

Recreational Master Plan

&

Pool Study

for the

City of Minden, Nebraska

Office Locations

Kearney
McCook
Holdrege
Grand Island
Colby, KS

Prepared By:



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Acknowledgments

The City of Minden would like to thank all of the residents, property owners, and business owners who participated in the development of Minden's Park and Recreational Master Plan and Pool Study.

A major driving factor for the development of the Park and Recreational Master Plan was the public input provided by community stakeholders. The goals and design concepts presented in this Plan were a result of examination and analysis of the park needs identified through the public input process.

The Consulting Team is truly grateful for community members' participation throughout this process and encouraged by the community's vested interest in the creation of the Park and Recreational Master Plan.

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Park and Recreational Master Plan

Introduction

In 2015, the City of Minden contracted Miller & Associates to complete a Park and Recreational Master Plan as well as a Pool Study which is found later in this document. The Park and Recreational Master Plan provides a long-term vision for park and recreation improvements in Minden. Several opportunities for public input were used to gather resident's wants and needs. These goals were prioritized and put into phased implementation strategies to help City leaders accomplish the outlined goals. Without a master plan, recreational development would happen haphazardly and could affect ideal placement of amenities, negatively impact efficient-use of City budget funds, and delay development of residents' goals because City leaders would not have had an understanding of their wants and needs.

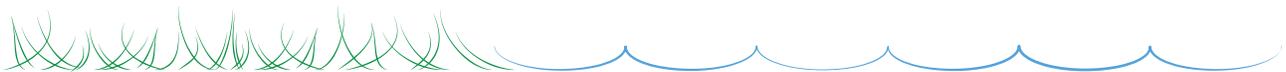
The City of Minden, which is approximately 1.6 square miles, is situated in the middle of Kearney County surrounded by the communities of Axtell, Heartwell, Norman, and Wilcox. Minden serves as the county seat to all of the 516 square miles, and 6,489 residents, of Kearney County. Minden is located 12 miles south of Interstate-80 on a juncture of U.S. Highways 34 and 6, running east to west, and Nebraska Highway 10, running north to south. Nebraska Highway 74 runs east from town, connecting to Nebraska Highways 281 and 14.

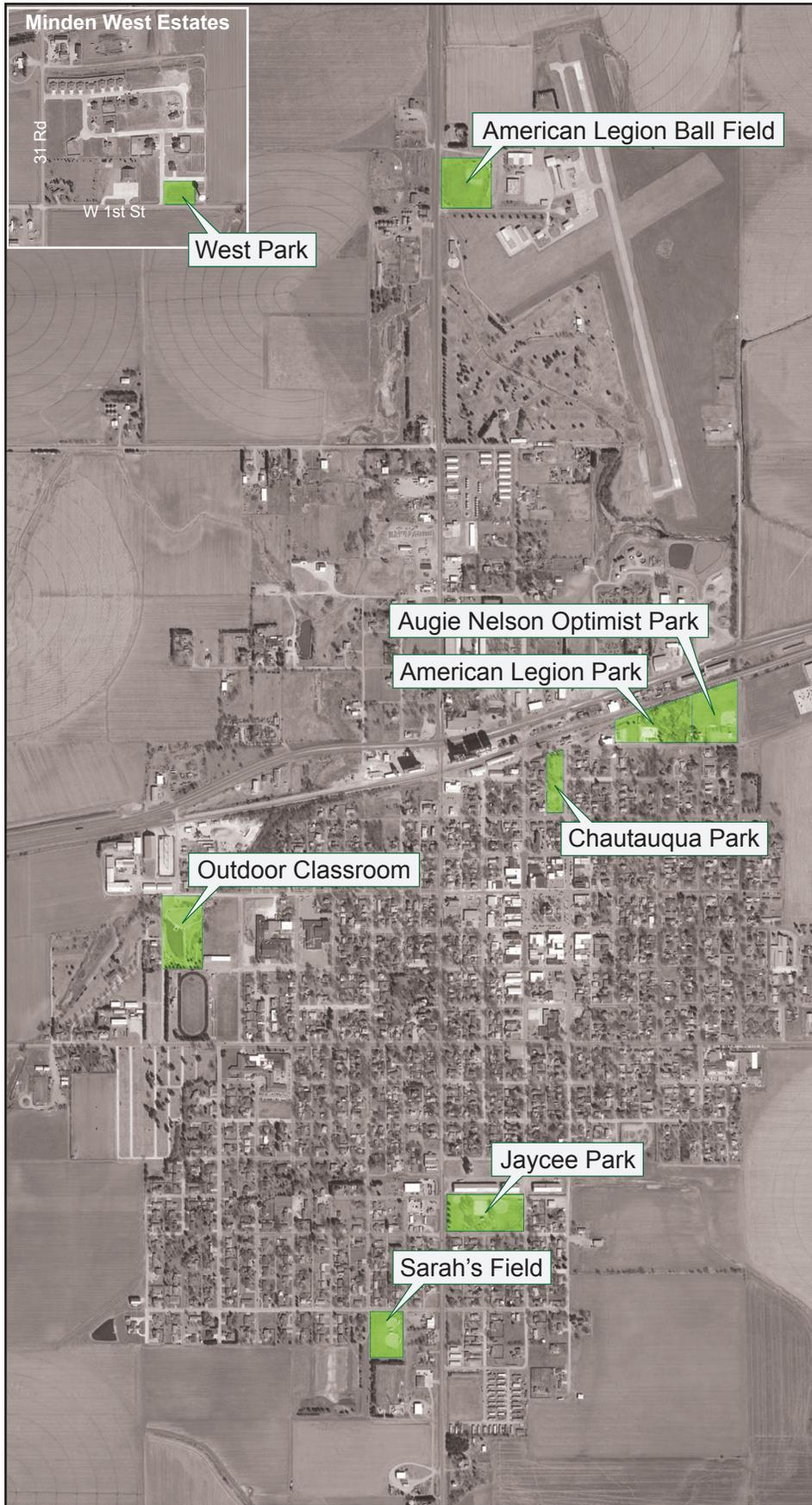
Minden is located approximately 20 miles southeast of the City of Kearney and 30 miles southwest of the City of Hastings. According to the 2010 Census, Minden's population was 2,923, which is a slight decrease from the 2000 Census at 2,964. As of the 2010 Census, 23 percent of the population was 18 years or younger. With a large population under the age of 18 in Minden, it is important to provide a high quality of life for these residents (and their parents). Recreational amenities are one way to keep children busy, active, and outdoors. Understanding the age-composition of the population can help determine which recreational improvements take precedence over others. For example playground equipment, splash pads, and pools seem to attract younger children and it allows their parents to be close by so they can keep an eye on them. Young adults are drawn towards more active recreational sports like baseball, basketball, volleyball, and disc golf as well as fishing and camping sites. Middle-aged residents and senior citizens like more scenic, passive recreational amenities like gardens, water features, and hike/bike trails or camping sites. It is important for decision-makers to understand those differences when trying to plan for future recreational development.

Currently, Minden has seven established parks and one new park that is currently being developed, bringing the total to eight. These parks are scattered throughout the community. Some of the parks have the same amenities, while a few of them offer different amenities and activities. For example, four of the parks have baseball fields, but only one of them has a tee-ball field, while another has two full basketball courts, and the swimming pool is located at a third park. The variety of activities offered in Minden, help draw people to the community and help retain existing residents by providing entertainment and activities.

Existing Park Conditions

Site visits and recreational inventories of all eight parks were completed in the beginning of 2016. The site visits consisted of site observation, field analysis, and photo inventory of the grounds, structures, and equipment. A summary listing of the existing park conditions inventory and analysis is located on the following pages.





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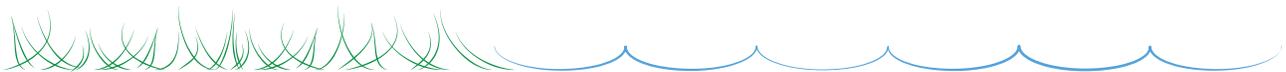
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	Existing Park

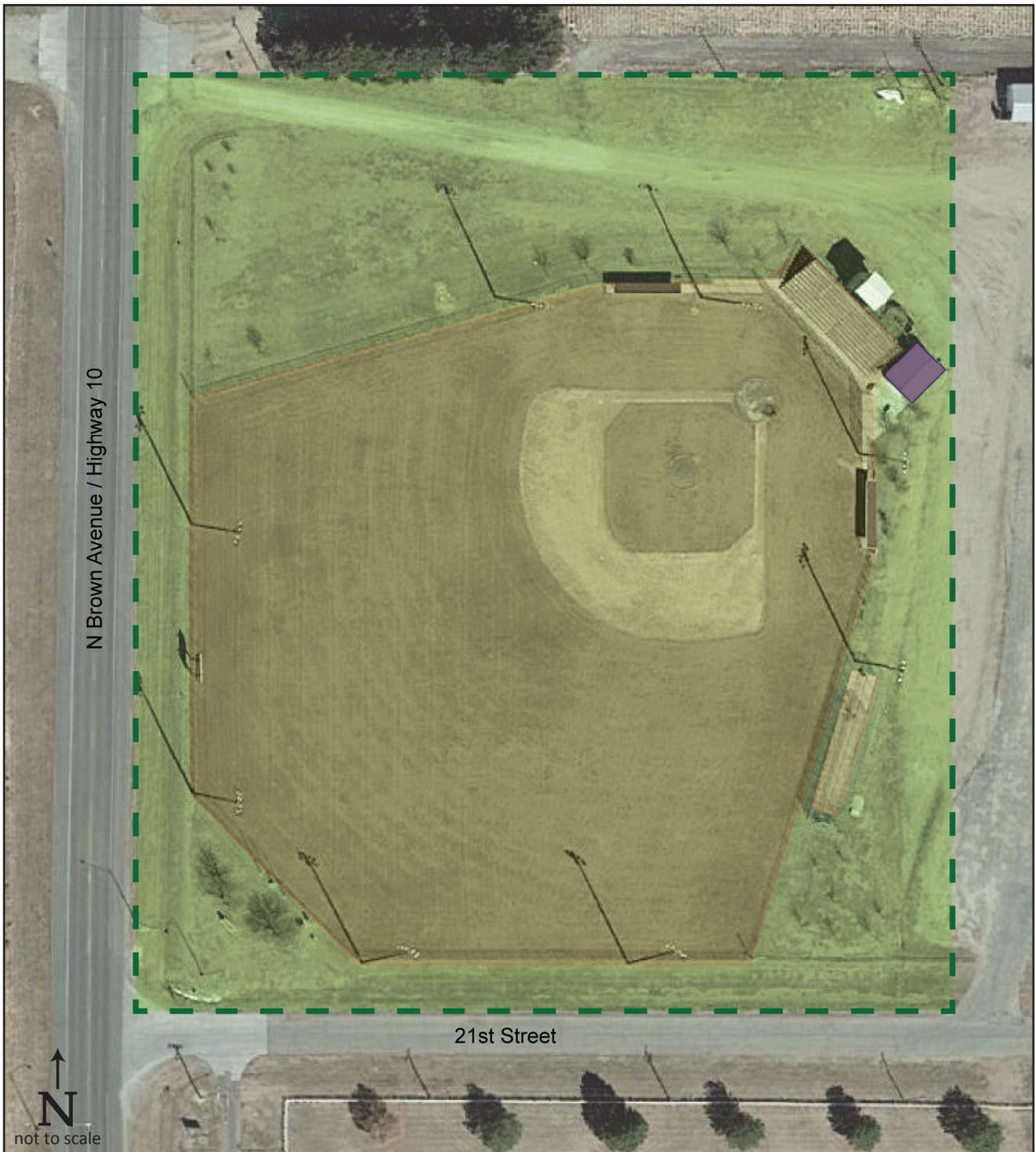
**Existing Park
Location Map**
Minden, Nebraska



American Legion Ball Field – Ollie Bjorklund Memorial Field

The American Legion Ball Field, also known as Ollie Bjorklund Memorial Field, is in excellent condition. The Legion baseball field has a grass infield and lighting to allow for night games. There are two metal dugouts, wood and metal bleachers, outdoor batting cages, restrooms, drinking fountain, concession stand, and two picnic tables. Parking options are either on concrete or gravel surfaces on the site, both are in good condition. There is one local historical land marker in memorial of Ollie Bjorklund.





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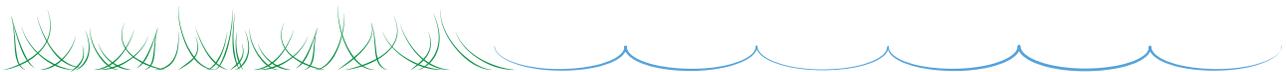
- Park Boundary
- General Park/Green Space
- Playground Equipment
- Picnic Shelters
- Restroom Facilities
- Basketball/Tennis Courts
- Ball Field/Batting Cages

**Existing Conditions Map:
American Legion Ball Field
Minden, Nebraska**



American Legion Park – Pool Park

American Legion Park, more commonly referred to as the Pool Park, is a great amenity for families. It is rated in excellent condition. The park consists of playground with a plastic slide, metal swings, and two jungle gyms - one is wooden and in good condition and the other one is a new plastic jungle gym. The park also has two hard-surfaced tennis courts, that are rated poor because the surface is cracked and uneven; two horseshoe pits which are in excellent condition, a swimming pool, three bleachers, one wood and two metal next to the pool, drinking fountain, separate restroom facilities, twelve metal picnic tables, three plastic picnic tables, one metal grill/barbeque, and a plastic trash/recycling container. This park has concrete parking, with one (American Disability Act) ADA concrete/asphalt parking stall. The parking area received a poor rating because the concrete is cracking and uneven. There are several lamp posts around the park and the tennis courts are lighted.





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Legend

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**Existing Conditions Map:
American Legion Park
Minden, Nebraska**



Augie Nelson Optimist Park

Augie Nelson Optimist Park was established in 1995, it has an overall rating of excellent. Augie Nelson Optimist Park is located directly east of the American Legion Park – Pool Park. Augie Nelson Optimist Park consists of a baseball field with a dirt infield, two metal dugouts, one set of metal bleachers, and one soccer field. It also has a separate restroom facility and a metal drinking fountain, picnic shelter, and six metal picnic tables. There is a concrete parking lot located on the southeast side of the park. There is lighting around the baseball field and the parking lot.





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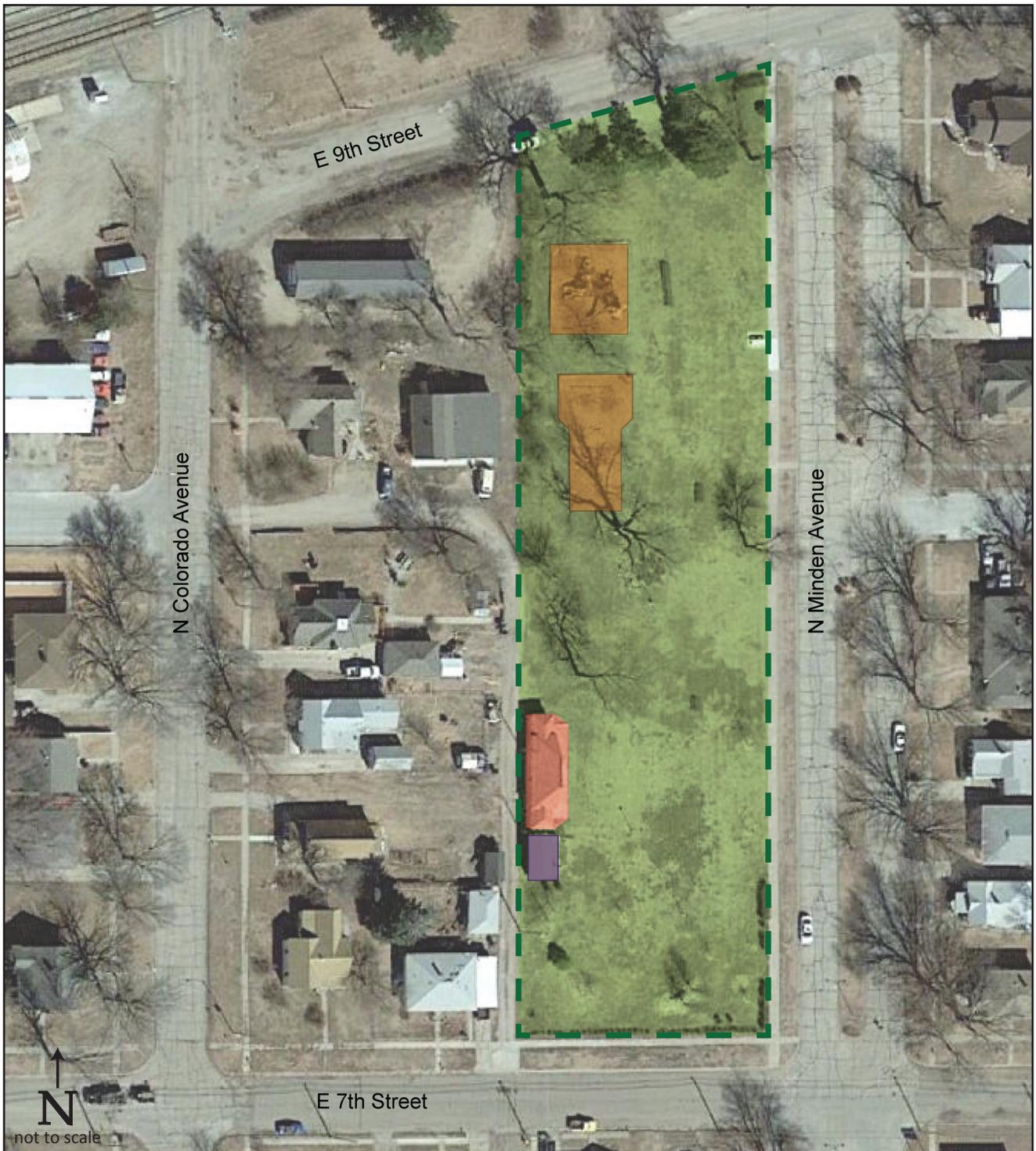
- Park Boundary
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**Existing Conditions Map:
Augie Nelson Optimist Park
Minden, Nebraska**

Chautauqua Park

Chautauqua Park is a playground/picnic park for families located in central Minden, two blocks north of the Downtown Square. The park is in excellent condition. The playground equipment has a mulch ground cover, seven plastic slides, one metal swing, one plastic jungle gym, one metal jungle gym, nine metal picnic tables, restrooms, and one plastic trash/recycling container. A wooden amphitheater sits on the south side of the park. The amphitheater is in critical condition and is a safety hazard in its current state because there are holes in the floor and walls, along with nails sticking out of the wooden structure. Visitors can park on a small gravel parking lot on the north side of the park or on Minden Avenue or 7th Street which are both adjacent to Chautauqua Park. The park has efficient lighting around it.





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**Existing Conditions Map:
Chautauqua Park
Minden, Nebraska**



Jaycee Park

Jaycee Park is located on the south side of the community along Highway 10, or Brown Avenue. The variety of recreational facilities available at Jaycee Park make it a great amenity for families. It has a playground with wood-mulch ground cover, three plastic slides, two metal swings, and two jungle gyms - one new plastic one and an older metal one. There are two full concrete basketball courts, a softball/baseball field with dirt infield and two metal dugouts, outdoor batting cage, and one set of metal bleachers. The park also has a restroom facility, drinking fountain, metal picnic shelter, seven metal picnic tables, three plastic picnic tables, and a trash/recycling container. Visitors can park on a small gravel parking lot or on the adjacent streets including Palmer Street, Minden Avenue, and Campbell Street. The park has pedestrian lighting all throughout the park, including lighting for the ball field.





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**Existing Conditions Map:
 Jaycee Park
 Minden, Nebraska**

Outdoor Classroom

Outdoor Classroom is a park that is owned and maintained by Minden Public Schools to be used as an outdoor learning center for students. This park is located directly west of CL Jones Middle School. The park has one metal bleacher, two wooden picnic tables, concrete walking trails, and a lake with a look out dock which permits fishing. It has a gravel parking lot on the north side of the park. There is no lighting throughout the park. The City has worked with the school to construct a nine-hole disc golf (frisbee golf) course. The course is missing a few signs; however, the overall condition of the course is good.





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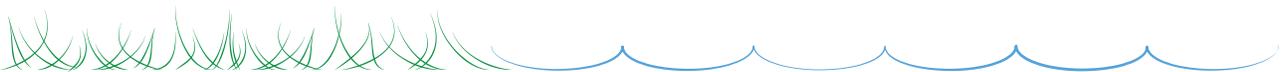
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- Ball Field/Batting Cages

**Existing Conditions Map:
Outdoor Classroom
Minden, Nebraska**



Sarah's Field

Sarah's Field, the newest ball park in Minden, was named in honor of youth Sarah Kovacs. It has a tee-ball and a youth softball field with dirt infields; neither field has bleachers or lighting. Each field has two dugouts made of wood and chain link fence with a concrete base. A gravel road leads visitors to the grass parking lot or people can park on the W. St Clair Street next to the fields. The property is currently owned by the Minden Evangelical Free Church and maintained by the City.





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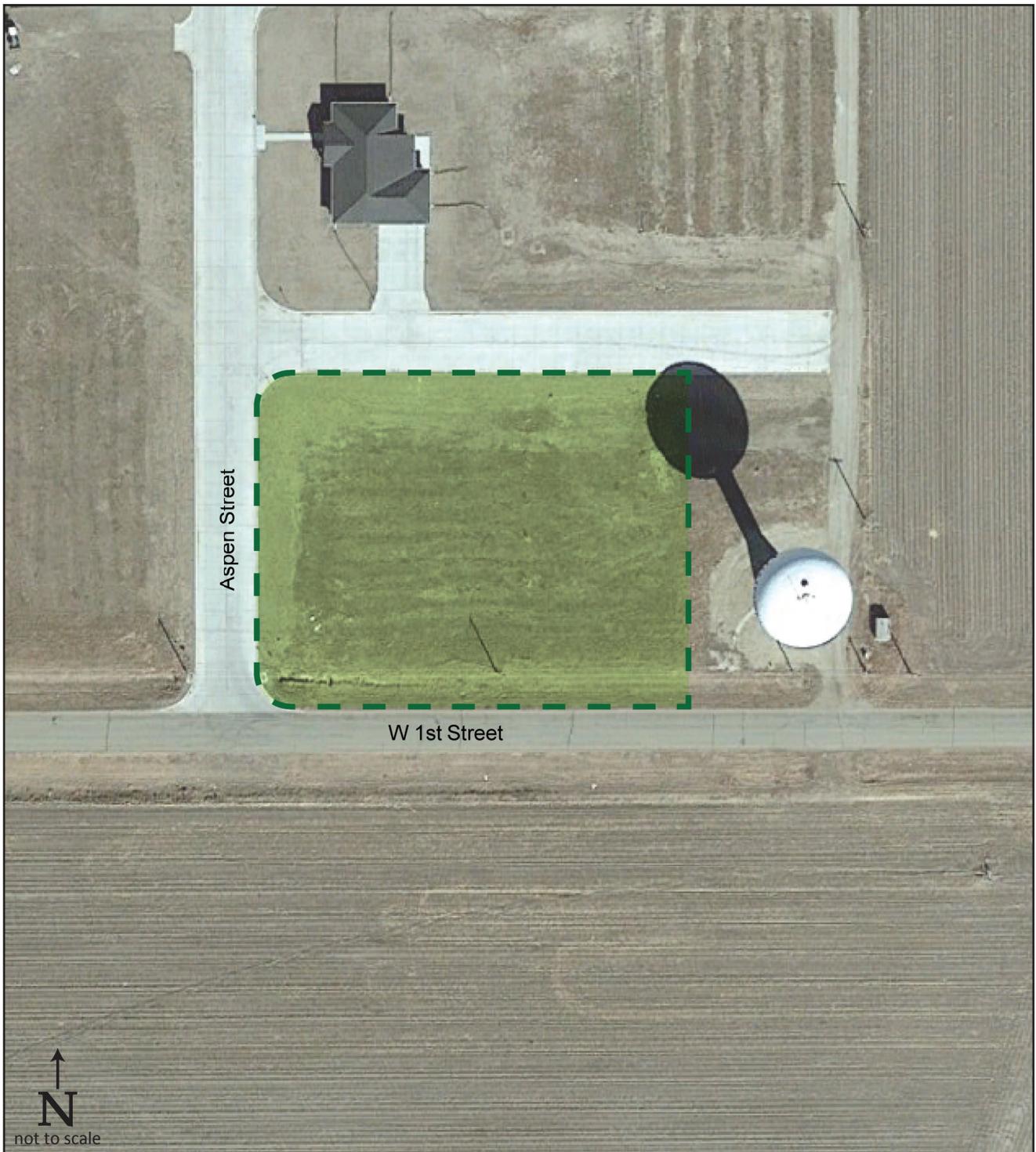
Legend	
	Park Boundary
	General Park/Green Space
	Playground Equipment
	Picnic Shelters
	Restroom Facilities
	Basketball/Tennis Courts
	Ball Field/Batting Cages

**Existing Conditions Map:
 Sarah's Field
 Minden, Nebraska**



West Park

The new Park at Minden West Estates is currently being developed. This park is located in the Minden West Estates subdivision on the west side of the community. Some trees have been planted on the eastern part of the site. The rest of the park is currently undeveloped greenspace, available for free play. Plans for the park are still being discussed, but one idea is to create a Labyrinth.



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- Picnic Shelters
- Restroom Facilities
- Basketball/Tennis Courts
- Ball Field/Batting Cages

Existing Conditions Map:

West Park

Minden, Nebraska

Public Input

For the public input process, Miller & Associates facilitated four public meetings and conducted an electronic survey available to everyone in the community. The initial kick-off meeting was held in July, 2015. During this meeting, attendees discussed the existing parks conditions, shared input about overall project goals, and determined the release date for the electronic survey; project team members also shared examples of ways to complete the projects in phases.

After the kick-off meeting an electronic survey was released to the public to gather residents' opinions about wanted recreational amenities. The survey questions focused on overall recreational and park goals for Minden including facility improvement needs, additional park or recreational wants, and visions for the future of Minden. The survey results can be found in **Appendix 1**. These results were shared during the second meeting, held in August 2015.

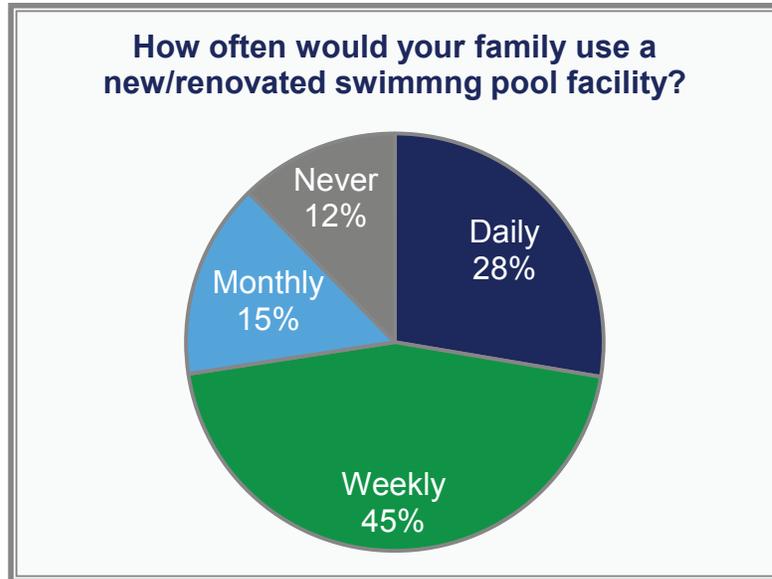
The sixteen-question survey asked residents' opinions on recreational amenities in the City of Minden. This survey helped the City determine areas of improvement and understand which parks are meeting residents' needs and expectations. Some of the questions were focused on the City's pool, which is aging. Asking opinions on the future of the pool was a prominent matter on the survey.

When asked if the survey respondent or their family has ever used the current swimming pool, 91 percent of survey respondents said "yes" they had used the current pool, while 9 percent answered "no."

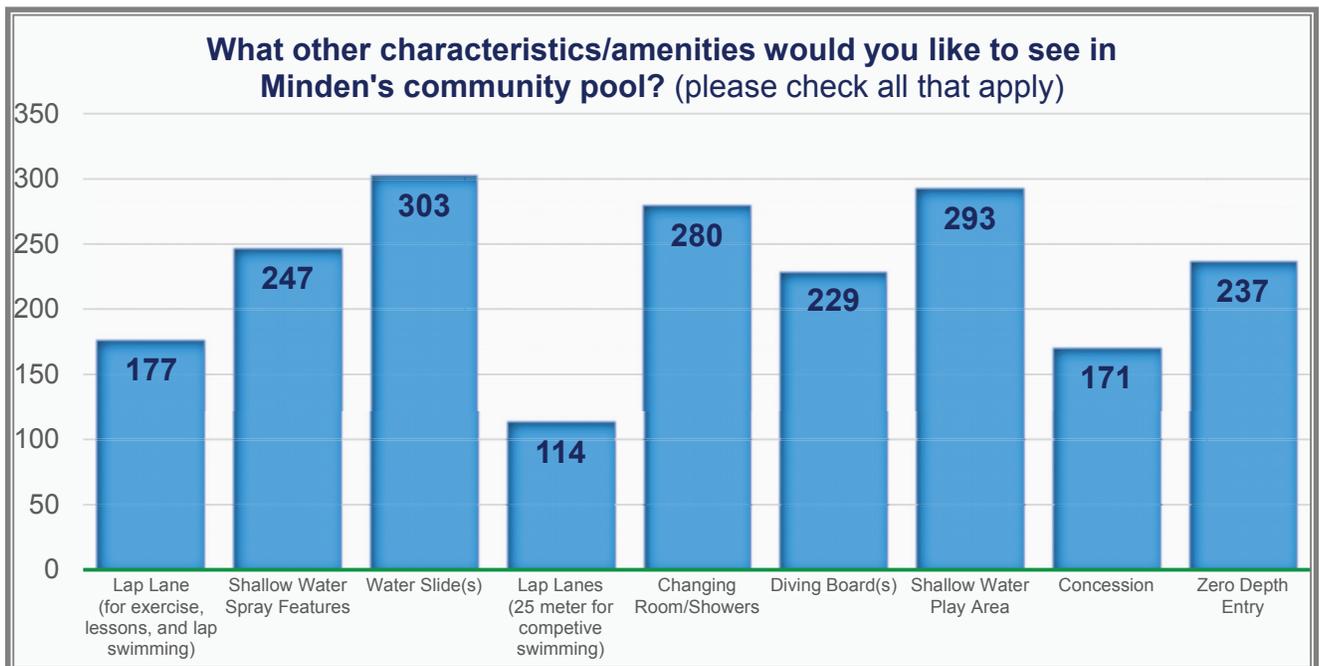
The majority, 50 percent, of survey respondents did not believe the City should renovate the existing swimming pool. The other survey responses regarding renovation of the existing swimming pool included 28 percent of respondents saying the pool should be renovated and 22 percent saying they were neutral on the question.

When asked, 'Do you think Minden should build a new community swimming pool?' 55 percent of survey respondents said "yes" while 24 percent said "no" and 21 percent were "neutral" about building a new swimming pool.

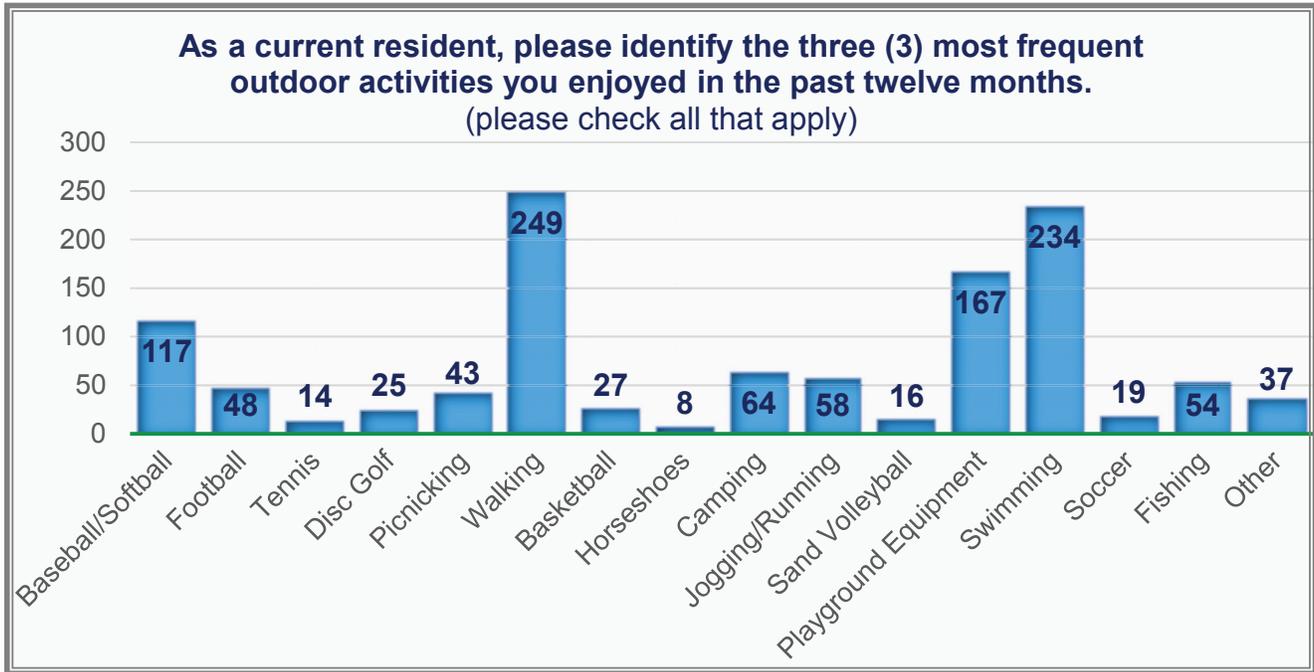
Survey respondents were also asked about the frequency they would use a new or renovated swimming pool facility. The top two responses were 'Weekly' and 'Daily', which shows strong support for a new or renovated pool.



Survey respondents also shared their thoughts on desired pool amenities for a new or renovated pool in Minden. The results seen below show the top four demands are water slide, shallow water play area, changing rooms/showers, and shallow water spray features.

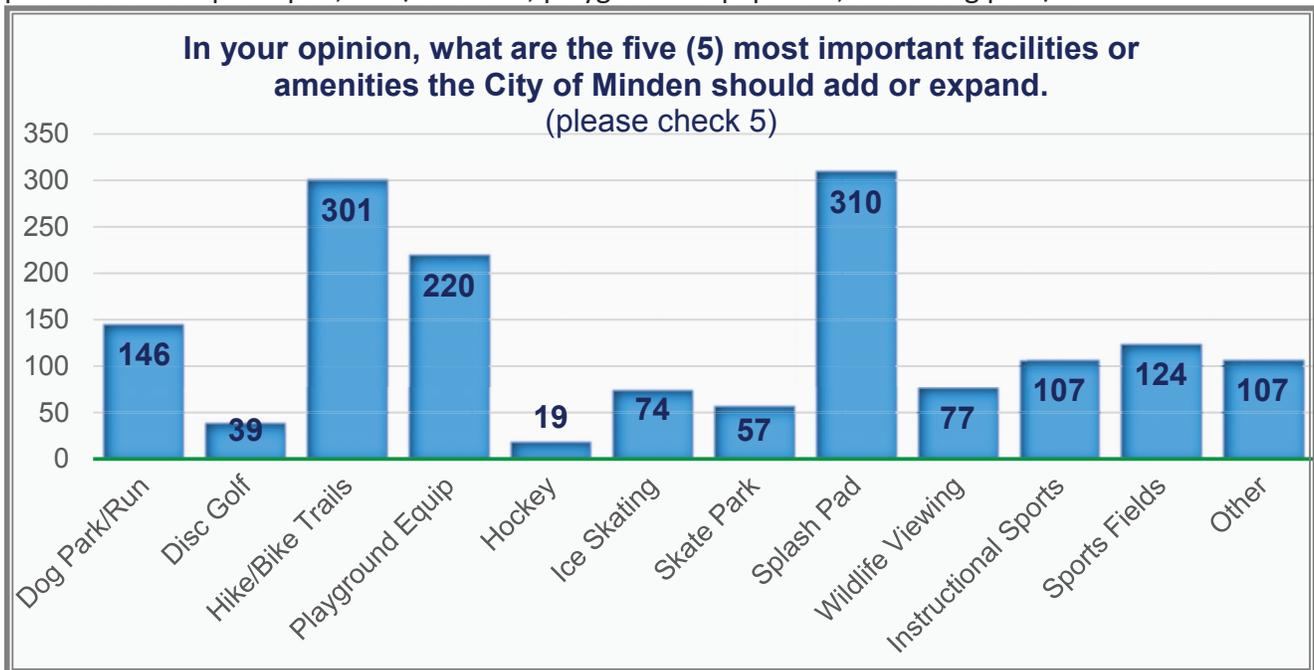


The survey also focused on general park and recreational topics including the following question, ‘As a current resident, please identify the three (3) most frequent outdoor activities you enjoyed in the last twelve (12) months’. The results seen below show that the top four most frequently used outdoor



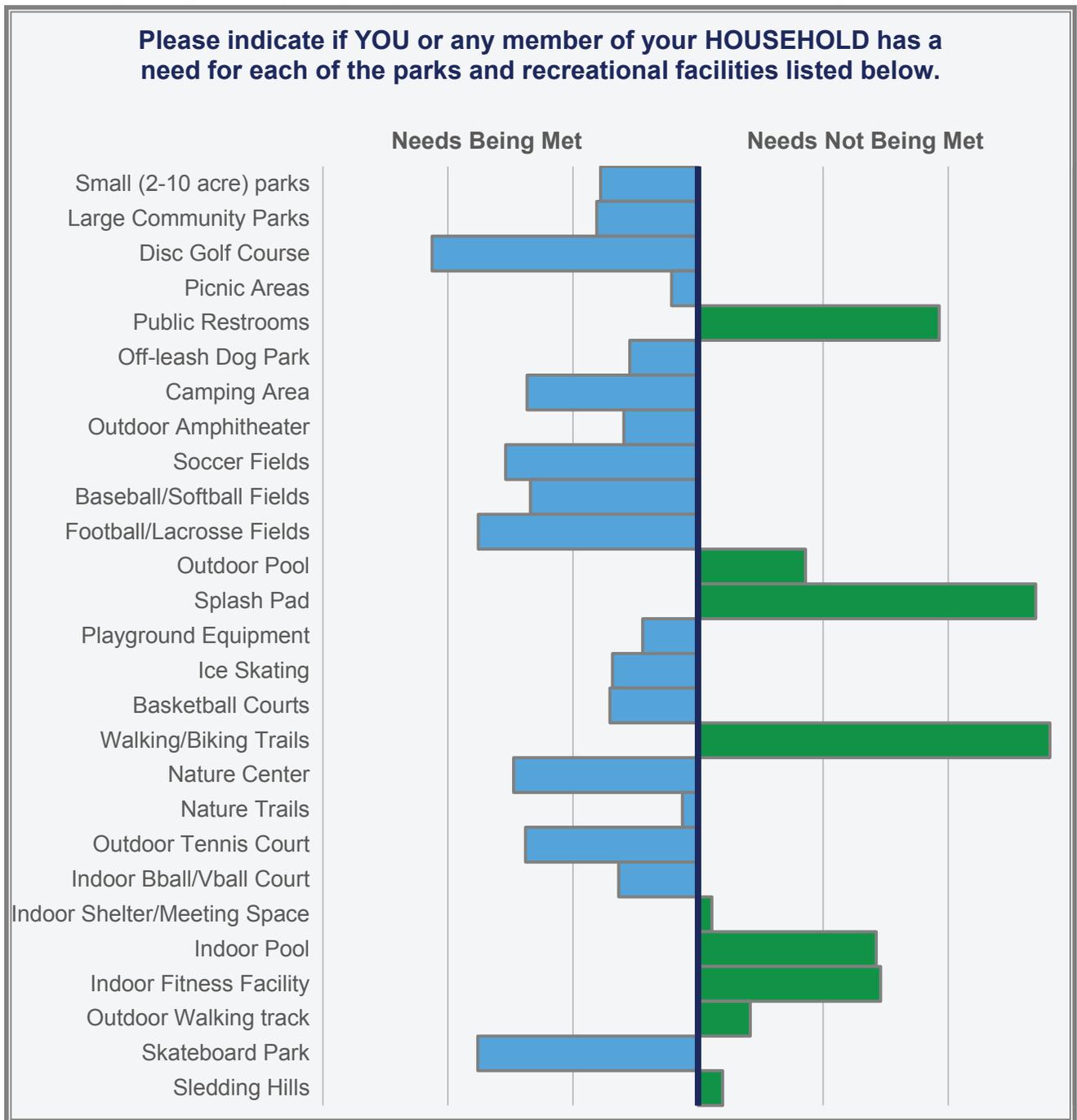
activities are “walking”, “swimming”, “playground equipment”, and “baseball/soft ball.”

Minden’s residents were then asked about their top five most important facilities or amenities they believe the City should add or expand. The table below shows all of the responses and the top four priorities are a splash pad, hike/bike trail, playground equipment, and a dog park/run.



Residents believe Minden’s parks and recreational amenities offer opportunities for recreation, ways to promote health and wellness, and to facilitate community images and sense of place.

Residents were asked which recreational amenities they have a need for and if their need was being met. The chart below shows (in blue) which of the resident’s needs are being met and (in green) which of the resident’s need are not being met. The top four needs that are being met are disc golf course, skateboard park, football/lacrosse field, and soccer fields. The top four needs not currently being met are walking/biking trails, splash pad, public restrooms, and indoor fitness facility.



The third public input meeting was held in October 2015. During this meeting, Miller & Associates' project team went over the existing pool's deficiencies and cost for renovations; costs for the possible bandshell renovation at Chautauqua Park; and restroom facility needs were reviewed for Jaycee Park.

After the engineering analysis of the existing swimming pool and through the public input process, constructing a new swimming pool was determined a top priority for the City of Minden; the time needed to plan and fundraise was also acknowledged at this time. Input was gathered about a possible location for the new swimming pool. Building a new pool in the same location was the least desired option because it would require the community to be without a swimming pool for a minimum of one year, while the new one was being constructed. Residents also did not like having the pool so close to the railroad tracks.

Jaycee Park was discussed as an alternate location; this option was feasible and the space is already owned and maintained by the City of Minden. Residents believed Jaycee Park was the best possible location for a new swimming pool; however, residents did not want the new swimming pool to sit along a highway. The only possible location for a swimming pool at the existing Jaycee Park, is on the west side of the park which is adjacent to Highway 10.

Some residents had shared previous ideas about constructing a new ball field complex. Through the search for a new swimming pool location, the possibility of constructing a single complex housing four ball fields, a swimming pool and bathhouse, and shared restrooms, concessions, and parking facilities became a desired goal.

Residents had the idea of the creating a four-plex of ball fields, giving Minden the opportunity to host tournaments and provide additional fields for practices and games. Research was completed of similar-sized communities in Nebraska to provide Minden with a comparison. There are thirteen communities (including Minden) throughout Nebraska with a population range between 2,000 and 3,000 residents. Eleven of those thirteen communities have ball field complexes with three or four fields as a minimum. Ord and Minden are the only two communities without a three-plex or four-plex. Technically, Ord has a three-plex; however, two of the three fields are sized for practice or tee-ball fields.

During the fourth meeting which was held in February 2016, short- and long-term goals were prioritized for the community. A splash pad location and new restroom facility at Jaycee Park were determined to be two of the short-term goals while a new ball field/swimming pool complex consisting of four ball fields, swimming pool, bathhouse, and shared concession facility would be the City's long-term goal. A location for the swimming pool/ball field complex was also highlighted and residents began to see the vision of all of the future projects within Minden.

Additional input was shared with City Staff and Park Committee members throughout the public input process to help focus goals, priorities, and strategies for implementation. This input was important to understand the maintenance and facility challenges City Staff currently face as well as having a general idea about their desired wants and needs.

Park & Recreational Goals

The park and recreational goals were shaped and formed throughout the public input process. With the idea of a new swimming pool/ball field complex, the door was opened to make additional changes to existing parks. This goal includes moving existing fields and memorials, like Sarah's Field and Augie Nelson Optimist Field, which allows for streamlined maintenance and ideal placement of additional recreational needs like soccer fields and a dog park.

The goals outlined in this section are community-backed and matched to fit the needs and wants of the community. The park and recreational survey and multiple public input sessions were instrumental in determining goals, objectives, and priorities. These goals have been prioritized and placed into a phasing plan to help City leaders accomplish them in a feasible timeframe based on City funds. Information on the following pages outlines the goals for each specific park and shows the associated site maps.

With the addition of the swimming pool/ball field complex, some of the other existing parks will have some drastic changes to ensure the best possible use of resources and master planning for park and recreational amenities in Minden. The parks experiencing the biggest impact, because of the new complex, include Sarah's Field, American Legion Park – Pool Park, and Augie Nelson Optimist Park.

Currently, Sarah’s field is a tee-ball and baseball field with a dirt infield. The goal for Sarah’s Field is to close the field and relocate the memorial to the new ball field complex. The Evangelical Church currently owns the land where Sarah’s Field is located; therefore, once the field is closed and the memorial is relocated, the Church would be able to make new use of the land and the City would not have to continue maintenance on the fields.

Similar to Sarah’s Field, the ball field at Augie Nelson Optimist Park would be moved to the new four-plex. With the need for more soccer fields, the master plan goal includes the addition of two new soccer fields in place of the ball field located at Augie Nelson Optimist Park. These soccer fields would be adjacent to the existing soccer field at the park. Additional parking would also be developed to fill the parking need during soccer games and practices.

The American Legion Park – Pool Park, will have the biggest change because the existing swimming pool will need demolished after the new swimming pool is constructed. Although this is a longer term goal for the City, it is still prudent for the community to plan accordingly for use of the space at the park once the new swimming pool is constructed. The City will demolish the existing pool and construct a dog park/run in its place. This low-cost amenity will surely please Minden’s two-legged and four-legged residents, alike. Other changes at the American Legion Park include moving the nine-hole disc golf course from the Outdoor Classroom to be located around the American Legion Park and resurfacing the two existing tennis courts.

There are many other changes planned for the other parks in Minden, but the three parks mentioned above are directly impacted with the construction of a new swimming pool/ball field complex. One of the overall goals of the Park and Recreational Master Plan was to find ways to better utilize space, streamline maintenance needs, create accessible recreational amenities, and beautify the parks overall. The above mentioned projects will help accomplish these goals as will improvements made to Chautauqua Park, Jaycee Park, and West Park.

The goals for Chautauqua Park are to renovate the bandshell and enhance the overall space to attract visitors for events and special gatherings. A conceptual rendering of basic renovations can be seen on the following page. A splash pad was a desired amenity by many residents and they believe Chautauqua Park would be the best space for a splash pad. Chautauqua Park already attracts many children and families and a splash pad would be a great addition to the area. A new restroom facility will be built and the addition of underground sprinklers will also improve the overall usability of the space.



Existing condition of Chautauqua Bandshell.

The existing ball field at Jaycee Park could be kept as an additional ball field to provide extra space for practices and games or the field amenities could be moved to the new complex site and the space could be kept open, creating free play space for the community. The short-term goal for Jaycee Park is to construct a new ADA-accessible restroom facility for park users. This will be especially beneficial as the park is still used for ball games.

West Park is the newest park in Minden and is located on the west side of the community in the Minden West Estates Subdivision. Recently, several trees were planted in the open greenspace and community members have planned for the construction of a labyrinth in the park. This park would be used more as a 'passive' park, providing space for sitting, walking, reading, and more.

Additional park and recreational goals include the construction of a hike/bike trail loop in conjunction with a street paving project. The paving project and trail will extend 5th Street to the west to connect with Industrial Drive. This would connect the Outdoor Classroom with West Park and provide a nice trail loop for walkers, runners, and bikers.

Due to weathering, age, and use, some of the playground equipment has started to deteriorate; maintaining and/or adding new playground equipment will be needed to keep the play areas safe and attractive for children. Adding ADA-accessible playground equipment is another need for playground improvements. These improvements will need to be made at several parks within the community.

General park needs also include suitable signage that will clearly mark locations and events to draw people to the area, landscaping to improve the overall aesthetics, and parking to provide access and convenience – this will be especially important as local and sporting events continue to increase in the community.



Conceptual rendering of Chautauqua Bandshell renovations.

Minden Master Park Plan Goals

American Legion Ball Field

- Continue maintenance and updates as needed

American Legion Park

- Resurface tennis courts
- Relocate disc golf course here
- Replace wooden playground equipment
- Demolish existing pool/add Dog Park

Augie Nelson Optimist Park

- Construct additional parking for fields
- Move ball field/add additional soccer fields

Chautauqua Park

- Renovate band shell
- Develop “band shell area” to make attractive for events
- Add underground sprinklers
- Construct splash pad
- Construct new restroom facility

Jaycee Park

- Construct new restroom facility
- Move field OR keep for practice field OR keep as open greenspace for free play

Sarah’s Field

- Close field/move memorial

West Park

- Construct Labyrinth
- Add signage

New Swimming Pool/Ball Field Complex

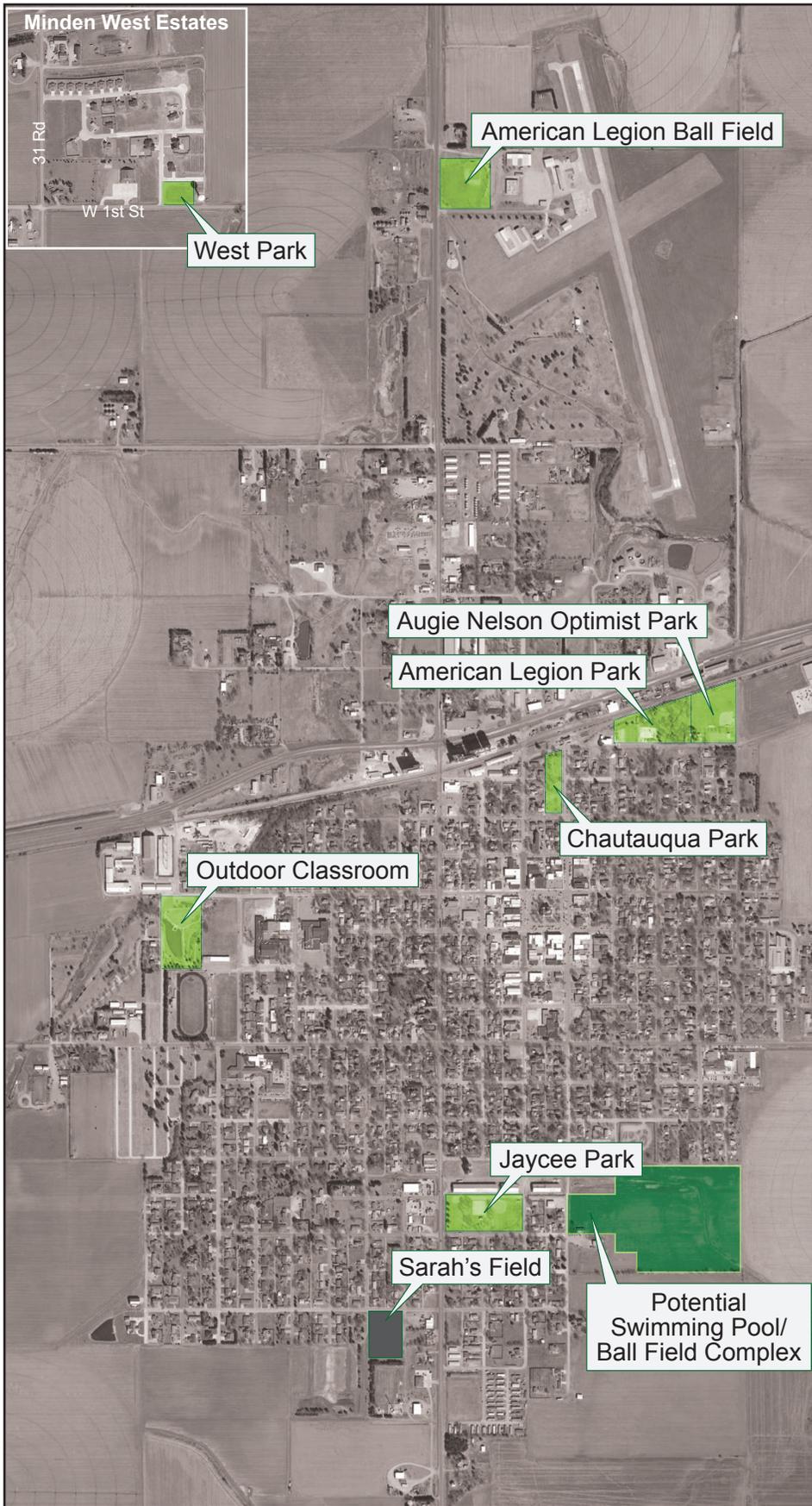
- Develop 4-plex and swimming pool complex
 - Shared concessions/restroom/bathhouse facility
 - Playground equipment/shade structures/pedestrian paths

Hike/Bike Trail

- Construct loop on First Street to 31 RD to Industrial Dr to Sears Rd (by the Outdoor Classroom)

Other goals:

- Landscaping
- Parking



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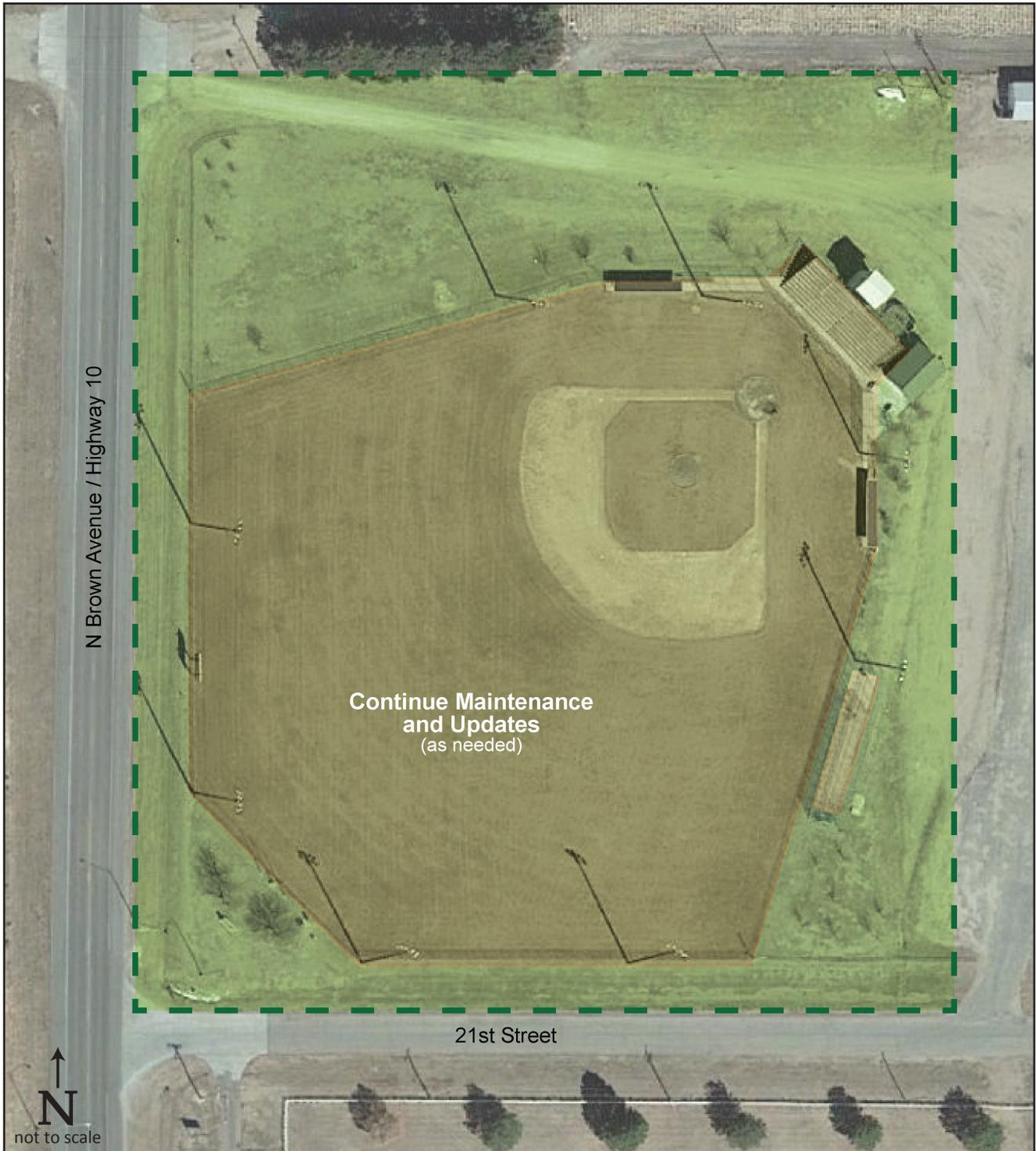
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Legend

- Existing Park
- Proposed Park
- Relocated Park

**Master Park Plan
Site Map**

Minden, Nebraska



Map Prepared by:



Miller & Associates

CONSULTING ENGINEERS, P.C.

1111 Central Avenue

Kearney, NE 68847

308.234.6456

Park & Recreational Goals Map: American Legion Ball Field Minden, Nebraska

**This map is a guideline. Design and layout needs may change once site surveys and engineering design is completed.*



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Park & Recreational Goals Map: American Legion Park Minden, Nebraska

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Park & Recreational Goals Map: Augie Nelson Optimist Park Minden, Nebraska

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Park & Recreational Goals Map: Chautauqua Park Minden, Nebraska

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Park & Recreational Goals Map: Jaycee Park Minden, Nebraska

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Park & Recreational Goals Map: Outdoor Classroom Minden, Nebraska

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Park & Recreational Goals Map: Sarah's Field Minden, Nebraska

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Park & Recreational Goals Map: West Park Minden, Nebraska

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Map Prepared by:



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Park & Recreational Goals Map: Swimming Pool/Ball Field Complex Minden, Nebraska

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Map Prepared by:



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Park & Recreational Goals Map: Minden Hike/Bike Trail Loop Minden, Nebraska

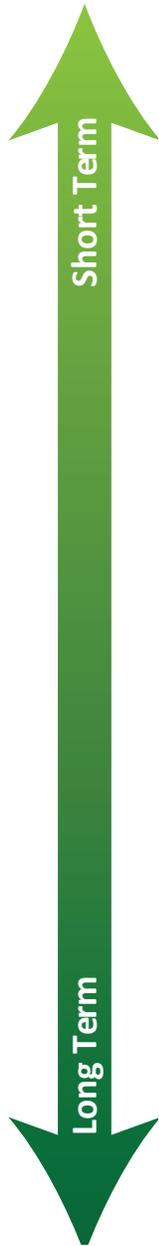
**This map is a guideline. Design and layout needs may change once site surveys and engineering design is completed.*

Planning & Implementation

The City's efforts to achieve the outlined goals will need to focus on planning and implementation. Fundraising, applying for grant funds, securing land, and completing site surveys and engineering design, etc. are all necessary steps for projects to move forward. One strategy to help City leaders effectively work towards the successful completion of all goals is to prioritize project needs.

During the final public input session, residents were asked to discuss their priority projects. Although all projects are desired, the City cannot feasibly work towards all goals simultaneously. Priority projects were determined by the level of need, necessary time for implementation, and level of community support; these projects were then placed into a feasible phasing plan for the City. The phases outlined on the following page are meant to act as a guide for Minden. Without priorities and a phasing plan, the City's efforts may become scattered and inefficient.

Steps towards project completion will need to begin prior to each goal's specific phase. For example, the swimming pool/ball field complex will require years of planning, fundraising, and engineering and design. This specific project may not be completed for another five to ten years. Some of the other goals, including landscaping and aesthetic improvements, do not fit into a phasing plan because they require on-going attention. The following page shows the phasing plan for the City's park and recreational goals as well as possible funding sources.



Phasing Schedule

Phase I

- Construct new restroom facility (Jaycee Park)
- Build Labyrinth (West Park)
- Add signage (West Park)

Phase II

- Construct Hike/Bike Trail loop (by the Outdoor Classroom)
- Renovate band shell (Chautauqua Park)
- Enhance “band shell area” to make attractive for events (Chautauqua Park)
- Add underground sprinklers (Chautauqua Park)
- Install splash pad (Chautauqua Park)

Phase III

- Relocate disc golf course (American Legion Park)
- Replace wooden playground equipment (American Legion Park)

Phase IV

- Develop 4-plex and swimming pool complex (New Complex Site)
 - Shared concessions/restroom/bathhouse facility
 - Playground equipment/shade structures/pedestrian paths
- Close Sarah’s Field and move memorial (to New Complex Site)
- Move Augie Nelson ball field (to New Complex Site)

Phase V

- Construct additional soccer fields (Augie Nelson Optimist Park)
- Pave/locate additional parking for fields (Augie Nelson Optimist Park)
- Demolish existing pool (American Legion Park)
- Add Dog Park (American Legion Park)

Phase VI

- Resurface tennis courts (American Legion Park)
- Build new restroom facility (Chautauqua Park)

Funding Options

The proposed improvements within this plan must be integrated into the overall budget/program needs of the City of Minden. The needs associated with maintaining the existing facilities within the park system should be considered along with the proposed improvements and additions. Some recommendations may be completed through the annual program of work as part of the continuing operations and maintenance of the City of Minden.

Preliminary cost estimates have been completed for the swimming pool/ball field complex. These estimates were completed based on today's pricing and estimates on project and site needs. The total project cost will depend on that current year's pricing, site development needs determined after a site survey and preliminary engineering has been completed, and desired amenities. The complex consists of four baseball/softball fields, none of which are legion-standards; a swimming pool with a maximum capacity of 200; a shared building housing the bathhouse for the swimming pool, restrooms for the ball fields, and a joint concession stand; shared parking facility; and pedestrian paths. A more detailed outline of the proposed swimming pool can be found in the Pool Study. The Preliminary Engineer's Opinion of Probable Project Cost for the ball field complex can be found in **Table 1.1** below.

Table 1.1: Preliminary Engineer's Opinion of Probable Construction Cost, Proposed Ball Field 4-Plex City of Minden, Nebraska

No.	Description	Quantity	Unit	Unit Price	Total Price
1	Mobilization	1	L.S.	\$40,000	\$40,000
2	Site grading	1	L.S.	\$200,000	\$200,000
3	Drill sport turf for the complex	11	Acres	\$2,200	\$24,200
4	Sprinkler system complete	11	Acres	\$9,000	\$99,000
5	Chain link fencing - Complete in Place	1	L.S.	\$105,000	\$105,000
6	15'W x 8R Bleacher	8	Each	\$5,500	\$44,000
7	Dugout Benches and Shade Structure	8	Each	\$15,000	\$120,000
8	Ball field lighting, complete installed	1	L.S.	\$625,000	\$625,000
9	Concrete surfacing on parking areas, 6" thick	3,700	S.Y.	\$48	\$177,600
10	Concrete sidewalk, 6" thick	9,000	S.F.	\$8	\$72,000
TOTAL PROJECT COST:					\$1,506,800
PER FIELD COST:					\$376,700

Source: Miller & Associates, 2016

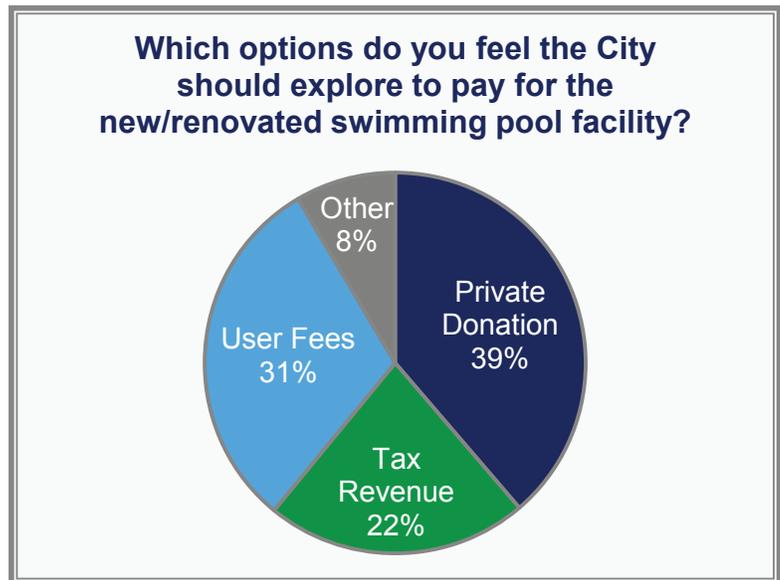
The Preliminary Engineer’s Opinion of Probable Project Cost for the swimming pool and bathhouse can be found in **Table 1.2** below.

**Table 1.2: Preliminary Engineer's Opinion of Probable Construction Cost, Municipal Swimming Pool Facility
City of Minden, Nebraska**

Description	New Swimming Pool and New Bathhouse (200 Patrons) Cost
New Swimming Pool with Zero Entry, 6 Racing Lanes, 3 Meter and 1 Meter Diving Board, (7800 ft ²)	\$2,340,000
New ADA Compliant Bathhouse with Concession Room (3000 ft ²)	\$870,000
Demo Existing Swimming Pool and Bathhouse	\$100,000
Contingencies 5%	\$166,000
Engineering & Architectural Design and Construction Observation	\$451,900
Subsurface Geotechnical Investigation and Construction Observation	\$50,000
Legal Fees	\$5,000
HHS Review Fee	\$7,600
TOTAL PROJECT COST:	\$ 3,990,500

Source: Miller & Associates, 2016

During the park and recreation survey, respondents were asked how they think the City should pay for a new or renovated swimming pool facility. The chart below shows that 39 percent of respondents believe the City should explore private donations as a funding source for the pool, while other respondents believe the City should utilize user fees (31 percent) and tax revenue (22 percent).



The swimming pool/ball field complex is a longer-term goal for the City because it will require years of planning and fundraising. The City will need to set-up a capital campaign to fundraise approximately 5.5 million dollars. Computer renderings of the proposed swimming pool/ball field complex are shown after the funding descriptions outlined on the following page. It is possible for the City to scale down project needs by considering cost saving options. For example, a gravel parking lot the necessary concrete ADA parking stalls would save the City more than \$100,000. Exploring the option of reusing dugouts, lighting, bleachers, fencing, or scoreboard structures from existing ball fields in Minden that will be relocated to the complex could also be a way to save funds.

Other large scale projects include a new restroom facility at Jaycee Park, renovating the existing bandshell at Chautauqua Park, a new splash pad at Chautauqua Park, and a hike/bike trail loop on the west side of the community. Costs for each of these projects is dependent upon the scale and desired amenities for each project. The cost for a splash pad can begin at \$125,000 and work upwards depending on the size and number of features. Images of a potential splash pad with eleven features are shown after the funding descriptions outlined on the following page. The estimated cost for this splash pad is approximately \$250,000. The hike/bike trail loop is approximately 1.5 miles long and would cost approximately \$750,000 for an 8-foot wide path running the entire loop. However, costs are dependent on the finalized path and width of the sidewalk as well as current concrete costs.

Potential funding sources include annual appropriations, grants, partnerships, and long-term public financing. The table below shows how different funding options may apply to the list of priority projects. The following page provides a brief description of each funding option listed in **Table 1.3** below.

Table 1.3: Potential Funding Sources
City of Minden, Nebraska

Park and Recreational Goal	Potential Funding Source(s)
Resurface tennis courts	LWCF
Replace wooden playground equipment	LWCF; Private; Equipment Manufacturers
Renovate bandshell	CCCCFF; LWCF
Construct splash pad	LWCF
Develop swimming pool/ball field complex	CCCCFF; LWCF; Private
Construct hike/bike trail loop	LWCF; RTP; TAP

Source: Miller & Associates, 2016

Abbreviation Key

CCCCFF - Civic and Community Center Financing Fund

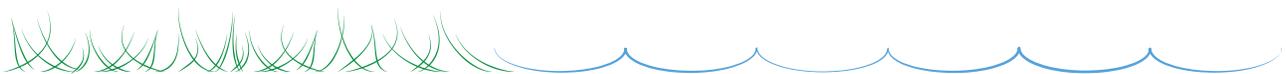
LWCF - Land and Water Conservation Fund

RTP - Recreational Trail Program

TAP - Transportation Alternative Program

Private - Private grants and donors

Equipment Manufacturers - Discounts/grants from Playground Equipment Manufacturers



Civic and Community Center Financing Fund (CCCCF)

The CCCCFF program is administered by Nebraska Department of Economic Development. Grant applications are accepted annually to support the development of civic, community, and recreation centers. The grant funds require a minimum 50 percent matching community funds and the funding program is aimed at helping projects that foster maintenance or growth for communities.

Land and Water Conservation Fund (LWCF)

The LWCF Program is administered by the National Park Service with the intention of creating and maintaining high quality recreation areas and facilities nationwide. Funding is offered as matching grant funds (minimum 50 percent match from communities) for the acquisition and development of land for outdoor public recreation areas and facilities. The LWCF also supports conservation strategies by providing funds for the protection and maintenance of recreational resources.

Recreational Trail Program (RTP)

The RTP is a grant funded through the Federal Highway Administration (FHWA) and is administered through the Nebraska Game and Parks Commission. Funding is specified for land acquisition for motorized and non-motorized trails, trail development, trail related support facilities, and trail maintenance. The RTP is a reimbursable grants for up to 80 percent of the total project costs.

Transportation Alternative Program (TAP)

The TAP is a grant fund offered through Nebraska Department of Roads (NDOR). The Program provides funding for programs and projects defined as transportation alternatives; this includes, but is not limited to, recreational trail projects, on- and off-road pedestrian and bicycle facilities, and improved access to public transportation. The grant applicant is required to match a minimum of 20 percent of the total project costs.

There are not many grant programs available specifically for park or recreational improvement projects. Pairing different funding sources may be necessary to meet the City's goals. Highway Allocation Funds, allocated annually to communities and counties in Nebraska, can be used for sidewalk and/or hike/bike trail costs. This money could be paired with one of the grant options listed above. Fundraising or private grants may be paired with other Federal, State, or local grants. Creativity, by pairing funding sources, will help the community achieve their goals.

A potential funding source for playground equipment is private grants like Peter Kiewit or playground equipment manufacturers. Some equipment manufacturers will offer grants or discounts when purchasing equipment from them. There are several equipment manufacturers that represent the central Nebraska region. The local representative will be able to provide details for any programs they currently have available for communities.

A program could also be implemented by the City of Minden for receiving private donations for the Park. With the use of an online "Gift Catalog", interested parties could easily contribute to the quality of Minden's parks by choosing to donate various recreational equipment like park benches or picnic tables. The City should continue to explore alternate funding options through Federal, State, and local resources.



Conceptual renderings of new swimming pool. (Prepared by Miller & Associates)





Conceptual renderings of a splash pad.
(Courtesy of Vortex)



In summary, Minden has a lot of recreational amenities to offer to its residents. However, there are definite areas in need of improvement in order to better serve those residents. Where there is room to grow and improve lies great opportunities. The availability of amenities is what can make a potential resident choose to live, work, and play in Minden over other communities. It is important to continually update, improve, and add new amenities to attract new residents and retain existing residents.

It is not only important to provide amenities for residents and visitors, but these amenities need to be accessible for everyone. ADA compliance in public spaces has become a very important topic. Recreational facilities should not be left out of the equation. Sidewalks, restrooms, the swimming pool, and parking should all be included in a plan to create an accessible environment for all of Minden's residents and visitors.

Of course, completing all of these additions and improvements will take time. A splash pad, new swimming pool, dog park, hike and bike trails, and a ball field complex were high priority items discovered from the public input process. Many of these projects are considered "big ticket" items and will require planning and funding to be completed. It is easier to accomplish one thing at a time, especially if the sights are still set on the end goal. Having a development plan in phases is a way to strategize for the future while realistically taking the community's needs and wants into account. The above plan should be used as a tool for many different City entities to have common goals to work towards. This plan encompasses existing conditions, community input, and many ideas for growth and improvement; it is meant to be flexible and should be reviewed and updated, annually. Current goals should be re-evaluated and new ideas should be added. This plan is meant to help decision-makers in the community understand what is important to current and potential residents.

Pool Study

Introduction

In July 2015, the City of Minden retained Miller & Associates, Consulting Engineers, P.C. to complete an evaluation of the existing municipal swimming pool facility. This report will evaluate the condition of pool tub, deck equipment, pool deck, fence enclosure and the bathhouse. The mechanical equipment used to treat the pool water will also be evaluated and included in this report. Current American Disabilities Act (ADA) requirements and Nebraska Department of Health and Human Services (NDHHS) requirements for swimming pool and bathhouse facilities were considered as the standards for this project.

The City of Minden swimming pool is located in the American Legion Park. The original pool was constructed in 1925 and was sponsored by the Minden American Legion Post 94. Several major construction projects have been completed on the original pool tub and bathhouse. **Figure 1 – Existing Pool & Bathhouse** located at the end of the report shows the existing pool and bathhouse as it exists today. Highlighted areas show the different improvements that have been completed to the facility over the years. **Figure 2 – Existing Bathhouse Floor Plan** shows the existing bathhouse floor plan based on the original design drawings prepared by Harold Hoskins & Associates.

The first noted improvement to the swimming pool facility was in 1940 and includes the addition of the deep end of the swimming pool with three diving boards. Two 1-meter diving boards and one 3-meter diving board were installed. In addition to the diving boards, a rapid sand filter system was installed with new recirculation piping around the swimming pool to deliver treated water throughout the swimming pool.

In 1964, major remodeling was completed to the swimming pool facility. Improvements to the swimming pool included the addition of seven swim lanes, 25 meters long, located between the deep and shallow ends of the swimming pool. The shallow end of the swimming pool is referred to as the wading pool. The wading pool is the only remaining part of the 1925 swimming pool. The rapid sand filter was replaced with a vacuum diatomaceous earth (DE) filter system. DE filters were common in swimming pools at that time. The recirculation piping around the swimming pool was replaced. The baby pool was added to the west side of the bathhouse. The original bathhouse was replaced with the current bathhouse.

Some other improvements noted were recirculation piping around the pool that was either repaired or replaced in 1980 due to leaks, filtration system replacement in 1994 with a pressure sand filter system, and the addition of a boiler so the pool water temperature could be controlled. The boiler was ultimately replaced with a bank of heat pumps which are more efficient than a gas fired boiler.

Figure 3 – Aerial Location Map of Existing Swimming Pool shows the location of the Minden Municipal Swimming Pool. Site visits were conducted to collect information on the swimming pool and bathhouse facilities. The swimming pool was toured when it was unoccupied and again when the pool was in operation during the summer of 2015. Staff and City personnel were interviewed to identify operational deficiencies with the facility. NDHHS office in Lincoln was contacted for additional facility information, and files were researched electronically to obtain background and current information on the City of Minden’s swimming pool.



Figure 3: Aerial Location Map of Existing Swimming Pool

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N
not to scale

Existing Swimming Pool

The existing swimming pool consists of a swimming pool and baby pool that share the same recirculation system. The recirculation system includes a scum gutter located at the top of the pool walls, main drains in both the swimming pool and baby pool, pressure sand filter, erosion chlorinator and heat pumps. The baby pool was designed to have a post skimmer located where the main drain is located. Treated pool water is returned to each pool through inlets located in the pool walls.

Current NDHHS regulations and design standards require each pool to have its own recirculation system. The recirculation systems are required to be sized to turn over the pool water at specified time intervals based on water depth. The baby pool for example is required to be turned over every hour. Pool water depths between 2 and 3 feet are to be turned over every 2 hours. Water depths of 3 to 5 feet are turned over every 4 hours, and water depths greater than 5 feet are turned over every 6 hours. For pools with varying water depths, the recirculation rate is calculated by adding the required flow rates for each depth portion.

The swimming pool tub is a cast-in-place reinforced concrete structure. The water surface area of the swimming pool is approximately 7,993 square feet. The swimming pool is a “T” shape and has designed water depths ranging from approximately 2 foot to a maximum depth of 11 feet at the main drain. The swimming pool has an estimated volume of 281,800 gallons and has an estimated recirculation rate of 730 gpm. Based on current regulations the recirculation system is required to have a capacity of 1,120 gpm for the swimming pool and baby pool. The existing recirculation system provides approximately 65% of the current regulatory requirements.

The baby pool is a rectangular shaped pool and is approximately 20 feet long by 10 feet wide with a water surface area of 200 square feet. Water depth is designed to be 8 inches at the wall and 12 inches at the post skimmer. The volume of the baby pool has been estimated to be 1,350 gallons. The required recirculation rate to turn the baby pool water over every hour is approximately 23 gpm. During our site visit to the pool we noted that the valve located next to the baby pool was leaking water. The water was running over the deck and pooling near the baby pool.

Drawings for improvements completed in 1940, 1964 and 1994 were found on file at NDHHS. As noted earlier in this report, **Figure 1** shows the improvements to the swimming pool facility. The 1940 and 1964 improvements were major changes to the pool and bathhouse. In 1964, the bathhouse was replaced in addition to swim lanes being added to the swimming pool. The filter system was upgraded with each project, and in 1994 the pressure sand filter system was installed. Most recently, the chlorinator was replaced with an erosion stabilized chlorine feeder.

The filter system was replaced with each of the major improvement projects. The filter that was installed in 1940 was a rapid sand filter and then in 1964 the DE filter was installed. Both of these filter systems used the in ground concrete tanks and are on the suction side of the recirculation pump. The existing pressure sand filter is on the discharge side of the pump. The in ground tanks are used as balance tanks for the swimming pool. The balance is needed when there is a change in the number of people in the swimming pool. For example, after a swimming break is over and a lot of patrons enter the swimming pool, the displaced water is stored in the balance tank.

The City indicated that there is some major water loss from the swimming pool this year. Some of the water loss is the leaking pipes for the heat pumps. City staff also uncovered that the valves associated with the balance tank were found to be leaking. Valves will be replaced in the balance tank to address the water loss. The City has a proposal to have the heat pump piping and some of the valves replaced to address the leaking pipes. With these water loss issues addressed, the pool will require much less water to be added. In addition to the savings of the added water, chemicals and energy required to heat the added water will be realized.

Photo Series I – Recirculation & Heat Pump Piping illustrates some of the recirculation equipment and heat pump piping. The condition of the pump strainer vessel and heat pump piping is evident in the pictures.



The upper left photo shows the condition of the pump strainer basket. The strainer basket was installed when the pressure sand filter system was installed. It is showing its age of approximately 21 years. Today most strainer baskets are made of reinforced fiberglass and PVC materials. The upper right photo shows an area of the balance tank and the make-up water. The lower pictures show some of the heat pump piping. The white on the pipes is where water has leaked from the pipe connections. The lower right photo shows a pipe that has leaked and appears to have moss growing around the 90 degree elbow connection. It is evident in these photos that the piping for the heat pumps needs to be addressed.

The chlorination system is an erosion Pentair automatic off-line high capacity trichlor tablet feeder. Trichlor is stabilized chlorine. Stabilized chlorine has cyanuric acid in the tablets which helps prevent degradation of active chlorine by sunlight. Over time when feeding stabilized chlorine, the pH and alkalinity will decrease. Water runs through the chlorinator that erodes the trichlor tablets and feeds the return pipe to the swimming pool. The chlorine concentration is regulated in the pool by the amount of water that is run through the chlorinator.

Deck equipment appears to be in fair condition. The lifeguard chairs are made from recycled plastic lumber which is virtually maintenance free. The ladders appear to be a stainless steel finish. There were three diving stands when the diving well area was originally installed. There was a 3-meter diving stand and two 1-meter diving stands that were located on each side of the high dive. The original 3-meter diving stand has been removed. One of the remaining diving stands appears to be original equipment while the other diving stand appears to have been replaced at some point in time. The reason for the removal of the 3-meter diving stand was unknown, but it is common that diving boards are lowered from 3 meters to 1 meter or removed because of liability insurance cost. **Photo Series II – Deck Equipment** are some pictures of the diving stand, lifeguard chair and pool ladders.



The upper left photo shows an area of the deck that is settling below the top of the pool wall. This could be a tripping hazard to patrons using this area of the swimming pool. The deck is cracking around the pool as illustrated in the lower left photo. There are areas in the deck where recirculation pipes have been repaired. Many of the patched concrete areas are uneven and could also be a tripping hazard. Overall, the deck needs to be replaced around the swimming pool. The lower right picture is the valve box near the wading pool where water is flowing up and going towards the wading pool. The valve may be leaking or the pipe is broken near the valve.

ADA requirements for swimming pools that have more than 300 linear feet of pool wall indicated you shall provide a minimum of two accessible means of entry. Minden's swimming pool has a perimeter of 336 linear feet; therefore a minimum of two ADA compliant accesses are required. One of the required forms of access has to be either a pool lift or sloped entry. Pool lifts would be the most economical choice.

The baby pool requires a sloped entry to the deepest part of the pool to comply with current ADA requirements. Installing a sloped entry into the baby pool will require the baby pool to be removed and reinstalled in conformance with current ADA requirements. If the baby is replaced, the NDHHS will require it to have its own recirculation system. Cost for baby pool improvements to address ADA access requirements is excessive. Because of the excessive cost to make baby pools ADA compliant, the City can place the improvements on a Self-Evaluation Plan as required by ADA regulations.

The pool tub structure is in fair condition. There are not a lot of visible cracks in the pool walls or floors. **Photo Series III – Pool Structure** shows the condition of the pool walls and floors.



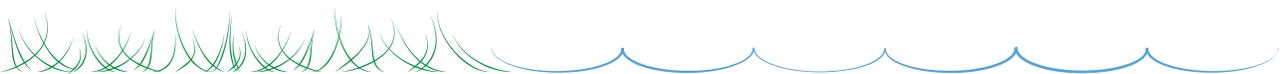
The upper two pictures depict the wading pool area. This is the only original part of the pool tub left from the original 1925 structure. The transition from the wading pool into the swim lanes has a steep floor slope. The maximum floor slope allowed by current regulations is 1 foot vertical for 12 feet horizontal. The transition area of the floor exceeds the maximum allowable floor slope. To address this floor slope issue, the wading pool would have to be removed and replaced with a floor slope meeting the current requirements. If this part of the swimming pool is replaced, a zero entry area could be constructed which would also address some of the ADA access requirements to the swimming pool. Because the pool was constructed before the ADA regulations were enacted the pool is currently under a “grandfather clause”.

The deep end of the swimming pool was evaluated to verify that the water depth complied with current regulations. Required water depth for a 1 meter diving board are as follows:

Condition	Current Regulation	Current Condition
Water Depth at the plummet (tip of the diving board)	10 feet	8 feet (does not comply)
Water Depth 16 feet from End Wall	10 feet	11 feet (exceeds regulations)

The deep end of the pool does not meet current design standards for a 1-meter diving board.

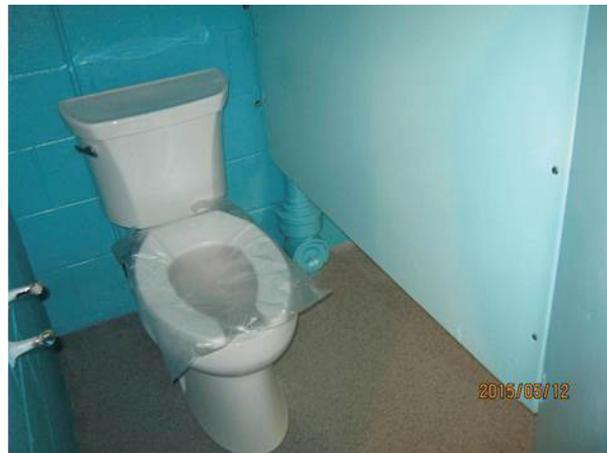
The bottom left photo shows an underwater light fixture that has been painted over. The lack of underwater lighting limits its use after dark. It apparently had underwater lighting added when the improvements of 1964 were completed. The underwater lights cannot be used in its current condition. If improvements are completed on the existing pool, these lights could be removed and overhead lighting provided to meet current light requirements if there is a desire to use the pool after the sun goes down.



Existing Bathhouse

The original bathhouse was constructed in 1925 when the swimming pool was opened and replaced during the 1964 pool improvements. The bathhouse was extended over the filter during its reconstruction in 1964. The masonry construction of the bathhouse with a flat roof was a common type of construction during that period. The bathhouse has approximately 1,120 square feet of floor space. Overall, the bathhouse is in fair condition.

Photo Series IV – Bathhouse illustrates the existing bathhouse. The lower right picture shows the entrance to the bathhouse and remaining pictures show the interior of the bathhouse.



The interior of the bathhouse has been well maintained considering the age of the structure. The plumbing fixtures have been recently replaced, which should encourage patrons to use the restroom facility. The floors of the bathhouse have been treated with a paint system that should help keep it clean and sanitized.

Each of the dressing rooms has three showers, one lavatory and two closets in the women's side. The men's side has one closet and one urinal. Based on current standards, the existing bathhouse would limit the bather load to 100 patrons. The pool and wading pool area bather loading would be estimated to be approximately 462 patrons. The maximum number of bathers would be limited to 100 because of the bathhouse fixtures. In addition, the bathhouse does not meet current ADA requirements.

Perceived Facility Deficiencies

The perceived deficiencies in the existing swimming pool and bathhouse are identified in **Table 2.1 - Existing Swimming Pool and Bathhouse Deficiencies**.

Table 2.1: Existing Swimming Pool and Bathhouse Deficiencies
City of Minden, Nebraska

No.	Description
1	Bathhouse, swimming pool and baby pool do not meet current ADA accessibility requirements.
2	The size of the bathhouse and the number of fixtures in the bathhouse limit the maximum bather load to 100 bathers based on current regulations.
3	Baby pool is required to have a separate recirculation system from the main swimming pool.
4	The swimming pool recirculation system is estimated to provide approximately 65% of the required recirculation rate according to current regulations.
5	Heat pump piping is leaking and needs to be replaced.
6	The filter single leverage linkage needs to be replaced to operate filter face piping correctly.
7	Valves and pipes located in pits in mechanical room need to be replaced and or plugged to prevent water loss.
8	Deep end water depth does not meet current regulations for 1-meter diving board.
9	Pool floor slope exceeds the maximum of 1 foot vertical to 12 feet horizontal in swim lane area.
10	Deck around pool is patched and rough in areas, which can be a tripping hazard to patrons.
11	The recirculation line that connects to the baby pool is leaking under the deck near the northwest side of the baby pool.

Source: Miller & Associates, 2016

When evaluating the list of existing swimming pool and bathhouse deficiencies in **Table 1**, there is a need of major improvements for the facility. Preliminary engineer's opinion of probable construction costs are presented for identified improvements.

Swimming Pool

The swimming pool recirculation system is not adequately sized to provide turnover rate to meet current regulations and standards. Current regulations require separate recirculation systems for each pool. Current regulations require a recirculation rate of approximately 4.18 hours for a combination of both pools. The existing recirculation system provides approximately 65% of the required recirculation rate required by current design standards. The current recirculation system has been “grandfathered”, since the facility was constructed prior to the adoption of Nebraska Public Swimming Pool Design and Construction Standards (effective September 14, 2010).

The recirculation system will require major modifications to handle the additional flow to meet current design standards. The main drain and piping will need to be evaluated for the new recirculation rate. All return piping, inlets will also need to be evaluated. The condition of the inlet piping is assumed to be in fair condition since there is not a major loss of water. The gutter and associated piping will need to be evaluated to see if they can handle the additional required flow.

Upgrading the recirculation system will either require replacing the inlets and inlet piping or installing a stainless steel gutter system. The upgrade will include removal and replacement of a portion of the deck around both pools to be able to install the new piping system. The gutter system acts as the return inlet piping and skims the water surface. If this is the option selected, the top part of the pool wall would be cut off and the stainless steel gutter system installed at water level in the pool. The water depth in the pool will not be changed by the installation of a stainless steel gutter system.

ADA implemented revised standards for swimming pool facilities. ADA access is required for all swimming pools. Because the pool perimeter is over 300 lineal feet, the swimming pool requires two ADA compliant accesses. One of the ADA access required for swimming pool is a sloped entry or pool lift. The lift is the most economical to install in the existing swimming pool. The City has a lift that will need to be verified if it meets current ADA requirements. The lift is required to be in place when the pool is opened to the public. The second access could be stairs with required handrails. The existing stairs could be modified to meet current standards and this would meet the requirements for ADA accessibility for the swimming pool. The baby pool requires accessible access as a sloped entry to the deepest part of the pool. The sloped baby pool entry would not be required unless major improvements are planned for the baby pool.

Currently, the swimming pool paint is in fair condition. If improvements are completed on the swimming pool, then any existing old paint would need to be removed by a sandblaster before the area could be repainted. Before applying a new coat of paint, all the sealant in existing cracks and pool floor joints will be inspected and evaluated to see if the sealant requires to be replaced.

Bathhouse

The bathhouse has been well maintained over the years by the City. Overall the structure of the bathhouse is in adequate condition to be able to continue to serve the City for several more swim seasons. However, the bathhouse does not currently comply with ADA requirements. Major remodeling will be required to make the bathhouse meet current ADA requirements. Each of the dressing rooms will require that all interior walls and floors be removed so plumbing fixtures can be relocated to meet ADA access requirements for the showers, toilets, sinks and urinals. The office area will require some modifications to address ADA counter heights.

The size of the bathhouse limits the number of bathers that can be inside of the facility. Based on the number of showers, sinks, toilets and urinals, the maximum number of bathers is 100 based on current regulations. This is in contrasted with the swimming pool area loading is calculated to be 462 bathers. To be able to increase the bather load, the current bathhouse will need to be replaced with a new bathhouse to meet all the current regulations and standards to allow a higher occupancy rate.

Improvement Options

To allow the City to consider their options with economic values, several options to the facility have been considered in the following tables. One option presented will provide improvements to the swimming pool and bathhouse to meet current requirements for ADA and regulations. Other options presented will replace the pool and bathhouse.

The first option presented is improvements to the bathhouse to address ADA requirements and pool improvements. Pool improvements for this project include replacing the deep end of the swimming pool to address water depth requirements for a 1-meter diving board. The wading pool will be removed to address the floor slope transition into the swim lanes area of the swimming pool. The new pool area will include a zero entry area with some play features included to update the swimming pool and eliminate the baby pool.

These improvements to the swimming pool will require major modifications to the recirculation system. The only remaining part of the swimming pool will be the 1964 addition of the swimming lanes. The top of the pool wall would be cut off to allow for installation of a stainless steel gutter around the perimeter of the pool to increase recirculation rate to meet current standards. The main drain pipe will be replaced along with a new recirculation pump, filter, and chlorinator. The deck around the pool will be replaced to address some of the uneven concrete, and new fence would be installed. **Figure 4 – Pool & Bathhouse Improvements** shows these proposed improvements to the swimming pool and **Figure 5 – Bathhouse Improvements Floor Plan** shows the required modifications to the bathhouse floor plan to make the bathhouse ADA compliant. The figures are located at the end of the report. The opinion of probable construction cost is presented in **Table 2.2 - Preliminary Engineer’s Opinion of Probable Construction Cost, Bathhouse and Swimming Pool Improvements**. The bathhouse and pool facility will conform to current standards such as ADA and NDHHS requirements.

Table 2.2: Preliminary Engineer's Opinion of Probable Construction Cost, Bathhouse and Swimming Pool Improvements
City of Minden, Nebraska

Description	Improvements to Swimming Pool and Bathhouse Cost
New Zero Entry and New Diving Well Pool Areas (4900 ft2)	\$1,470,000
Improvements to Existing Pool Section (Install S.S. Gutter, paint existing pool floors and walls, new fence around pool and overhead lighting)	\$274,300
Improvements to Existing Bathhouse for ADA Compliance	\$98,500
Demo Existing Swimming Pool Sections	\$50,000
Contingencies 10%	\$190,000
Engineering & Architectural Design and Construction Observation	\$291,600
Subsurface Geotechnical Investigation and Construction Observation	\$50,000
Legal Fees	\$5,000
HHS Review Fee	\$7,600
TOTAL PROJECT COST:	\$2,437,000

Source: Miller & Associates, 2016

Previously presented in this report is a conceptual rendering of a new swimming pool facility. The conceptual rendering is based on discussions, meetings with the City and public input. The size of the swimming pool is approximately the same surface area as the existing swimming pool.

The next option will allow the City to consider the economic value of a new pool, and include a shallow area, zero entry, leisure swimming area, 1-meter and 3-meter diving boards, family slide, and shade areas. The new pool will have approximately the same water surface area of both pools. This option includes a new bathhouse. Most pool bather loads are limited by the bathhouse fixtures that are required. For communities the size of Minden, pool capacities are usually between 200 to 400 bathers. The bather load limits the number of patrons in the facility at one time. Area loading is a second way to estimate the bather load. Area loading is calculated based on the water surface area for shallow water and deep water. Shallow water is the area of pool that has a water depth of 5 feet or less and deep water area is where the water depth is greater than 5 feet.

The new bathhouse will serve multipurpose for the facility. The bathhouse will serve the swimming pool as a shower, dressing and restroom facility for bathers. An office is included for pool staff. The recirculation equipment will be housed in the mechanical room at one end of the building. Some of the recirculation equipment will be located outside of the mechanical room. The other end of the building will serve as a concession stand. The concession stand will serve both the swimming pool patrons and the ball field players and fans. Also housed in the bathhouse will be park access restrooms. These park access restrooms will be separate from the swimming pool restroom facility.

The Engineer’s opinion of probable construction cost is presented in **Table 2.3 – Preliminary Engineer’s Opinion of Probable Construction Cost, New Bathhouse and New Swimming Pool for 200 Patrons**. The bathhouse and pool facility will conform to all of the new standards including ADA and NDHHS requirements.

Table 2.3: Preliminary Engineer's Opinion of Probable Construction Cost, New Bathhouse and New Swimming Pool for 200 Patrons
City of Minden, Nebraska

Description	New Swimming Pool and New Bathhouse (200 Patrons) Cost
New Swimming Pool with Zero Entry, 6 Racing Lanes, 3M & 1M Diving Boards, (7800 ft ²)	\$2,340,000
New ADA Compliant Bathhouse with Concession Room (3000 ft ²)	\$870,000
Demo Existing Swimming Pool and Bathhouse	\$100,000
Contingencies 5%	\$166,000
Engineering & Architectural Design and Construction Observation	\$451,900
Subsurface Geotechnical Investigation and Construction Observation	\$50,000
Legal Fees	\$5,000
HHS Review Fee	\$7,600
TOTAL PROJECT COST:	\$ 3,990,500

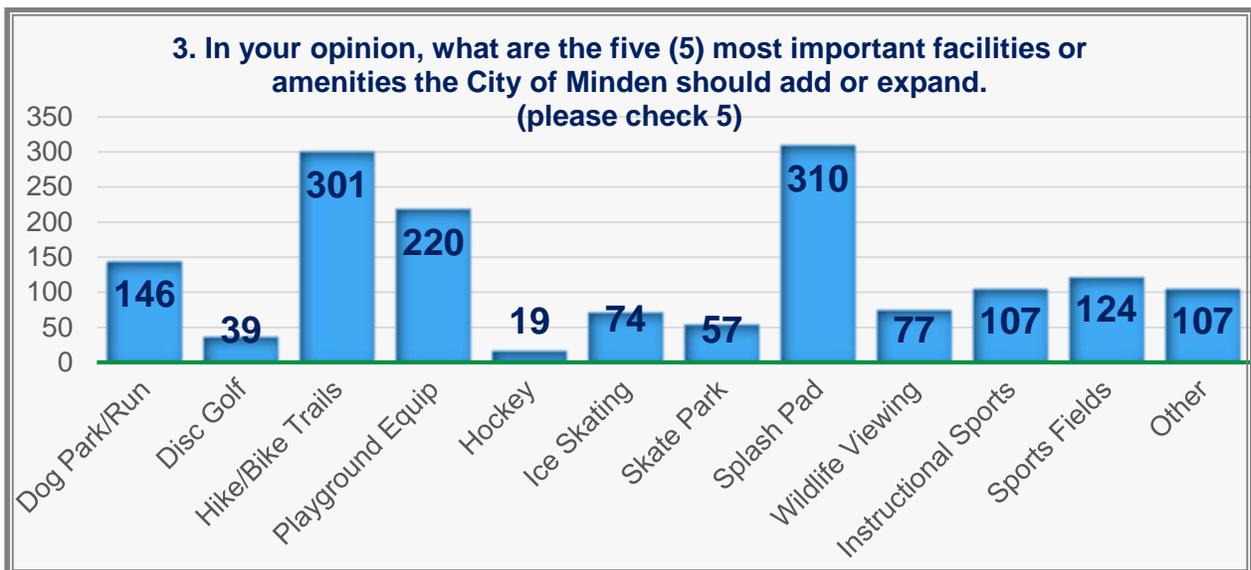
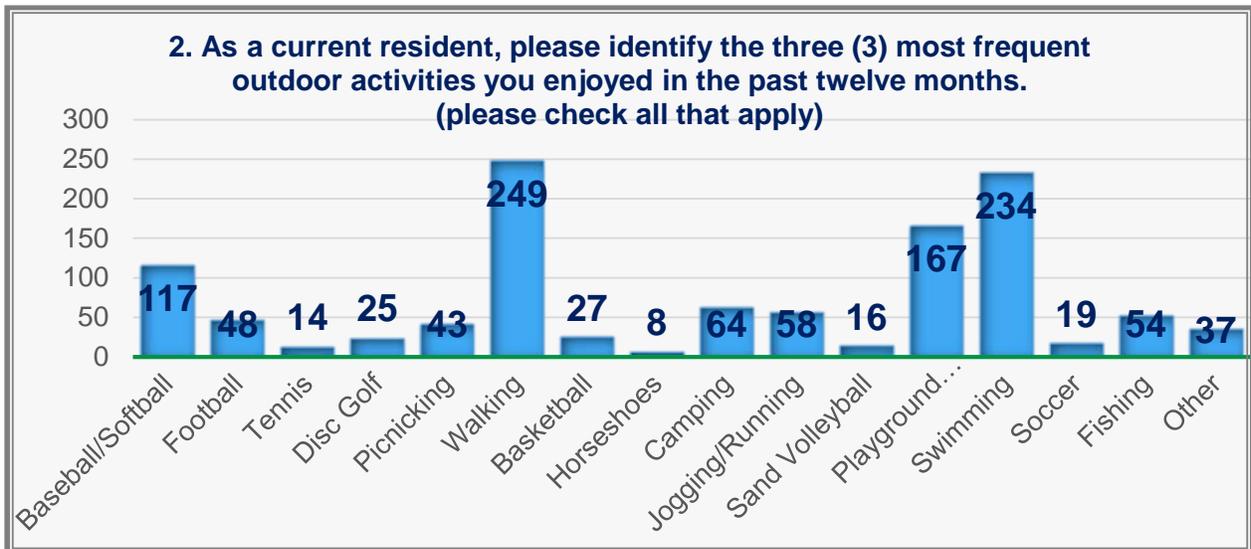
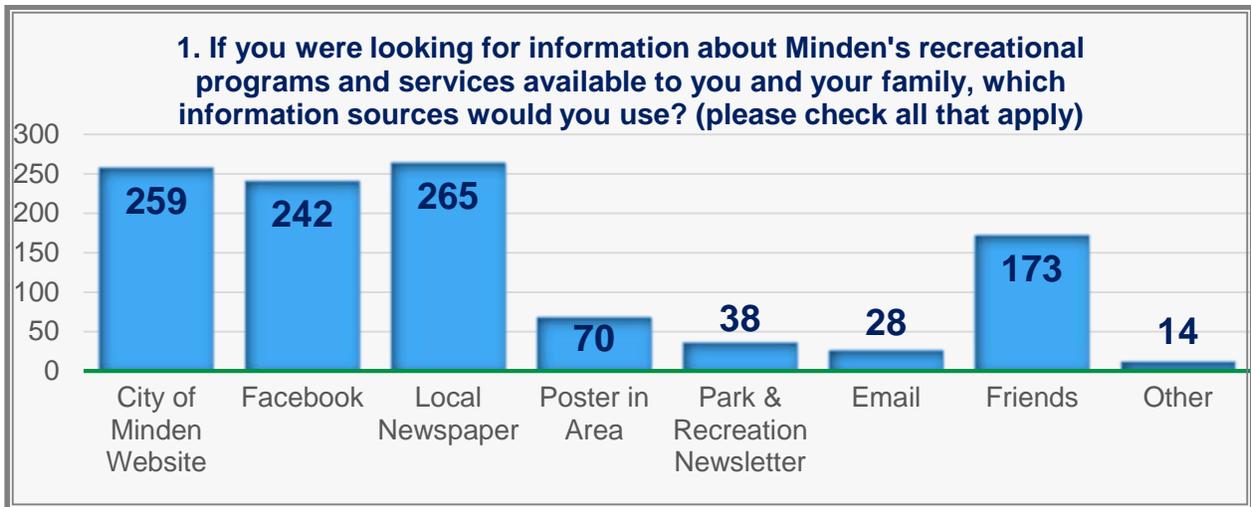
Source: Miller & Associates, 2016

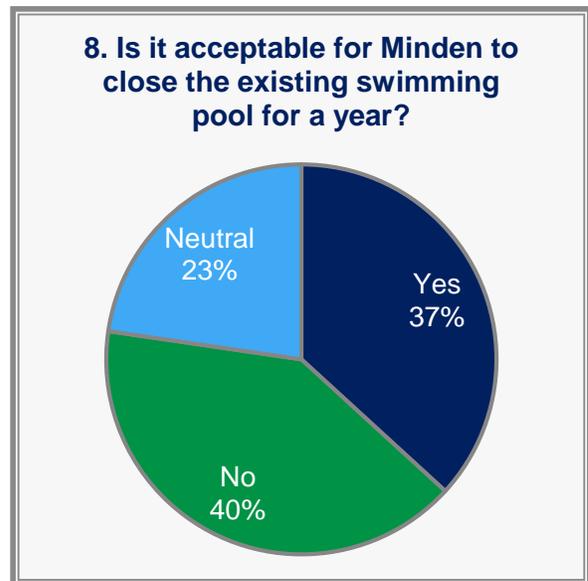
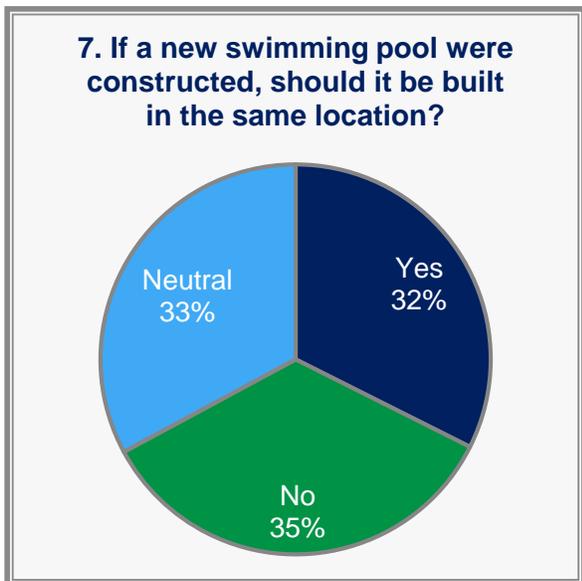
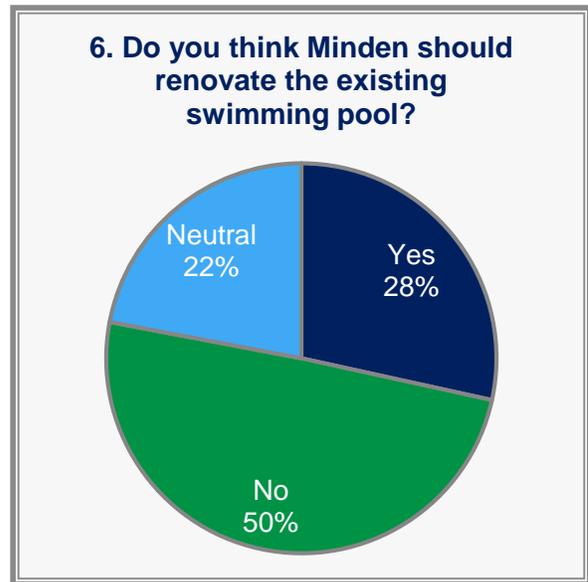
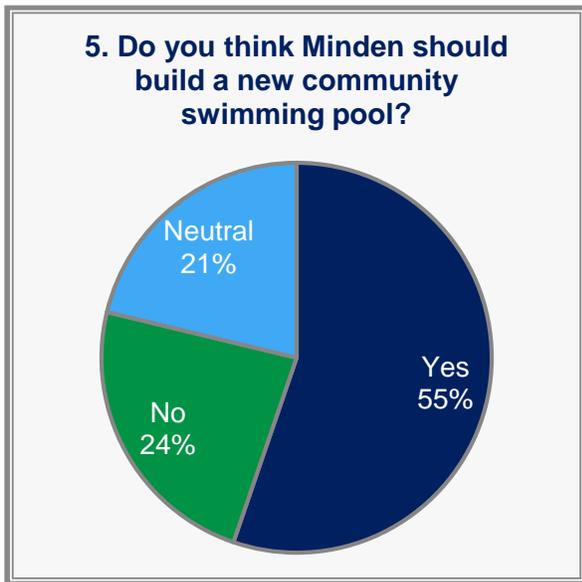
The cost of a new pool will vary based on the desired size and amenities. If the City elects to construct a new facility the preliminary costs presented can be refined through the next phases. The pool layout and bathhouse floor plan can be developed based on the community’s needs and an updated opinion of cost could be developed.

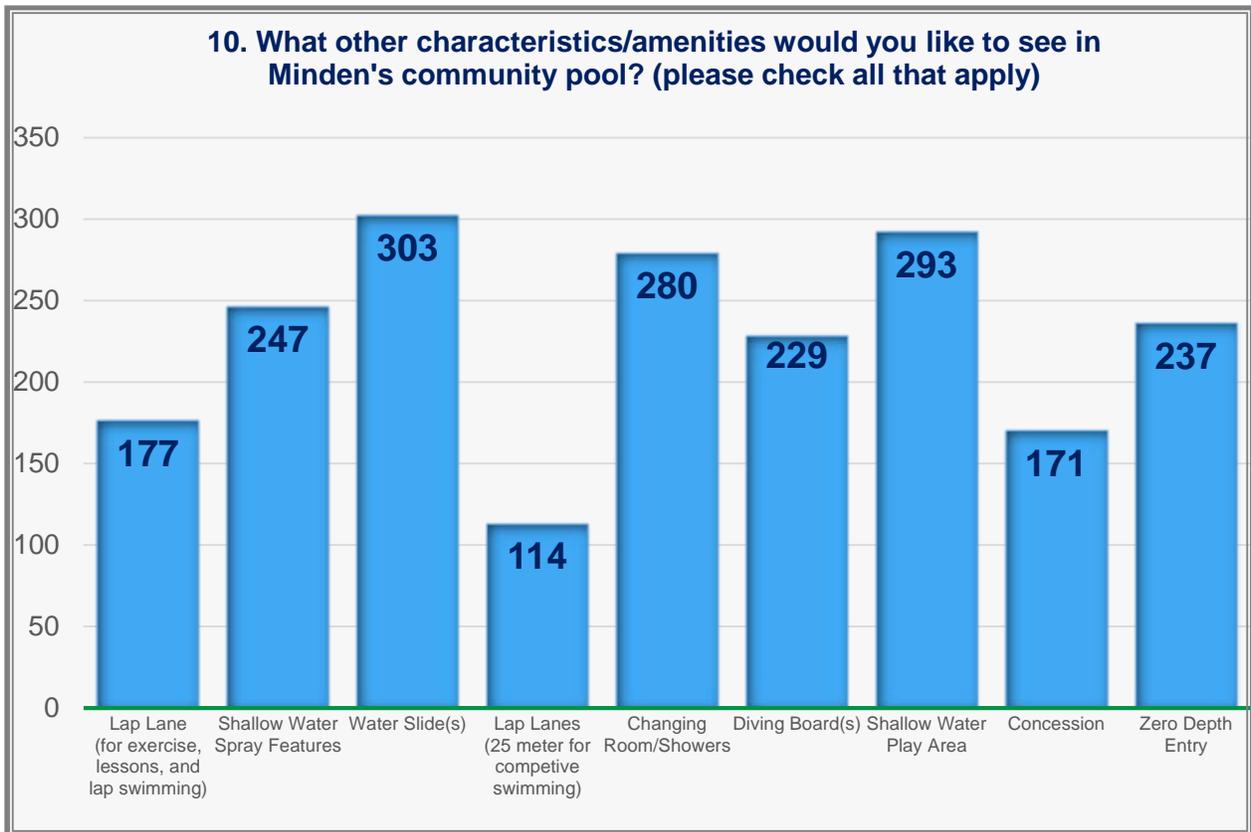
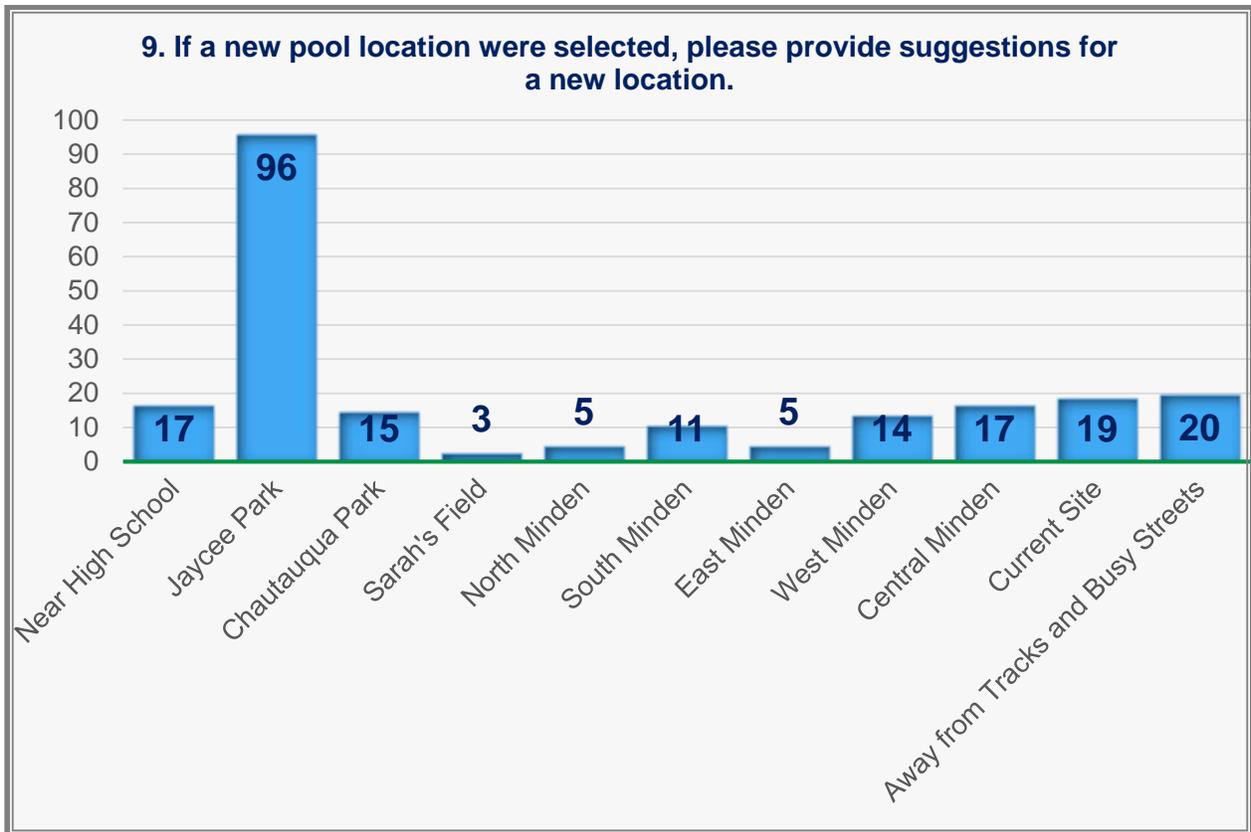
Summary

The cost presented in **Table 2.2** provides the City with preliminary opinions of probable construction cost to improve bathhouse and swimming pool along with a zero entry into the swimming pool, and upgrade the recirculation system to meet current standards and regulations. **Tables 2.3** provides the City with an option to replace the bathhouse and swimming pool with a new swimming pool of equal size and new bathhouse house that will have the capacity for 200 patrons. The City could evaluate the size of the bathhouse in the next phase of the project.

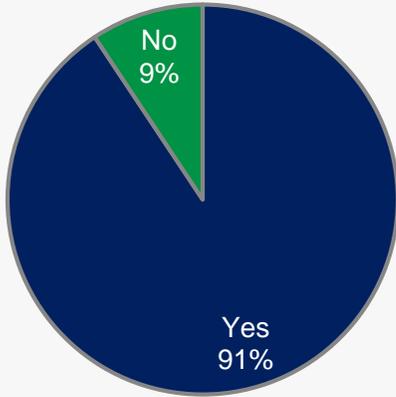
We appreciate the opportunity to assist the City of Minden in evaluating your existing swimming pool facility and your recreational needs. We will be available to discuss the contents of this report as well as assist you in pursuing any of the options you select.



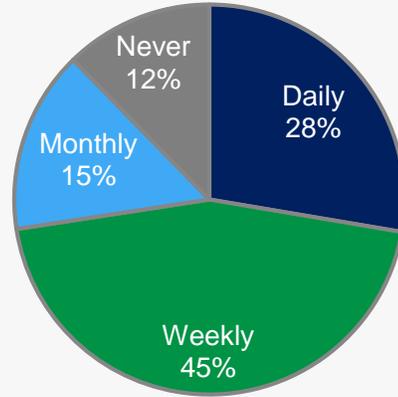




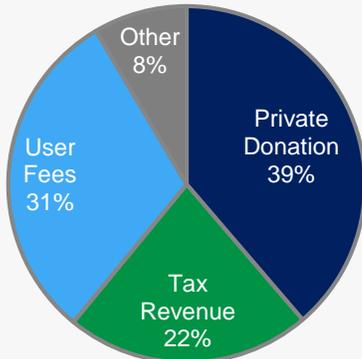
11. Have you or your family ever used the current swimming pool?



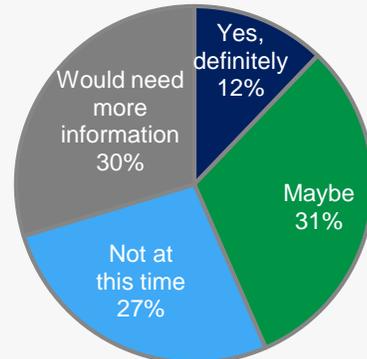
12. How often would your family use a new/renovated swimming pool facility?



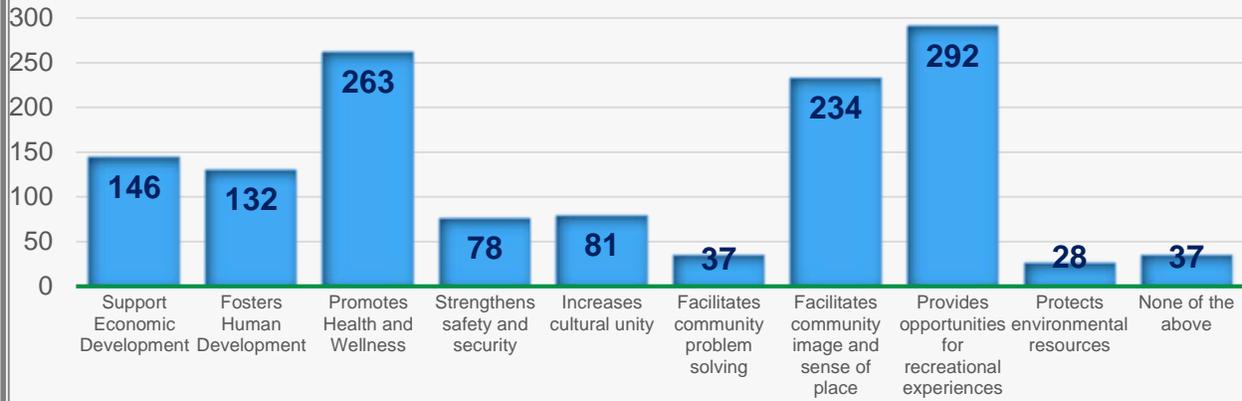
13. Which options do you feel the City should explore to pay for the new/renovated swimming pool facility?



14. Would you consider making a private donation for updates to the existing or construction of a new swimming pool?



15. From the following list, please check ALL of the benefits you feel Minden Parks & Recreation provides for the community. (please check all that apply)



16. Please indicate if YOU or any member of your HOUSEHOLD has a need for each of the parks and recreational facilities listed below.

