

MENDOTA HEIGHTS
PARK ASSET MANAGEMENT
PLAN

PURPOSE

The Park Asset Management Plan is a planning tool that forecasts the city's needs over a five-year rolling period based on city adopted long-range plans, goals, and policies. This plan includes detailed descriptions of park maintenance and improvement projects the city anticipates during the identified five-year period. The plan is updated annually to ensure consistency and reflect changing demands and financial resources.

The goal of this plan is to:

- Provide a balanced program for park improvements given anticipated funding revenues over a five-year planning period
- Enable the Mendota Heights Parks and Recreation Commission and the City Council the ability to evaluate the needs of the entire city
- Anticipate needed park improvements in advance, rather than being overlooked until critically needed
- Provide a plan for park improvements that can be used in preparing the budget for the coming year
- Support and provide guidance for the City's Capital Improvement Project document for future planning

BACKGROUND

The City of Mendota Heights enjoys an extensive park system. In 1989, a voter approved park referendum was passed, which funded upgrading eight existing neighborhood parks, constructing five new parks, and constructing 7.8 miles of trails. In addition to city parks, the City purchased the 17-acre Mendota Heights Par 3 Golf Course by a separate referendum in 2007.

FUNDING

Each year included in the city budget is a Parks Budget utilized for funding ongoing park maintenance that will not be addressed in this plan. Maintenance projects that fall into this category include water fountain work, toilet and sink replacement, foul ball post painting and replacement, retaining wall work, parking lot lighting replacements and maintenance, picnic table maintenance and replacement, softball and baseball plate/base replacements, soccer and lacrosse goal replacement, tennis sport tile replacements, playground surfacing replacement, swing and playground maintenance, volleyball sand material replacement, volleyball net/basketball hoop replacement, bleacher repair and replacement, bridge repair, irrigation work, pitching mound maintenance, safety lighting replacement on trails, tennis net replacement, etc. Projects less than \$2,500 are not included in this document and are considered routine maintenance included in the Parks Budget.

Included in this plan is information regarding enhancements and maintenance projects for the next five years. Park dedication fees are collected and transferred into the City's Special Parks Fund. The Special Parks Fund has restrictions and can only be utilized when park projects are providing an enhancement or new benefit to the community based on the improvement conducted. Maintenance projects which

include reconstruction, resurfacing, or remodeling of existing park infrastructure is not eligible for Special Parks Fund and must be included in the city's yearly levy.

City staff classifies parks based on the following criteria:

Park Classification System

Park Type	Description	Typical Uses	Service Area
Mini-Park	Pocket park that main goal is to provide a place for community socialization.	Seating area, benches, green space, etc.	¼-1/2 Mile Radius
Neighborhood Park	Provide informal park space and amenities for neighborhood-based recreational activities.	Playground, basketball court, open green space, picnic area, baseball field, volleyball court, etc.	1-2 Mile Radius
Community Park	Larger park with more structured recreational opportunities and draws members from throughout the City.	Active play facilities including baseball complexes, soccer complexes, large playgrounds, large gathering spaces, etc.	Citywide
Regional Park	Large multi-use park that draws users city-wide and throughout the Twin Cities.	Large park space consisting of tournament eligible facilities, recreation centers, gathering spaces for large events, etc.	Regional
Natural Area	Parks established to conserve open space or heritage assets.	Low-impact passive areas that include green space, environmental education opportunities, etc.	N/A (Not Demand Driven)

PARK NAME: CIVIC CENTER (MERTENSOTTO FIELD)
LOCATION: 1101 Victoria Curve
SIZE: 17.6 Acres
DESCRIPTION: Neighborhood Park



Park Assets:

ASSET	FINDINGS
Parking Lot (Shared with City Hall)	Poor condition
Irrigation System	
Baseball Field-250 Feet	Professional infield maintenance needed
Backstop w/safety net	
Pitching Mound	Reconstruction maintenance completed by staff in 2021
Fencing	Foul baseline fencing in poor condition
Bench Seating (no dugouts)	
Batting Cages with Electric (2)	Poor drainage

Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Foul Ball Fencing Replacement		\$12,000			
Backstop safety net & batting cage net replacement			\$20,000		
Infield Maintenance-Fix Lips	\$5,000				
Expense Total:	\$5,000	\$12,000	\$20,000		

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Field Lighting (est. \$180,000) Added to CIP Wish List					
Dugout covers	\$14,000				
Expense Total:	\$14,000				

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)	\$5,000	\$12,000	\$20,000		
Special Parks Fund	\$14,000				
Grants					
Donations					
Other					
Total:	\$19,000	\$12,000	\$20,000		

PARK NAME: DOG PARK
LOCATION: 1360 Acacia Blvd
SIZE: 8.2 Acres
DESCRIPTION: Neighborhood Park

Park Assets:

ASSET	FINDINGS
Signage (Rules/Entry Sign)	Add Formal Park Sign
Fence (Separate Large/Small Dog Areas)	Small Dog Fence Installed in 2020
Sun Shelter Table	Installed in 2020

Staff is working on a new entry identification sign/rules

Staff is working to remove brush and provide better visibility for safety



Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Expense Total:					

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Water source (estimated \$15,000) Added to CIP Wish List					
Security lighting (estimated \$40,000) Added to CIP Wish List					
Expense Total:					

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)					
Special Parks Fund					
Grants					
Donations					
Other					
Total:					

PARK NAME: FRIENDLY HILLS
LOCATION: 2360 Pueblo Lane
SIZE: 15.5 Acres
DESCRIPTION: Neighborhood Park



Park Assets:

ASSET	FINDINGS
Park Identification Signage	
Parking Lot (North, South)	Fair condition
Paved Walking Trails	Poor condition
Bike Rack (2)	
Playground	Partial Remodel in 2009, swings in need of replacement
Picnic Shelters (2)	
Softball Field-220/250/225 (No Outfield Fence)	
Backstop	Replaced in 2020
Bench Seating (no dugouts)	
Fencing	
Tennis Court (2)	Asphalt surface replaced in 2009, in need of resurfacing
Basketball Court (Half Court, Concrete)	Re-lining completed in 2021
Hockey Rink (192'x80') Asphalt Surface	
Hockey Rink Lined with Pickleball Courts (6)	Lines added in 2021
Hockey Rink Lighting	Replaced in 2017
Hockey Rink Boards	
Warming House	Replaced in 2017

Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Resurface Tennis Courts	\$13,000				
Playground Replacement					\$140,000
Parking Lot Reconstruction (Timeline Unknown)					
Expense Total:	\$13,000				\$140,000

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Add Adjustable Basketball Hoop	\$2,500				
Add Dugouts					\$25,000
Expense Total:	\$2,500				\$25,000

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)	\$13,000				\$140,000
Special Parks Fund	\$2,500				\$25,000
Grants					
Donations					
Other					
Total:	\$15,500				\$165,000

PARK NAME: **FRIENDLY MARSH**

LOCATION: 2191 Apache Street

SIZE: 34.5 Acres

DESCRIPTION: Natural Area



Park Assets:

ASSET	FINDINGS
Paved Walking Trails	Fair Condition

Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Expense Total:					

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Potential Site for Additional Park Use (estimated \$250,000) Added to CIP Wish List					
Expense Total:					

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)					
Special Parks Fund					
Grants					
Donations					
Other					
Total:					

PARK NAME: HAGSTROM KING
LOCATION: 555 Mendota Heights Road
SIZE: 9.6 Acres
DESCRIPTION: Neighborhood Park



Park Assets:

ASSET	FINDINGS
Park Identification Signage	
Parking Lot	Small for size and use of park
Paved Walking Trails	Good Condition
Map Kiosk	
Playground Area	Partial Remodel in 2019, Rest Original 2003
Baseball Field-240 Feet	
Fencing	
Outfield Fence	
Backstop	
Pitching Mound	Reconstruction maintenance completed by staff in 2021
Dugout Covers	Added in 2020
Bench Seating	Not good spectator seating
Basketball Court (Full Court, Concrete)	Expanded in 2020

Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Expense Total:					

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
3 rd Baseline Fence Added	\$3,000				
Expense Total:	\$3,000				

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)					
Special Parks Fund	\$3,000				
Grants					
Donations					
Other					
Total:	\$3,000				

PARK NAME: IVY HILLS
LOCATION: 645 Butler Ave
SIZE: 9.1 Acres
DESCRIPTION: Neighborhood Park



Park Assets:

ASSET	FINDINGS
Park Identification Signage	
Parking Lot	
Paved Walking Trail	
Pond	
Trail Retaining Wall	
Bike Rack	
Playground Equipment	Replaced in 2007, Swings Not Replaced
Softball Field-180/240/180 Feet (No Fence)	
Backstop	Fair condition
Bench Seating (no dugouts)	
Tennis Courts (Sport Tiles)-2	Installed in 2015
Basketball Court (Half Court, Concrete)	Relined in 2021

Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Playground Replacement			\$140,000		
Backstop Replacement			\$27,000		
Tennis Court Replacement (2027)					
Expense Total:			\$167,000		

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Foul Ball Line/Outfield Fencing		\$29,000			
Dugout Covers		\$20,000			
Extend Basketball Court (Full Court)				\$20,000	
Adjustable Basketball Hoops				\$5,000	
Expense Total:		\$49,000		\$25,000	

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)		\$29,000	\$167,000		
Special Parks Fund		\$20,000		\$25,000	
Grants					
Donations					
Other					
Total:		\$49,000	\$167,000	\$25,000	

PARK NAME: KENSINGTON
LOCATION: North-640 Mendota Heights Road, South-2627 Concord Way
SIZE: 14.5 Acres
DESCRIPTION: Community Park



Park Assets:

ASSET	FINDINGS
Park Identification Signage	
Parking Lot	
Paved Walking Trails/Concrete Sidewalk	
Retaining Wall	
Bike Rack	
Irrigation	
Playground	Last replaced in 2011, Swings not replaced
Picnic Shelters (2)	
Running Water Bathrooms (2)	
Water Fountains	
Concessions Stand	
Indoor Storage Closet	
Soccer Fields (2)-330x230' and 360'x234'	
Fencing	Fence Facing South of Soccer Fields in Fair Condition
Bleachers	

Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
South Facing Fence Replacement				\$120,000	
Playground Replacement (2028)					
Expense Total:				\$120,000	

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Expense Total:					

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)				\$120,000	
Special Parks Fund					
Grants					
Donations					
Other					
Total:				\$120,000	

PARK NAME: MARIE
LOCATION: 1780 Lilac Lane
SIZE: 6.6 Acres
DESCRIPTION: Neighborhood Park

Park Assets:

ASSET	FINDINGS
Park Identification Signage	
Parking Lot	
Bike Rack	
Playground	Replacement in 2021
Softball Field-180/210/200 feet-Not Outfield/Foul Ball Fence	
Backstop	Good
Tennis Courts (2) Asphalt	Replaced in 2019, including fence
Tennis Backboard	
Basketball (Full Court, Concrete) w/adjustable hoops	Addition of Full Court in 2019
Hockey Rink (200x84') Asphalt Surface	
Hockey Rink Lined with Pickleball Courts (6)	Lines added in 2019
Hockey Boards	
Hockey Lights	Replaced in 2017
Warming House	Replaced in 2015



Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Backstop Replacement					\$27,000
Expense Total:					\$27,000

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Dugout Covers					\$25,000
Expense Total:					\$25,000

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)					\$27,000
Special Parks Fund					\$25,000
Grants					
Donations					
Other					
Total:					\$52,000

PARK NAME: **MARKET SQUARE**
LOCATION: Village of Mendota Heights
SIZE: .24 Acres
DESCRIPTION: Mini Park



Park Assets:

ASSET	FINDINGS
Neighborhood Commons (Grass/Concrete Area)	
Fountain	
Paved Walking Trails	
Natural Area	
Picnic Tables/Seating	
Bike Racks	
Shrubs	

Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Expense Total:					

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Concert venue (estimated \$250,000-depending on location/scope) Added to CIP Wish List					
Expense Total:					

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)					
Special Parks Fund					
Grants					
Donations					
Other					
Total:					

PARK NAME: MENDAKOTA
LOCATION: 2171 Dodd Road
SIZE: 19.7 Acres
DESCRIPTION: Community Park



Park Assets:

ASSET	FINDINGS
Park Identification Signage	
Parking Lot	Poor condition
Paved Walking Trails	
Safety Lighting on Path	
Bike Racks	
Map Kiosk	
Irrigation	
Playground with Shade Structure-2013	Pour in Place Surfacing will need replacement
Picnic Shelter with Electricity	
Running Water Bathrooms (2)	
Water Fountains	
Concessions Building and Viewing Deck	
4 Softball Fields (290'/300' with Fencing)	
Backstop w/safety net	
Fencing	Foul baseline/Outfield/Soccer Fencing in poor condition
Bench Seating (no dugouts)	
Batting Cages (2) with Electricity	
Youth Soccer Field (240'x120')	
Basketball Court (Full Court, Asphalt)	Resurfaced in 2016
Grass Volleyball Court	

Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Parking Lot Reconstruction			\$265,000		
Fencing replacement/maintenance		\$60,000			
Replacement of playground pour & play rubber surface (Unknown)					
Replacement of lighting on trails (Unknown)					
Expense Total:		\$60,000	\$265,000		

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Field Lights (estimate \$790,000) Added to CIP Wish List					
Add Covered Dugouts	\$98,660				
Adjustable basketball hoops				\$5,000	
Garage space for Public Works use (Estimate \$500,000) Added to CIP Wish List					
Expense Total:	\$98,660			\$5,000	

PARK NAME: **MENDAKOTA (continued)**

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)		\$60,000	\$265,000		
Special Parks Fund	\$98,660			\$5,000	
Grants					
Donations					
Other					
Total:	\$98,660	\$60,000	\$265,000	\$5,000	

PARK NAME: ROGERS LAKE
LOCATION: 1000 Wagon Wheel Trail
SIZE: 8.7 Acres
DESCRIPTION: Neighborhood Park



Park Assets:

ASSET	FINDINGS
Park Identification Signage (Park)	
Rules Signage (Skate Park)	
Parking Lot (North and South)	Fine condition
Paved Walking Trails	Fine condition
Bike Rack	
Map Kiosk	
Playground-2008	Swings need replacement, mats in poor condition
Picnic Shelter with Electricity	In need of renovation
Basketball Court (Half Court, Concrete)	Relined in 2021
Sand Volleyball Court-Timber Border	
Skate Park-Tier 1	Asphalt base in poor condition, equipment at end of useful life
Fishing Pier/Wood Rails	DNR inspected, replacement in 5 years
Canoe Racks (2)	1 New Rack installed in 2020 due to interest

Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Skate Park Reconstruction		\$200,000			
Fishing Pier Replacement					
Playground Replacement				\$140,000	
Picnic Shelter Renovations		\$75,000			
Expense Total:		\$275,000		\$140,000	

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
*Add Bathrooms (estimate \$175,000)*Added to CIP Wish List					
Adjustable Basketball Hoop			\$2,500		
*Additional Parking (estimate \$250,000)*Added to CIP Wish List					
Expense Total:			\$2,500		

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)		\$150,000		\$140,000	
Special Parks Fund		\$125,000	\$2,500		
Grants					
Donations					
Other					
Total:		\$275,000	\$17,500	\$140,000	

PARK NAME: TOT LOT
LOCATION: 2191 Apache Street
SIZE: .9 Acres
DESCRIPTION: Natural Area



Park Assets:

ASSET	FINDINGS
Open Space	

Maintenance Costs:

ITEM	2022	2023	2024	2025	2026
Expense Total:					

Projected Enhancement Costs:

ITEM	2022	2023	2024	2025	2026
*Potential Community Gardening Plot site)*Added to CIP Wish List					
Expense Total:					

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)					
Special Parks Fund					
Grants					
Donations					
Other					
Total:					

PARK NAME: **VALLEY**
LOCATION: 821 Marie Avenue
SIZE: 93.5 Acres
DESCRIPTION: Neighborhood Park



Park Assets:

ASSET	FINDINGS
Park Identification Signage	
Parking Lot	Replaced in 2020
Paved Walking Trails	Possible partnership with Dakota County for replacement
Bike Rack	
Map Kiosk	
Playground	Replaced in 2006
Picnic Shelter (no electricity)	In need of renovation, add electricity
Softball Field (175 feet) No Fence	
Backstop	
Tennis Court (2-Sport Tile Surface)	Installed in 2012
Half Court Basketball (Asphalt) w/Adjustable Hoop	Resurfaced in 2020

Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Playground Replacement		\$135,000			
Backstop Replacement				\$27,000	
Picnic shelter renovation			\$100,000		
Expense Total:		\$135,000	\$100,000	\$27,000	

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Covered Dugouts and Install Foul Ball Fences	\$21,000				
Expense Total:	\$21,000				

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)		\$135,000	\$75,000	\$27,000	
Special Parks Fund	\$21,000		\$25,000		
Grants					
Donations					
Other					
Total:	\$21,000	\$135,000	\$100,000	\$27,000	

PARK NAME: **VALLEY VIEW HEIGHTS**
LOCATION: 1056 Cullen Ave
SIZE: 0.6 Acres
DESCRIPTION: Neighborhood Park



Park Assets:

ASSET	FINDINGS
Park Identification Signage	Installed in 2020
Paved Walking Trails	
Bike Rack	
Playground	Replaced in 2006 (swing set not replaced)
Basketball Court (Half Court, Asphalt)	Relined in 2021

Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Playground Replacement		\$60,000			
Expense Total:		\$60,000			

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Adjustable Basketball Hoop			\$2,500		
Expense Total:			\$2,500		

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)		\$60,000			
Special Parks Fund			\$2,500		
Grants					
Donations					
Other					
Total:		\$60,000	\$2,500		

PARK NAME: VICTORIA HIGHLANDS
LOCATION: 1700 Diane Road
SIZE: 6.7 Acres
DESCRIPTION: Neighborhood Park

Park Assets:

ASSET	FINDINGS
Park Identification Signage	
Parking Lot	
Paved Walking Trails	
Bike Rack	
Map Kiosk	
Playground Equipment with Shade Structure	Partial replacement in 2009, swings need to be replaced
Softball Field (270/285/270')-no baseline fence	
Backstop	
Outfield Fence	
Bench Seating	
Basketball Court (Concrete, Half Court)	Relined in 2021



Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Playground Replacement (2027)					
Expense Total:					

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Adjustable Basketball Hoop				\$2,500	
Dugouts/Foul Ball Fence Added	\$20,000				
Expense Total:	\$20,000			\$2,500	

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)				\$2,500	
Special Parks Fund	\$20,000				
Grants					
Donations					
Other					
Total:	\$20,000			\$2,500	

PARK NAME: WENTWORTH
LOCATION: 739 Wentworth Ave
SIZE: 10.4 Acres
DESCRIPTION: Neighborhood Park



Park Assets:

ASSET	FINDINGS
Park Identification Signage	
Parking Lot (North/South)	Poor condition
Paved Walking Trails	Poor condition
Pond	
Bridge	
Kiosk Map	
Playground Equipment	Partial replacement in 2019
Picnic Shelter (2)	
Softball Field (220/235/210') No Outfield/Foul Ball	
Fence	
Backstop	
Tennis Courts (2) Asphalt	Fence and courts poor condition
Basketball Court (Half Court, Concrete)	Relined in 2021
Hockey Rink (200'x94') Grass Base	
Hockey Boards	
Hockey Lights	Replaced in 2018
Warming House	Replacement Anticipated 2022

Maintenance Needs:

ITEM	2022	2023	2024	2025	2026
Tennis Court Reconstruction		\$95,000			
Pave Hockey Rink	\$100,000				
Parking Lot Reconstruction/Trail Work	\$100,000				
Warming House Replacement		\$360,000			
Backstop Replacement				\$27,000	
Expense Total:	\$200,000	\$455,000			\$27,000

Park Enhancements:

ITEM	2022	2023	2024	2025	2026
Adjustable Basketball Hoop				\$2,500	
Expense Total:				\$2,500	

Funding for Projects:

FUNDING SOURCE	2022	2023	2024	2025	2026
General Levy (Annual)	\$85,000	\$165,000			\$27,000
Special Parks Fund	\$115,000	\$270,000		\$2,500	
Grants		(\$20,000)			
Donations					
Other					
Total:	\$200,000	\$455,000		\$2,500	\$27,000