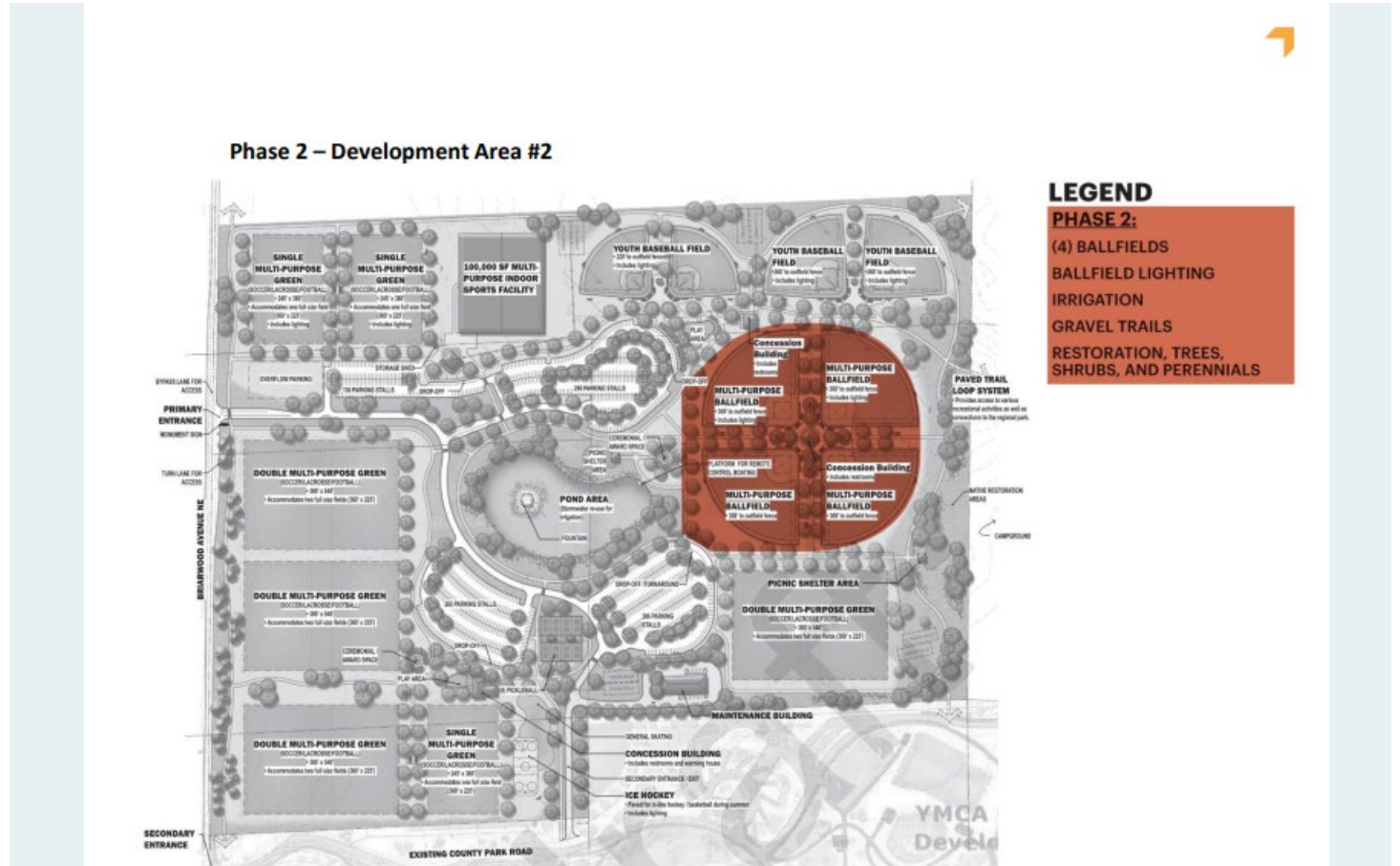


## Benefits

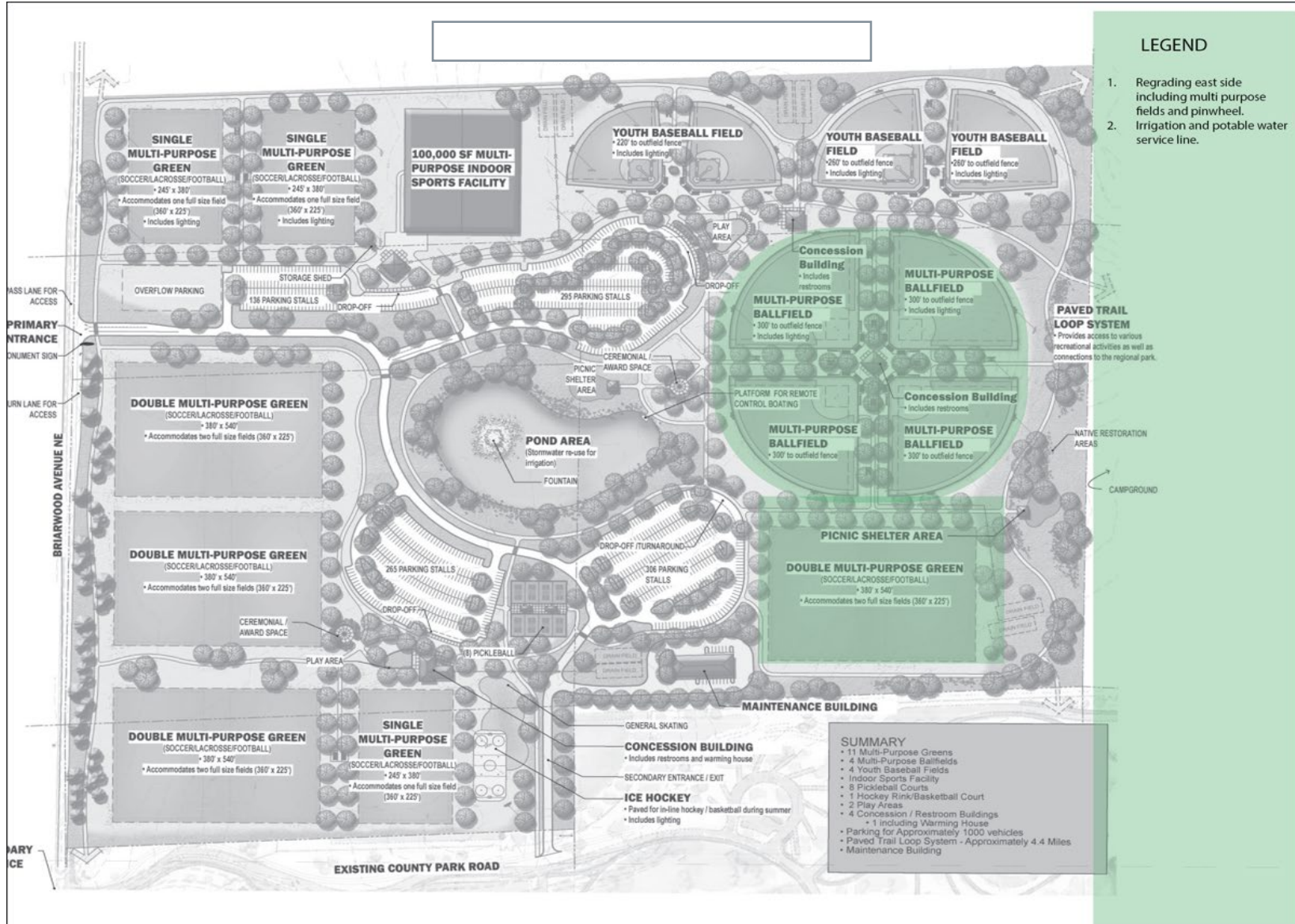
- Adds multi purpose ballfields to the park
- Helps consolidate city maintenance

## Drawbacks

- Removes the ability to shift play during construction
- Increased operation expenses



# 2029 Alternate



## Benefits

- Builds a multipurpose ballfield
- Provides two high level multipurpose fields
- Starts to Consolidate City maintenance
- Provides connection to campground

## Drawbacks

- Increased operation expenses
- Starts to limit flexibility of fields

# 2031 Phase 3 WSB Report - \$3.8M



## Benefits

- Could be completed in 2026/2027
- Enhances site parking
- Provides three high level multipurpose fields

## Drawbacks

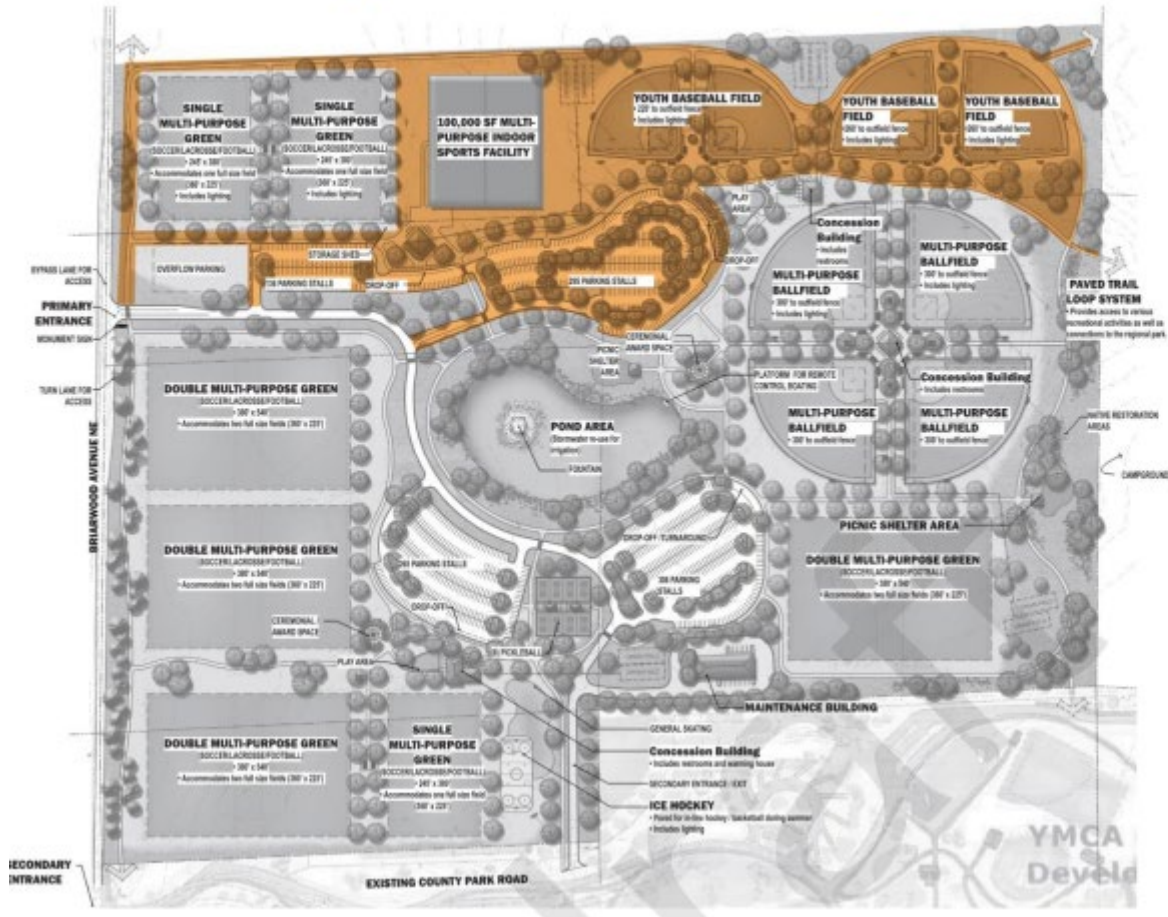
- Disruption of the pickleball parking and trails



# 2033 Phase 4 WSB Report - \$4.1M



Phase 4 – Development Area #1



## LEGEND

- PHASE 4:**
- (4) BALLFIELDS
  - PAVED PARKING LOTS AND CIRCULATION IMPROVEMENTS
  - PAVED TRAILS
  - STORMWATER & POTABLE WATER WELL SYSTEMS
  - RESTORATION, TREES, SHRUBS, AND PERENNIALS

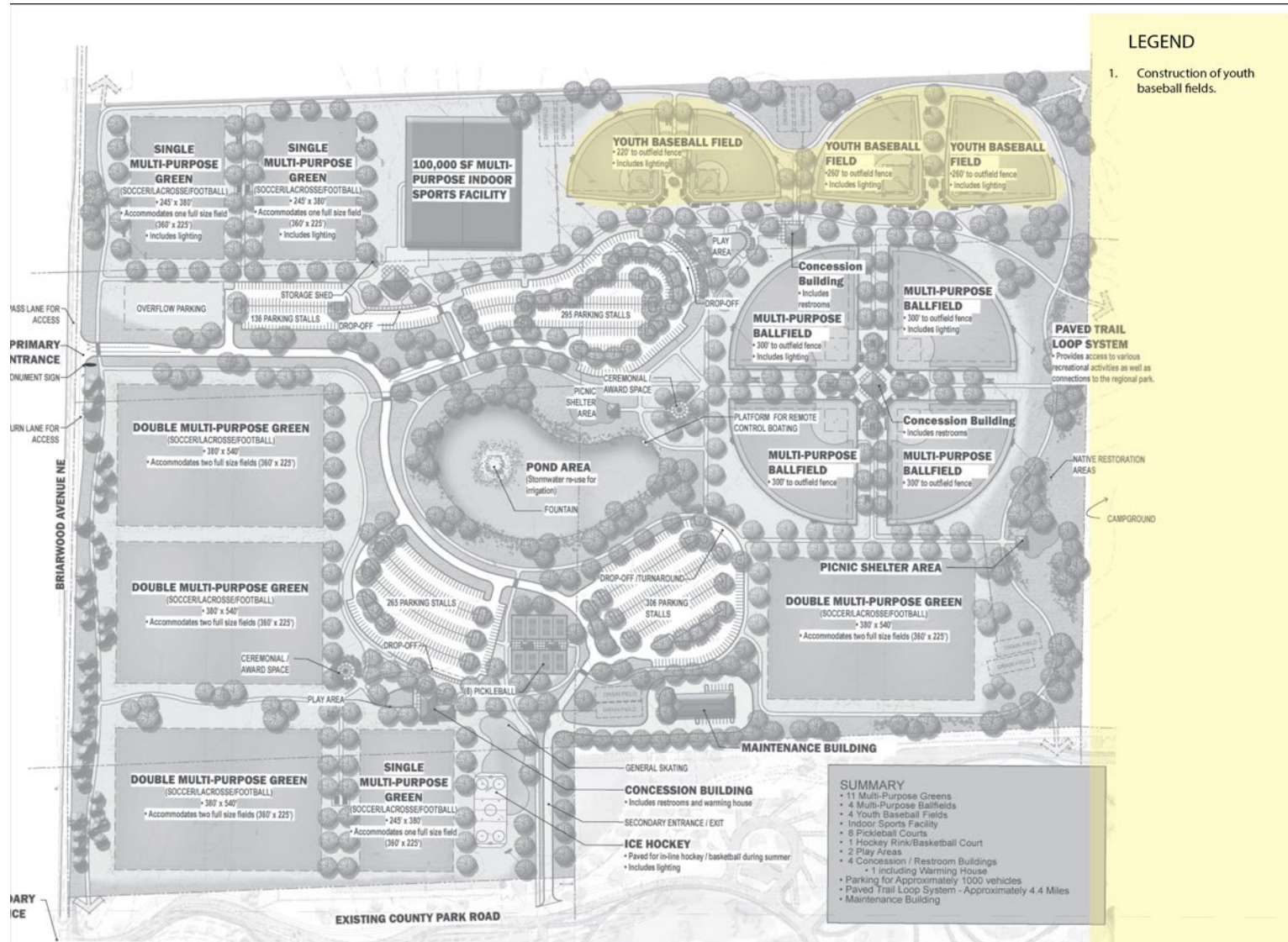
## Benefits

- Adds Baseball to the park
- Helps consolidate maintenance

## Drawbacks

- Removes the ability to shift play during construction
- Increased operation expenses

# 2031 Alternate



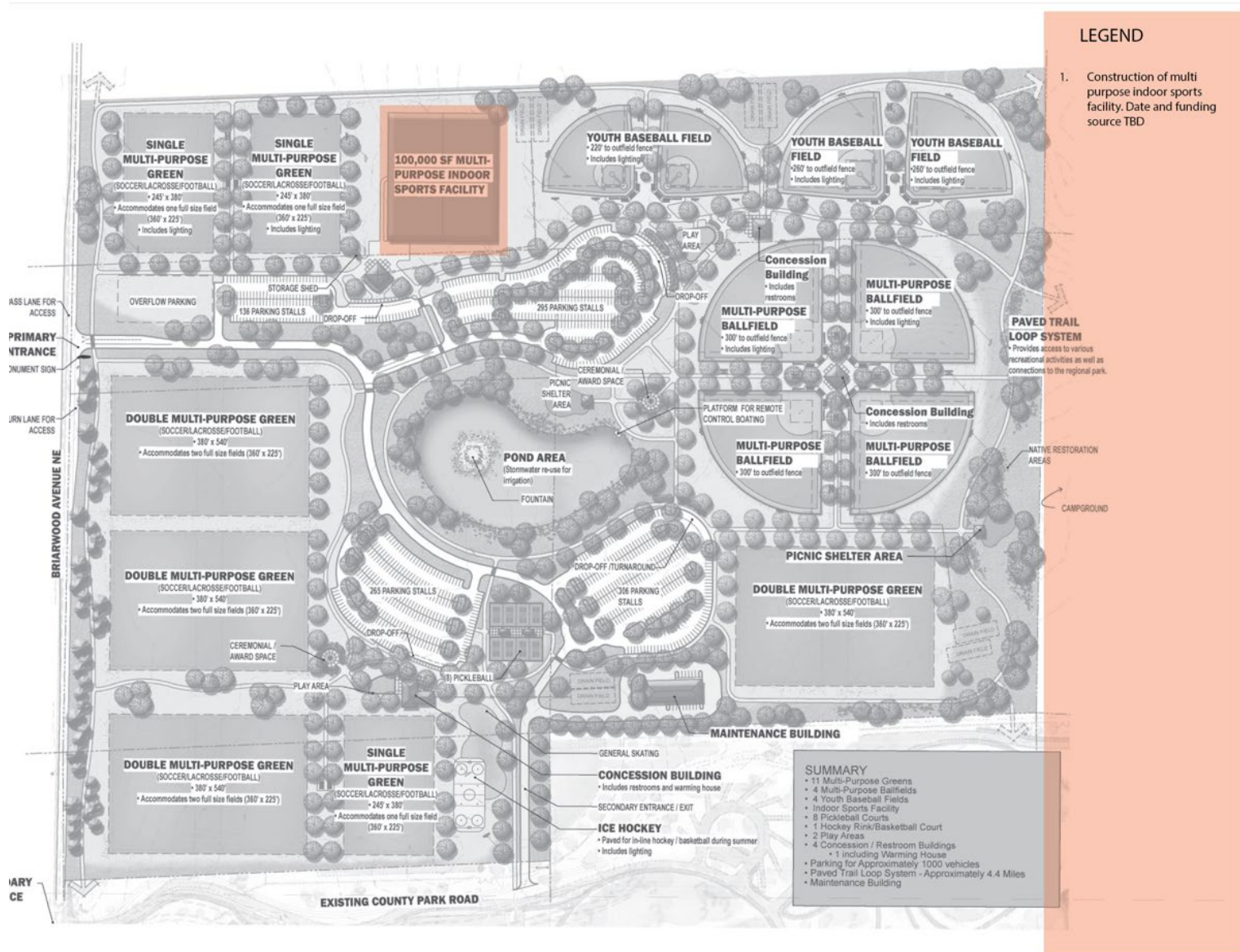
## Benefits

- Adds additional ball fields to the park
- Consolidates maintenance

## Drawbacks

- Removes the ability to shift play during construction
- Increased operation expenses

# 2032 Alternate



## Benefits

- Enhances overall park infrastructure
- Established Bertram partnership/donation policy
- Year-round use
- Convenience for associations

## Drawbacks

- Estimated voter approved tax collected
- Increased operation expenses

# Partnerships & Upcoming Decisions

# Balancing Perspectives for Success



Clear expectations for participation and decision-making will help everyone understand their roles, amplify their input, and limit conflict as important decisions are made over many years.

- **City Council:** Provides policy-level guidance and final decision-making authority.
- **Wright County:** As co-owner of the park, they have input in the review process.
- **PARC:** City commission tasked with thorough review of PAR goals, priorities, plans and projects. Following detailed review, makes specific recommendations to City Council for final decision.
- **Staff & Consultants:** Offer technical analysis, provide insights into operations, and facilitate the implementation of improvements.
- **Partners:** Contribute user perspectives that can be incorporated when phased projects are being planned.

# Athletic Park Subcommittee



**Guided by the updated Master Plan and Feasibility Report, the Athletic Park Subcommittee will:**

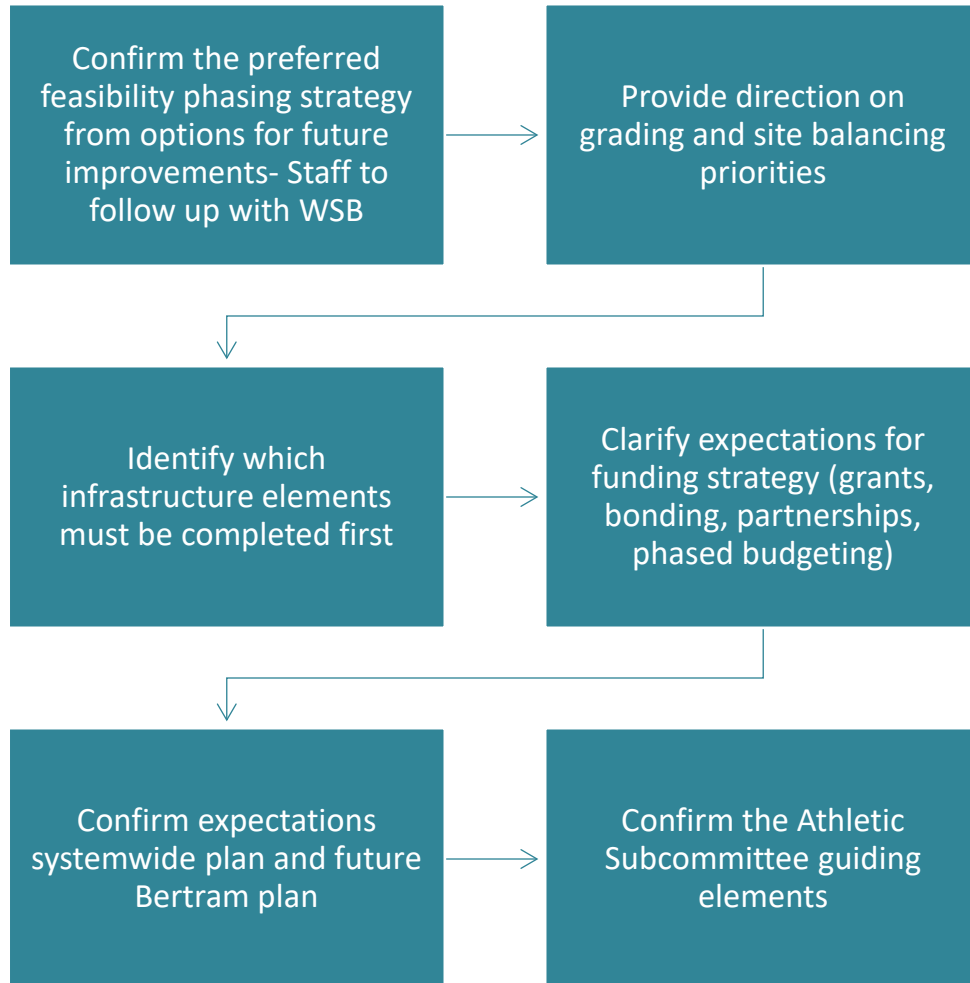
- Offer user perspectives as City strives to maximize limited funded meet community needs
- Assist with more detailed design of each phase of improvements
- Make recommendations to PARC and the City Council outlining priorities for site and field add-ons
- Ensure improvements support both daily use and tournaments

**Athletic park subcommittee consisting of 12 members. At least one of two members would be present:**

- 2 City Council Members
- 2 PARC Members (1 being a township representative)
- 2 Athletic Association (Leads)
- 2 School representatives
- 3 City Staff/consultant
- 2 Monticello Residents at Large (positions to be advertised)



# COUNCIL DIRECTION



- ***Council direction is needed to guide the next phase of planning and development at Bertram.***

# 2026 Improvements

# 2026 Planned Construction

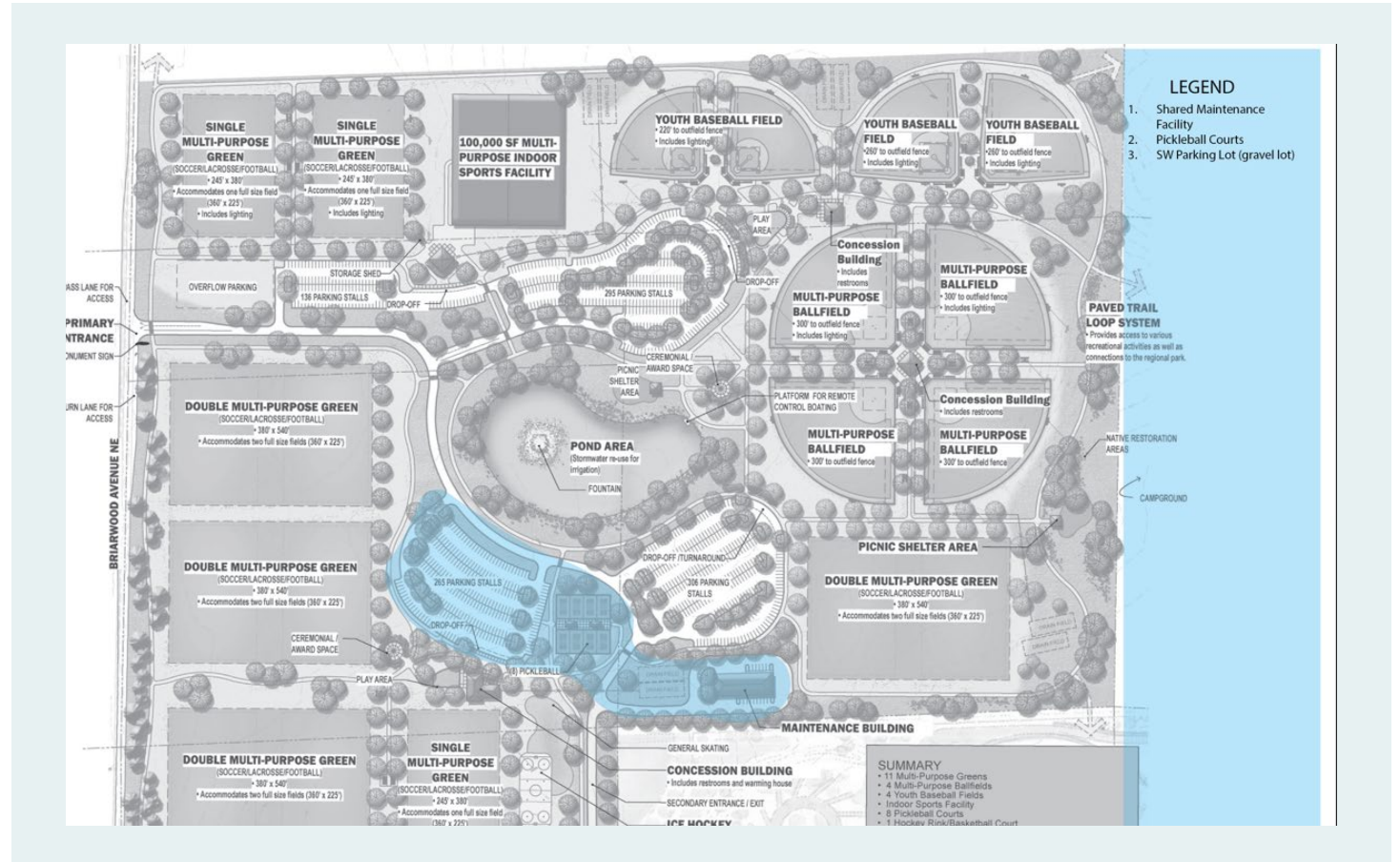


## Benefits

- Aligns with the plan
- Completes a good portion of site grading
- Provides critical infrastructure for the park
- Increases circulation of the park
- Stockpiles material for the West Multipurpose fields
- Sets up 2027 construction phase

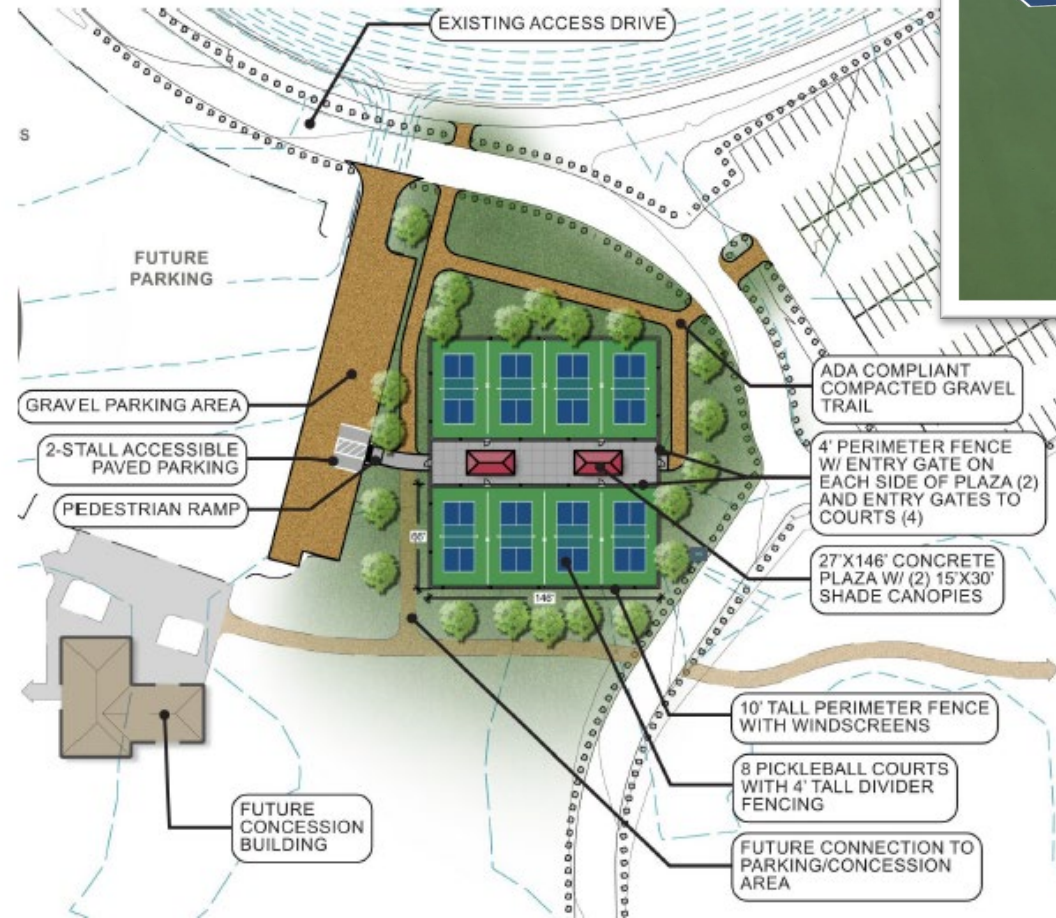
## Drawbacks

- Adds another year for construction
- Shifts play
- Adds additional operation expenses



# Pickleball Courts

## Original Approved Concept



# Shared Maintenance Facility



