

City of Ramsey
Agenda
City Council Work Session
Tuesday, December 12, 2017

5:30 pm
Lake Itasca Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Topics for Discussion**
 1. 6745 Highway 10 Lease Renewal Request
 2. Review Drafts of Comprehensive Plan Update and Discuss Next Steps
 3. New City Website Project Update
 4. Discussion Regarding Improving the Board and Commission Interview Questions
- 3. Topics for Future Discussion**
 1. Review Future Topics/Calendar
- 4. Mayor/Council/Staff Input**
- 5. Adjournment**

Meeting Date: 12/12/2017

Information

Title:

6745 Highway 10 Lease Renewal Request

Purpose/Background:

BACKGROUND

The City purchased 6745 Highway 10 in 2006. Since then, the City has attempted to lease the property back to the private sector. In 2011, City negotiated a 5-year lease agreement with Independent Auto for use of 6745. The original lease term began February 2012, and is set to expire in March of 2018. Attached is the original lease agreement (reference map on last page).

The original lease agreement provides a 3-year renewal/ option-period for the tenant, at the identical rent rate currently being paid (i.e. no increase in rent for 3-years). The original lease agreement also contains several provisions that allow the City to not renew the lease. Independent Auto is seeking to renew the lease for an additional 3-year term, at the rate outlined in the original lease agreement (i.e. the same rent rate they are paying now).

City staff would like to discuss alternatives for proceeding with this lease agreement. Included in this case are three alternatives. Based on feedback from the City Council in worksession, staff will bring back formal a formal case in January. Independent Auto and Premier Commercial Realty were invited to attend the Council worksession.

OBSERVATIONS

Staff, Independent Auto, Premier Commercial Realty, and the City Attorney believe inconsistencies and ambiguity exists within the original lease agreement language. Said inconsistencies are resulting mixed expectations for the landlord and tenant, and have created several issues with administering this lease agreement. As a result, if the lease were to be renewed, City staff would strongly recommend the original lease agreement be completely redrafted.

The original lease agreement for 6745 was drafted/ approved previous to the City having a formal policy for leasing City-owned land or a template lease agreement (2011). At that time, lease agreements were drafted on a case-by-case basis. Since 2011, the City has adopted a template lease agreement and lease policy.

6745 Highway 10 is not a high-quality building/ property, and is in poor/ fair condition. Property maintenance issues are an ongoing problem. Premier Commercial recently did a survey of the building/ property to see what maintenance items were outstanding (fall 2017). Premier came up with estimations totaling well over \$100,000 of property maintenance needs now, or in the foreseeable future (next 1-5 years). Several life/ safety improvements were identified by the City's Building Official and Fire Marshal. Staff immediately addressed/ completed all life/ safety improvements (to keep up with City Code). Remaining/ additional maintenance items identified for the next 1-5 years included: asphalt replacement/ patching, replace/ repair concrete aprons creating flooding issues, repair/ replace sidewalk, repair decaying siding, paint/ pressure wash exterior, pit area repair and maintenance/ paint, ongoing electrical conduit repairs, garage door repairs, roof repairs. See attached.

Examples of items that need to be addressed within a new lease agreement:

(1) Building/ property maintenance issues.

The new lease agreement will clearly define who is responsible for what maintenance. The lease currently has conflicting language. This is resulting in growing frustration from all parties involved with this lease

agreement.

Independent Auto's current rent rate is below market. If this lease is renewed per the original lease agreement language, it would stay below market rates. If the City moved forward with a lease renewal, staff would strongly recommend all property maintenance be the responsibility of the tenant (including structural). In other words, the tenant is taking the property as-is. Staff would support working with Independent Auto before this lease renewal, to see what items need to be fixed. The City may be able to participate in a one time upfront limited property maintenance investment (for example, not-to-exceed \$10,000). We do have some limited surplus RALF funds available from this lease agreement. However, staff would not support ongoing/ open-ended property maintenance responsibility based on this lease rate.

(2) Zoning code and building code compliance.

Code compliance has been a problem with 6745 (storage of inoperable vehicles, amount of stored vehicles, storage of tires, exposed electrical wires, oil-water separates, building safety items, etc.). More specifically, who's responsible for addressing what code compliance issues, and when (tenant or landlord)? Staff would like to clarify/ re-write language pertaining to this item in the new lease agreement. This would specifically include a default process/ penalties/ inspections. The City will require the tenant to keep the property/ building up to code, at their cost, moving forward.

(3) Late rent payments.

Late rent payments have been an ongoing item with this lease agreement. The existing lease language doesn't have a late fee, for late rent payments. This item will be addressed within the new lease agreement. If violations exist, the City will have enforcement/ default provisions within the lease.

Staff would note: Independent Auto is a valued Ramsey business. They began their operations from a "home-based-business" in the 2000's. Their rent helps pay property taxes, they have created jobs, and they provide a good business service to our community. Staff has received positive feedback from the community RE Independent Auto's service/ price/ quality. Additionally, Independent Auto has volunteered at several city-sponsored events (police reserves).

ALTERNATIVES

(A) Do not renew the lease.

Allow the current lease term to expire. In this scenario, due to the status of the building, staff would recommend consideration of demolishing and cleaning up the site. Independent Auto is opposed to this option.

(B) Renew the lease, at the rent rate outlined in the original agreement.

Tenant is in favor of this option, and feels this is what was agreed to by the City. The original lease agreement shows a provision allowing for a 3-year extension, at the existing lease rate. As mentioned, the lease agreement also includes provisions that allow the City to not renew the lease agreement. If this alternative is selected, staff would strongly recommend a complete rewrite of the lease agreement, to address the items outlined in the observations section of this case; and to come into compliance with the City's template lease agreement.

(C) Renew the lease, and adjust the rent rate up to market.

Staff anticipates the tenant would be opposed to this option, that it would be a hardship for the tenant's operations, that the tenant would feel this alternative is unfair treatment, and would be a deviation from the original agreement. It's staff's assumption, if the tenant were to be accepting of this option, they would likely want the City to be responsible for all/most property maintenance. Due to the poor shape of the building, and the status of the relationship with the tenant/ history, staff does not recommend this alternative. This alternative would expose the City to a significant liability, which is known to be well over \$100,000. And, it would expose staff to a large workload (i.e. trouble shooting maintenance requests and managing maintenance projects requests on a regular basis).

Timeframe:

5-20 minutes

Funding Source:

NA

Responsible Party(ies):

Brama

Outcome:

Direction on the alternatives outlined in this case.

Attachments

Independent Auto Lease Agreement

Maint Items

Form Review

Inbox

Kurt Ulrich
Patrick Brama (Originator)
Kurt Ulrich
Form Started By: Patrick Brama
Final Approval Date: 12/07/2017

Reviewed By

Jo Thieling
Patrick Brama
Kurt Ulrich

Date

11/22/2017 11:55 AM
12/05/2017 03:15 PM
12/07/2017 11:16 AM
Started On: 11/21/2017 08:05 AM

LEASE AGREEMENT

THIS LEASE AGREEMENT, dated this 27th day of January, 2012, (this "Lease") by and between the CITY OF RAMSEY, 7550 Sunwood Drive NW, Ramsey, MN 55303, a Minnesota municipal corporation ("Landlord") and INDEPENDENT AUTO SERVICE, INC., a Minnesota corporation, 18140 Zane Street NW, Elk River, Minnesota 55330, a Minnesota Limited Liability Company (hereinafter referred to as "Tenant").

DEFINITIONS:

LEASED PREMISES. The leased premises is 5,930 s.f. of a building located on that real property legally described as Lot 2, Block 2, DEAL INDUSTRIAL PARK, Anoka County, Minnesota, and is commonly known as 6745 Highway 10 NW, Ramsey, Minnesota (the "Site"). The Leased Premises consists generally of 1,000 s.f. of office space, 1,030 s.f. of small service bays and 3,900 s.f. of three large bays and mechanical area (the "Leased Premises") and the common parking as shown on attached Exhibit B and the parking spaces as outside storage within the fenced-in area of the Site, and 8 customer service/employee parking spaces. The Leased Premises DOES NOT include the RV/Cold Storage portion of the building in which it is located.

RECITALS:

1. TERM:

a. **Lease Term.** For and in consideration of the rents, additional rents, terms, provisions and covenants herein contained, Landlord hereby lets, leases and demises to Tenant the Leased Premises for the term of seventy two (72) months commencing on the first day of February, 2012, or thirty days after Landlord tenders possession to Tenant, whichever is later (sometimes called "the Commencement Date") and expiring on the 31st day of January, 2018 (sometimes called "Expiration Date"), unless sooner terminated as hereinafter provided

b. **Option to Renew.** Tenant shall notify Landlord, in writing, at least sixty (60) days before the Expiration Date of Tenant's intent to renew the Lease Term for an additional thirty-six (36) months ("Option Period"). Monthly rent in the Option Period shall be equal to the monthly rent in the last year of the initial lease term.

c. **Landlord's Notice to Quit.** Notwithstanding the Lease Term or the Option to Renew, in the event Landlord determines, in its sole discretion, that the Leased Premises or any part thereof is required for the improvement of U.S. Highway 10, upon giving one year's prior written notification to Tenant, the Landlord may terminate this Lease. Landlord is not obligated to provide this one year notice to quit in the event of any default by Tenant of the terms of this Lease.

2. BASE RENT:

Tenant shall pay Landlord, a total rent payment in advance without offset, deduction or demand, in equal monthly installments commencing on the Commencement Date and continuing on the first day of each and every month thereafter for the next succeeding 72 months, during the balance of the term based on the following schedule:

	<u>Period</u>	<u>Rent per month</u>
Year One	February 1, 2012 – April 30, 2012	\$ 0/mo
	May 1, 2012 – July 31, 2012	\$ 494/mo
	August 1, 2012 – January 31, 2013	\$1,483/mo
Year Two	February 1, 2013 – March 31, 2014	\$1,977.00
Year Three	February 1, 2014 – March 31, 2015	\$2,224.00
Year Four	February 1, 2015 – March 31, 2016	\$2,471.00
Year Five	February 1, 2016 – March 31, 2017	\$2,619.00
Year Six	February 1, 2017 – March 31, 2018	\$2,693.00

If the Commencement Date is later than February 1, 2012, the schedule shall adjust accordingly.

3. **ADDITIONAL RENT:**

a. **Real Estate Taxes.** Tenant shall not be responsible for the payment of any real estate taxes. Real estate taxes shall be the sole responsibility of Landlord EXCEPT that the Tenant shall be responsible to pay the City's quarterly Stormwater Management fee.

b. **Leased Premises Operating Expenses.** Tenant shall pay its Proportionate Share of the annual aggregate Operating Expense incurred by Landlord in the operation, maintenance and repair of the Building and Leased Premises. The term "Operating Expenses" shall include but not be limited to maintenance, repair, operation of utilities and lighting, parking and landscaped areas, signs, snow removal, non-structural repair and maintenance of the exterior of the Building, insurance premiums, wages and fringe benefits of personnel employed for such work, costs of equipment purchased and used for such purposes.

The payment of the sums set forth in this paragraph 3. shall be in addition to the Base Rent payable pursuant to paragraph 2. of this Lease. All sums due hereunder shall be due and payable within thirty (30) days of delivery of written certification by Landlord setting forth the computation of the amount due from tenant. In the event the lease term shall begin or expire at any time during the calendar year, Tenant shall be responsible for its pro-rata share of Additional Rent under subdivisions a. and b. during the Lease and/or occupancy time.

Prior to commencement of this Lease, and prior to the commencement of each calendar year thereafter commencing during the term of this Lease or any renewal or extension thereof, Landlord may estimate for each calendar year (i) the Operating Expenses for such calendar year; and (ii) the computation of the annual and monthly rental payable during such calendar year as a result of increases or decreases of Operating Expenses. Said estimate will be in writing and will be delivered or mailed to Tenant.

The amount of Operating Expenses for each calendar year, so estimated, shall be payable as Additional Rent by Tenant, without offset, deduction or demand, in equal monthly installments, in advance, on the first day of each month during such calendar year at the option of Landlord. In the event that such estimate is delivered to Tenant before the first day of January of such calendar year, said amount, so estimated, shall be payable as additional rent in equal monthly

installments, in advance, on the first day of each month during such calendar year. In the event that such estimate is delivered to Tenant after the first day of January of such calendar year, said amount, so estimated, shall be payable as additional rent in equal monthly installments, in advance, on the first day of each month over the balance of such calendar year, with the number of installments being equal to the number of full calendar months remaining in such calendar year.

Upon completion of each calendar year during the term of this Lease or any renewal or extensions thereof, Landlord shall cause its accountants to determine the actual amount of the Operating Expenses payable in such calendar year and deliver a written certification of the amounts thereof to Tenant. If Tenant has underpaid the Operating Expenses for such calendar year, Tenant shall pay the balance of same within thirty (30) days after receipt of such statement. If Tenant has overpaid the Operating Expenses for such calendar year, Landlord shall either (i) refund such excess, or (ii) credit such excess against the most current monthly installment or installments due Landlord for its estimate of Tenant's share of Operating Expenses for the next following calendar year. A pro-rata adjustment shall be made for a fractional calendar year occurring during the term of the Lease or any renewal or extension thereof based upon the number of days of the term of the Lease during said calendar year as compared to three hundred sixty-five (365) days and all additional sums payable by Tenant or credits due Tenant as a result of the provision of this paragraph 3 shall be adjusted accordingly.

4. COVENANTS TO PAY RENT:

The covenants of Tenant to pay the Base Rent and the Additional Rent are each independent of any other covenant, condition, provision or agreement contained in this Lease. All rents are payable to Landlord at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota, or such other place as Landlord may designate.

5. UTILITIES:

Landlord shall provide mains and conduits to supply water, gas, electricity and sanitary sewage to the Leased Premises. Tenant shall pay, when due, all charges for sewer usage or rental, garbage disposal, refuse removal, water, electricity, heating fuel, gas, telephone and/or other utility services or energy source furnished to the Leased Premises during the term of this Lease, or any renewal or extension thereof. If Landlord elects to furnish any of the foregoing utility services or other services furnished or caused to be furnished to Tenant, then the rate charged by Landlord shall not exceed the rate Tenant would be required to pay to a utility company or service company furnishing any of the foregoing utilities or services. The charges thereof shall be deemed additional rent in accordance with paragraph 3. Landlord shall not be liable for, and Tenant shall not be entitled to any abatement or reduction of Base Rent or Minimum Rent by reason of Landlord's failure to furnish any of the foregoing utilities, when such failure is caused by accident, breakage, repairs (including replacements), strikes, lockouts or other labor disturbances or labor disputes of any character, or for any other causes.

6. CARE AND REPAIR OF LEASED PREMISES:

Tenant shall, at all times throughout the term of this Lease, including renewals and extension, and at its sole expense, keep and maintain the Leased Premises in a clean, safe and sanitary condition and in compliance with all applicable laws, codes, ordinances, rules and regulations. Tenant's obligations hereunder shall include but not be limited to the maintenance, and repair, if necessary, of all lighting and plumbing fixtures and equipment, fixtures, motors and machinery, all interior walls, partitions, doors and windows, including the regular painting thereof, all exterior entrances, windows, doors and docks and the replacement of all broken glass. When used in this provision, the term "repairs" shall include replacements or renewals when necessary and all such repairs made by Tenant shall be equal in quality and class to the original work. The Tenant shall keep and maintain all portions of the Leased Premises and the sidewalk and areas adjoining the same in a clean and orderly condition, free of accumulation of dirt, rubbish, snow and ice. The Tenant shall be responsible for all outside maintenance of the Leased Premises, including grounds and parking areas.

If Tenant fails, refuses or neglects to maintain or repair the Leased Premises as required in this Lease after notice shall have been given Tenant, in accordance with paragraph 33 of this Lease, Landlord may make such repairs without liability to Tenant for any loss or damage that may accrue to Tenant's merchandise, fixtures or other property or to Tenant's business by reason thereof, and upon completion thereof, Tenant shall pay to Landlord all costs plus fifteen percent (15%) of overhead incurred by Landlord in making such repairs upon presentation to Tenant of bill therefore.

Landlord shall, at its expense, repair/replace the overhead heaters in the bays as necessary. Landlord is under no obligation to make any structural or other alterations, decorating, additions or improvement in or to the Leased Premises/Building except as herein provided. Except as herein provided, Tenant is taking the Leased Premises "AS IS" except as set forth in this Agreement, Landlord shall not be obligated to do any work on or in the Leased Premises. Landlord warrants that at the Commencement Date, the Leased Premises is in compliance with all applicable laws, codes, ordinances, rules and regulations. Landlord shall be responsible for all structural repairs or replacement of the roof, exterior walls, floor and parking area, including sidewalks and curbing and all mechanical systems. Landlord in its sole discretion shall make the decision on any repairs or replacement of the roof, exterior walls, floor and parking area including sidewalks and curbing and all mechanical systems. In the event Landlord elects not to make a repair necessary for the continued quiet enjoyment of the Leased Premises by Tenant, Tenant may terminate this Agreement.

7. SIGNS:

Any sign, lettering, picture, notice or advertisement installed on or in any part of the Leased Premises and visible from the exterior of the Building, or visible from the exterior of the Leased Premises, must be approved in advance by Landlord, which approval shall not be unreasonably withheld, and installed at Tenant's expense. In the event of a violation of the foregoing by Tenant, Landlord may remove the same without any liability and may charge the expense incurred by such removal to Tenant.

8. PERSONAL PROPERTY.

Tenant shall have the use of that personal property described on attached Exhibit C (the "Personal Property"). The Personal Property consists primarily of office/showroom counter and oil change equipment. Tenant shall not remove the Personal Property from the Leased Premises, shall be solely responsible for repair and maintenance and shall return the Personal Property to Landlord upon expiration of the Lease in good condition, reasonable wear and tear excepted. Landlord shall not be responsible to replace any of the Personal Property in the event it is beyond repair and or becomes obsolete during the Lease Term. If, in the opinion of Tenant, upon written approval by Landlord, the Personal Property is beyond repair or obsolete, Tenant, in their sole discretion, can remove and/or dispose of that Personal Property.

9. ALTERATIONS, INSTALLATION, FIXTURES:

a. Except as hereinafter provided, Tenant shall not make any alternation, additions, or improvements in or to the Leased Premises or add, disturb or in any way change any plumbing or wiring therein without the prior written consent of Landlord, which consent will not be unreasonably withheld. In the event alterations are required by any governmental agency by reason of the use and occupancy of the Leased Premises by Tenant, Tenant shall make such alterations at its own cost and expense after first obtaining Landlord's approval of plans and specifications therefore and furnishing such indemnification as Landlord may reasonably require against liens, costs, damages and expenses arising out of such alterations. Alterations or additions by Tenant must be built in compliance with all laws, ordinances and governmental regulations affecting the Leased Premises and Tenant shall warrant to Landlord that all such alterations, additions, or improvements shall be in strict compliance with all relevant laws, ordinances, governmental regulations, and insurance requirements. Construction of such alterations or additions shall commence only upon Tenant obtaining and exhibiting to Landlord the requisite approvals, licenses and permits and indemnification against liens. All alterations, installations, physical additions or improvements to the Leased Premises made by Tenant shall at the option of Landlord become the property of Landlord and shall be either removed by Tenant at Tenant's sole cost or surrendered to Landlord upon the termination of this Lease; provided, however, this clause shall not apply to movable equipment or furniture owned by Tenant which may be removed by Tenant at the end of the term if this Lease of Tenant is not then in default (See Appendix C).

b. Landlord agrees that Tenant may make the following leasehold improvements to the Leased Premises:

- Replace carpet as necessary.
- Interior painting as necessary.
- Steel covers for the two pits.
- Electrical wiring, conduit and other utility improvements in shop/bay areas.
- Replacement of six overhead doors.
- Installation of electric fire place in reception area.

As leasehold improvements, the above items may not be removed by Tenant upon terminating this lease. The estimated cost for installing these improvements is \$15,000.00.

c. Landlord agrees to replace the following on the Leased Premises on or before the Commencement Date:

The radiant tube heaters in the three larger bays at an estimated cost of \$7,800.00.
Repair the roof near the main vent by the smaller service bays in the event there is future roof leaking in this area.

10. POSSESSION:

Except as hereinafter provided Landlord shall deliver possession of the Leased Premises to Tenant in the condition required by this Lease on or before the Commencement Date, but delivery of possession prior to or later than such Commencement Date shall not affect the expiration date of this Lease. The rentals herein reserved shall commence on the date that is thirty days after possession of the Leased Premises is delivered by Landlord to Tenant. Any occupancy by Tenant prior to the beginning of the term shall in all respects be the same as that of Tenant under this Lease. Landlord shall have no responsibility or liability for loss or damage to fixtures, facilities or equipment installed or left on the Leased Premises. If for any reason, Landlord cannot deliver possession of the Leased Premises to Tenant by the Commencement Date, in no event shall landlord be subject to any liability for a delay in delivery and such failure shall not affect the validity of this Lease or the obligations of Tenant under, and Tenant's remedies for such delay shall be limited to termination of this Lease in the event that Landlord fails to deliver the Leased Premises to Tenant within 30 days of the Commencement Date.

11. SECURITY AND DAMAGE DEPOSIT:

Tenant contemporaneously with the execution of this Lease, has deposited with Landlord the sum of One Thousand and 00/100 Dollars (\$1,000.00), receipt of which is acknowledged by Landlord, which deposit is to be held by Landlord, as a security and damage deposit for the faithful performance by Tenant during the term hereof or any extension hereof. Prior to the time when Tenant shall be entitled to the return of this security deposit, Landlord may commingle such deposit with Landlord's own funds and to use such security deposit for such purpose as Landlord may determine. In the event of the failure of Tenant to keep and perform any of the terms, covenants and conditions of this Lease to be kept and performed by Tenant during the term hereof or any extension hereof, then Landlord, either with or without terminating this Lease may (but shall not be required to) apply such portion of said deposit as may be necessary to compensate or repay Landlord for all losses or damages sustained or to be sustained by Landlord due to such breach on the part of Tenant, including, but not limited to overdue and unpaid rent, any other sum payable by Tenant to Landlord pursuant to the provisions of this Lease, damages or deficiencies in the reletting of the Leased Premises, and reasonable attorney's fees incurred by Landlord. Should the entire deposit or any portion thereof, be appropriated and applied by Landlord, in accordance with the provisions of this paragraph, Tenant, upon written demand by landlord, shall remit forthwith to Landlord a sufficient amount of cash to restore said security deposit to the original sum deposited, and Tenant's failure to do so within thirty (30) days after receipt of such demand shall constitute a breach of this Lease. Said security deposit together with any interest thereon as required by law, shall be returned to Tenant, less any depletion thereof as the result of the provisions of this paragraph, at the term of this Lease or any renewal

thereof, or upon the earlier termination of this Lease. Tenant shall have no right to anticipate return of said deposit by withholding any amount required to be paid pursuant to the provision of this Lease or otherwise.

In the event Landlord shall sell the Leased Premises, or shall otherwise convey or dispose of its interest in this Lease, Landlord may assign the security deposit or any balance thereof to Landlord's assignee, whereupon Landlord shall be released from all liability for the return or repayment of such security deposit and Tenant shall look solely to the said assignee for the return and repayment of said security deposit. Said security deposit shall not be assigned or encumbered by Tenant without such consent of Landlord, and any assignment or encumbrance without such consent shall not bind Landlord. In the event of any rightful and permitted assignment of this Lease by Tenant, said security deposit shall be deemed to be held by Landlord as a deposit made by the assignee, and Landlord shall have no further liability with respect to the return of said security deposit to Tenant.

12. USE:

The Leased Premises shall be used and occupied by Tenant solely for the purposes of vehicle repair and maintenance, auto detailing and cleaning/washing. Vehicle sales on the Leased Premises shall NOT be permitted. The permitted uses by Tenant shall at all times be in full compliance with all applicable laws, ordinances and governmental regulations affecting the Building and Leased Premises. The Leased Premises shall not be used in such manner that, in accordance with any requirement of law or of any public authority, Landlord shall be obligated on account of the purpose or manner of said use to make any addition or alteration to or in the Leased Premises. The Leased Premises shall not be used in any manner which will increase the rates required to be paid for public liability or for fire and extended coverage insurance covering the Leased Premises. Tenant shall occupy the Leased Premises, conduct its business and control its agents, employees, invitees and visitors in such a way as is lawful, and reputable and will not permit or create any nuisance, noise, odor, or otherwise interfere with, annoy or disturb any other Tenant in the Building in its normal business operations or Landlord in its management of the Building. Tenant's use of the Leased Premises shall conform to all landlord's rules and regulations relating to the use of the Leased Premises as listed on Exhibit A attached hereto.

13. ACCESS TO LEASED PREMISES:

The Tenant agrees to permit Landlord and the authorized representatives of Landlord to enter the Leased Premises at all times during usual business hours for the purpose of inspecting the same and making any necessary repairs to the Leased Premises and performing any work therein that may be necessary to comply with any laws, ordinances, rules, regulations or requirements of any public authority or of the Board of Fire Underwriters or any similar body or that Landlord may deem necessary to prevent waste or deterioration in connection with the Leased Premises. Nothing herein shall imply any duty upon the part of Landlord to do any such work which, under any provision of this Lease, Tenant may be required to perform and the performance thereof by Landlord shall not constitute a waiver of Tenant's default in failing to perform the same. The Landlord may, during the progress of any work in the Leased Premises, keep and store upon the Leased Premises all necessary materials, tools and equipment. The Landlord shall not in any event be liable for inconvenience, annoyance, disturbance, loss of business, or other damage of

Tenant by reason of making repairs or the performance on any work in the Leased Premises, or on account of bringing materials, supplies and equipment into or through the Leased Premises during the course thereof and the obligations of Tenant under this Lease shall not thereby be affected in any manner whatsoever.

Landlord reserves the right to enter upon the Leased Premises at any time in the event of an emergency and at reasonable hours to exhibit the Leased Premises to prospective purchasers or others; and to exhibit the Leased Premises to prospective Tenants and to display "For Lease" or similar signs on windows or doors in the Leased Premises during the last one hundred eighty (180) days of the term of this Lease, all without hindrance or molestation by Tenant.

14. EMINENT DOMAIN:

In the event of any eminent domain or condemnation proceeding or private sale in lieu thereof in respect to the Leased Premises during the term thereof, the following provisions shall apply:

a. **Leased Premises Acquired** If the whole of the Leased Premises shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, then the term of this Lease shall cease and terminate as of the later of the end of the notice period pursuant to paragraph 1B or the date possession shall be taken in such proceeding and all rentals shall be paid up to that date.

b. **Part of Leased Premises Acquired.** If any part constituting less than the whole of the Leased Premises shall be acquired or condemned as aforesaid, and in the event that such partial taking or condemnation shall materially affect the Leased Premises so as to render the Leased Premises unsuitable for the business of Tenant, in the reasonable opinion of Landlord or Tenant, then the term of this Lease shall cease and terminate as of the date possession shall be taken by the condemning authority and rent shall be paid to the date of such termination.

In the event of a partial taking or condemnation of the Leased Premises which shall not materially affect the Leased Premises so as to render the Leased Premises unsuitable for the business of Tenant, in the reasonable opinion of Landlord or Tenant, this Lease shall continue in full force and effect but with a proportionate abatement of the Base Rent and Additional Rent based on the portion if any, of the Leased Premises taken. Landlord reserves the right, at its option, to restore the Leased Premises to substantially the same condition as they were prior to such condemnation. In such event, Landlord shall give written notice to Tenant, within 30 days following the date possession shall be taken by the condemning authority, of Landlord's intention to restore. Upon Landlord's notice of election to restore, Landlord shall commence restoration and shall restore the Leased Premises with reasonable promptness, subject to delays beyond Landlord's control and delays in the making of condemnation or sale proceeds adjustment by Landlord; and Tenant shall have no right to terminate this Lease except as herein provided. Upon completion of such restoration, the rent shall be adjusted based upon the portion, if any, of the Leased Premises restored.

c. **Tenant Waiver.** In the event of any condemnation or taking as aforesaid, whether whole or partial, Tenant shall not be entitled to any part of the award paid for such

condemnation and Landlord is to receive the full amount of such award, Tenant hereby expressly waives any right to claim to any part thereof.

d. **Tenant Damages.** Although all damages in the event of any condemnation shall belong to Landlord whether such damages are awarded as compensation for diminution in value of the leasehold or to the fee of the Leased Premises, Tenant shall have the right to claim and recover from the condemning authority, but not from Landlord, such compensation as may be separately awarded or recoverable by Tenant in Tenant's own right on account of any and all damage to Tenant's business by reason of the condemnation and of or on account of any cost or loss to which Tenant might be put in removing Tenant's merchandise, furniture, fixtures, leasehold improvements and equipment. However, Tenant shall have no claim against Landlord or make any claim with the condemning authority of the loss of its leasehold estate, any unexpired term of loss of any possible renewal or extension of said lease or loss of any possible value of said lease, any unexpired term, renewal or extension of said Lease.

15. DAMAGE OR DESTRUCTION:

In the event of any damage or destruction to the Leased Premises by fire or other cause during the term hereof, the following provisions shall apply:

a. **Significant Damages.** If the Leased Premises is damaged by fire or any other cause to such extent that the cost of restoration, as reasonably estimated by Landlord, will equal or exceed ten percent (10%) of the replacement value of the Leased Premises (exclusive of foundations) just prior to the occurrence of the damage, then Landlord or Tenant may, no later than the sixtieth (60th) day following the damage, give the other party written notice of their election to terminate this Lease.

b. **Date of Termination.** If the event Landlord or Tenant elects to terminate this Lease, it shall be deemed to terminate on the date of the receipt of the notice of election and all rentals shall be paid up to that date. Tenant shall have no claim against landlord for the value of any unexpired term of this Lease.

Notwithstanding anything contained in this paragraph 15 to the contrary, Landlord shall only be obligated to restore the Leased Premises to the extent of the insurance proceeds actually received, but if the insurance proceeds actually received do not permit Landlord to restore the Leased Premises, Landlord shall so notify Tenant and either Landlord or Tenant may terminate this Lease by written notice given within 60 days after Landlord's notice. If Landlord restores the Leased Premises in accordance with the provisions of this Section, then Tenant shall not have any right to terminate this Lease because of such damage pursuant to (i) any common law rights, (ii) Minnesota Statutes §504.131 as now in effect or as it may be hereafter amended or supplemented, or (iii) any comparable right established by a similar statute.

16. CASUALTY INSURANCE:

a. **Landlord to Maintain.** Landlord shall at all times during the term of this Lease, at its expense, maintain a policy or policies of insurance with premiums paid in advance issued by an insurance company licensed to do business in the State of Minnesota insuring the Leased Premises against loss or damage by fire, explosion or other insurable hazards and contingencies

for the full insurance value, provided that Landlord shall not be obligated to insure any furniture, equipment, machinery, goods or supplies not covered by this Lease which Tenant may bring upon the Leased Premises or any additional improvements which Tenant may construct or install on the Leased Premises.

b. **Tenant to Maintain.** Tenant shall at all times during the term of this Lease, at its expense, maintain a policy or policies of insurance with premiums paid in advance issued by an insurance company licensed to do business in the State of Minnesota insuring the Leased Premises against loss or damage by fire, expulsion or other insurable hazards and contingencies for the full insurable value of Tenant's improvements to the Leased Premises and Tenant's personal property.

c. **Tenant Restriction.** Tenant shall not carry any stock of goods or do anything in or about the Leased Premises which will in any way impair or invalidate the obligation of the insurer under any policy of insurance required by this Lease.

d. **Waiver of Liability.** Landlord hereby waives and releases all claims, liabilities and causes of action against Tenant and its agents, servants and employees for loss or damage to, or destruction of, the Leased Premises or any portion thereof, including the buildings and other improvements situated thereon, resulting from fire, explosion and other perils included in standard extended coverage insurance, whether caused by the negligence of any of said persons or otherwise. Likewise, Tenant hereby waives and releases all claims, liabilities and causes of action against Landlord and its agents, servants and employees for loss or damage to, or destruction of, any of the improvements, fixtures, equipment, supplies, merchandise and other property, whether that of Tenant or of others, upon or about the Leased Premises resulting from fire, explosion or the other perils included in standard extended coverage insurance, whether caused by the negligence of any of said persons or otherwise. The waiver shall remain in force whether or not Tenant's insurer shall consent thereto.

e. **Tenant Payment.** In the event that the use of the Leased Premises by Tenant increases the premium rate for insurance carried by Landlord, Tenant shall pay Landlord, upon demand, the amount of such premium increase. If tenant installs any electrical equipment that overloads the power lines to the building or its wiring, Tenant shall, at its own expense, make whatever changes are necessary to comply with the requirements of the insurance underwriter, insurance rating bureau and governmental authorities having jurisdiction.

17. PUBLIC LIABILITY INSURANCE:

Tenant shall during the term hereof keep in full force and effect at its expense a policy or policies of public liability insurance with respect to the Leased Premises and the business of Tenant, on terms with companies approved in writing by Landlord, in Landlord. Landlord shall be named as additional insured under all policies. Limits of liability shall not be less than a combined policy limit of at least \$2,000,000.00 applying to Bodily Injury, Leased Premises Damage and Personal Injury. Such policy(ies) shall: (i) provide that such policies are primary and landlord's policy(ies) are noncontributing; (ii) include a cross-liability endorsement, and (iii) require that at least 30 days prior written notice must be given to Landlord prior to cancellation, expiration or

material adverse changes to such policy(ies). Tenant shall furnish evidence satisfactory to Landlord at the time this Lease is executed that such coverage is in full force and effect.

18. DEFAULT OF TENANT:

a. **Failure to Pay Rent.** In the event of any failure of Tenant to pay any rental due hereunder within ten (10) days after the same shall be due, or any failure to perform any other of the terms, conditions or covenants of this Lease to be observed or performed by Tenant for more than 20 days after written notice of such failure shall have been given to Tenant, or if Tenant or an agent of Tenant shall falsify any report required to be furnished to Landlord pursuant to the terms of this Lease, or if Tenant or any guarantor of this Lease shall become bankrupt or insolvent, or file any debtor proceedings or any person shall take or have against Tenant or any guarantor of this Lease in any court pursuant to any statute either of the United States or of any state a petition of bankruptcy or insolvency or for reorganization or for the appointment of a receiver or trustee of all or a portion of Tenant's or any such guarantor's property, or if Tenant or any such guarantor makes an assignment for the benefit of creditors, or petitions for or enters into an arrangement, or if Tenant shall abandon the Leased Premises or suffer this Lease to be taken under any writ of execution, then in any such event Tenant shall be in default hereunder, and Landlord, in addition to other rights of remedies it may have, shall have the immediate right of re-entry and may remove all personal property from the Leased Premises and such property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of Tenant, all without service of notice or resort to legal process and without being guilty of trespass, or becoming liable for any loss or damage which may be occasioned thereby.

b. **Landlord's Rights.** Should Landlord elect to re-enter the Leased Premises, as herein provided, or should it take possession of the Leased Premises pursuant to legal proceedings or pursuant to any notice provided for by law, it may either terminate this Lease or it may from time to time, without terminating this Lease, make such alterations and repairs as may be necessary in order to relet the Leased Premises, and relet the Leased Premises or any part thereof upon such term or terms (which may be for a term extending beyond the term of this Lease) and at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable. Upon each such subletting all rentals received by Landlord from such reletting shall be applied first to the payment of any indebtedness other than rent due hereunder from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting, including brokerage fees and attorney's fees and costs of such alterations and repairs; third, to the payment of the rent due and unpaid payment of future rent as the same may become due and payable hereunder. If such rentals received from such reletting during any month be less than that to be paid during that month by Tenant hereunder, possession of the Leased Premises by Landlord shall be construed as an election on its part to terminate this Lease unless a written notice of such intention be given to Tenant or unless the termination thereof be decreed by a court of competent jurisdiction. Notwithstanding any such reletting without termination, Landlord may at any time after such re-entry and reletting elect to terminate this Lease for any such breach, in addition to any other remedies it may have, it may recover from Tenant all damages it may incur by reason of such breach, including the cost of recovering the Leased Premises, reasonable attorney's fees, and including the worth at the time of such termination of the excess, if any, of the amount of rent and charges equivalent to rent reserved in this Lease for the remainder of the stated term, minus the amount of rental loss which Tenant proves could

have been reasonably avoided, all of which amounts shall be immediately due and payable from Tenant to Landlord. Landlord shall also be entitled to any other amounts necessary to compensate Landlord for all detriment proximately caused by Tenant's failure to comply with the requirements of this Lease.

c. **Landlord May Cure Default.** Landlord may, at its option, instead of exercising any other rights or remedies available to it in this Lease or otherwise by law, statute or equity spend such money as is reasonably necessary to cure any default of Tenant herein and the amount so spent, and costs incurred, including attorney's fees incurring such default, shall be paid by Tenant, and additional rent, upon demand.

d. **Tenant Payment.** In the event suit shall be brought for recovery of possession of the Leased Premises, for the recovery of rent of any other amount due under the provisions of this Lease, or because of the breach of any other covenant herein contained on the part of Tenant to be kept or performed, and a breach shall be established, Tenant shall pay to Landlord all expenses incurred therefore, including a reasonable attorney's fee, together with interest on all such expenses at the rate of ten percent (10%) per annum from the date of such breach of the covenants of this Lease.

e. **Waiver of Rights of Redemption.** Tenant also waives any demand for possession of the Leased Premises, and any demand for payment of rent and any notice of intent to re-enter the Leased Premises, or of intent to terminate this Lease, other than the notices above provided in this paragraph, and waives any and every other notice or demand prescribed by any applicable statutes or laws.

f. **No Exclusive Remedy.** No remedy herein or elsewhere in this Lease or otherwise by law, statute or equity, conferred upon or reserved to Landlord or Tenant shall be exclusive of any other remedy, but shall be cumulative, and may be exercised from time to time and as often as the occasion may arise.

19. INDEMNITY & HOLD HARMLESS:

Except to the extent that liability for damages or loss is caused by the intentional acts or gross negligence of Landlord, its agents or employees, Tenant shall indemnify, protect, defend (at Landlord's request and with counsel approved by Landlord) and hold Landlord and each of its respective officers and employees harmless from and against every demand, claim, cause of action, judgment and expense, including, but not limited to, reasonable attorney's fees and disbursements of counsel, whether suit is initiated or not, and all loss and damage arising from: (a) any injury, loss or damage to the person or property of Tenant, or to any other person rightfully in the Leased Premises, , (i) occurring in or about the Leased Premises, or (ii) caused by the negligence or misconduct of Tenant, or Tenant's affiliates or any of their respective employees, representatives, agents or contractors, or (iii) resulting from the violation of any legal requirements or the provisions of this Lease by Tenant, or Tenant's affiliates or any of their respective employees, representatives, agents or contractors; (b) any loss or damage, however caused, to books, records, computer or other electronic equipment or data or media, files, artwork, money, securities, negotiable instruments or papers in the Leased Premises; (or (c) any loss or damage resulting from interference with or obstruction of deliveries to or from the Leased

Premises caused by Tenant or Tenant's affiliates or any of their respective employees, representatives, agents or contractors. All property kept, maintained or stored on the Leased Premises shall be so kept, maintained or stored at the sole risk of Tenant. If any mechanic's lien is filed against any part of the Leased Premises for work claimed to have been done for, or materials claimed to have been furnished to Tenant, such mechanic's lien shall be discharged by Tenant within ten (10) days thereafter, at Tenant's sole cost and expense, by the payment thereof or by making any deposit required by law or by posting a bond with such surety, in such amount and in such form as landlord deems proper. Tenant shall immediately notify Landlord of any mechanic's lien or other lien filed against the Leased Premises or any part thereof by a contractor or subcontractor of Tenant or otherwise by reason of work claimed to have been done for or materials claimed to have been furnished to Tenant. If Tenant fails to remove such lien or post such bond within the ten (10) day period following the filing thereof, Landlord may, at its sole discretion and without waiving its right and remedies based on such breach by Tenant and without releasing Tenant from any of its obligations, cause such lien to be released by any means it shall deem proper, including payment in satisfaction of the claim giving rise to such lien. Tenant shall, in such event, pay to Landlord at once, upon notice by Landlord, any sum paid by Landlord to remove such lien, together with interest at the rate of twelve percent (12%) from the date of such payment by Landlord. Landlord shall have the right at all times to post and keep posted on the Leased Premises any notices permitted or required by applicable law, or that Landlord shall deem proper for the protection of Landlord, the Leased Premises, the Leased Premises and any other party having an interest therein, from liens. All material suppliers, contractors, artisans, mechanics, laborers and other parties contracting with Tenant for the furnishing of any labor, services, materials, supplies or equipment with respect to any portion of the Leased Premises are hereby charged with notice that they must look solely to Tenant for payment of the same and Tenant's purchase orders, contracts and subcontracts in connection therewith must clearly state this requirement.

20. NON-LIABILITY:

Subject to the terms and conditions of paragraphs 6 and 15 hereof, Landlord shall not be liable for damage to any property of Tenant or of others located on the Leased Premises, or for the loss of or damage to any property of Tenant or of others by theft or otherwise. Landlord shall not be liable for any injury or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water, rain or snow or leaks from any part of the Leased Premises or from the pipes, appliances, or plumbing works or from the roof, street or subsurface or from any other place or by dampness or by any other cause of whatsoever nature. Landlord shall not be liable for any such damage caused by Tenants or persons in the Leased Premises, occupants of adjacent property, of the buildings, or the public or caused by operations in connection of any private, public or quasi-public work. Landlord shall not be liable for any latent defect in the Leased Premises. All property of Tenant kept or stored on the Leased Premises shall be so kept or stored at the risk of Tenant only and Tenant shall hold Landlord harmless from any claims arising out of damage to the same, including subrogation claims by Tenant's insurance carrier.

21. ASSIGNMENT OR SUBLETTING:

Tenant agrees to use and occupy the Leased Premises throughout the entire term hereof for the purpose or purposes herein specified and for no other purposes, in the manner and to

substantially the extent now intended, and not to assign, sublet, license, concession or otherwise transfer this Lease or Tenant's rights in the Leased Premises, or any part thereof, whether by voluntary act, operation of law, or otherwise, without obtaining the prior written consent of Landlord in each instance. Tenant shall seek such consent of Landlord by a written request therefore, setting forth such information as Landlord may deem necessary. Landlord agrees not to withhold consent unreasonably. Consent by Landlord to any assignment of this Lease or to any subletting of the Leased Premises shall not be a waiver of Landlord's rights under this paragraph as to any subsequent assignment or subletting. Landlord's rights to assign this Lease are and shall remain unqualified. No such assignment or subleasing shall relieve Tenant from any of Tenant's obligations in this Lease contained, nor shall any assignment or sublease or other transfer of this Lease be effective unless the assignees, subtenant or transferee shall at the time of such assignment, sublease or transfer, assume in writing for the benefit of Landlord, its successors or assigns, all of the terms, covenants and conditions of this Lease thereafter to be performed by Tenant and shall agree in writing to be bound thereby. Should Tenant sublease in accordance with the terms of this Lease, fifty percent (50%) of any increase in rental received by Tenant over the per square foot rental rate which is being paid by Tenant shall be forwarded to and retained by Landlord, which increase shall be in addition to the Base Rent and Additional Rent due landlord under this Lease.

22. ATTORNMENT:

In the event of any sale, transfer or assignment of Landlord's interest in the Leased Premises, or this Lease, or if the Leased Premises comes into custody or possession of a mortgagee or any other party whether because of a mortgage foreclosure, or otherwise, Tenant shall attorn to such assignee or other party and recognize such party as Landlord hereunder; provided, however, Tenant's peaceable possession will not be disturbed so long as Tenant faithfully performs its obligations under this Lease. Tenant shall execute, on demand, any attornment agreement required by any such party to be executed, containing such provisions and such other provisions as such party may require.

23. NOVATION IN THE EVENT OF SALE:

In the event of the sale of the Leased Premises, Landlord shall be and hereby is relieved of all of the covenants and obligations created hereby accruing from and after the date of sale, and such sale shall result automatically in the purchaser assuming and agreeing to carry out all the covenants and obligations of Landlord herein. Notwithstanding the foregoing provisions of this paragraph, Landlord, in the event of a sale of the Leased Premises, shall cause to be included in the agreement of sale and purchase a covenant whereby the purchaser of the Leased Premises assumes and agrees to carry out all of the covenants and obligations of Landlord herein.

The Tenant agrees at any time and from time to time upon not less than ten (10) days prior written request by Landlord to execute, acknowledge and deliver to Landlord a statement in writing certifying that this Lease is unmodified and in full force and effect as modified and stating the modifications, and the dates to which the basic rent and other charges have been paid in advance, if any, it being intended that any such statement delivered pursuant to this paragraph may be relied upon by any prospective purchaser of the fee or mortgagee or assignee of any mortgage upon the fee of the Leased Premises. In the event that Tenant fails to execute and

return the estoppel certificate within such ten (10) day period, the holder of such encumbrance shall be entitled to rely, as against the Tenant, that: (i) this Lease is in full force and effect, without amendment except as specified by the Landlord, (ii) Tenant has no offsets against rent nor any defenses to Tenant's performance under this Lease, (iii) Tenant has no right to any offset or defenses to the payment of rent, and (iv) Tenant has not paid any rental under this Lease more than one month in advance.

24. SUCCESSORS AND ASSIGNS:

The terms, covenants and conditions hereof shall be binding upon and inure to the successors and assigns of the parties hereto.

25. REMOVAL OF FIXTURES AND LEASEHOLD IMPROVMENTS:

Notwithstanding anything contained in paragraph 8, paragraph 29 or elsewhere in this Lease, if Landlord requests then Tenant will promptly remove at the sole cost and expense of Tenant all fixtures, equipment and alterations made by Tenant simultaneously with vacating the Leased Premises and Tenant will promptly restore the Leased Premises to the condition that existed immediately prior to said fixtures, equipment and alterations having been made all at the sole cost and expense of Tenant.

26. QUIET ENJOYMENT:

Landlord warrants that it has full right to execute and to perform this Lease and to grant the estate demised, and that Tenant, upon payment of the rents and other amounts due and the performance of all the terms, conditions, covenants and agreements on Tenant's part to be observed and performed under this Lease, may peaceably and quietly enjoy the Leased Premises for the business uses permitted hereunder, subject, nevertheless, to the terms and conditions of this Lease.

27. RECORDING:

Tenant shall not record this Lease without the written consent of Landlord. However, upon the request of either party hereto, the other party shall join in the execution of the Memorandum lease for the purposes of recordation. Said Memorandum lease shall describe the parties, the Leased Premises and the term of the Lease and shall incorporate this Lease by reference.

28. OVERDUE PAYMENTS:

All monies due under this Lease from Tenant to Landlord shall be due on demand, unless otherwise specified and if not paid when due, shall result in the imposition of a service charge for such late payment in the amount of five percent (5%) of the amount due.

29. SURRENDER:

On the Expiration Date or upon the termination hereof upon a day other than the Expiration Date, Tenant shall peaceably surrender the Leased Premises broom-clean in good order, condition and repair, reasonable wear and tear only excepted unless the Lease has been

terminated pursuant to paragraphs 1.b, 14 or 15. On or before the Expiration Date or upon termination of this Lease on a day other than the Expiration Date, Tenant shall, at its expense, remove all trade fixtures, personal property and equipment and signs from the Leased Premises and any property not removed shall be deemed to have been abandoned. Any damage caused in removal of such items shall be repaired by Tenant and at its expense. All alterations, additions, improvements and fixtures (other than trade fixtures) which shall have been made or installed by Landlord or Tenant upon the Leased Premises and all floor covering so installed shall at the option of Landlord remain upon and be surrendered with the Leased Premises as a part thereof, without disturbance, molestation or injury, and without charge, at the expiration or termination of this Lease. If the Leased Premises is not surrendered on the Expiration Date or the date of termination, Tenant shall indemnify Landlord against loss or liability, claims, without limitation, made by any succeeding Tenant founded on such delay. Tenant shall promptly surrender all keys for the Leased Premises to Landlord at the place then fixed for payment of rent and shall inform Landlord of combinations of any locks and safes on the Leased Premises.

30. HOLDING OVER:

In the event of a holding over by Tenant after expiration or termination of this Lease without the consent in writing of Landlord, Tenant shall be deemed a Tenant at sufferance and shall pay rent for such occupancy at the rate of twice the lease-current aggregate Base and Additional Rent, prorated for the entire holdover period, plus all attorney's fees and expenses incurred by Landlord in enforcing its rights hereunder, plus any other damages occasioned by such holding over. Except as otherwise agreed, any holding over with the written consent of Landlord shall constitute Tenant as a month-to-month Tenant.

31. ABANDONMENT:

In the event Tenant shall remove its fixtures, equipment or machinery or shall vacate the Leased Premises or any part thereof prior to the Expiration Date of this Lease, or shall discontinue or suspend the operation of its business conducted on the Leased Premises for a period of more than thirty (30) consecutive days (except during any time when the Leased Premises may be rendered untenable by reason of fire or other casualty), then in any such event Tenant shall be deemed to have abandoned the Leased Premises and Tenant shall be in default under the terms of this Lease.

32. CONSENTS BY LANDLORD:

Whenever provision is made under this Lease for Tenant securing the consent or approval by Landlord, such consent or approval shall only be in writing.

33. NOTICES:

Any notice required or permitted under this Lease shall be deemed sufficiently given or secured if sent by registered or certified return receipt mail to Tenant at 6745 Highway 10 NW, Ramsey, Minnesota 55303, and to Landlord at the address then fixed for the payment of rent as provided in paragraph 4 of this Lease, and either party may by like written notice at any time designate a different address to which notices shall subsequently be sent or rent to be paid.

34. RULES AND REGULATIONS:

Tenant shall observe and comply with the rules and regulations as Landlord may prescribe and as listed on Exhibit A attached hereto, on written notice to Tenant for the safety, care and cleanliness of the Leased Premises.

35. INTENT OF PARTIES:

Except as otherwise provided herein, Tenant covenants and agrees that if it shall any time fail to pay any such cost or expenses, or fail to take out, pay for, maintain or deliver any of the insurance policies above required, or fail to make any other payment or perform any other act on its part to be made or performed as in this Lease provided, then Landlord may, but shall not be obligated so to do, and without notice to or demand upon Tenant and without waiving or releasing Tenant from any obligations of Tenant in this Lease contained, pay any such cost or expense, effect any such insurance coverage and pay premiums therefore, and may make any other payment or perform any other act on the part of Tenant to be made and performed as in this Lease provided, in such manner and to such extent as Landlord may deem desirable, and in exercising any such right, to also pay all necessary and incidental costs and expenses, employ counsel and incur and pay reasonable attorney's fees. All sums so paid by Landlord and all necessary and incidental costs and expenses in connection with the performance of any such act by Landlord, together with interest thereon at the rate of twelve percent (12%) per annum from the date of making of such expenditure, by Landlord, shall be deemed Additional Rent hereunder, and shall be payable to Landlord on demand. Tenant covenants to pay any such sum or sums with interest as aforesaid and Landlord shall have the same rights and remedies in the event of the non-payment thereof by Tenant as in the case of default by Tenant in the payment of the Base Rent payable under this Lease.

36. GENERAL:

a. **Landlord Tenant Relationship.** This Lease does not create the relationship of principal and agent or of corporation or of joint venture or of any association between Landlord and Tenant, the sole relationship between the parties hereto being that of Landlord and Tenant.

b. **Effect of Waivers.** No waiver of any default of Tenant hereunder shall be implied from any omission by Landlord to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord shall not then be construed as a waiver of a subsequent breach of the same covenant, term or condition. The consent to or approval by Landlord of any act by Tenant requiring Landlord's consent or approval shall not waive or render necessary Landlord's consent to or approval of any subsequent similar act by Tenant. No action required or permitted to be taken by or on behalf of Landlord under the terms or provisions of this Lease shall be deemed to constitute an eviction or disturbance of Tenant's possession of the Leased Premises. All preliminary negotiations are merged into and incorporated in this Lease. The laws of the State of Minnesota shall govern the validity, performance and enforcement of this Lease.

c. **Entire Agreement.** This Lease and the exhibits, if any, attached hereto and forming a part hereof, constitute the entire agreement between Landlord and Tenant affecting the Leased Premises and there are no other agreements, either oral or written, between them other than are herein set forth. No subsequent alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and executed in the same form and manner in which this Lease is executed.

d. **Enforceability of Provisions.** If any agreement, covenant or condition of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such agreement, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each agreement, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

e. **No Personal Obligations.** The obligations of Landlord under this Lease do not constitute the personal obligations of the individual officers or employees of Landlord. If Landlord shall fail to perform any covenant, term or condition of this Lease required of landlord, Tenant shall be required to deliver to Landlord written notice of the same. If, as a consequence of such default, Tenant shall recover a money judgment against Landlord, such judgment shall be satisfied only out of the proceeds of sale received upon execution of such judgment and levied thereon against the right, title and interest of Landlord in the Leased Premises and out of rent or other income from the Leased Premises receivable by Landlord, or out of consideration received by Landlord from the sale or other disposition of all or any part of Landlord's right, title or interest in the Leased Premises, and no action for any deficiency may be sought or obtained by Tenant.

f. **No Relocation Benefits.** The Tenant waives its right to relocation benefits under any state or federal law in the event Tenant elects to terminate this Lease prior to the expiration of the Lease Term or any subsequent term thereafter pursuant to paragraph 1.c. herein.

37. **NO WASTE OR NUISANCE AND COMPLIANCE WITH LAWS:**

a. **Leased Premises Use.** The Leased Premises shall be used by and/or at the sufferance of Tenant only for the purpose set forth in paragraph 11 above and for no other purposes. Tenant shall not use or permit the use of the Leased Premises in any manner that will tend to create waste or a nuisance. Tenant, its employees and all persons visiting or doing business with Tenant in the Leased Premises shall be bound by and shall observe the reasonable rules and regulations as listed on Exhibit A attached hereto, made by Landlord relating to the Leased Premises, of which notice in writing shall be given to Tenant, and all such rules and regulations shall be deemed to be incorporated into and form a part of this Lease.

b. **Obey Laws.** Tenant covenants throughout the Lease Term, at Tenant's sole cost and expense subject to Landlord's warranty in paragraph 6, promptly to comply with all laws and ordinances and the orders, rules and regulations and requirements of all federal, state and municipal governments and appropriate departments, commissions, boards, and officers thereof, and the orders, rules and regulations of the Board of Fire Underwriters where the Leased Premises are situated, or any other body now or hereafter created with jurisdiction over the

Leased Premises, and whether or not the same require structural repairs or alterations, which may be applicable to the Leased Premises, or the use or manner of use of the Leased Premises. Tenant will likewise observe and comply with the requirements of all policies of public liability, fire and all other policies of insurance at any time in force with respect to the buildings and improvements on the Leased Premises and the equipment thereof.

38. HAZARDOUS MATERIAL:

In the event any Hazardous material (hereinafter defined) is brought or caused to be brought into or onto the Leased Premises by Tenant, Tenant shall handle any such material in compliance with all applicable federal, state and/or local regulations. For purposes of this paragraph, "Hazardous Material" means and includes any hazardous, toxic or dangerous waste, substance or material defined as such in (or for purposes of) the Comprehensive Environmental Response, Compensation, and Liability Act, and so-called "Superfund" or "Super lien" law, or any federal, state or local statute, law, ordinance, code, rule, regulation, order decree regulation, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect. Tenant shall submit to Landlord on an annual basis copies of its approved hazardous materials communication plan, OSHA monitoring plan, and permits required by the Resource Recovery and Conservation Act of 1976, if Tenant is required to prepare, file or obtain any such plans or permits. Tenant will indemnify and hold harmless Landlord from any losses, liabilities, damages, costs or expenses (including reasonable attorney's fees) which Landlord may suffer or incur as a result of Tenant's introduction into or onto the Leased Premises, of any Hazardous Material. This paragraph shall survive the expiration or sooner termination of this Lease.

39. CAPTIONS:

The captions are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Lease nor the intent or any provision thereof.

40. ATTACHMENTS:

See also Exhibit A, which Exhibit is attached hereto and made a part hereof.

<u>Exhibit</u>	<u>Description</u>
Exhibit A	Leased Premises Rules and Regulations
Exhibit B	Graphic Depiction of Leased Premises
Exhibit C	Personal Property List

41. SUBMISSION:

Submission of this instrument to Tenant or proposed Tenant or its agents or attorneys for examination, review, consideration or signature does not constitute or imply an offer to lease, reservation of space, or option to lease, and this instrument shall have no binding legal effect until execution hereof by both Landlord/Owner and Tenant or its agents.

EXHIBIT A
TO LEASE AGREEMENT
DATED February 1, 2012

BUILDING RULES AND REGULATIONS

1. Any sign, lettering, picture, notice or advertisement installed on or in any part of the Leased Premises and visible from the exterior of the Leased Premises, shall be installed at Tenant's sole cost and expense, and in such manner, character and style as Landlord may approve in writing. Anything herein to the contrary notwithstanding, approval as to signs shall be subject to Landlord's approval which may not be unreasonably withheld. In the event of a violation of the foregoing by Tenant, landlord may remove the same without any liability and may charge the expense incurred by such removal to Tenant.
2. Tenant assumes full responsibility for protecting its space from theft, robbery and pilferage, which includes keeping doors locked and other means of entry to the Leased Premises closed and secured after normal business hours.
3. Tenant shall comply with all applicable federal, state and municipal laws, ordinances and regulations, and building rules and shall not directly or indirectly make any use of the Leased Premises which may be prohibited by any of the foregoing or which may be dangerous to persons or property or may increase the cost of insurance or require additional insurance coverage.
4. The Leased Premises shall not be used for cooking (as opposed to heating of food), lodging, sleeping or for any immoral or illegal purpose.
5. Unless expressly permitted by Landlord, no additional locks or similar devices shall be attached to any door or window and no keys other than those provided by Landlord shall be made for any door. If more than two keys for one lock are desired by Tenant, Landlord may provide the same upon payment by Tenant. Upon termination of this Lease or of Tenant's possession, Tenant shall surrender all keys of the Leased Premises and shall explain to Landlord all combination locks on safes, cabinets and vaults.
6. The restrooms, drinking fountains and other plumbing fixtures shall not be used for any purpose other than for which they are constructed, and no sweepings, rubbish, rags, coffee grounds or other substances shall be thrown therein. All damages resulting from any misuse of the fixtures shall be borne by Tenant who, or whose employees, agents, visitors or licensees have caused same. No person shall waste water by interfering or tampering with the faucets or otherwise.
7. Tenant shall be responsible for any damage to the building or the property of its employees or others and injuries sustained by any person whomsoever resulting from the use or moving of such articles in or out of the Leased Premises, and shall make all repairs and improvements required by Landlord or governmental authorities in connection with the use or moving of such articles.

8. Wherever in these Building Rules and Regulations the word "Tenant" occurs, it is understood and agreed that it shall mean Tenant's associates, employees, agents, clerks, invitees, and visitors. Wherever the word "Landlord" occurs, it is understood and agreed that it shall mean Landlord's assigns, agents, clerks, and visitors.

9. Landlord shall have the right to enter upon the Leased Premises at all reasonable hours for the purpose of inspecting the same.

10. Landlord shall have the right to enter the Leased Premises at hours convenient to Tenant for the purpose of exhibiting the same to prospective tenants.

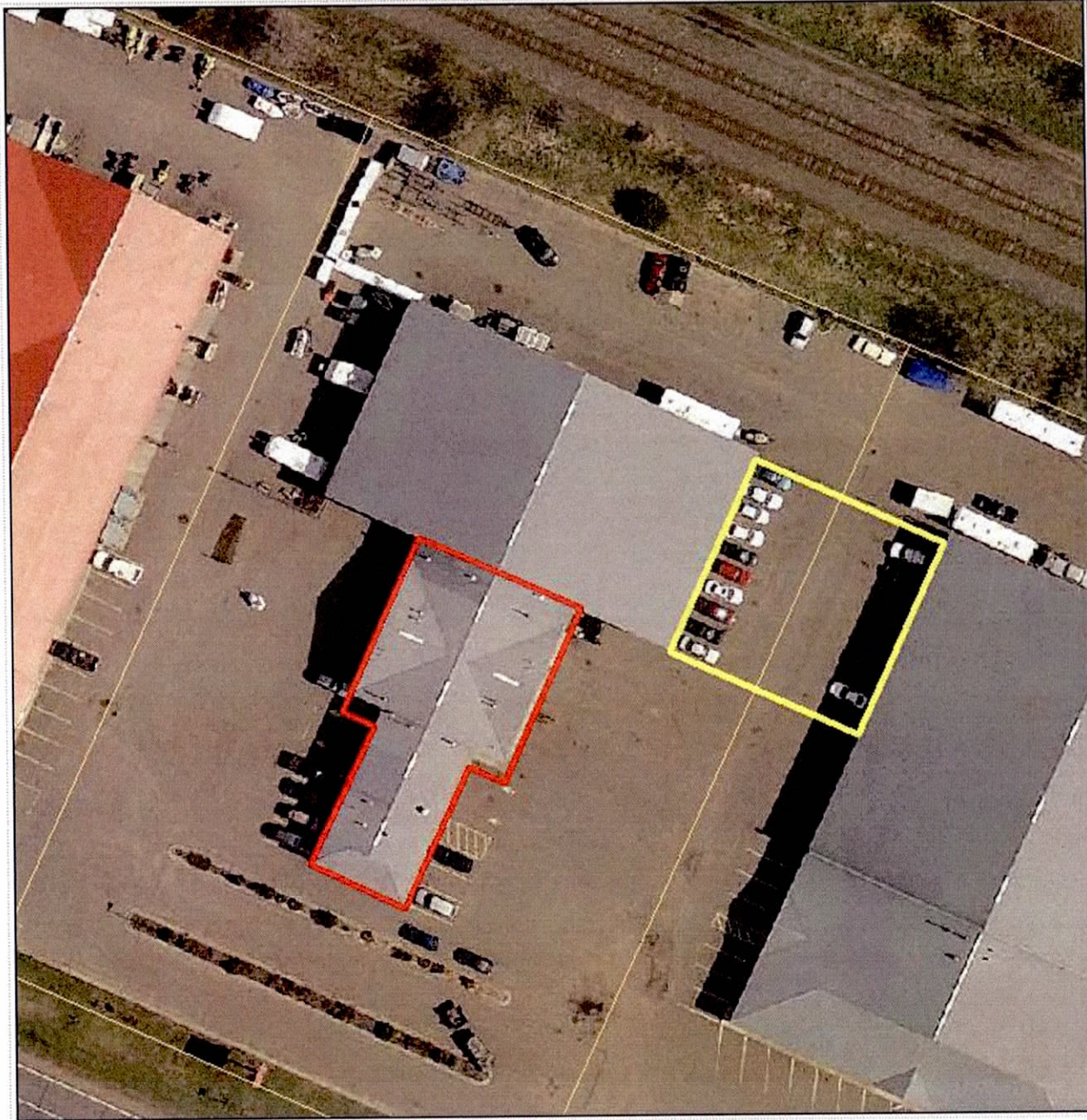
11. Landlord shall be responsible for all repair and maintenance of mechanical systems and devices associated with Tenant's Leased Premises, including heating and air conditioning equipment, water heaters, exhaust fans, plumbing and electrical. Landlord must be advised of any such repair, etc. and must approve of any such repair. Landlord warrants that the equipment is in proper working order on the Commencement Date.

12. Alterations of any nature to the Leased Premises by Tenant shall require written approval of Landlord. Such approval shall not be unreasonably withheld. In the event of a violation of the foregoing by Tenant, Landlord may remove the same without any liability and may charge the expense incurred by such removal to Tenant.

13. Tenant and Tenant's employees, agents, visitors and licensees shall observe faithfully and comply strictly with the foregoing rules and regulations and such other and further appropriate rules and regulations as Landlord or Landlord's agent may from time to time adopt. Reasonable notice of any additional rules and regulations shall be given in such manner as Landlord may reasonably elect in its reasonable discretion.

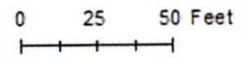
14. Landlord reserves the right at any time to rescind, alter or waive, in whole or in part, any of these Rules and Regulations when deemed necessary, desirable, or proper, in Landlord's judgment, for its best interest or for the best interest of the tenants of the Complex. Tenant reserves the right to refuse compliance with any subsequent additional rules and regulations added to those agreed to at the time of signing the Lease.

15. To the extent these rules are in conflict with the terms of the Lease, the terms of the Lease shall rule and govern.



Independent Auto Service
Proposed Location
 6745 Highway 10 NW

- Parcels
- Lease Space
- Leased Premises
- Outdoor Storage Location



This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City in being accurate.

The City does not represent that the GIS data can be used for most measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 637-1430.

The City of Ramsey disclaims any responsibility for or liability for the accuracy of the information in any form of visual communication a GIS in which the public has general access. The preceding disclaimer is provided pursuant to Minnesota Statute 66B.03 Subd. 31 (2005), and the user of this map acknowledges that the City of Ramsey is immune from any and all claims brought by, to or in its employees or agents, or their personal representatives out of the ordinary course of the day.

Exhibit C
Personal Property List

Air Compressor in Pit Area

Four Commercial Hoists

Computers

Copier & Fax Machines

Other Office Equipment

Furniture

Tool Cabinets

Inventory



Reshetar Systems, Inc.
 730 Bunker Lake Boulevard Northwest
 Anoka, MN 55303
 763.421.1152 Fax 763.421.1153

PROPOSAL

page 1 of 1

DATE: **18-Oct-17**

TO: **Marty Fisher**
Premier Commercial Properties

PROPOSAL NUMBER: **17-9200**

PROJECT: **Independent Auto Improvements**
6745 Highway 10 - Ramsey

PLAN DATE: **N/A**
 ADDENDA: **N/A**

Provide Labor, materials and equipment for the following:

Asphalt:	Remove existing bituminous, subgrade and prep for new 3" DOT wear coarse All areas will be regraded to slope away from the building Materials used will be MNDOT Type SPWEB 240B See attached colored "option" page	<table border="0"> <tr><td>Option #1</td><td style="text-align: right;">\$40,800</td></tr> <tr><td>Option #2</td><td style="text-align: right;">\$42,000</td></tr> <tr><td>Option #3</td><td style="text-align: right;">\$16,800</td></tr> <tr><td>Alt patching</td><td style="text-align: right;">\$3,000</td></tr> </table>	Option #1	\$40,800	Option #2	\$42,000	Option #3	\$16,800	Alt patching	\$3,000
Option #1	\$40,800									
Option #2	\$42,000									
Option #3	\$16,800									
Alt patching	\$3,000									
Concrete:	Remove and replace concrete sidewalks around the perimeter of the building Repair chipped decayed concrete edge at overhead doors with epoxy filler Sidewalks to be sloped away from building	<table border="0"> <tr><td>Total concrete bid.....</td><td style="text-align: right;">\$20,000</td></tr> </table>	Total concrete bid.....	\$20,000						
Total concrete bid.....	\$20,000									
Exterior:	Repair damaged/decayed wood siding as needed Pressure wash and paint exterior wood siding (no metal soffit painting) Painting is to be done from fenced in area forward (nothing behind) Paint to be one color stain to match existing	<table border="0"> <tr><td>Total paint/stain bid.....</td><td style="text-align: right;">\$15,000</td></tr> </table>	Total paint/stain bid.....	\$15,000						
Total paint/stain bid.....	\$15,000									
Pit Paint:	Sandblast CMU walls, 2 posts and I-Beam in pit area All walls to be cleared by others (nothing on walls prior to blasting) Paint walls and beams with epoxy paint (2 coats)	<table border="0"> <tr><td>Total epoxy paint bid.....</td><td style="text-align: right;">\$19,300</td></tr> </table>	Total epoxy paint bid.....	\$19,300						
Total epoxy paint bid.....	\$19,300									

Brett M. Reshetar

This proposal may be withdrawn if not accepted within 30 days.

Brett M. Reshetar

Direct (612) 940-0123

All materials to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, theft, and other necessary insurance. Our workers are fully covered by Worker's Comp. Insurance.

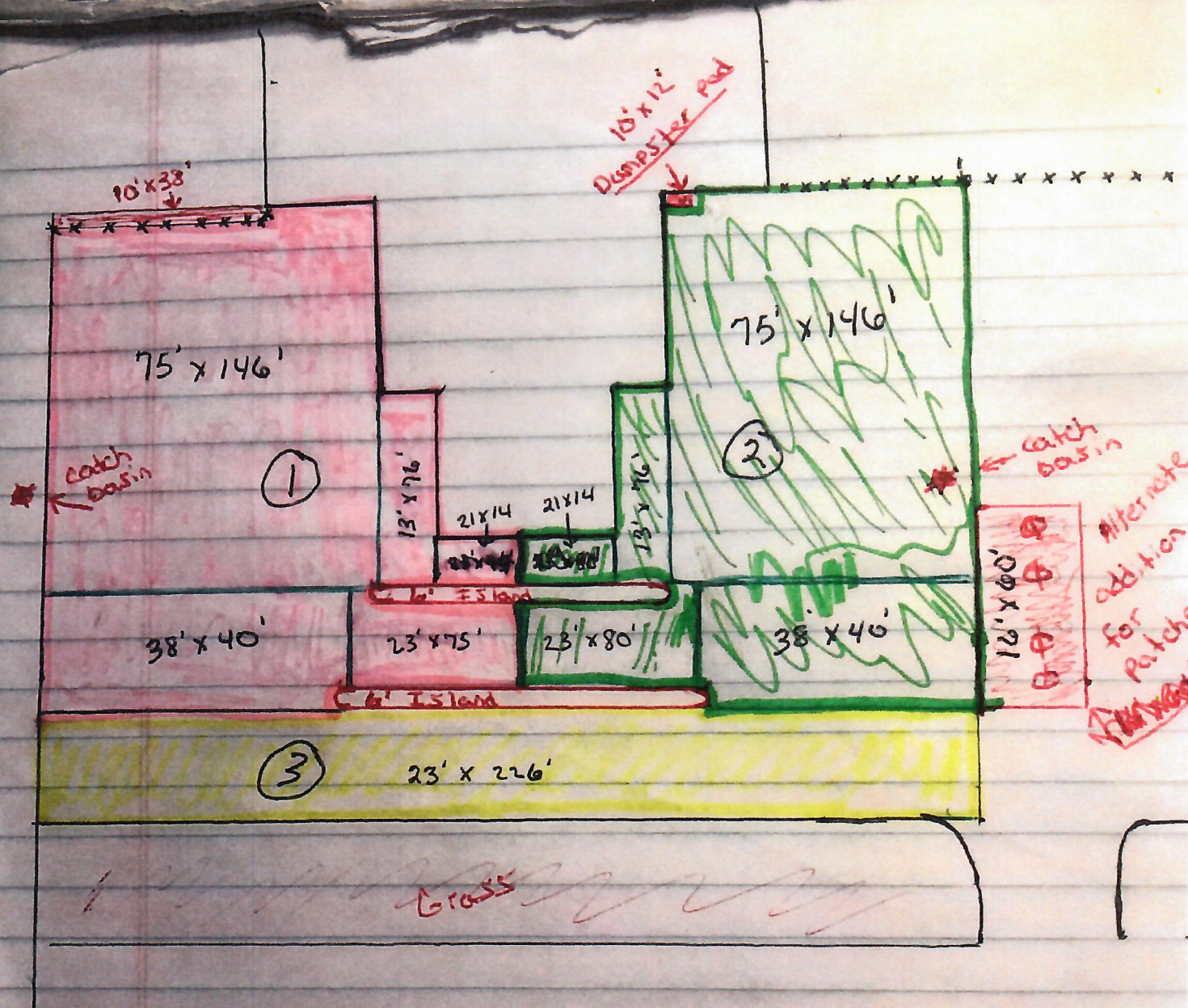
ACCEPTANCE OF PROPOSAL

The work described above is approved and payments are to be received within thirty days of invoice.

Date of acceptance

 Signed

 Printed name and title



HWY 10

Meeting Date: 12/12/2017

Information

Title:

Review Drafts of Comprehensive Plan Update and Discuss Next Steps

Purpose/Background:

The purpose of this case is to review two draft chapters of the Comprehensive Plan Update. These are very early drafts and will be updated on multiple occasions. Additionally, the drafts are not in final layout/format. Staff has focused on content in order to get structure and narrative complete. The final draft (and potentially subsequent drafts moving forward) will be in a more final, polished layout.

Every ten (10) years, the City is required (as all metropolitan area communities are) to submit a Comprehensive Plan to the Metropolitan Council for review and approval. Regardless of the statutory requirements, there were a number of planning projects and updates that warranted updates to the City's long-range vision (20 years). The City has seen significant benefit in terms of securing outside funding and community consensus by having a clear vision for our community. This long-range planning also helps plan and prioritize for larger capital items such as transportation improvements, utilities, parks, trails, etc. With a limited amount of resources, it is important to plan and prioritize these important capital investments.

The draft chapters for review this evening are the following. These have been reviewed by the Comprehensive Plan Steering Committee. The Planning Commission is scheduled to review these drafts on December 7, after this agenda is published.

1. Community Profile/Background/Demographic Information
2. Land Use

There are several remaining chapters to the update. A series of schedules is attached to this document. The remaining chapters include, but are not limited to the following.

1. ?Economic Development
2. Natural Resources
3. Transportation
4. Parks and Recreation
5. Water Resources (supply, wastewater, surface water)
6. Housing

There are likely to be a number of changes moving forward. Staff will provide a more detailed overview as part of the presentation of this case. The intent of this case is to make any course corrections on content and process to avoid any delays at the end of the schedule. The City has until June, 2018 to complete a draft to begin reviewing with adjacent and impacted jurisdictions.

The City has invested a significant amount of time in public engagement for this Comprehensive Plan Update. The City was much more proactive in the regional planning cycle with the Metropolitan Council leading up to the City's Comprehensive Plan Update. The City has spent nearly a year in public engagement (listening sessions) before any policy or drafts were completed. Through that process, four (4) key themes emerged.

1. ?Enhance the Balance Between Rural Character and Urban Growth
2. A Connected Community (Transportation)
3. An Active Community (Recreation)

4. A Positive Learning Environment (planning for schools and classroom space)

Also attached to this case are several documents outlining public comment received thus far as well as minimum requirements for the Comprehensive Plan Update.

Timeframe:

30 minutes

Funding Source:

Preparation of the Comprehensive Plan Update is being handled as part of normal Staff duties, supplemented with services by WSB Associates. The City did receive a \$32,000 Planning Grant from the Metropolitan Council.

Responsible Party(ies):

Community Development Director

Outcome:

Provide feedback and direction on the Comprehensive Plan Update.

Attachments

Community Profile

Land Use Plan

Minimum Requirement Checklist

Phase I Feedback

Steering Committee Minutes

Schedules

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/07/2017 11:16 AM
Form Started By: Tim Gladhill		Started On: 11/16/2017 04:23 PM
Final Approval Date: 12/07/2017		

COMMUNITY PROFILE

THE COMMUNITY

Located in the northwest Twin Cities Metro, the City of Ramsey boasts incredible outdoor recreation opportunities, a growing downtown in Ramsey COR, an impressive manufacturing sector, and a strong local government.

The City of Ramsey has experienced steady growth and development over the past 20 years. This trend is expected to continue as the City has over 1,000 acres of developable land in the COR located near U.S. Highway 10.

Our Neighborhoods

Add the Neighborhood Map here (park district map).

Ramsey is a great place to live!

Why should I live in Ramsey?

Ramsey is a great place to locate a business!

Why should I locate my business in Ramsey?

THE LAND

Existing Land Use

Existing land use can be thought of as what *actually exists* on the ground at the present time, regardless what has been planned or what zoning regulations exist. The most accurate depiction of what land uses currently exist in Ramsey comes from the Metropolitan Council's 2010 Generalized Land Use map, which uses a combination of aerial photography, county parcel data and community "ground truthing" to provide current land use types by acreage.

Existing land use types, total acreage and percent of total acreage are shown in the table below.

Figure __-__: Existing Land Use in Ramsey

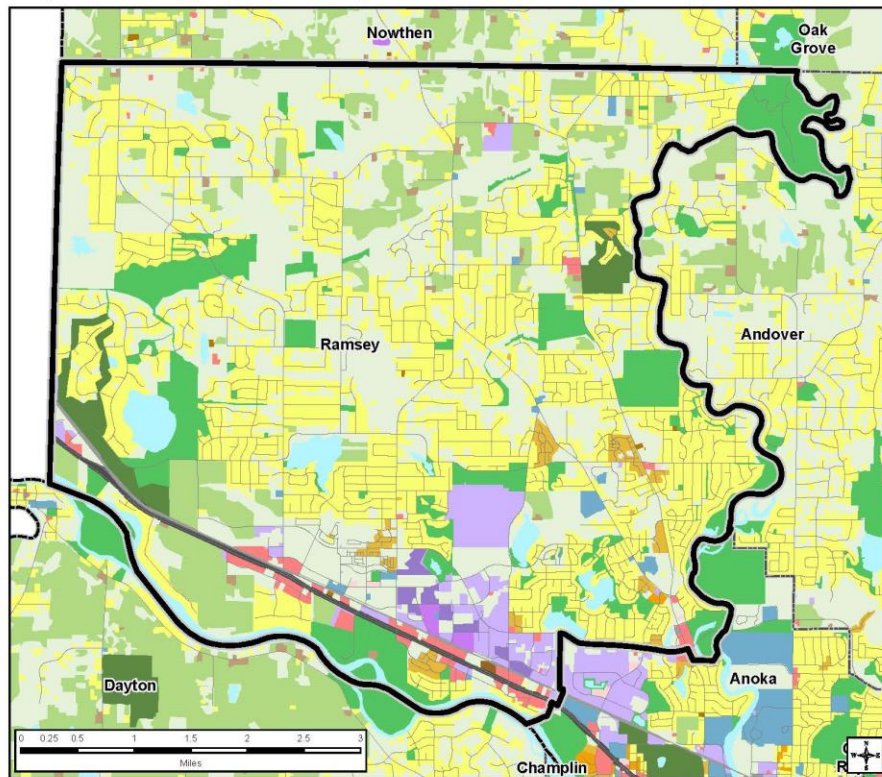
Land Use	Total Acres	Percent
----------	-------------	---------

Ramsey 2040 Comprehensive Plan Community Profile

Single Family Detached	6,837	36%
Undeveloped Land	5,957	31%
Park, Recreation or Preserve	1,960	10%
Agriculture	1,659	9%
Open Water	753	4%
Industrial and Utility	561	3%
Golf Course	332	2%
Retail and Other Commercial	254	1%
Single Family Attached	227	1%
Major Highway	144	1%
Mixed Use Industrial	107	1%
Institutional	92	<1%
Railway	67	<1%
Farmstead	65	<1%
Extractive	40	<1%
Office	14	<1%
Multifamily	12	<1%
Mixed Use Residential	8	<1%
Manufactured Home Park	7	<1%
Total Land (acres)	19,096	100%
Source: Metropolitan Council Generalized Land Use (2010)		

Map __-__ Existing Land Use

**2010 Generalized Land Use
City of Ramsey, Anoka County**



2010 Generalized Land Use



Existing Residential Land Use

The primary land use type in Ramsey is residential. Over 37 percent of the city's land is devoted to the combined residential uses of single family detached, mixed use residential, attached housing, and multifamily housing. Of these, single family detached housing remains the most prominent residential use by area.

Existing Commercial and Industrial Land Use

Retail, office and industrial land uses make up 5 percent of Ramsey by area. Commercial uses are prominent along the length of the US. Highway 10 corridor, and a few other commercial nodes such as The COR, and the Sunfish Lake Blvd and Bunker Lake Blvd intersection. In addition, the Cities of Ramsey and Anoka share a large business park spanning across 1,000 acres of land. This business park includes various office, warehouse, assembly, and a wide variety of manufacturing users.

Existing Public Land Use and Natural Features

According to the generalized land use map provided by the Metropolitan Council, about one third of the City is classified as undeveloped. In addition, the City has retained natural features that define the community and utilize those natural features to help shape land development. Civic buildings and public uses make up less than one percent of the city by area, but 16 percent of its land area is devoted to parks, recreation, and open water. The largest natural corridor is found along the Trott Brook, with additional natural corridors found along the Rum river, and Mississippi River. Park and recreation areas include The Draw Park and Amphitheatre, Central Park, Alpine Park, Rum River Hills Golf Course, and Links at Northfork Golf Course.

Ramsey has 753 acres of open water, the largest of these being Lake Itasca and Lilly Lake in the south portion of the city. Ramsey does have some significant steep slopes that impact development feasibility and direct the flow of water. Some of the steepest slope areas are in the center of the city along the Trott Brook.

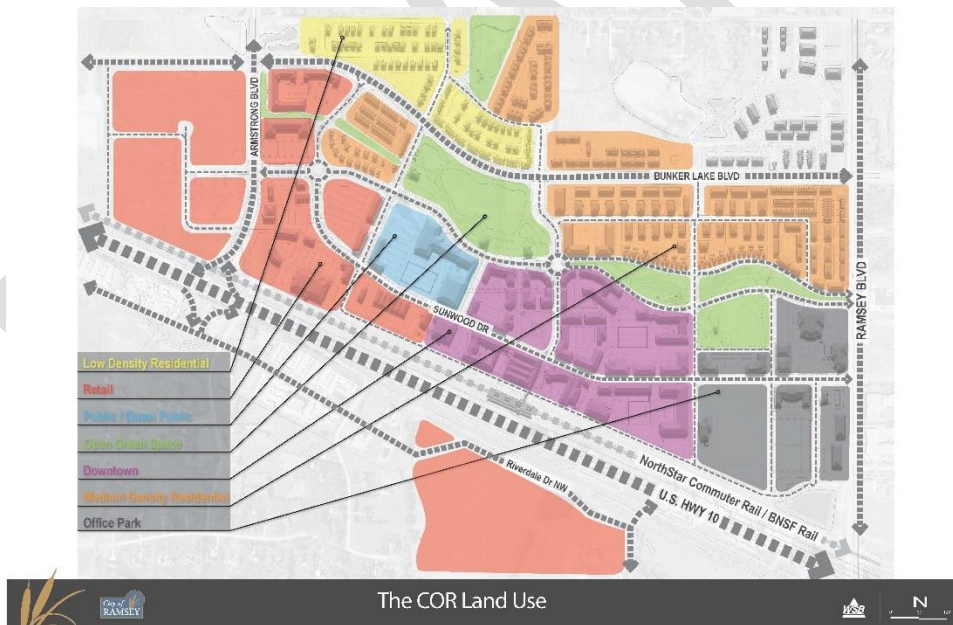
The COR

The COR (Center of Ramsey) is the City's downtown development. This 300+ acre development is a transit oriented and walkable development. The COR is centered on the Ramsey Northstar Commuter Rail Station and U.S. Highway 10/ U.S. Highway 169. This mixed-use development is home to a long list of successful projects including residential, retail, office, parks and recreation, and government facilities. Provided below is a list of completed projects The COR (as of 2015):

1. Coborn's multi-tenant retail center (95,000 sf, ___ acres)
2. PACT Charter School (K-12, ___ SF, ___ acres)
3. Ramsey Municipal Center (60,000 sf, ___ acres)
4. Veterans Affairs Outpatient Clinic (40,000 sf, ___ acres)
5. Ramsey Office Plaza (80,000 sf, ___ acres)
6. Midwest Medical Examiner's Office (___ SF, ___ acres)

7. NAU County Insurance Office (42,000 sf, ___ acres)
8. Northgate Church & Community Performing Arts Center (500 seats, ___ SF, ___ acres)
9. Allina Medical Clinic (25,000 sf, ___ acres)
10. Residence at The COR (230 units, ___ SF, ___ acres)
11. The Draw park & amphitheater (___ acres)
12. Ramsey Rail Station: connected to 800-stall covered parking ramp by skyway with service to Minneapolis
13. Various single family and townhome developments totaling several hundred households. (why is this all clumped together? How did you decide to call out the ones you did?) This information and its formatting was taken from an existing marketing piece that Ramsey has that they call their "Community Profile".

The COR, known formerly as Ramsey Town Center, was purchased by the City of Ramsey in 2009. About 130 acres of land is available for development in The COR today; about 90 acres is City-owned.



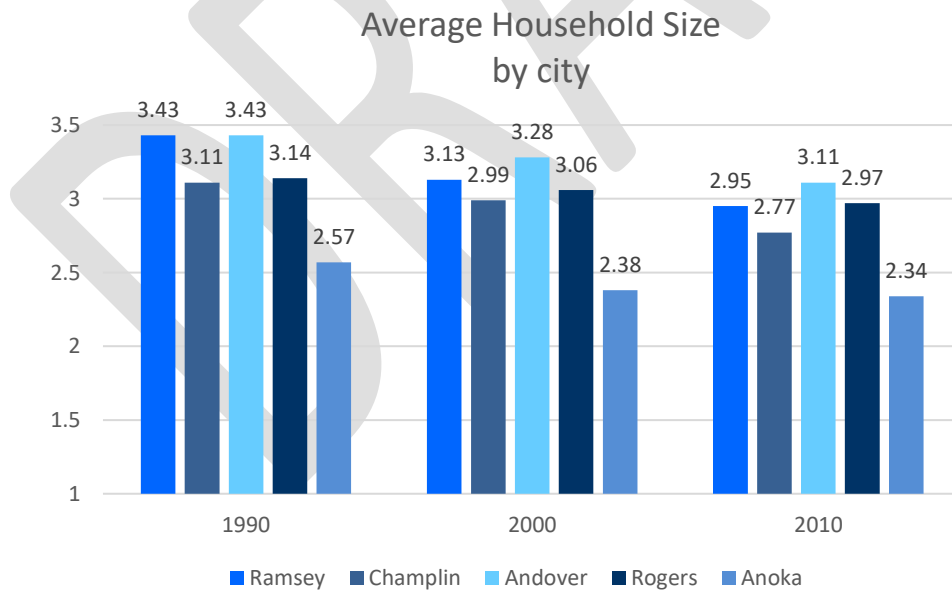
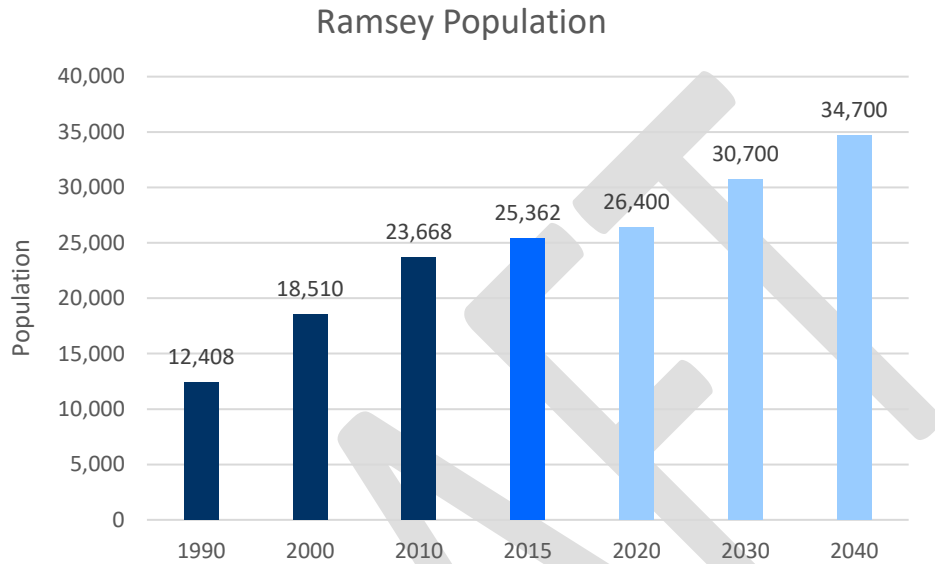
THE PEOPLE

Population

As of the 2010 US Census, the population of Ramsey was 18,510, and the most recent estimates from the 2015 American Community Survey put the population at 25,362.

The population has steadily increased since 1990. Although the number of households in the city has increased, the number of persons per household has decreased from 3.43 in 1990 to 2.95 in 2010. According to forecasts by the Metropolitan Council, the 2040 population is projected to increase to 34,700.

Figure __-__: Historic and future population of Ramsey

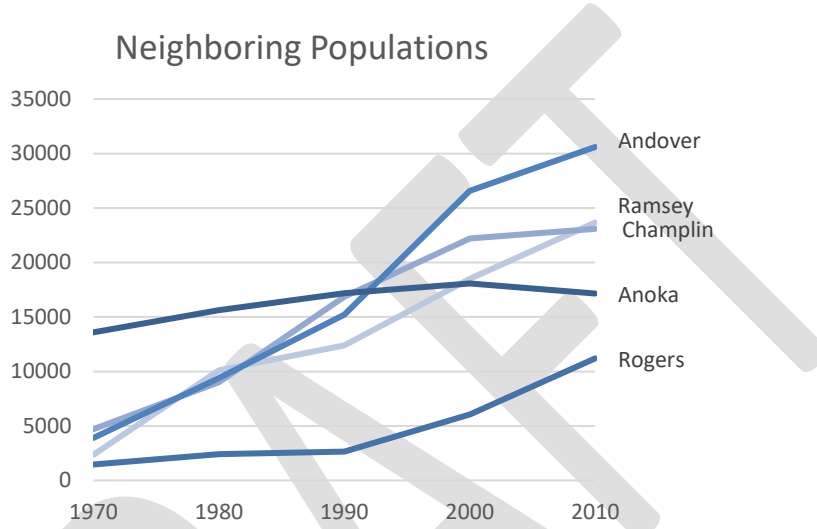


With the number of residents per household likely to continue to decline as the overall population of Ramsey ages, residential housing types will need to be accommodated through development of a variety of housing types including apartments and townhomes.

Ramsey’s population experienced steady growth between 1990 and 2010, slowed from 2010 to 2015, and is projected by the Metropolitan Council to steadily increase yet again from 2020 to 2040.

As shown in Figure __-__ Ramsey has been outpaced by only Andover in population growth since 1990 and has risen from to the second most populated City in the area.

Figure __-__: Population of Ramsey compared to surrounding communities, 1970-2010

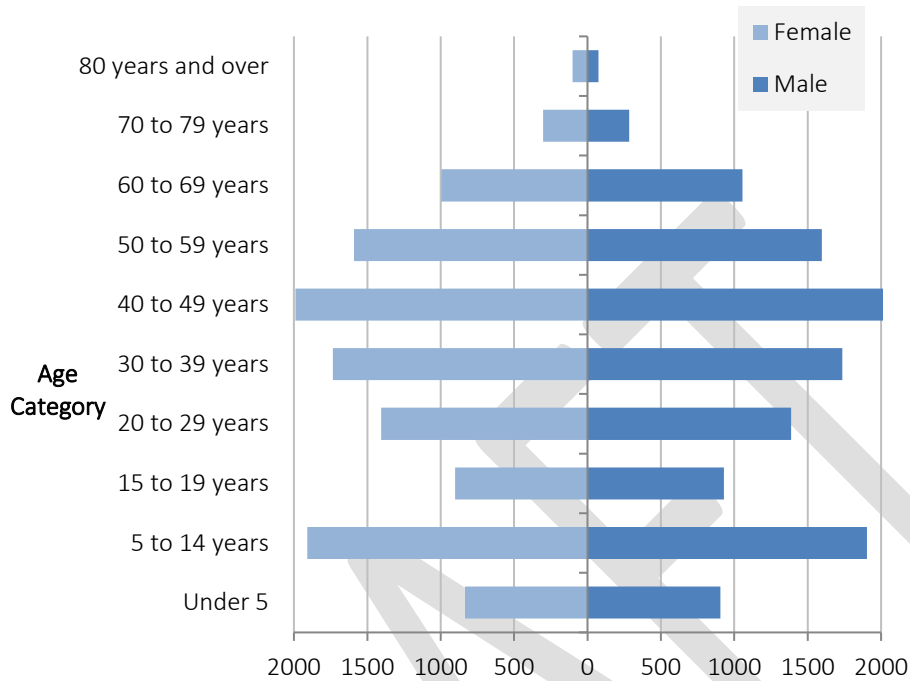


Age demographics

Consistent with most other communities across the region, Ramsey’s population is aging. Figure __-__ shows that the largest segment of the population is in the 40-49 age range which is quite young compared to many other communities in the metropolitan region. It will be important for Ramsey to plan for alternative housing options for these residents as they age so that they can remain in the community. In addition, it will also remain important that Ramsey seek ways to be competitive in retaining younger residents as the data shows the second largest section of residents in the 5-14 age range.

Figure __-__: Age of Ramsey residents, 2010

Age of Ramsey Residents

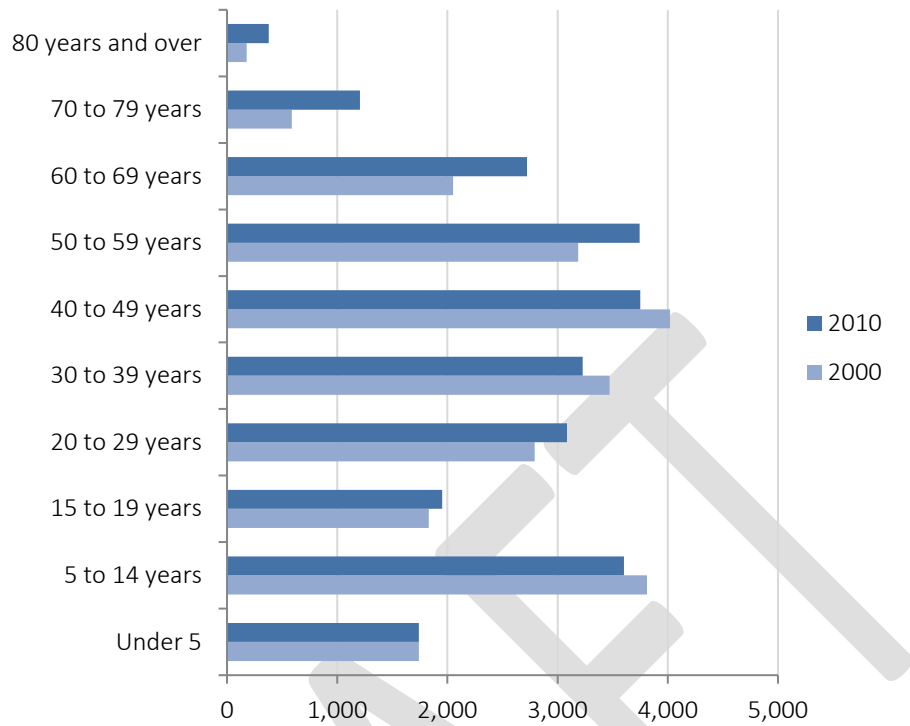


Source: U.S. Census (2010)

Looking at the changes in age demographics from 2000 to 2010, the greatest gains were in the categories of “empty nester” adults, while there were losses in population amongst 30- to 50-year-olds.

This age demographic profile helps explain Ramsey’s key themes pertaining to schools, parks, and recreation.

Figure __ - __: Age cohort changes of Ramsey residents, 2000-2010

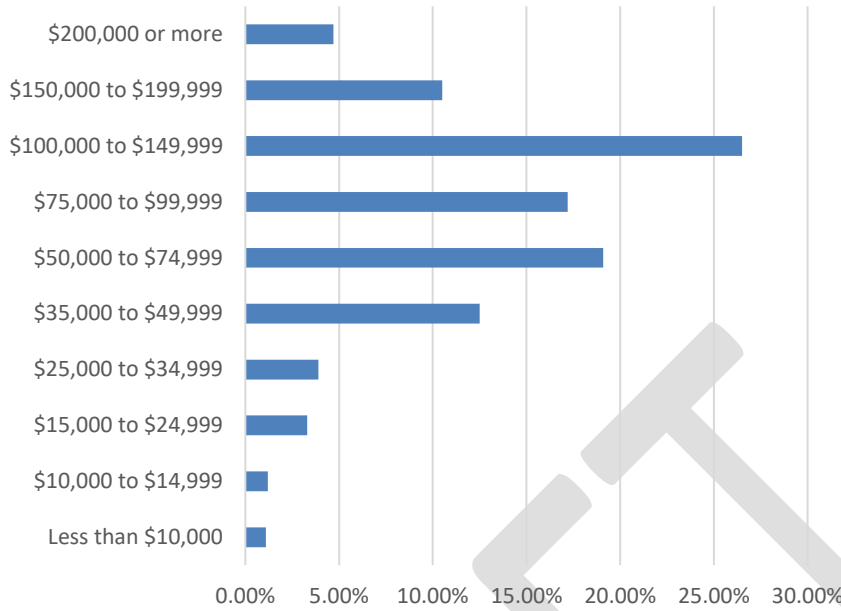


Household Income

Compared to the average of Anoka County and the State of Minnesota, Ramsey has a higher median household income. The median household income in Ramsey is \$86,794 annually. In 2015, the ACS estimated that around 3 percent of Ramsey’s population lives below the poverty line compared to 7 percent in Anoka County.

	Median household income (\$)
Ramsey	\$86,794
Andover	\$93,932
Champlin	\$83,851
Anoka	\$45,820
Rogers	\$103,980

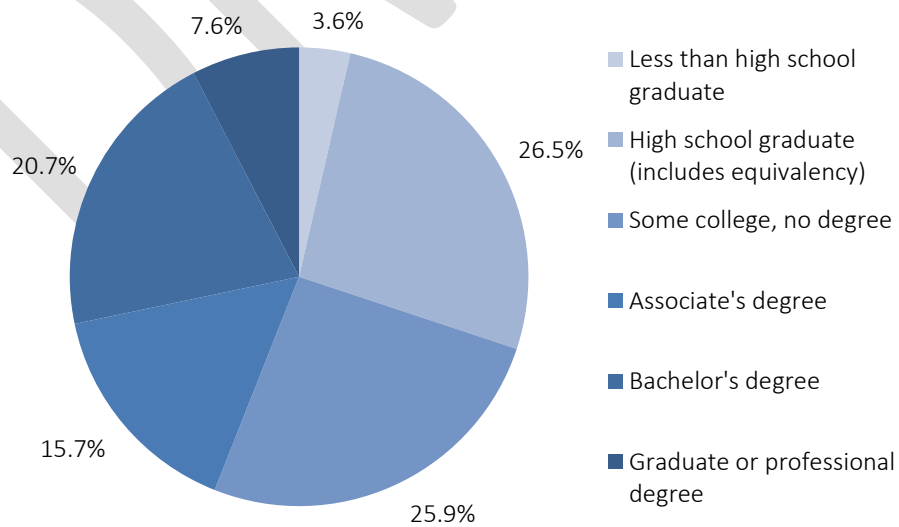
Figure __ - __: Ramsey income distribution by income bracket



Education

There is a broad range of educational experience levels among Ramsey residents. Nearly 70 percent of residents have at least some college experience. Ramsey is fortunate to have numerous colleges and universities nearby including Anoka Technical College and Anoka-Ramsey Community College, as well as a wide range of employers in the area hiring college graduates.

Figure --: Educational attainment level of Ramsey residents



What People Do for Work

According to 2014 ACS data, there are just under 14,000 employed persons living in Ramsey. Nearly 20 percent of the working population of Ramsey residents are employed in professional, scientific, and management positions, and another 31 percent work in construction and manufacturing. Around 10 percent of working Ramsey residents use public transit, bicycling, walking or carpooling as a means of commuting to work, and the average commute time for all working residents is 25-29 minutes.

Figure __-__: The industries in which the employed civilian population of Ramsey work

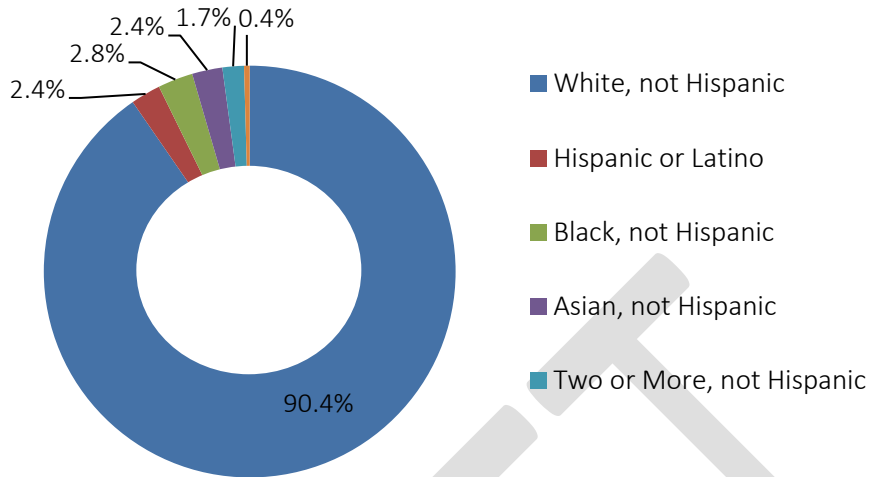
INDUSTRY	Number	Percent
Educational services, and health care and social assistance	145	1.1%
Retail trade	964	6.9%
Professional, scientific, management, administrative, and waste management	2,570	18.4%
Arts, entertainment, and recreation, and accommodation and food services	408	2.9%
Manufacturing	1,517	10.9%
Transportation and warehousing, and utilities	734	5.3%
Finance and insurance, and real estate and rental and leasing	199	1.4%
Public administration	1,395	10.0%
Wholesale trade	1,305	9.4%
Construction	2,835	20.3%
Other services, except public administration	801	5.7%
Information	557	4.0%
Agriculture, forestry, fishing and hunting, and mining	523	3.7%

Source: ACS 2010-2014 Estimates

Race

At 90.4 percent, Ramsey residents are primarily white non-Hispanic individuals with the remaining 9.6% of residents being people of color. By comparison, the Twin Cities region is 24.6% residents of color, and Anoka County is 15.6% residents of color. As such, Ramsey is not diversifying at the same rate as Anoka County or the Twin Cities region. Regional trends indicate that in the Twin Cities metro area, residents of color will continue to comprise a greater share of our region's population, increasing from 24% in 2010 to 41% in 2040.

Figure __-__: Ramsey racial demographics



THE NEIGHBORHOODS

Housing Types

Housing is the predominant land use in Ramsey. Estimates from the Metropolitan Council indicate that there were 8,812 housing units in Ramsey in 2015. Around 75 percent of the housing units in Ramsey are single family detached homes with townhomes counting for an additional 15 percent of the total housing units.

Figure __-__: Housing by type in Ramsey

Unit Type	Units	Percentage
Single Family Detached	6,692	75.9%
Multifamily (5 units or more)	680	7.7%
Townhomes	1,403	15.9%
Duplex, triplex, quad	37	0.5%
Total:	8,812	100%

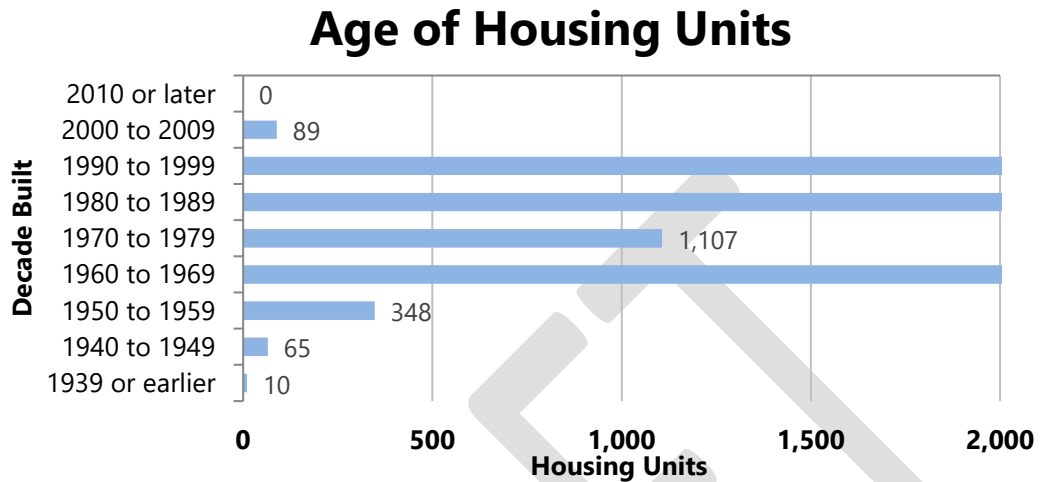
Source: Metropolitan Council Housing Stock Estimates (2015)

Housing Age

The age of Ramsey’s housing stock is very typical for a developing suburb of the Twin Cities. Less than 1 percent of the housing was built prior to 1950. The majority (three-fifths) of Ramsey’s housing was built between 1980 and 2000. A challenge facing the

City is the need to balance the development of new property with the need to upkeep and upgrades older housing and the infrastructure that comes with them.

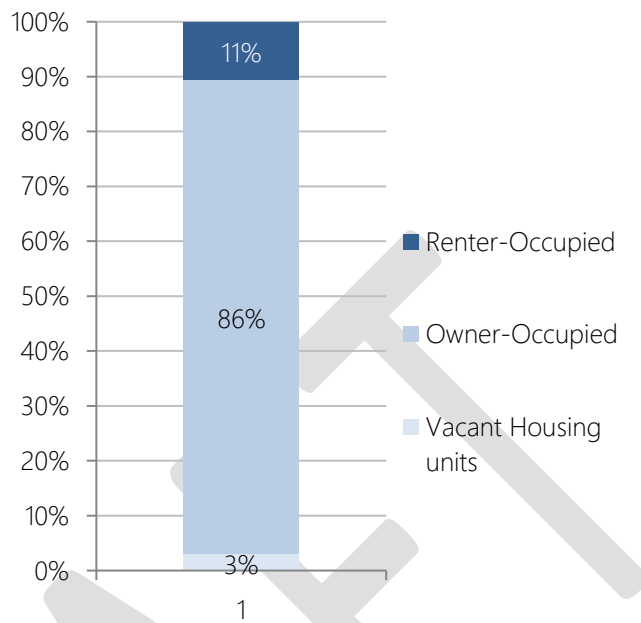
Figure __ - __: Age of Ramsey Housing Stock



Data source: ACS 2011-2015

Housing Tenure

The City of Ramsey has a historically consistent foundation of owner-occupied housing which remains true today. Approximately 85 percent of Ramsey housing units are owner-occupied, and that percentage has remained largely the same since 1990. That percentage is higher than most of the cities surrounding Ramsey with the lowest percentage of owner-occupied housing of local communities being the City of Anoka at 52 percent.



THE ECONOMY

The Minnesota Department of Employment and Economic Development estimate approximately 6,150 jobs in the City of Ramsey in 2015. Average annual wages for 2015 are estimated at \$46,637. A large reason for this average is likely due to the fact that manufacturing represents the largest employment industry in Ramsey at 34 percent, and these are typically living wage jobs. Anoka County as a whole has 16 percent devoted to Manufacturing.

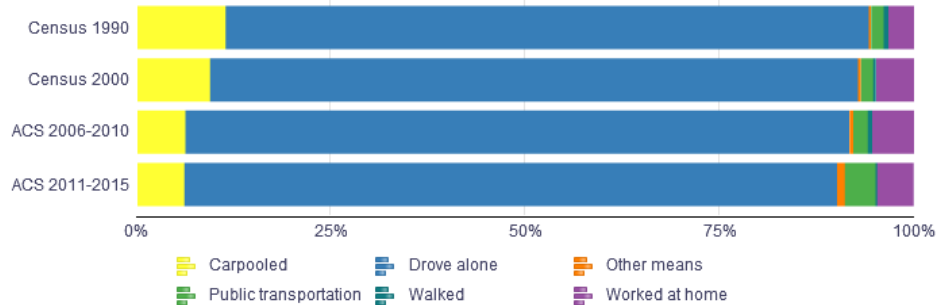
Figure __-__: Jobs located in Ramsey, by industry

Industry	Employment Total	Percentage
Retail Trade	554	9%
Health Care and Social Assistance	246	4%
Accommodation and Food Services	369	6%
Public Administration	185	3%
Manufacturing	2,091	34%
Other Services, Ex. Public Admin	308	5%
Educational Services	369	6%
Administrative and Waste Services	369	6%
Finance and Insurance	123	2%
Arts, Entertainment, and Recreation	123	2%

Information	62	1%
Wholesale Trade	308	5%
All Other Industries	1,046	17%
Total:	6,150	100%

The U.S. Highway 10 corridor is the commercial hub of Ramsey, running the length of the City. Ramsey faces the challenge of encouraging updates and redevelopment of its older and more outmoded buildings and businesses along U.S. Highway 10, while also developing greenfield properties within The COR and new business park east of Armstrong Boulevard.

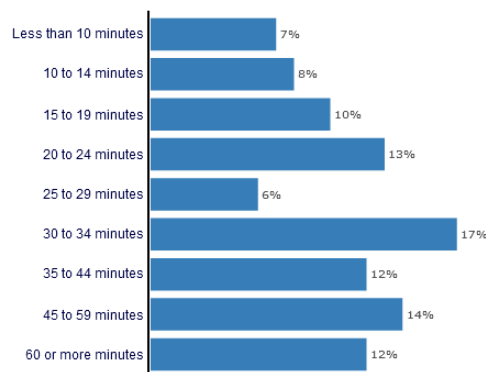
Means of Transportation to Work, Ramsey Residents



Source: U.S. Census Bureau Decennial Census and American Community Survey.
[Download chart data](#)
[Back to top](#)

Census 1990 Census 2000 ACS 2006-2010 ACS 2011-2015

Travel Time to Work, Ramsey Residents



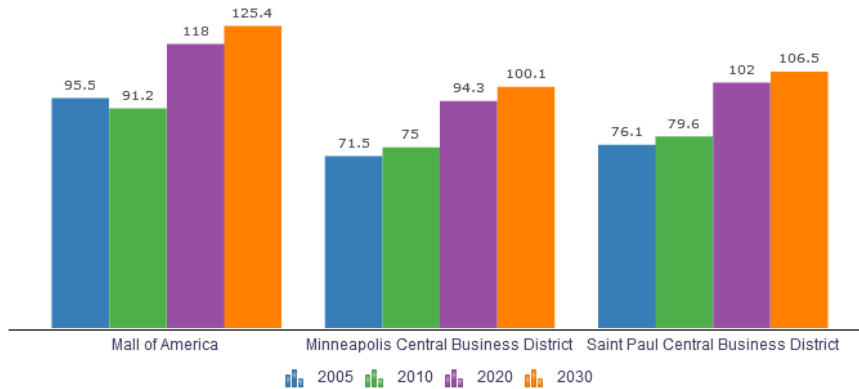
Source: U.S. Census Bureau Decennial Census and American Community Survey. The universe is residents age 16 and over who worked outside the home.
[Download chart data](#)
[Back to top](#)

Average Travel Time to Work, Ramsey Residents (in Minutes)



Source: U.S. Census Bureau Decennial Census and American Community Survey.
[Download chart data](#)
[Back to top](#)

Estimated Peak-Hour Travel Time to Selected Destinations from Central Ramsey (in Minutes)



Source: Metropolitan Council Travel Demand Forecasting Model.
[Download chart data](#)
[Back to top](#)

Commuting Patterns for Ramsey

Select data to chart:

Top ten workplaces of people who live in Ramsey

Workplaces	Workers
Minneapolis	1,720
Coon Rapids	1,078
Anoka	1,027
Ramsey	844
St. Paul	541
Fridley	478
Plymouth	441
Blaine	426
Maple Grove	398
Brooklyn Park	389
Other	4,290

Top ten residences of people who work in Ramsey

Residences	Workers
Ramsey	844
Coon Rapids	353
Andover	305
Anoka	254
Blaine	207
Oak Grove	154
Champlin	149
Brooklyn Park	118
Minneapolis	110
St. Francis	101
Other	1,069

Note: Workplaces and residences not in the top 10 are counted in "Other".
 Source: U.S. Census Bureau Local Employment-Household Dynamics.
[Download chart data: Commuteshed - Laborshed](#)
[Back to top](#)

Proximity to jobs and commuting profiles are important to Ramsey's Transportation Goals and Economic Development Goals.

PAST AND FUTURE GROWTH

Regional Context: Community Designation

In *Thrive 2040*, the Metropolitan Council groups jurisdictions within the metro with similar characteristics based on urban or rural character for the application of the regional policies outlined in *Thrive*. As shown in **MAP __-__**, Ramsey's "Emerging Suburban Edge" designation translates to specific expectations in terms of development density and protection of natural resources.

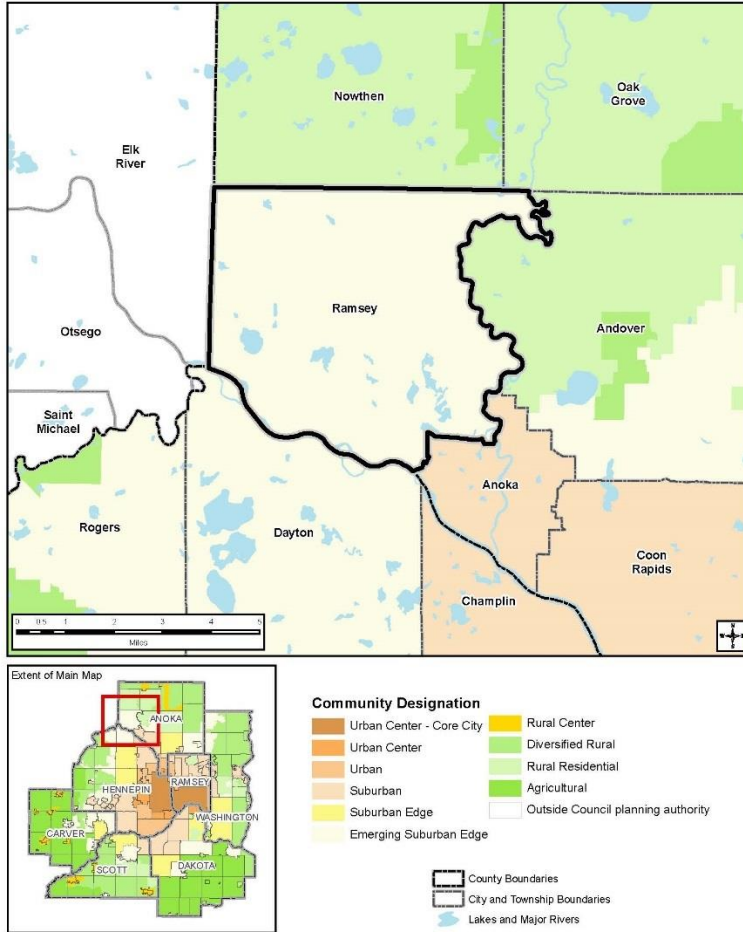
Comprehensive planning often involves planning for people and jobs that are not yet here. As a result, the Metropolitan Council develops population, housing and employment forecasts as a component of a city's system statement. The system statement is developed to help set realistic goals and policies to plan for the future needs and trajectories of the community at the time the comprehensive plan is developed. The Council's forecasts have been incorporated into this plan update.

Community Designation: The Metropolitan Council identifies Ramsey as an Emerging Suburban Edge community. Emerging Suburban Edge communities are expected to identify and protect an adequate supply of land to support growth for future development beyond 2040, with regard to agricultural viability and natural and historic resources preservation.

Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of **at least 3-5 units per acre** for new development and redevelopment. In addition, Emerging Suburban Edge communities are expected to target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.

Map 1-1 Metropolitan Council Community Designation

Community Designation
City of Ramsey, Anoka County



Ramsey’s 2040 Comprehensive Plan update will incorporate regional policy and metro-wide goals while also integrating important local goals, objectives and preferred outcomes. Both the regional Thrive 2040 outcomes as well as the local goals and priorities identified in Chapter __ will form the foundational lens of this comprehensive plan, guiding decision-making and informing the content of each subsection.

Forecasts for Ramsey

The Metropolitan Council has developed growth forecasts for Ramsey by decade, addressing the projected population, number of households, and number of jobs. The total population of the City of Ramsey is expected to grow by 9,338 people by the year

2040, with the inclusion of 4,300 households and 1,400 jobs. That growth is expected to be spread fairly evenly across the intervening decades.

Decadal population growth is expected to increase at a rate of about 4,000 persons per decade over the next 25 years.

Ramsey Forecast, 2010-2040

Source: 2010 U.S. Census & Metropolitan Council Forecasts

Forecast Year	Population	Households	Employment
2010	23,668	8,033	4,779
2020	26,400	9,400	6,200
2030	30,700	11,300	7,000
2040	34,700	13,000	7,600
2010-2040 change	+11,032	+4,967	+2,821

Top Employers

LARGEST EMPLOYERS: CITY OF RAMSEY

Full Time Employees

03/2016

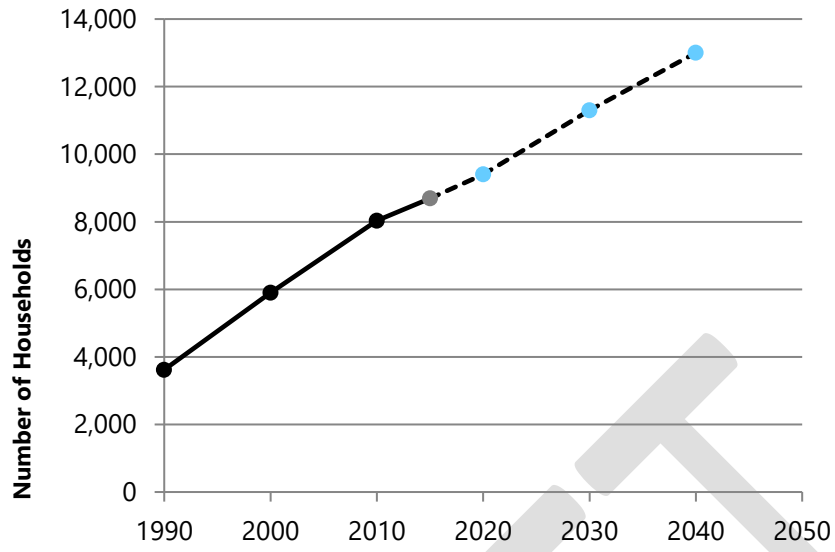
06/2013

Information is updated and collected in fragmented time periods. This is not an official survey.

Company	Total Employees (Part Time)
1. Life Fitness	457 (80)
2. Vision-Ease Lens	349 (60)
3. Connexus Energy	250
4. Anderson Dahlen	175
5. Zero-Zone Refrigeration	174
6. Green Valley Greenhouse	165 (95)
7. Diamond Graphics	160 (40)
8. In'Tech Industries	136 (12)
9. Ramsey Elementary	135
10. Altron Manufacturing	112 (2)
11. Ace Solid Waste	100
12. MultiSource Manufacturing	97 (2)
13. Sign Zone	90

14. Coborn's Superstore	85	
15. RJM / General Paper	84	
16. City of Ramsey		78 (5)
17. Waltek	75	
18. PACT Charter School	72	
19. Dedicated Networks	72	
20. Heritage Millwork	68	
21. NAU Country Insurance	65	
22. Allina Medical Clinic	62	
23. Command Tooling	60	
24. Airgas North Central	48	
25. Acapulco Mexican Restaurant	45	
26. Wendell's	40	
27. Panther Precision Machine	36	
28. Accent Precision Wood Products	34	
29. VA Outpatient Clinic	30	
30. Machine & Process Design	30	
31. B&F Fastener Supply	30	
32. Global Med. Instrument. (GMI)	30	
33. Class C Components	29	
34. Culligan of Anoka	28	
35. The Links at Northfork	25	
36. Plateworks	25	
37. Shorewood RV		25
38. The Falls Café	25	
39. Minnesota Tool & Die		24
40. Depot Star	24	
41. Burger King	20	
42. Casey's General Store		20
43. Comfort Suites of Ramsey	20	
44. Bolton & Menk	17	
45. RV World	15 (5)	
46. Superior Striping	10	
47. Matrix Tool & Die	09	
48. Arrow Components	07	
49. Lake Region RV	06	
50. American Print & Digital	06	
51. Summit Aero Supply	03	

Figure __-__: Households in the City of Ramsey



Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

City of Ramsey 2040 Comprehensive Plan Update

Land Use Plan

Background on this Document

This document is a draft of the narrative to be used in the 2040 Comprehensive Plan Update. This is not a final version or actual layout. This document will be reviewed and revised multiple times. The City will try to add additional maps and figures to better tell the story of this vision.

Our Mission

It is our mission to work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

Our Vision

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Core Values

These core values carry equal importance. They are not shown in a prioritized list.

- Encourage new pedestrian friendly neighborhoods and balanced transportation.
- Maintain landowner rights.
- Employ careful foresight that involves all citizens in decisions that affect their lives, property, and neighborhoods through collaborative public engagement.
- Nurture neighborhood and community interactions with flexibility to meet future needs without compromising the needs and interests of current residents.
- Develop and maintain a well-connected park and public space system for all ages.
- Attract and retain businesses that support the whole community.

Land Use as the Foundation

The Land Use Plan serves as the foundation in a series of plans that guides the future of Ramsey. Policy decisions on how the community will change over the next twenty (20) years will have impacts on a variety of systems. This chapter sets the stage and tone for subsequent chapters. The Comprehensive Plan is a compilation of several chapters that are well integrated to form a vision for the community for the next twenty (20) years.

- Land Use
- Transportation

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

- Wastewater
- Surface Water
- Water Supply
- Parks and Trails
- Housing
- Resilience (Natural Resources)
- Economic Competitiveness
- Implementation (tying it all together in a plan of action)

Forecasts divided by transportation analysis zones (TAZ) and urban services areas are found in the Transportation Plan and Water Resources Plan respectively.

DRAFT

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

2030 Plan Accomplishments

The last plan was adopted in 2010. While a number of factors changed since the last plan was adopted, the City can celebrate a number of successes as it relates to our land use vision. Subsequent chapters of the 2040 Comprehensive Plan will celebrate their own successes.

- Created a collaborative development review process for land use plans and project review.
- Implemented meaningful density transition into projects that are located adjacent to existing residential neighborhoods.
- Protected Ramsey's rural character in many areas of the community, representing the largest land area category in the community.
- Responded to changing market conditions to provide a variety of housing types and prices.
- Concentrated more dense developments in or near The COR to protect the City's rural character, create walkability, and create a unique identity for the community.
- Re-assessed the effectiveness of rural reserve and rural preserve practices and policies.
- Implemented design standards for walkable streets into review practices.
- Mitigated City's financial risks associated by new developments by encouraging new development to focus near existing infrastructure.
- Developed incentives for The COR to enhance its marketability.
- Maintained high quality design standards in The COR.
- Planned for adequate retail and commercial services.
- Expanded employment and industrial opportunities by facilitating a new, private business park.
- Ensured new development protected natural resources, made trail connections, and blended in with surrounding development.
- Employed conservation subdivision practices aimed to protect existing neighborhoods and natural resources.
- Struck a balance between land use planning, policy development, natural resource protection, and private property rights.

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Goals and Strategies

The following represents goals and strategies for future land uses. Subsequent chapters will include their own goals and strategies that integrate with the above. Resources above and beyond current budget approvals are indicated in the ‘Additional Resources’ column.

Strategic Imperatives (4 key themes from Phase I of update)

1. Rural Character and Urban Growth Balance
2. An Active Community (Parks, Recreation, and Open Space)
3. A Connected Community (Transportation)
4. A positive learning environment

Goal/Initiative	Tactic	Timeframe	Key Outcomes	Additional Resources
Maintain and Expand the Rural Character of Ramsey				
	Utilize the Metropolitan Urban Service Area as an urban growth boundary that restricts areas of denser growth.	Ongoing	Current rural areas remain rural.	No additional resources required. Boundary is already in place.
	Create a Natural Resources Plan	2019	Protect exception quality ecological areas through public investment and land use controls.	\$7,500 in professional services.
	Create a plan for the Circle of Ramsey	2020	Priority greenway corridors are protected for natural resource protection and recreation opportunities.	TBD – Professional Services. Estimate = \$5,000 depending on scale of plan.
	Develop a meaningful density transition ordinance that incorporates lot size, transitioning, screening, space, berms, landscaping, or buffers			
	Develop a policy for processing comprehensive plan amendments			
	Establish a rational, logical staging plan for extension of MUSA consistent with the Comprehensive Sewer Plan and tied to Comprehensive Plan Amendment Policy			
Create a diverse and robust offering of recreation opportunities				
	Create a Master Parks Plan	2018	A well-connected parks and recreation system that respects the balance of community needs and expectations with long-term capital	No additional resources required. Plan is already in development.

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

			investment and ongoing maintenance obligations.	
	Create a Master Plan for Lake Itasca Park	2019 (note: significant development occurring in area).	A well-connected parks and recreation system for the area west of Armstrong Boulevard along Bunker Lake Boulevard due do new growth.	\$10,000 in professional services.
	Create a Master Plan for Community Park #6	2020	A well-connected parks and recreation system for the area north of Trott Brook near the Brookfield neighborhood for existing and future neighborhoods.	\$10,000 in professional services.
Improve the safety and mobility of major corridors				
	Complete a Comprehensive Transportation Plan	2018	A plan for prioritization, concept design, and funding for key corridors creates a safe and efficient transportation system.	No additional resources needed. Plan is already in development.
	Complete the Ramsey Highway 10 Plan (extension of the Highway 10 Access Planning Study and Greater Minnesota Gateway Initiative)	2018	A plan for prioritization, concept design, and funding for key corridors creates a safe and efficient transportation system.	TBD – a quote has been request of Bolton and Menk, Inc. (firm that completed the original Highway 10 Access Planning Study).
	Complete a Corridor Plan for Highway 47 and Highway 5 (combined)	2019	A plan for prioritization, concept design, and funding for key corridors creates a safe and efficient transportation system.	TBD – professional services. Estimate = \$50,000.
	Complete a Corridor Plan for the Green Valley Road East/West Corridor	2020	A plan for prioritization, concept design, and funding for key corridors creates a safe and efficient transportation system, <i>including a network of trails and shoulder improvement.</i>	TBD – professional services. Estimate = \$25,000.
	Create a Corridor Plan for Armstrong Boulevard	2021	A plan for prioritization, concept design, and funding for key corridors creates a safe and efficient transportation system, <i>including noise mitigation.</i>	TBD – professional services. Estimate = \$25,000.
	Explore options for revising the City’s sidewalk policy, including requiring sidewalks or trails on both sides of some new public streets, different standards for public versus private roads, high-volume versus low-volume roads, and issues related to long-term maintenance.		Walkable Neighborhoods	
Ensure the Comprehensive Plan continues to implement the City’s Mission and Vision while respecting market forces.				
	Complete The COR Development Plan Update	2018	The development of The COR balances high-quality vision with	No additional resources necessary. Plan is already in development.

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

			market realities and maintains high-quality design standards.	
	Create a Rum River Hills Neighborhood Plan	2018	A revitalized retail node and surrounding residential area that respects the integration with existing neighborhoods and traffic safety.	TBD – professional services. Timing is being driven by property owner. A cost share of study may be appropriate.
	Create a Mississippi West Neighborhood Plan	2020	A sustainable, market-relevant area post-Highway 10 improvements (Riverdale Drive Extension, modifications to Bowers Drive access) and future development potential.	TBD – professional services. Estimate is \$7,500, with a potential cost-share with those that desire to develop.
	Create a Rivlyn Neighborhood Plan	2018	A sustainable land use plan for post-Highway 10 improvements that balances the need for safe and effective transportation with the City's economic development goals.	TBD – professional services. Need is being driven by the Highway 10 Access Planning Study, with significant land use implications for this area.
	Create a Trott Brook Neighborhood Plan	2019	A sustainable land use plan in advance of any development proposal.	TBD – professional services. Estimate is \$7,500, with a potential cost-share with those that desire to develop.
	Complete a mid-cycle Comprehensive Plan Update	2023	Ramsey continues to develop in a manner that that respects the balance and connectivity between its unique urban, rural, and natural environment for current and future generations through citizen-driven, collaborative processes.	\$10,000 in professional services.
	Establish a new Zoning District for medium density detached single family.	2018	A transparent plan for increasing number of single-family developments being proposed with smaller lots.	\$2,500 to ordinance amendment.
Plan for future educational needs				
	Support the planned second elementary school in Ramsey	2018	Elementary school facilities reduce overcrowding, safety, and space needs.	No additional resources required.
	Encourage the Anoka Hennepin School District or Elk River School District to create a long-term plan for facilities in Ramsey.	2019	A third elementary school and a new middle school are planned for the future (2025 or beyond).	No additional resources required.
	Consider Amending District Boundaries to better reflect actual development patterns.	2022 (following 2020 Census)	School District boundaries follow Neighborhood boundaries.	

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Community Designation: Ramsey is an Emerging Suburban Edge

Ramsey is designated as an ‘Emerging Suburban Edge’ by the Metropolitan Council. The Metropolitan Council uses community designations to group communities with similar characteristics in order to more effectively target its policies. The Metropolitan Council uses these community designations to:

- Guide regional growth and development to areas that have urban infrastructure in place and the capacity to accommodate development and redevelopment.
- Establish land use expectations, including overall densities and development patterns, for different community designations.
- Outline the respective roles of the Metropolitan Council and Ramsey along with strategies for planning for forecasted growth.

An Emerging Suburban Edge Community is characterized as transitioning from rural to developed. It should be noted that although a portion of Ramsey certainly is in transition in this manner, a significant portion of the community remains guided for larger-lot, single-family development on private well and septic along with goals to protect a significant amount of exceptional quality ecological resources.

The Emerging Suburban Edge includes cities, townships, and portions of both that are in the early stages of transitioning into urbanized levels of development. Strategically located between Suburban Edge and Rural communities, the Emerging Suburban Edge communities offer both connections to urban amenities and the proximity to open spaces that characterizes a rural lifestyle. Often, the cities and townships in the Emerging Suburban Edge are in more than one Community Designation. In the majority of Emerging Suburban Edge communities, less than 40% of the land has been developed.

Communities in the Emerging Suburban Edge have a mix of residential, rural, and agricultural areas, often including lower-density single-family neighborhoods and small downtown service centers. The growth patterns in these communities demonstrate the challenges of changing from rural to suburban. New developments are typically built in a traditional suburban pattern, characterized by large curving streets, limited through-roadways, and auto-oriented street design. Emerging Suburban Edge communities have access to regional wastewater services (either municipally owned or regional services), access to the metropolitan highway system, and include existing or planned Regional Parks System facilities.

The Emerging Suburban Edge communities provide a variety of commercial activities along the main transportation corridors, and most encompass historic small downtowns with small town characteristics. These communities benefit from their proximity to more developed areas while retaining their local rural character and protecting natural resources. Commercial areas in the Emerging Suburban Edge tend to be individual large employers and smaller-scale commercial centers serving the local population.

Although these communities have some redevelopment potential in older areas such as historic downtown districts, the focus in the Emerging Suburban Edge is on greenfield development. Greenfields present opportunities to integrate natural resource preservation into site planning prior to development. Some of these communities have land available within their jurisdiction staged for future development, while others are expanding through orderly annexation agreements with neighboring townships. This mix of uses, availability of undeveloped land, and rich access to natural resources is a characteristic unique to Emerging Suburban Edge communities.

As of May 2014, the Metropolitan Council forecasts that the Emerging Suburban Edge area will add 201,000 residents, 93,000 households, and 58,000 jobs between 2010 and 2040. This represents growth of 66% in

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

population, 87% in households, and 66% in employment over the three decades. Because most Emerging Suburban Edge communities also have areas designated as rural, these numbers are approximations. These numbers may change during the current comprehensive planning process, which will more precisely delineate how much community growth belongs inside the Metropolitan Urban Service Area.

Figure 1: Ramsey Community Designation

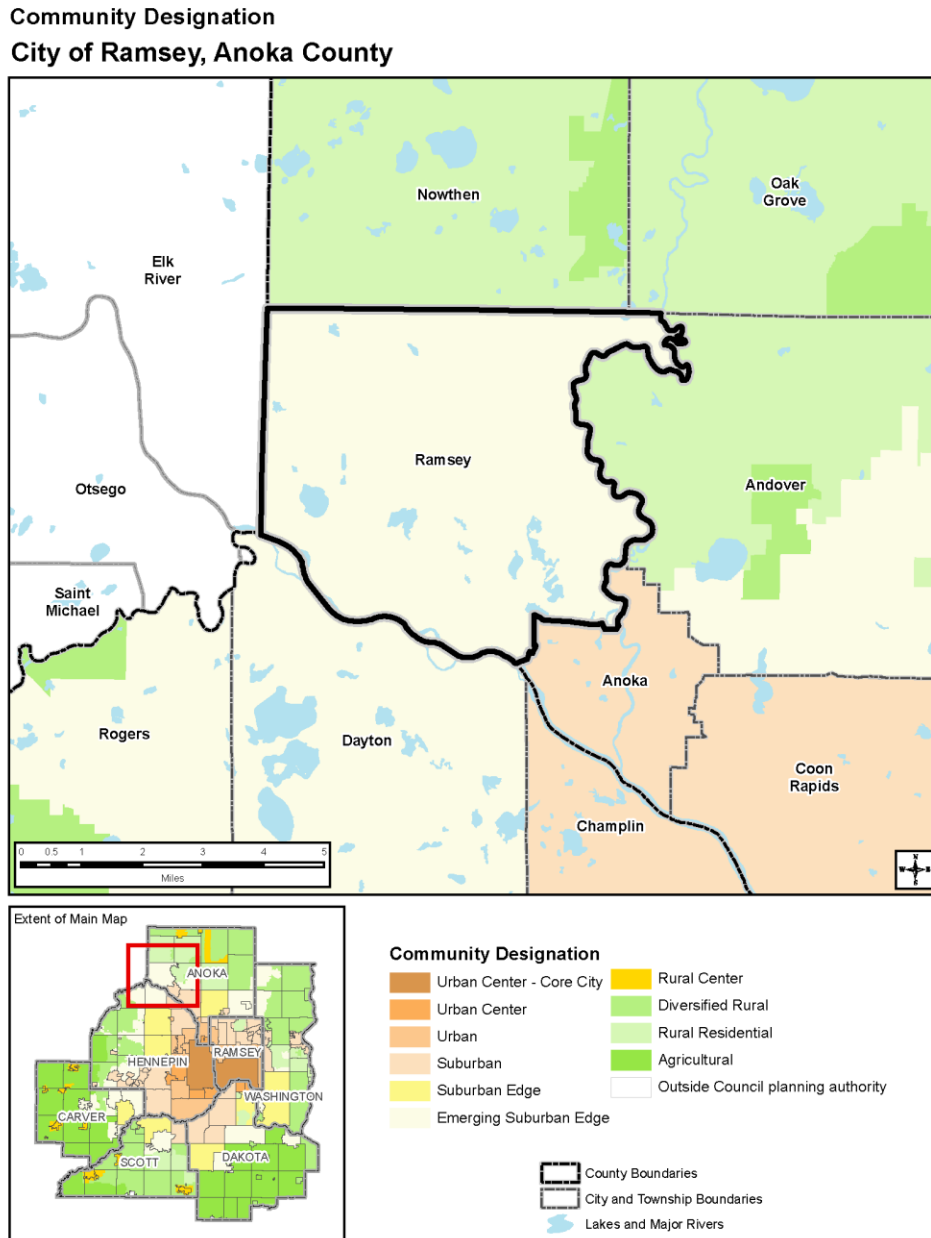


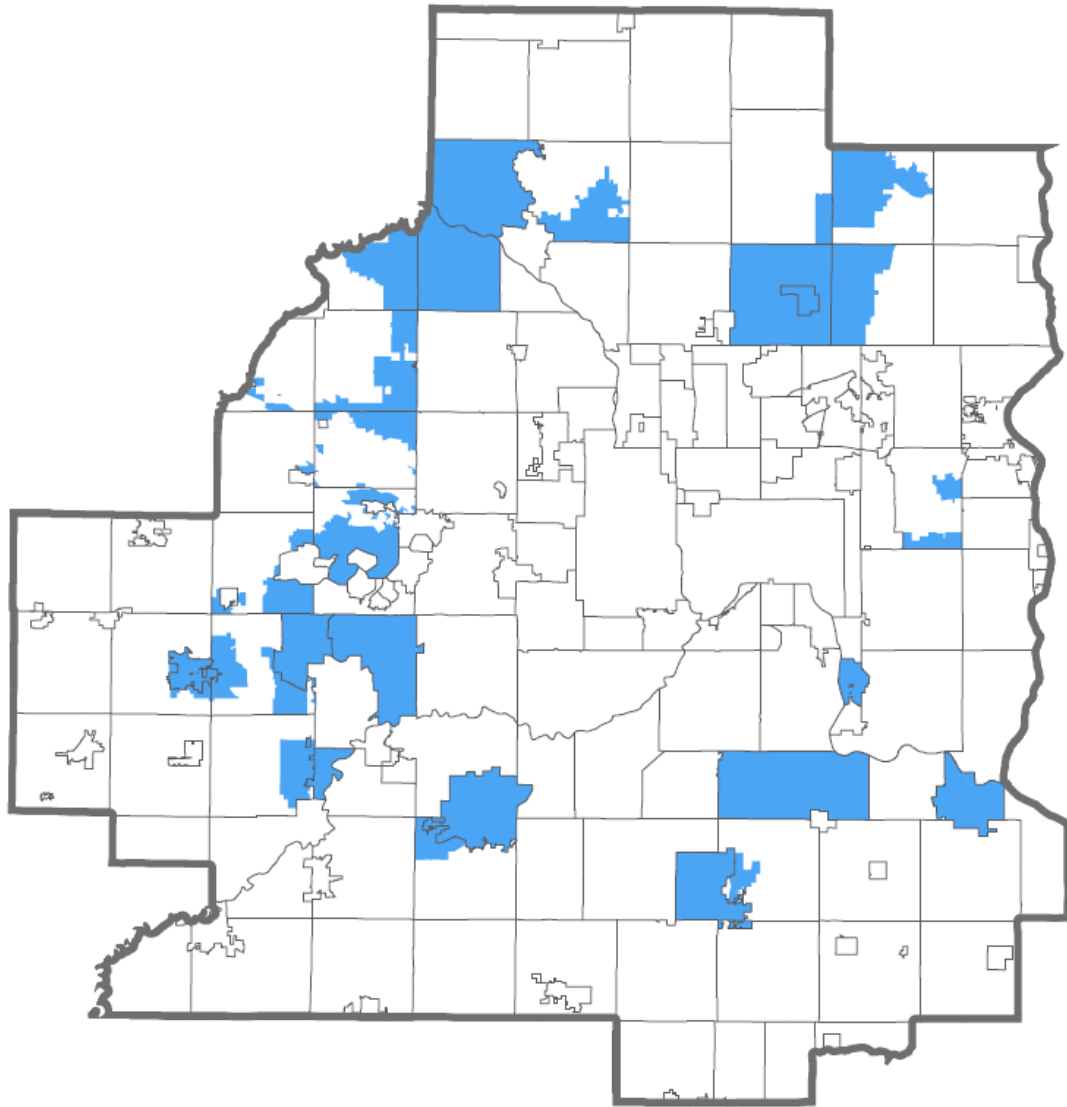
Figure 2: Emerging Suburban Edge Communities

Designated Emerging Suburban Edge communities are:

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Andover*, Carver, Centerville, Chanhassen, Columbus*, Corcoran*, Dayton, Empire Township*, Farmington, Forest Lake*, Greenfield*, Hastings, Hugo*, Independence*, Lake Elmo*, Lino Lakes, Medina*, Minnetrista*, Orono*, Prior Lake, Ramsey, Rogers*, Rosemount, St. Paul Park, Victoria, and Waconia.

*Listed in this designation but also has areas in other designations.



Dual Community Designation Request – Diversified Rural

Ramsey requests an amendment to its community designation. Ramsey desires to retain the Emerging Suburban Edge designation for areas within the MUSA. For areas outside the MUSA, Ramsey requests a designation of Diversified Rural.

Diversified Rural communities are home to a variety of farm and non-farm land uses including very large-lot residential, clustered housing, hobby farms and agricultural uses. Located adjacent to the Emerging Suburban

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Edge of the Metropolitan Urban Service Area, the Diversified Rural Area protects rural land for rural lifestyles today and potential urbanized levels of development sometime after 2040.

Large areas of high-quality natural resources are located in these communities with some of these natural areas protected in state lands and regional parks, like Carlos Avery Wildlife Management Area in Anoka County and Carver Park Reserve in Carver County.

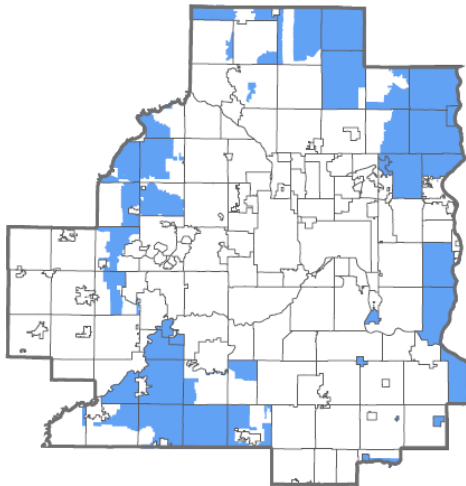
While these communities contain a mix of uses, large portions of communities in the Diversified Rural area contain prime agricultural soils, located primarily in Scott and Washington counties. Although these communities are not designated Agricultural communities, the Council supports the preservation of agricultural land in these areas.

Agricultural uses in Diversified Rural communities benefit from their proximity to the Metropolitan Urban Service Area and Rural Centers, but face challenges to their long-term continued use, including incompatible uses developing nearby and increased development pressures.

The Council discourages urbanized levels of residential development in Diversified Rural communities to avoid the premature demand for expansion of metropolitan systems and other urban public services.

Figure 3: Regional Diversified Rural Areas

Diversified Rural



Designated Diversified Rural communities are: Afton, Andover*, Baytown Township*, Belle Plaine Township*, Blakeley Township*, Cedar Lake Township, Coates, Columbus*, Corcoran*, Credit River Township*, Dellwood, Denmark Township, East Bethel*, Forest Lake*, Grant, Greenfield*, Grey Cloud Island Township, Helena Township*, Hugo*, Independence*, Jackson Township, Laketown Township*, Linwood Township, Louisville Township, Marine on St. Croix, May Township, Medina*, Miesville, Minnetrista*, New Market Township*, New Trier, Nowthen*, Oak Grove*, Orono*, Randolph, Randolph Township*, Ravenna Township, Rogers*, Sand Creek Township, Scandia, Spring Lake Township*, St. Francis*, St. Lawrence Township, and Stillwater Township*.

*Listed in this designation but also has areas in other designations.

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Forecasted Growth

Table 1: Forecasted Growth

	2016	2020	2030	2040
Households	8,973	9,400	11,300	13,000
Population	26,251	26,500	30,700	34,700
Employment	6,334	6,200	7,000	7,600

Ramsey acknowledges that revisions to our forecasted growth are warranted. Actual estimates for 2016 are generally equally to or greater than forecasts for 2020.

Planned Intensity of Employment

Ramsey plans for forecasting future employment growth by a metric of 45% building coverage of a parcel.

Figure 4: Forecasted Household and Population Growth

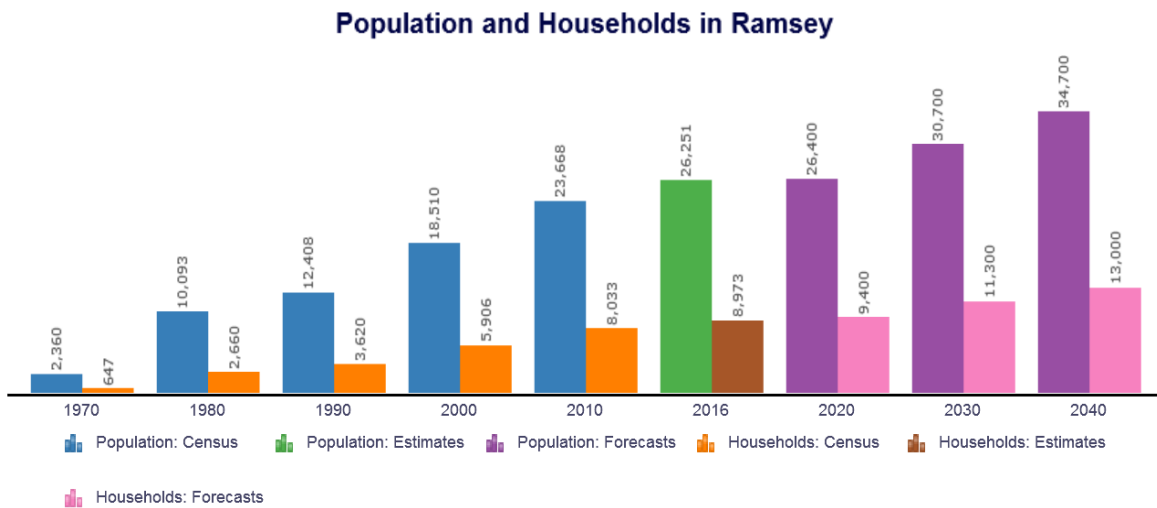
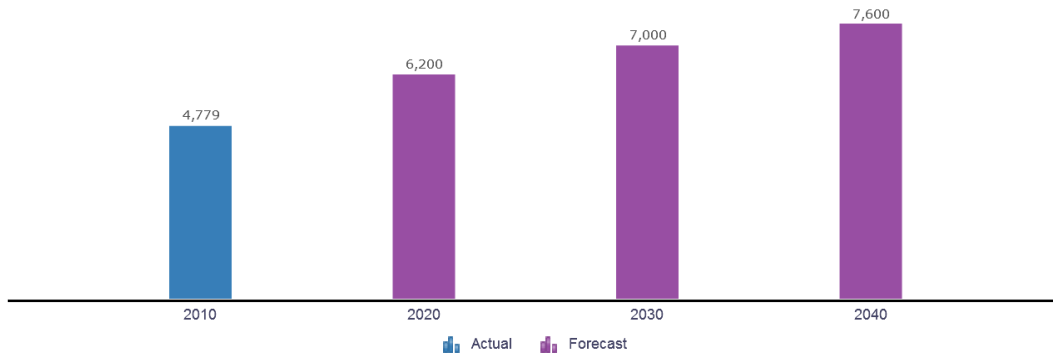


Figure 5: Forecasted Employment Growth

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Forecasted Employment in Ramsey

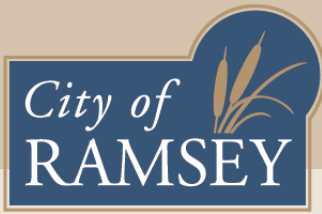


Source: [Quarterly Census of Employment and Wages](#), Minnesota Department of Employment and Economic Development, 2nd quarter data; Metropolitan Council staff have estimated some data points; and [Metropolitan Council Forecasts](#).

Figure 6: Snapshot of City (source: University of Minnesota Resilient Communities Project)

DRAFT

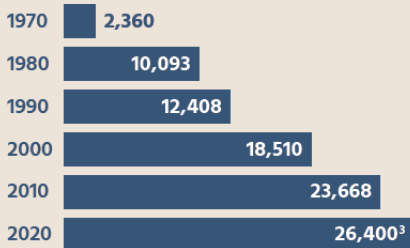
Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.



Snapshot of the City 2017

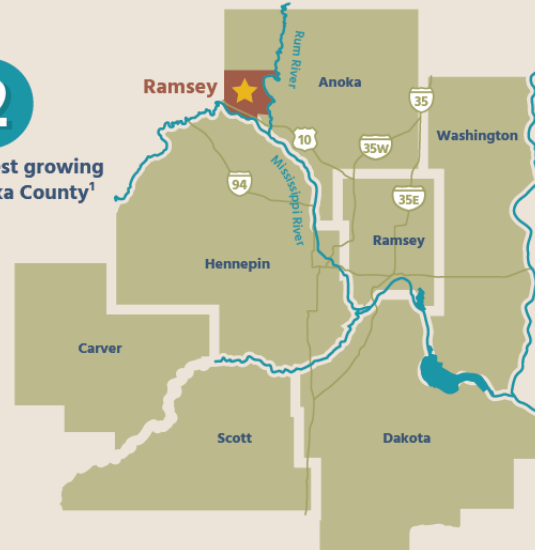
ABOUT OUR CITY

Population Trends²



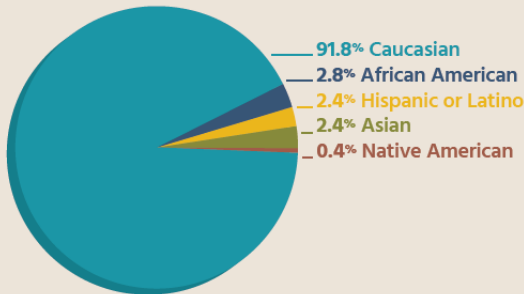
#2

Second fastest growing city in Anoka County¹

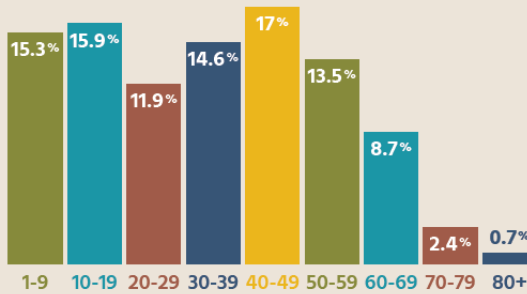


WHO WE ARE

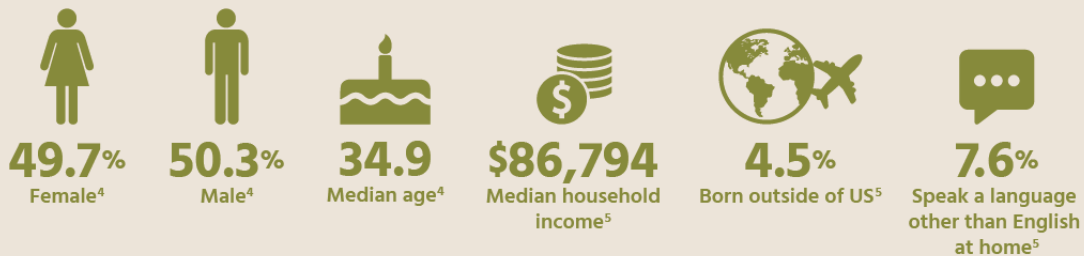
Race and Ethnicity⁴



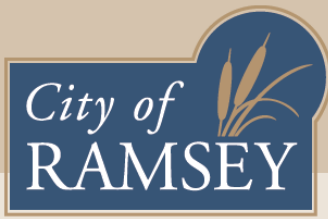
Population by Age⁴



Additional Demographics



Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.



Snapshot of the City 2017

WHAT WE HAVE



32
Parks⁶



5,600
Acres of undeveloped land⁹



50+
Miles of trail⁷



17+
Miles of shoreline⁸



1,000+
Acres of developable land¹



15+%
of land is protected wetland¹⁰



HOW WE LIVE AND WORK

9,158

Total Number of Housing Units⁴



6,776
Single family detached



1,438
Townhome



37
Duplex, triple, quad



823
Multifamily (5 units or more)



84
Manufactured home

Septic vs. Sewer



4,000
Housing units on septic¹³



5,158
Housing units on sewer¹³

Employment



470
Places of work¹¹



6,334
Number of jobs in Ramsey¹²

1. City of Ramsey Developers Document | 2. Decennial Census (1970, '80, '90, 2000, '10) | 3. Metropolitan Council Population, Households and Employment Forecast | 4. 2010 census
5. 2011 American Community Survey | 6. 2017 Ramsey New Residents Packet | 7. City of Ramsey Parks Department | 8. Google earth
9. Metropolitan Council Generalized Land Use Historical Data Set | 10. City of Ramsey Parks and Recreation webpage | 11. 2012 Economic Census
12. 2016 Quarterly Census of Employment and Wages – second quarter | 13. Rick Jarson, Ramsey Building Official

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

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Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Existing Land Uses

Figure 7: Existing Land Use Map

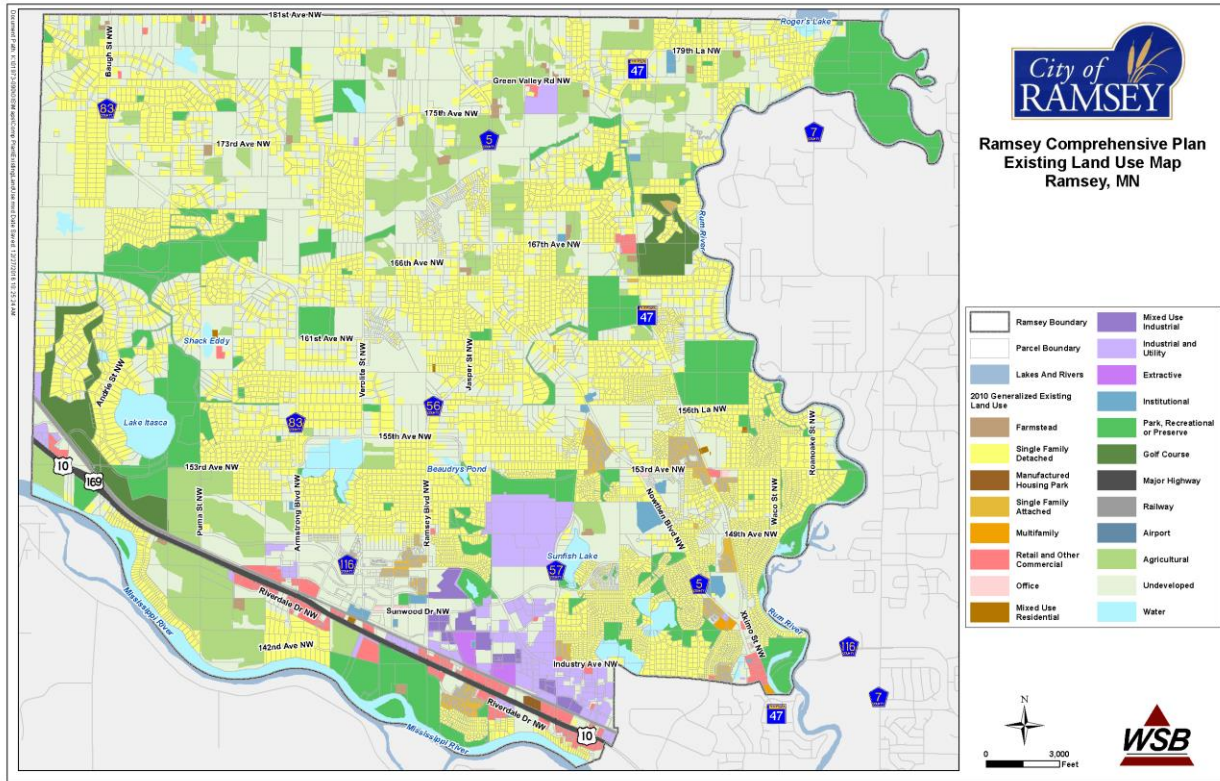


Table 2: Existing Land Use Categories

Year	Land Use	Acres	Percentage of Total
2010	Agriculture	1,659	9%
2010	Airport	0	0%
2010	Extractive	40	0%
2010	Farmstead	65	0%
2010	Golf Course	332	2%
2010	Industrial and Utility	561	3%
2010	Institutional	92	0%
2010	Major Highway	144	1%
2010	Manufactured Housing Park	7	0%
2010	Mixed Use Industrial	107	1%
2010	Mixed Use Residential	8	0%
2010	Multifamily	12	0%
2010	Office	14	0%
2010	Open Water	753	4%
2010	Park, Recreational or Preserve	1,960	10%
2010	Railway	67	0%
2010	Retail and Other Commercial	254	1%
2010	Single Family Attached	227	1%
2010	Single Family Detached	6,837	36%
2010	Undeveloped Land	5,957	31%

Note: over 8,000 acres of Ramsey is already developed.

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Future Land Uses

Figure 8: Future Land Use Map

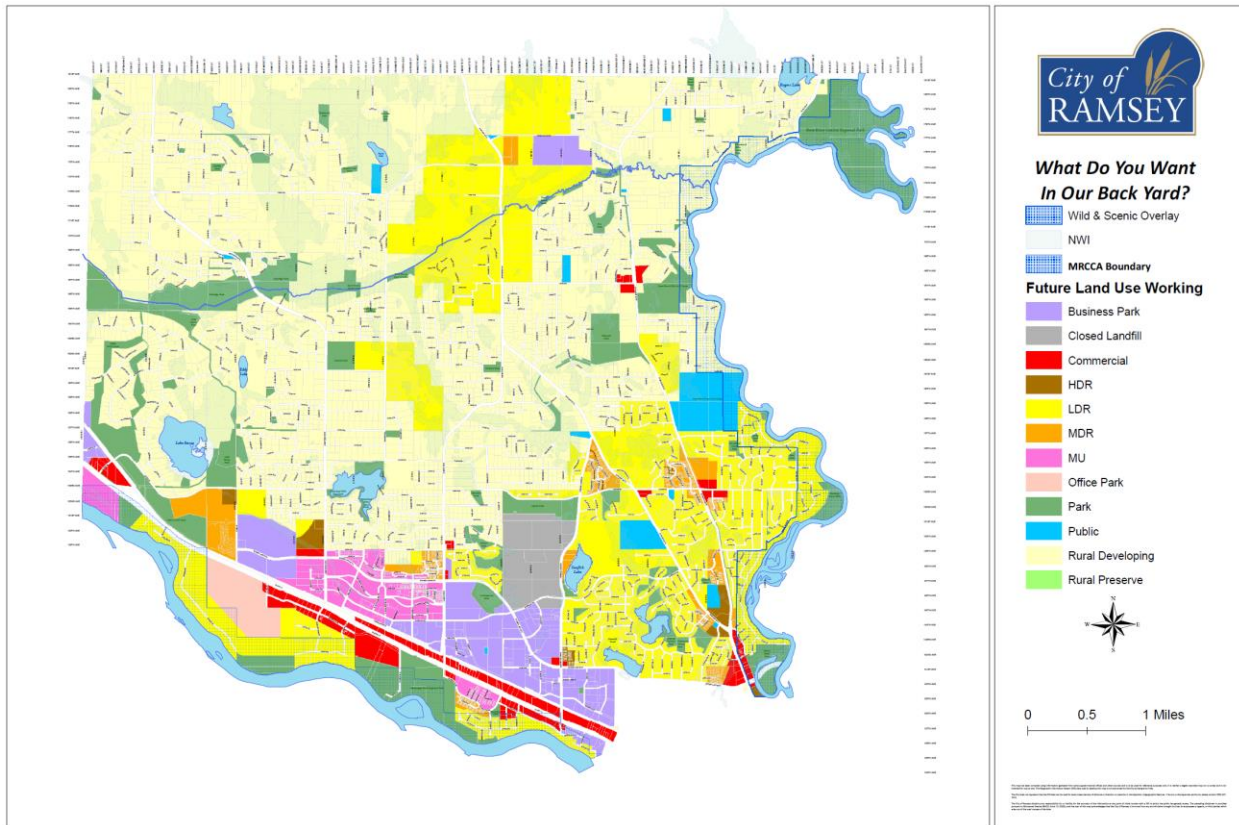


Table 3: Future Land Use Categories

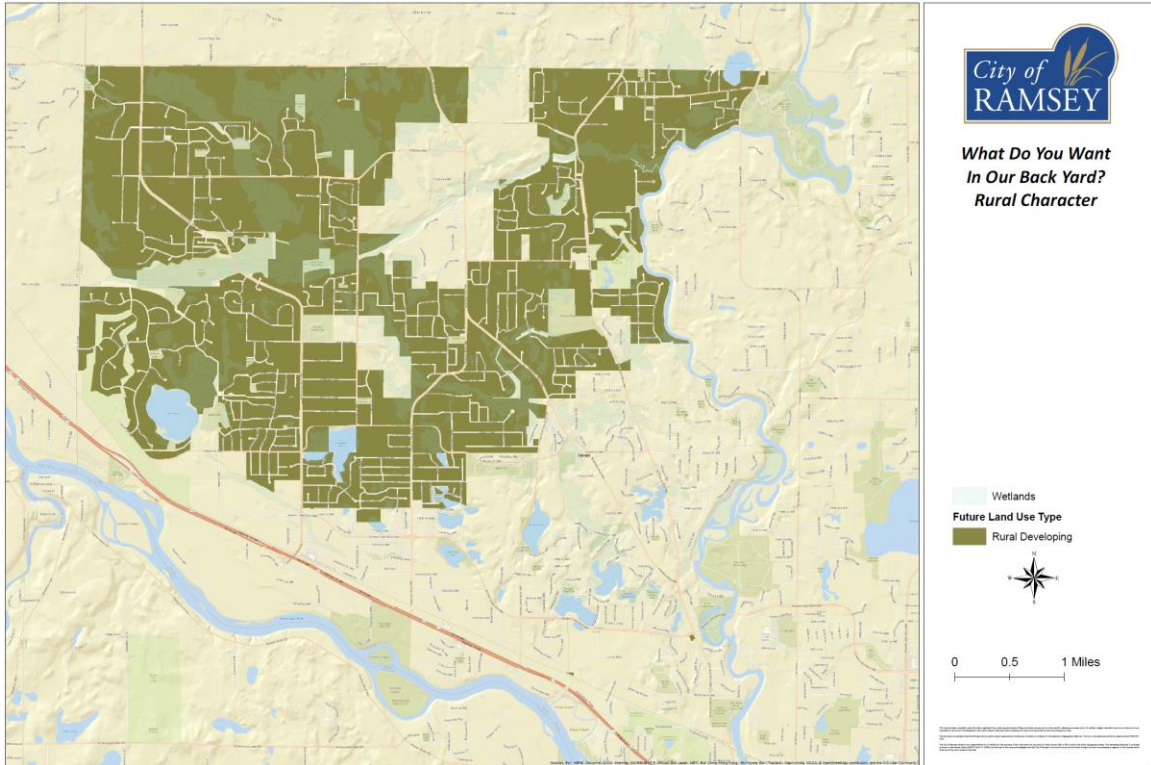
To be tabulated later

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Rural Character

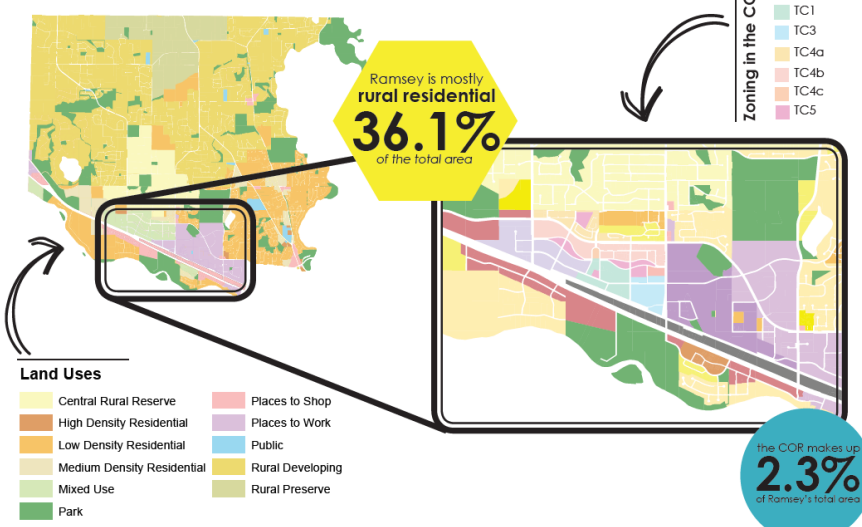
The #1 key theme raised by Ramsey Residents in preparation of the 2040 Comprehensive Plan was the need to plan for protection of existing rural areas and expansion of future rural character. The following series of exhibits is intended to tell this story.

Figure 9: Rural Character



Note: this map will be revised to add additional layers (natural resource areas, parks, etc.)

Figure 10: Rural and Urban Balance (source: University of Minnesota Resilient Communities Project)



Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Active Living

A key theme of Ramsey's Vision is that of active living through parks, recreation, and open space planning.

- Existing Parks
- Planned Parks
- Master Parks Planning Effort

A Connected Community

A key theme of Ramsey's Vision is that of a Connected Community.

- Transportation Planning Map
- Highway 10 Plan

A Positive Learning Environment

A key theme of Ramsey's Vision is that of a positive learning environment through planning for adequate educational facilities.

- Existing facilities
- Planned facilities
- Request to School Districts to plan further into the future

Future Land Use Descriptions

Lakes and Rivers

Low Density Residential

Areas guided Low Density Residential must have urban services before development can take place. These areas will average three (3) units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be closer in size to 2.5 acres in order to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low density areas and urban lots.

Medium Density Residential

These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. Average density will be six (6) units per acre. Medium density detached single-family is becoming an increasingly popular development pattern for Ramsey.

High Density Residential

These areas are within MUSA and intended to accommodate multi-family housing such as townhomes and apartment buildings. Average density will be ten (10) units per acre.

Business Park

Areas guided Business Park are reserved for office and industrial development.

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Commercial

Areas guided Commercial may include a range of neighborhood and community commercial/retail development.

Mixed Use

Mixed Use areas may include a combination of residential, commercial, light industrial, open space and a transit hub.

Public/Quasi-Public

This category generally includes city offices, public works facilities, churches, schools other non-profit or government facilities, and bridges/major rights-of-way.

Park

Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.

Closed Landfill

The risk to public health and safety associated with the closed landfill in Ramsey is mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. The purpose, then, for preparing a CLUP for each landfill is to protect the integrity of the landfill's remediation and monitoring systems, protect human health and public safety at each landfill, and accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements.

Metropolitan Council Approved Master Plans

The Metropolitan Council has approved Master Plans for Rum River Central Regional Park and Mississippi West Regional Park (future). These Master Plan Boundaries are reflected in the Future Land Use Map and within the Parks and Recreation Plan.

Figure 11: Master Plan Boundaries

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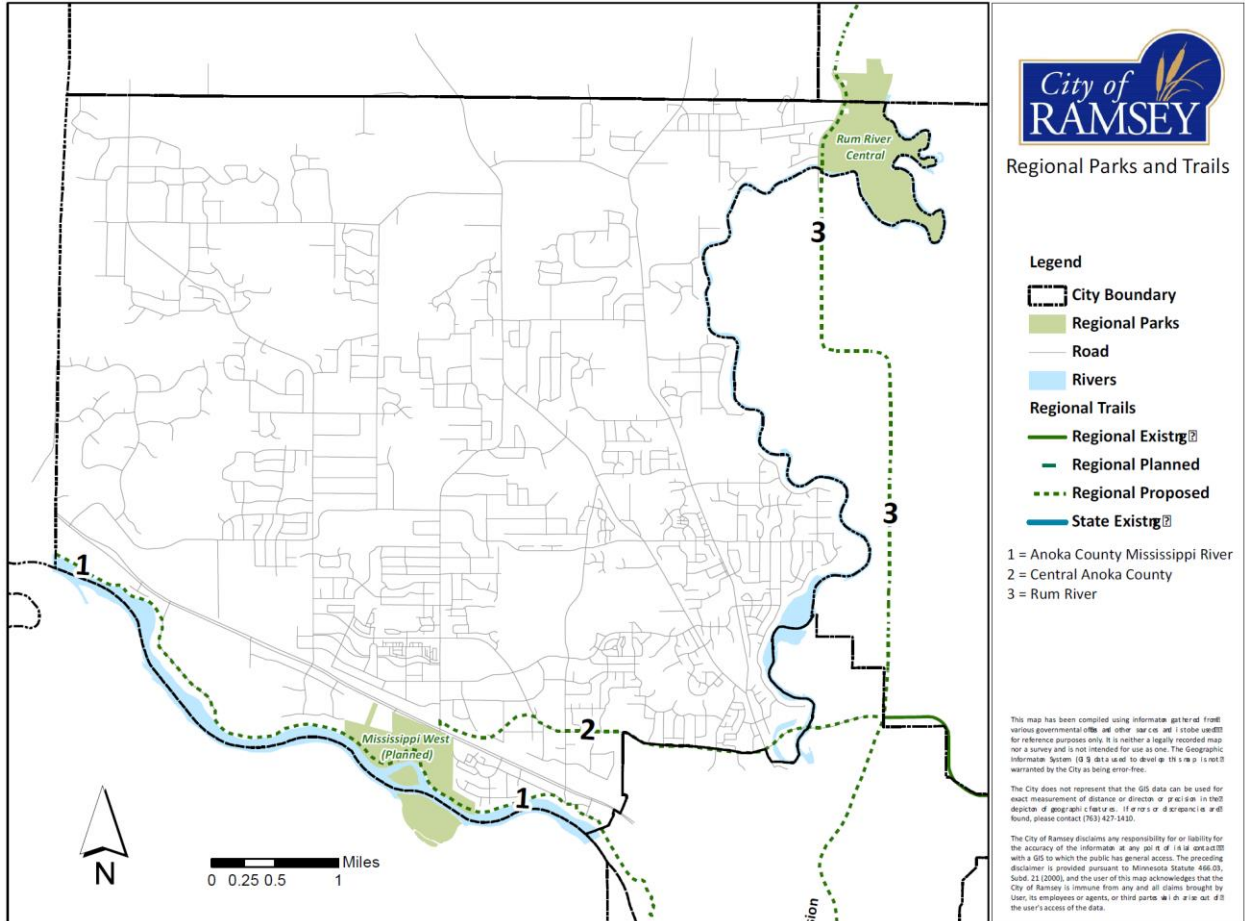


Figure 12: Local Parks

Local Park Map

Figure 13: Circle of Ramsey

Circle of Ramsey Map

Figure 14: Natural Resources

Natural Resource Inventory Map

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Expected Density of Future Development

Figure 15: Expected Growth Areas (this map will be updated for better readability)

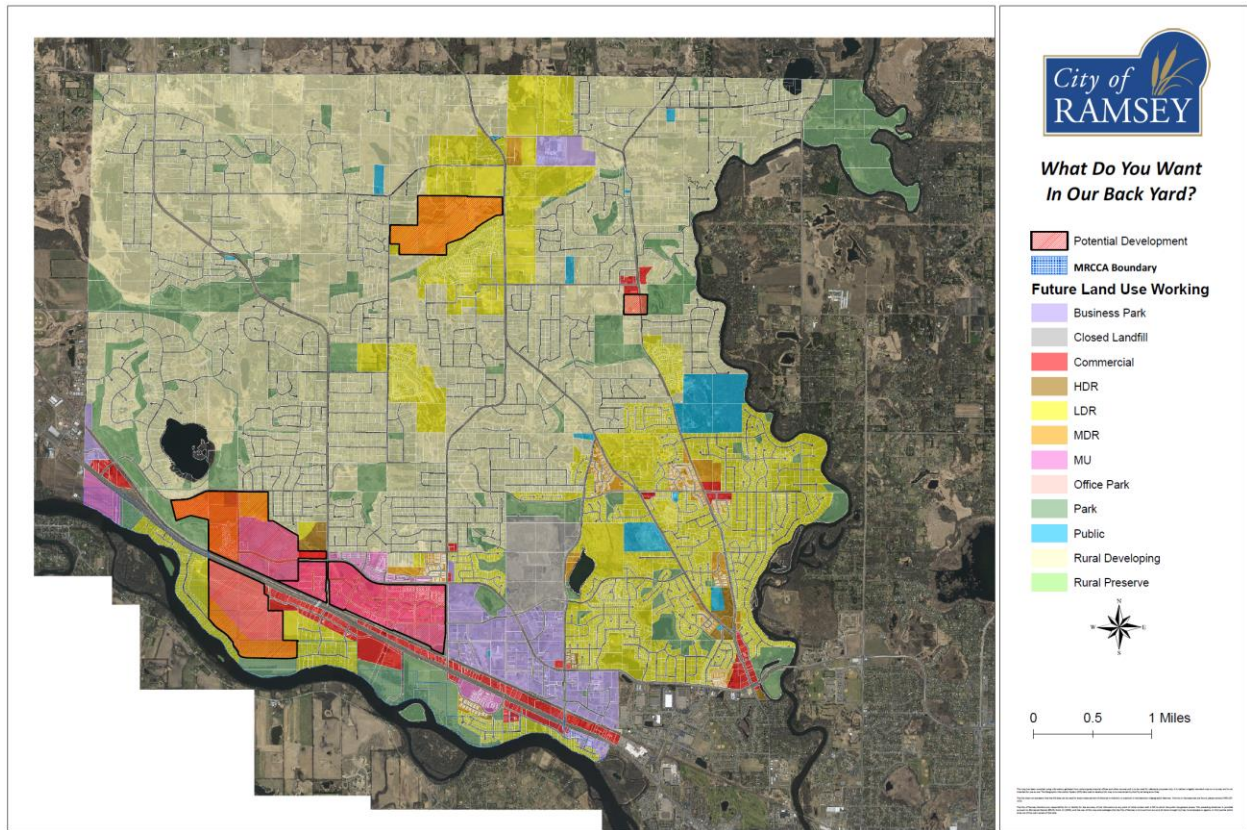


Table 4: Planned Density Ranges

	Minimum Density	Maximum Density	Average Density
Low Density Residential	2	4	3
Medium Density Residential	3	7	6
High Density Residential	7	15	10

Affordable Housing Allocation

The City participates in the Livable Communities Program of the Metropolitan Council, which provides access to a number of funding opportunities. As part of said participation, the City plans for an allocation of affordable housing. The City has confirmed that the Future Land Use Map/Plan is acceptable for anticipated affordable housing need.

The Comprehensive Plan Steering Committee should add some messaging here about what is defined as affordable housing, what is the need, and what is the benefit.

Affordable Housing Need	
At or Below 30% AMI	292
31% to 50% AMI	167
51% to 80% AMI	40
Total Units	499

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AMI = Area Median Income

Staged Development Plan

Ramsey will need to complete this section on the final draft. The City needs further policy direction on the underlying assumptions before preparing a staging plan for future development. Future Development and supporting infrastructure shall be forecasted in the following periods.

- 2020
- 2030
- 2040

Planned Density

Table 5: Density Table

Land Use Category	Minimum Density	Maximum Density	Average Density
Rural Developing		0.4 units/acre	
Low Density Residential	2 units/acre	4 units/acre	3 units/acre
Medium Density Residential	3 units/acre	7 units/acre	6 units/acre
High Density Residential	7 units/acre	15 units/acre	12 units/acre
The COR – Low Density	4 units/acre	15 units/acre	4 units/acre
The COR – Medium Density	5 units/acre	15 units/acre	12 units/acre
The COR – Medium Density	15 units/acre	75 units/acre	20 units/acre

Table 6: Mixed Use Densities

Land Use Category	% Residential	% Commercial	% Office	Residential Density Range
Mixed Use	50%	25%	25%	10-15 units/acre

Staged Development and Redevelopment

Development and Redevelopment is likely to focus on the following areas.

- Armstrong West/COR West
 - Bunker Lake Industrial Park
 - Future Business Park
 - Riverstone
- Mississippi West
 - Pearson Agricultural Area
 - Riverside Farms
- Rum River Retail Node
 - Rum River Hills
 - Retail Node Revitalization
- The COR
- Trott Brook

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Armstrong West/COR West

Armstrong West is a planning area generally north of Highway 10 and west of Armstrong Boulevard. This area is approximately 350 acres and is current a mix of agricultural land, vacant land, and industrial land. Planned future land uses include a retail redevelopment area of the current industrial park, business park, low density residential, medium density residential, high density residential, and rural developing. Development is expected to commence in 2018. Full build out is expected in the next ten (10) to fifteen (15) years.

Mississippi West

Mississippi West is a planning area generally south of Highway 10 between Armstrong Boulevard and Bowers Drive. This area is predominantly agricultural.

Planned land use within this area is predominantly low density residential, with an area of natural resource protection along the Mississippi River. Development of this area is likely ten (10) to fifteen (years) in the future due to availability of infrastructure (2015 to 2025 timeframe).

Connexus Energy is planning a thirty (30) acre solar farm within this planning district in 2018.

This area is also the location of a potential extension of Armstrong Boulevard to serve as a future river crossing to the City of Dayton. This improvement is not currently in official regional planning documents and is likely at least twenty (20) years away, if not longer. The cities of Dayton and Ramsey choose to plan for this long-term improvements to protect the necessary corridor.

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Rum River Retail Node/Rum River Hills

The Rum River Retail Node is a 1970s area rural commercial node. This node has shown evidence of blight and vacancy, with some recent renovations of existing structures. The City has excess land for sale, remnant from the construction of Water Tower #3. Rum River Hills Golf Course desires redevelop a portion of their property (two holes only) and reconfigure the two (2) holes displaced by redevelopment.

Background

The retail node located at 167th Avenue and Trunk Highway 47 has been a topic of discussion with City Councils and EDA boards for several years (“167/47 Node”). The 167/47 Node has struggled to become economically viable for some time, is experiencing high vacancy rates, an increase of blighted building conditions and escalating crime.

Goal

To improve and/or remove blight from properties-of-concern and encourage sustainable market-driven redevelopment of the 167/47 Node that will benefit the entire City of Ramsey.

Vision

A mixture of residential and retail uses. Residential users may include single family residential, townhomes, or senior living units as directed by the market. Retail will include a market driven neighborhood commercial node. Redevelopment of the 167/47 Node should include a connection to Elmcrest Park and/or nearby trails where feasible.

Rum River Hills Redevelopment Plan

Figure 16: Rum River Hills Redevelopment Plan



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The COR

The COR is a 320-acre master-planned community located adjacent to the Northstar Commuter Rail – Ramsey Station (The COR plus surrounding developable area is over 400 acres). Together with adjacent developed and developable area, there are approximately 400 acres of development of a mix of uses. Goals for this development include an identity for the community, a destination for retail to support the local community, walkability, and supportive of commuter-rail transit.

As an implementation strategy of this Comprehensive Plan Update, Ramsey will be updating the land use plans for The COR. To frame said update, the vision of the COR is as follows.

The COR will serve as a City Center primarily to bring people of Ramsey together that embraces natural market opportunities. The COR will also attract energy from the surrounding region. It will be a unique destination, technology-accessible, and serve as a gathering place. It will feature unique architecture stressing historical feel and function.

The COR is approximately 50% complete, and is likely to experience substantial completion in the next ten (10) years. Ramsey is updating this plan as a separate planning document known as The COR Development Plan Update.

Table 7: Development Progress in The COR

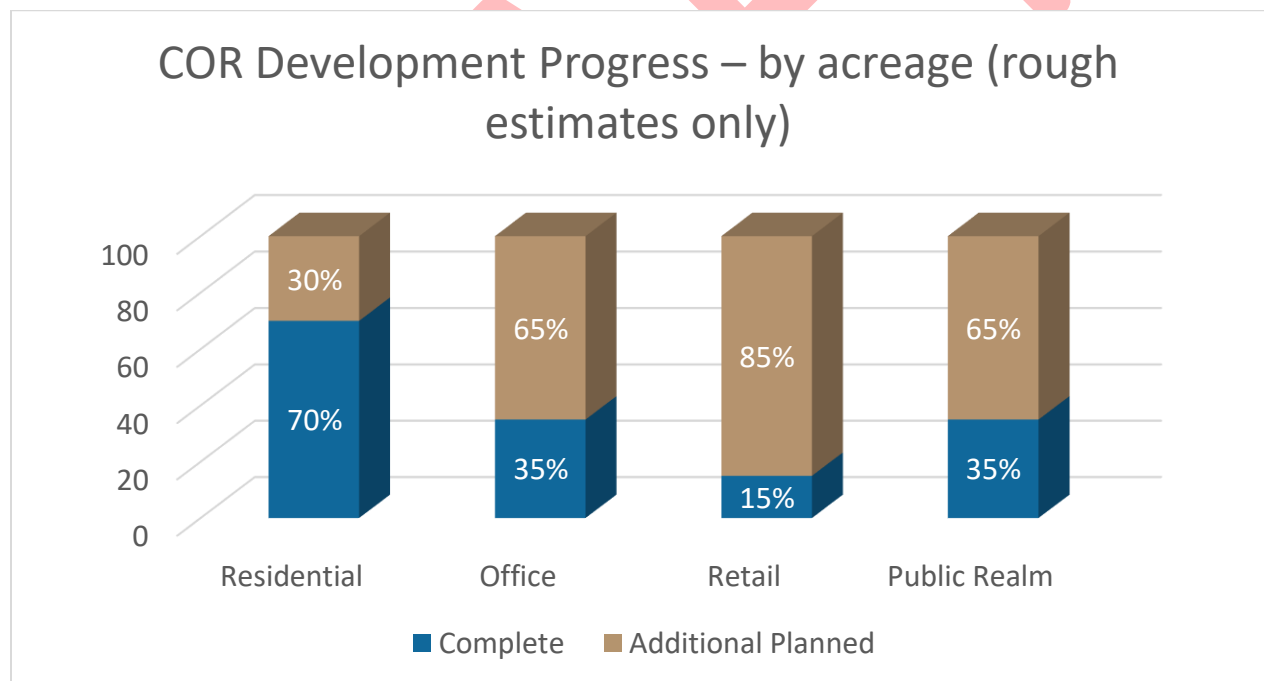
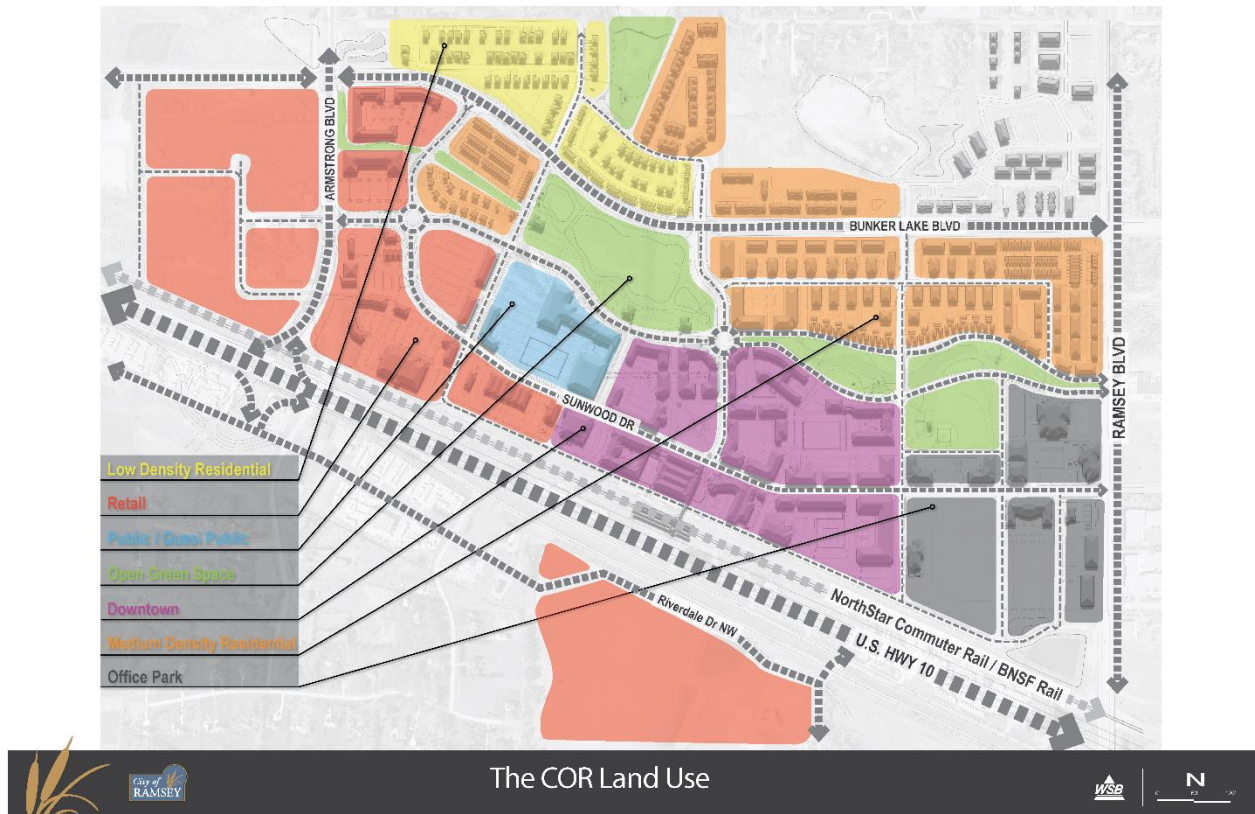


Figure 17: Land Use Plan for The COR

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Trott Brook

A significant area for future development of primarily Low Density Residential uses is planned for north of Trott Brook. Trott Brook is a significant ecological resource for the City to protect, and also serves as an important recreation corridor. This development area will represent the first area in the community north of Trott Brook to receive municipal services (water and sanitary sewer).

Immediately adjacent to this area is the site of a planned second elementary school operated by Anoka Hennepin School District #11.

Natural Resources

Ramsey has established a number of land use goals focused on natural resources.

- Enhanced Protection of Natural Resources
- Enhanced Recreation Opportunities in Natural Resource Areas
- Clean Water and Clean Air
- Reduced Waste Stream in Landfills

These goals are defined within the Natural Resources Plan

There are no known aggregate resources within the community.

Special Resources Plan

Ramsey has two (2) special resources within the community.

1. Mississippi River Corridor Critical Area
2. Old Town Hall

Figure 18: Special Resources

To be added later.

Mississippi River Corridor Critical Area

The Minnesota Department of Natural Resources has adopted new rules for the Mississippi River Corridor Critical Area. Ramsey is awaiting guidance from the DNR before updating our Comprehensive Plan for this section. The City will prepare this plan as a separate chapter.

Old Town Hall

The former Ramsey Township Town Hall is the only structure within Ramsey on the National Historic Database. Ramsey is working with the Anoka County Historical Society to develop a long-term plan for this facility.

Other Opportunities

The City has partnered with the University of Minnesota through its Resilient Communities Project (RCP). One of these projects is evaluating other cultural and historical resources may exist within the community.

Mississippi River Corridor Critical Area

Portions of Ramsey are located within the Mississippi River Corridor Critical Area (MRCCA). Ramsey acknowledges the requirement to update MRCCA Plans based on new State of Minnesota Rules. Said Plan

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Amendment will be added to this document either as a section within this Chapter or as a separate chapter of the Comprehensive Plan.

Land Use Implementation

The Metropolitan Council's Regional Development Framework, ThriveMSP 2040, outlines roles for the Metropolitan Council and Ramsey for land use policy. Specific to land use policy, the Metropolitan Council has set a goal for the region to achieve Orderly and Efficient Land Use.

Ramsey Role	Metropolitan Council Role
<ul style="list-style-type: none"> Plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre in the community. Target higher intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities. Ensure the efficient use of land when planning for and approving new developments and redevelopment projects. 	<ul style="list-style-type: none"> Support local efforts and policies to plan for growth that efficiently uses transportation and transit infrastructure and regional services. Promote land use patterns with clear distinctions between urban and rural areas to protect natural resources and land for agricultural viability. Provide technical assistance to communities on land use strategies and staged development to inform the local comprehensive planning process. Partner with local communities to improve land use patterns to reduce the generation of carbon emissions.

Action	Priority	Timeframe
Amend Official Zoning Map	Required	June 1, 2019
Amend Zoning Code	Required	December 31, 2019
Update The COR Development Plan	Immediate	December 31, 2018

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

List of Tables

Table 1: Forecasted Growth	11
Table 2: Existing Land Use Categories.....	16
Table 3: Future Land Use Categories	17
Table 4: Planned Density Ranges	22
Table 5: Density Table	23
Table 6: Mixed Use Densities	23

List of Figures

Figure 1: Ramsey Community Designation.....	8
Figure 2: Emerging Suburban Edge Communities.....	8
Figure 3: Regional Rural Residential Areas.....	10
Figure 4: Forecasted Household and Population Growth.....	11
Figure 5: Forecasted Employment Growth.....	11
Figure 6: Snapshot of City (source: University of Minnesota Resilient Communities Project)	12
Figure 7: Existing Land Use Map.....	16
Figure 8: Future Land Use Map	17
Figure 9: Rural Character.....	18
Figure 10: Rural and Urban Balance (source: University of Minnesota Resilient Communities Project)	18
Figure 11: Master Plan Boundaries	20
Figure 12: Local Parks.....	21
Figure 13: Circle of Ramsey	21
Figure 14: Natural Resources.....	21
Figure 15: Expected Growth Areas (this map will be updated for better readability).....	22
Figure 16: Special Resources	29

CHECKLIST OF MINIMUM REQUIREMENTS FOR RAMSEY

The checklist below was compiled from information on the [Plan Elements](#) pages in the [Local Planning Handbook](#) under the “Minimum Requirements” sections of the respective topics. Please note that this information is subject to change. The most current information can always be found on the website. Also, please remember that additional information may be requested during the review process for clarification and accuracy by the Technical Review staff. If you have any questions, please contact your [Sector Representative](#).

LAND USE

Forecasts and Community Designation

- Include a table of forecasted population, households, and employment for 2020, 2030, and 2040, consistent with the Council's forecasts.
- Remember, Council forecasts must be used consistently throughout your entire comprehensive plan.
 - Your transportation plan needs to allocate forecasts to transportation analysis zones (TAZs).
 - Your water and wastewater plans need to reflect forecasts to plan for urban services.
 - Your land use plan must reflect and be coordinated with your forecasts.
- Include a map acknowledging your regional Community Designation(s) and acknowledge the overall density expectations for your Community Designation(s).
- Each Community Designation identifies both Council and Community Roles in Thrive's land use policy section. Plans must be consistent with Community Roles for your Community Designation(s) as well as Community Roles that apply to everyone.

Existing Land Use

- Provide an Existing Land Use Map with a land use legend.
- Provide an Existing Land Use Table. Calculate total acres and percent of total acres for each land use category.
- Land uses categories on the map and in the table, as well as any text references must all be consistent with one another.
- Show existing regional parks, park reserves, and special recreation features with a land use of “Park” (or your equivalent) on your Existing Land Use Map.

Future Land Use

- The Future Land Use plan must be consistent with the Council's forecasts of population, households, and employment and identify sufficient land to support your community's forecasted growth.
- Provide a Future Land Use Map and land use legend, including density ranges for all land uses that allow residential development.
- Provide a Future Land Use Table. Calculate total acres and percent of total acres for each land use category for each 10-year planning period (2020, 2030, and 2040).
- Define each land use category shown on the Future Land Use Map. Land use categories must be used consistently throughout your plan.
- Land use categories must include types of allowed uses and the minimum and maximum densities (“the allowable density range”) for all categories that allow residential uses. Allowed uses should include a description of allowable housing types such as single family, detached, duplexes, townhomes, etc.
- For each “mixed use” category, define an expected share of individual land uses and identify the permitted density range for residential uses. For example, Mixed Use Downtown might have an expectation of 30% commercial, 40% office, and 30% residential with a density of 10-15 units per acre.
- Acknowledge Council-approved master plan boundaries of regional parks, park reserves, and special recreation features by guiding the properties with a land use of “Park” (or your equivalent) on your Future Land Use Map.

For Communities within the Metropolitan Urban Service Area (MUSA) and Rural Centers:

- Identify employment locations and provide a measurement of intensity of planned employment. Employment locations are typically the areas guided for commercial, office, industrial and institutional uses. Acceptable measurements of intensity include Floor Area Ratio (FAR), building footprint or impervious coverage. Ranges for measuring intensity are acceptable.

For Communities with Special Resources:

- In order for properties to be enrolled in the Agricultural Preserves Program, the Future Land Use Map must reflect an Agricultural land use designation with a maximum density of 1 unit per 40 acres at the time of plan adoption, as required by state law.
- Identify aggregate resources in your community on the Future Land Use Map.
- See the Special Resources section within the Land Use Plan Element for requirements for Critical Area Plans, Historic Preservation, and others.

Density Calculations

- Identify where forecasted residential growth will happen on your Future Land Use Map. Show expected new development and re-developed areas.
- Identify what density range is expected for each residential land use in your community.
- Identify when residential development or redevelopment is anticipated to happen. See the Handbook section on Staged Development and Redevelopment.
- The average net residential density for your community must be consistent with the density requirements for your community designation.
- Provide a minimum and maximum value for each residential density range. (Zero is not an acceptable minimum. The maximum value must be a whole number.)
- Use the lowest allowed residential density from land use ranges in your calculations. For example, a land use that permits a density range of 3-5 units per acre must use 3 units per acre in all density calculations for this land use. This ensures that even at the lowest permitted density, the community will be developing at densities that meet overall density expectations.
- Focus on areas of change. Show us which planned land uses have changed from your previously approved plan and where new land uses (change or development intensity) is planned/expected.
- Provide the net developable acreage for each residential land use. It's OK to exclude wetlands and natural water bodies, public parks and open space, arterial road rights-of-way, and natural resource lands protected by local plans and ordinances (i.e. steep slopes, wetland buffers, tree preservation) from area calculations. Stormwater ponds, utility easements, local roads, and local rights-of-way cannot be excluded from area calculations.
- The information you develop in your land use plan carries over to other elements of your comprehensive plan. The areas and densities in the land use plan must be consistent across elements related to forecasted growth, wastewater, water, housing, and transportation.

For Communities with Existing or Planned Transitways or High Frequency Bus Corridors:

- Minimum average net densities near transitway stations and high frequency bus corridors must meet the standards in the 2040 Transportation Policy Plan (TPP). Refer to the Transportation Plan Element.

For Communities with an Affordable Housing Allocation:

- Guide residential land at densities sufficient to create opportunities for affordable housing using one of the following options outlined in the Housing Plan Element. Refer to the Projected Housing Need section.

Staged Development and Redevelopment

- Identify potential local infrastructure impacts for each 10-year increment.
- Demonstrate that the municipality is capable of providing services and facilities that accommodate its planned growth.
- The staging plan or likely development phasing must be consistent with the volume of anticipated sewer flow identified in your community's Local Sewer Plan.
- The staging plan or likely development phasing must support and be consistent with your community's share of the Region's Need for Affordable Housing for 2021 - 2030.

For Suburban Edge, Emerging Suburban Edge, Rural Centers, and Communities with Orderly Annexation Agreements (OAAs):

- Map stages of development in 10-year increments (existing, 2020, 2030, and 2040).
- Provide a table of staged development in 10-year increments. The table must include future land uses, area in acres, density ranges, and total residential units by each 10-year time increment.

Natural Resources

- Describe your community's goals, intentions, and priorities concerning preservation, conservation, or restoration of natural resources in your community.

Special Resource Protection

- All plans must include a protection element for historic sites.

- All plans must include policies for the protection and development of access to direct sunlight for solar energy. Solar access is addressed in depth under the Resilience section.
- All plans must identify whether or not aggregate resources are available within the community. For communities with aggregate resources, additional requirements apply.

For Communities with Agricultural Preserves:

- In order for properties to be enrolled in the Agricultural Preserves Program, the Future Land Use Map must reflect an Agricultural land use designation with a maximum density of 1 unit per 40 acres, as required by state law.

For Communities with Aggregate Resources:

- Identify aggregate resources in your community on the Future Land Use Map using the Aggregate Resources Inventory.
- You must address and minimize potential land use conflicts.
- Identify planning and regulatory measures to ensure that aggregate resources are extracted prior to urbanization of aggregate-rich sites.

For Communities in the Mississippi River Critical Area Corridor

- Review Critical Area plans to ensure consistency between state and federal guidelines and land use updates.
- Review and consider protection and enhancement requirements of the Mississippi National River and Recreation Area (MNRRA) Plan. The corridor boundaries of the Mississippi River Critical Area and MNRRA are the same.
- Include a map of the Mississippi River Critical Area Corridor and your community.
- After the DNR completes pending Rules revisions, we will update this section to reflect any additional or changed planning requirements.

TRANSPORTATION

Transportation Analysis Zones

- Include a table allocating forecasted population, household, and employment growth by TAZ for 2020, 2030 and 2040.
 - Describe how you have allocated demographic growth based on your plan's assumptions for guided future land use (e.g., density, mix of uses, locations for new development, highway/transit access, redevelopment, etc.).
 - When doing your land use planning, accommodate development densities around transit consistent with density expectations established in Chapter 3 of the 2040 Transportation Policy Plan (2040 TPP).
-

Roadways

- Describe and map the functional classification of all existing and proposed roads within your community, using the functional classification system described in Appendix D of the TPP and the roadway classification map currently recognized in the region.
 - Maps must reflect the principal arterials adopted as the metropolitan highway system in the 2040 Transportation Policy Plan (2040 TPP).
 - If a community determines that a change to the A-minor arterial system in the community is warranted, a request should be made to the Transportation Advisory Board (TAB) for the change, and TAB's approval secured, prior to reflecting the new classification in the community's plan. Check the council's website or contact Elaine Koutsoukos at 651-602-1717 for more information.
 - Maps should also show the streets classified by the community as major and minor collectors and local streets. Changes to these streets from the function shown on the regional map are at a community's discretion, and do not need approval from TAB. However, these changes should follow the criteria laid out in Appendix D of the TPP and maintain system continuity. A map or table highlighting any discrepancies between the community's map and the regional functional classification map previously referenced should be submitted to Council staff so the regional map can be updated.
 - Include the following information for the principal and A-minor arterials:
 - Identify the existing and future number of lanes.
 - Map current traffic volumes, including heavy commercial volumes, which include both ADT and HCADT.
 - Map forecasted 2040 traffic volumes. (This should be done using the Council's regional model, or another method with approval from Council forecasting staff.)
 - Identify future rights-of-way that need to be preserved.
 - Identify planned improvements to principal arterials as shown in the Current Revenue scenario of the 2040 TPP.
 - Identify any existing or proposed future MnPASS lanes, dedicated busways and bus-only shoulder lanes as shown in Figure 6-6 of the 2040 TPP.
 - For other proposed interchange improvements, follow the Highway Interchange Request Criteria and Review Procedure, which can be found in Appendix F of the 2040 TPP.
 - Incorporate access management guidelines of MnDOT, or those of the county in which your community is located, into your comprehensive plan as well as into your subdivision and zoning ordinances.
 - Describe recommendations from recent corridor studies regarding roadway improvements, changes in land use, and/or access.
-

Transit

- The region has established Transit Market Areas to guide the types and levels of transit service that are appropriate for efficient and effective services. Transit Market Areas are defined in Appendix G of the 2040 TPP by the demographic and urban design factors that are associated with successful transit service. Identify your community in relationship to your transit market area(s). Describe and map the existing and planned transit infrastructure and services in your community, including those of Metro Transit or other regional transit service providers. Communities should include the identification of the following basic elements of the transit system in their comprehensive plan:
 - Existing transit routes and dial-a-ride services
 - Existing and potential high-frequency transit routes
 - Existing and planned transit stations and transit centers
 - Existing and planned park-and-rides and express bus corridors
 - Existing and planned transit advantages
 - Existing transit support facilities

For communities with transitways in the 2040 TPP Current Revenue Scenario with an identified mode and alignment and for high-frequency bus corridors:

- Describe the community's roles and responsibilities in transitway development, including activities completed or currently underway.

- Describe and map these transitways in your community, including future stations identified by the end of project development.
- Conduct station-area or corridor planning including an investment and regulatory framework that guides future implementation activities.
- Incorporate station area or corridor plans into the comprehensive plan by the end of Project Development.
 - Identify the geography of transit station areas.
 - Ensure that land guided for future residential development in station areas conforms to minimum density levels in the 2040 TPP; and address opportunities for residential density at target density levels.
 - Plan for a total level of activity in station areas that is supportive of transitway investments; and address the activity level guideline of a minimum combined total of 7,000 residents, jobs, or students.
- Address access to stations by pedestrians and bicyclists.

For communities with transitways in the 2040 TPP Current Revenue Scenario prior to an identified mode and alignment:

- Describe the community's roles and responsibilities in early transitway development, including analysis of potential modes, alignment, and station locations.
- Describe and map these transitways in your community including alternative alignment(s) and station locations under consideration.

Bicycling and Walking

- Describe and map the existing and planned on-road and off-road bicycle facilities in your community.
- Map and describe the Regional Bicycle Transportation Network (RBTN) within your community:
 - Show all Tier 1 and Tier 2 RBTN corridors and alignments.
 - Show the relationship of the RBTN to the local bicycle network of off-road trails and on-street bikeways including all existing and planned connections.
 - Include locations of regional employment clusters and activity center nodes (as shown on the RBTN map) and other local activity centers.
 - For Tier 1 and Tier 2 corridors on the RBTN, describe and map the existing or planned bicycle facility alignments that are within the established corridors; the purpose of these corridors is as a placeholder for cities/counties to designate a planned alignment. If there is a planned alignment that would fulfill the intent of the corridor and that lies within and in line with the corridor's directional orientation that the community would propose to replace the established corridor, map that alignment and denote by indicating it as "proposed for the RBTN."
- Analyze and address the need for local bicycle and pedestrian facility improvements to provide connections that remove major physical barriers (i.e., freeways, railroad corridors, rivers and streams) on the regional (RBTN) and local networks.
- Discuss pedestrian system needs in a manner that responds to your community designation (as described in Thrive MSP 2040) and addresses the needs of your community.

Aviation

- Identify policies and ordinances that protect regional airspace from obstructions. Include how your community will notify the FAA of proposed structures.
- Recognize seaplane use on surface waters as designated and regulated by MnDOT; communities should recognize these areas on plan maps where appropriate and consider issues of land use compatibility.
- Map any facilities such as radio beacons or other air navigation aids sited in off-airport locations and address how they will be protected from physical encroachment and electronic interference through your local ordinance and notification processes. Your system statement will indicate whether your community hosts one of these facilities.

Freight

- Identify railways, barge facilities and truck or intermodal freight terminals within the community.
- Identify other important nodes that may generate freight movement, such as industrial parks and large shopping areas.
- Map the road network showing volumes of multi-axle trucks (also known as "heavy commercial average annual daily traffic or HCAADT") for Principal Arterial and A-Minor functional classifications.
- Identify any local roadway issues or problem areas for goods movement, such as weight-restricted roads or bridges, bridges with insufficient height or width clearances, locations with unprotected road crossings of active rail lines, or intersections with inadequate turning radii.

WASTEWATER

Areas Served by the Regional System

- A table that details the households and employment forecasts in 10-year increments through 2040, based on the Council's forecasts and any subsequent negotiated modifications. This should be broken down by areas served by the Metropolitan Disposal System, locally owned and operated wastewater treatment systems, and Community and Subsurface sewage treatment systems. The forecasts used in your wastewater plan must be consistent with the forecasts used throughout your plan, including in land use, transportation, and water supply.
 - Your wastewater plan must be designed to support these forecasts and provide any allocation breakdowns between sewer and unsewered service for population, households, and employment.
- An electronic map or maps (GIS shape files or equivalent must also be submitted) that show the following information:
 - Your existing sanitary sewer system identifying lift stations, existing connection points to the metropolitan disposal system, and future connection points.
 - Local sewer service districts by connection point.
 - Intercommunity connections and any proposed changes in government boundaries based on Orderly Annexation Agreements.
 - The location of all private and public wastewater treatment plants in your community.
- Copy of any intercommunity service agreements entered into with an adjoining community after December 31, 2008; including a map of areas covered by the agreement.
- A table or tables that contain the following information:
 - Capacity and design flows for existing trunk sewers and lift stations.
 - Assignment of 2040 growth forecasts by Metropolitan interceptor facility. In the absence of this information the Council will make its own assignments for the purpose of system capacity needs determination.
- Define your community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local sewer system, including:
 - Define the requirements and standards for minimizing inflow and infiltration and for the disconnection of sump pump, foundation drain, and/or rain leader connections to the sanitary sewer system.
 - Include a copy of or reference to your local ordinance that prohibits the discharge of sump pumps, foundation drains, and/or rain leaders to the sanitary disposal system.
 - Include a copy of or reference to your local ordinance requiring the disconnection of existing foundation drains, sump pumps, and roof leaders from the sanitary sewer system.
 - Include a summary of activities or programs related to I/I source mitigation on private sewer services.
- Describe the extent, source, and significance of existing I/I problems in your community.
- Analyze the costs for remediating the I/I issues identified in your community.
- An implementation plan that contains a program strategy, priorities, scheduling, and financing mechanisms for eliminating and preventing excessive I/I from entering the sanitary sewer system.

For communities with new trunk sewer systems that require connections to the Metropolitan Disposal System, you also need to include the following:

- A table that details the proposed time schedule for the construction of the new trunk sewer system in your community.
- Describe the type and capacity of the treatment facilities, whether municipally or privately owned.
- Copies of the associated National Pollutant Discharge Elimination System (NPDES) or State Disposal System (SDS) permits.

Community and Subsurface Treatment Systems

- Describe your community's management program for SSTS to comply with MPCA regulations (Minn. Rules Chapters 7080-7083).
- Map the locations of all existing public and private treatment systems, if any, including package treatment plants and group on-site systems.
- Map the locations of all sub-surface sewage treatment systems. You should also identify the locations of known non-conforming systems or systems with known problems.
- Describe the conditions under which private, community treatment systems (ex. package treatment plants, community drainfields) would be allowed. Examples of such conditions include:
 - allowable land uses and residential densities
 - installation requirements
 - management requirements
 - local government responsibilities

SURFACE WATER

The items in the Minimum Requirements section below are consistent with the requirements under the new [Minnesota Rules Chapter 8410](#), adopted in July of 2015 and [Minn. Stat. 103B.235](#).

Executive Summary, Water Resource Management Related Agreements, and Amendment Process

- Provide an executive summary that includes the highlights of the local water management plan.
- Describe the water resource management related agreements that have been entered into by your community. This includes joint powers agreements related to water management that the community may be a party to between itself and watershed management organization(s), adjoining communities, or private parties.
- Include a section on amendment procedures that defines the process by which amendments may be made. The amendment procedure must be consistent with the amendment procedures in the watershed organization(s) plans that affect your community.

Physical Environment and Land Use

- Describe the existing physical environment and existing land use. You may be able to incorporate data by reference if allowed by the appropriate watershed organization(s) plan. You should be aware that not all watershed plans contain the level of detail needed and in those cases, you will be required to provide this information directly in your local water management plan.
- Describe the proposed physical environment and future land use.
- Include a map and/or description of drainage areas that includes path and flow directions of the stormwater runoff in your community.
- Describe the volumes and rates of flow for those defined drainage areas.

Existing and Potential Water Resource-Related Problems

- Include an assessment of the existing water resource related problems in your community.
- Include an assessment of the potential water resource related problems in your community.
- Include a list or map of impaired waters within your community as shown on the most current 303d impaired waters list.

Local Implementation Plan/Program

- Include prioritized nonstructural, programmatic, and structural solutions to identified problems.
- Describe the areas and elevations for stormwater storage adequate to meet performance standards or official controls in watershed organization(s) plan.
- Define the water quality protection methods that would be adequate to meet performance standards or official controls.
- Clearly define the roles and responsibilities of the community from that of the WMO(s) for carrying out implementation components.
- Describe the official controls and any changes needed to official controls.
- Include a table briefly describing each component of the implementation program that clearly details the schedule, estimated cost, and funding sources for each component, including annual budget totals.
- Include a table describing the capital improvement program that sets forth by year, details of each contemplated capital improvement that includes the schedule, estimated cost, and funding source.

WATER SUPPLY

Local Water Supply Plan for Municipal Public Water Suppliers

- If the community has a municipal community public water supply system, complete all information in the [DNR & Metropolitan Council water supply plan template](#). Information must be submitted in the template provided and submitted through the [MnDNR Permit and Reporting System \(MPARS\)](#).
 - Include extended water demand projections for 2020, 2030, 2040 and ultimate build-out that are consistent with population forecasts in the community's system statement.
-

Water Conservation & Reuse

- If the community has a municipal community public water supply system, complete all information in the [DNR & Metropolitan Council water supply plan template](#). Information must be submitted in the template provided and submitted through the [MnDNR Permit and Reporting System \(MPARS\)](#).
-

Assessing & Protecting Source Water

- If the community has a municipal community public water supply system, complete all information in the [DNR & Metropolitan Council water supply plan template](#). Information must be submitted in the template provided and submitted through the [MnDNR Permit and Reporting System \(MPARS\)](#).
-

Sub-Regional Collaboration

- If the community has a municipal community public water supply system, complete all information in the [DNR & Metropolitan Council water supply plan template](#). Information must be submitted in the template provided and submitted through the [MnDNR Permit and Reporting System \(MPARS\)](#).

PARKS AND TRAILS

Regional Parks and Trails

- Describe, map, and label the Regional Parks System facilities that are located in your community.
 - Describe, map, and label the federal and state recreational lands within your community, as shown on your System Statement.
 - Depict existing regional parkland with a land use of “Park” (or your community’s equivalent) on your Existing Land Use map.
 - Acknowledge the Council-approved master plan boundaries of regional parks, park reserves, and special recreation features by guiding the properties with a land use of “Park” (or your community’s equivalent) on your Future Land Use map.
-

Local Parks and Trails

- Describe and map your existing and proposed local parks, trails, and recreation facilities.
- Include a capital improvement program for parks and open space facilities as part of your implementation program.

HOUSING

Existing Housing Needs

- Complete an existing housing assessment, including:
 - A table of existing local conditions, including the following information:
 - 1. Total number of housing units.
 - 2. Number of housing units affordable to households with incomes at or below 30% Area Median Income (AMI), between 31 and 50% AMI, and between 51 and 80% AMI.
 - 3. Number of housing units that are owner occupied.
 - 4. Number of housing units that are rental.
 - 5. Number of single family homes.
 - 6. Number of multi-family homes.
 - 7. Number of publicly subsidized housing units by the following types: senior housing, housing for people with disabilities, and all other publicly subsidized units. Include expiration dates of affordability requirements when applicable.
- Number of existing households that are experiencing housing cost burden with incomes at or below 30% Area Median Income (AMI), between 31 -50% AMI, and 51 -80% AMI. A map of owner-occupied housing units identifying their assessed values. At a minimum, differentiate the values above and below \$211,500.
- A narrative analysis of existing housing needs. At a minimum address the components of the existing housing assessment within the local context of your community. Plans consistent with Council policy will clearly identify existing housing needs and priorities for the community.

Projected Housing Need

- Discuss how the land use plan addresses the future housing need for your forecasted growth.

For Those Communities With An Affordable Housing Need Allocation:

- Acknowledge your community's allocation of the region's need for affordable housing at three levels of affordability: <30% AMI, 31-50% AMI, and 51-80% AMI.
- Guide residential land at densities sufficient to create opportunities for affordable housing using one of the following options:
 - Option 1: Guide sufficient land at minimum residential densities of 8 units/acre to support your community's total allocation of affordable housing need for 2021 – 2030. This option may be best for communities that find it difficult to support densities of 12 units/acre (per Option 2), or prefer simplicity over flexibility in their density minimums.
 - Option 2: Guide sufficient land at minimum residential densities of:
 - 12 units/acre to address your community's allocation of affordable housing need at <50% AMI. This combines your community's allocation at <30% AMI and 31-50% AMI.
 - 6 units/acre to address your community's allocation of affordable housing need at 51-80% AMI.
 - Option 2 may be best for communities that feel they can achieve affordable housing needs at 51-80% AMI with less than 8 units/acre. It also allows the affordable housing need to be addressed with less actual land, as is the case if communities choose to use even higher densities than are required. Furthermore, communities using Option 2 may guide land to meet their allocation of affordable housing need at 51-80% AMI using a minimum density range of 3-6 units/acre if they have demonstrated in the last 10 years the application of programs, ordinances, and/or local fiscal devices that led to the development of housing affordable at 51-80% AMI in their community. Examples include: density bonuses for affordable housing unit inclusion, local funding programs such as TIF, etc.

Implementation Plan

- A description of public programs, fiscal devices, and other specific actions that could be used to meet the existing and projected housing needs identified in the housing element. Include in what circumstances and in what sequence they would be used.
- Plans consistent with Council policy will clearly and directly link identified needs to available tools. Needs are identified within the three levels of affordability, and tools should therefore be addressed within the levels of affordability as well.
- Plans consistent with Council policy will consider all widely accepted tools to address their housing needs. A list of widely accepted tools is provided, however, this list is not exhaustive. Communities are strongly encouraged to include any additional tools at their disposal when identifying how they will address their housing needs.

RESILIENCE

Energy Infrastructure and Resources

- Local governments in the seven-county metropolitan area are required by state law to include an element in their Plan for protection and development of access to direct sunlight for solar energy systems.

ECONOMIC COMPETITIVENESS

Redevelopment

- Minnesota Statutes § 473.859 Subd. 1 states that local comprehensive plans “shall contain objectives, policies, standards, and programs to guide... redevelopment and preservation for all lands and waters within the jurisdiction of the local governmental unit”. The information provided in this section of the handbook is intended to assist communities as they grapple with the opportunities and challenges associated with development sites that are declining in value, viability, and marketability.

IMPLEMENTATION

Implementation

- Describe all public programs, fiscal devices, and other actions that your community will use to implement your plan.
- Define a timeline as to when actions will be taken to implement each required element of your comprehensive plan.
- Include a Capital Improvement Program (CIP) for transportation, sewers, parks, water supply, and open space facilities. Specify the timing and sequence of major local public investments.
- The CIP must align with development staging identified in other parts of your plan and include budgets and expenditure schedules.
- Describe all relevant official controls addressing at least zoning, subdivision, water supply, and private sewer systems.
- Include a schedule for the preparation, adoption, and administration of needed changes to official controls.
- Include your local zoning map and zoning category descriptions. Identify what changes are needed to ensure zoning is not in conflict with your new land use plan and consistent with regional system plans and policies.
- Review and update official controls within 9 months of adopting your 2040 plan. Official controls must not be in conflict with your updated plan. You must provide copies of all revised official controls to us.
- The Housing Plan Element has implementation requirements as well. Refer to that section to ensure that implementation requirements for the Housing Action Plan are met.

**2040 COMPREHENSIVE PLAN UPDATE
STEERING COMMITTEE WORKSHOP ONE
Monday, February 27, 2017**

TOPIC IDENTIFICATION

Interested in the future of Ramsey	IIIIIIIIIIIIIIIIII
Rural Character	IIIIIIII
Community Center/Youth Athletics	IIIIII
Highways and Roads	IIIIII
Parks (dog park, small neighborhood parks)	IIIIII
Schools	IIIIII
Natural Resources/Climate Resilience	IIII
The COR	IIII
Housing issues	II
Destinations	I
Forward Thinking	I
Is this a plan for Agenda21?	I
Goals in the 2020 Comprehensive Plan never materialized	I
Rum River Hills Golf Course Redevelopment	I
Our parcel shrunk without our permission	I
Civic engagement	I
Shops and retail	I
National Self Storage compatibility	I
Harvest Estates	I
Property rights	I
Property pride – standards for code enforcement	I

RURAL CHARACTER

- Maintain open areas
- Keep property taxes low for multi acre property owners – towns don't have to be all high density
- Keep well and septic available to low density areas
- Natural buffers (visual) – transitions from density areas
- Don't add street lights
 - Shrouds for existing lights
- Maintain area for local source farms

- Communities need to provide more for themselves
- Provide tax breaks
- Biology and Nature workshops
 - Bioblitz
- Shade tree education and protection
- Education and incentives for gardening and micro farming
 - Local food producers
- Promote land use for livestock – small scale
- Maintain natural corridors for wildlife movement
- Keep and develop wildlife areas
- Timed lights in community areas
- Non-GMO zones

PARKS

- Repair – i.e. boardwalks at Itasca Park
- Plant more shrubs and native grass
- No spray on plantings
- Add public art – parks and COR
- Community flower beds/parks
- Recreation Center
- Windbreak at dog park
- Playgrounds within neighborhoods, not just by parks
- Embrace the rivers – as an asset – use as a source of tourism
- Finish Central Park – lights, parking, state tourney
- More canoe rentals

TRANSPORTATION AND ROADS

- Centralize business area around COR versus sprawl
- Safe, pedestrian /bicycling friendly existing roads
- Slow down speed limits in residential areas – 40 max
 - Varlolite Street
 - Green Valley Road (63)
- Highway 10 Congestion (Park & Rides?) - Light rail is great
- Highway 10 stoplights by Quik Trip and Sunfish Lake Blvd – why?
 - Please put an overpass in – my journey takes 10-20 minutes longer
- Sustainability versus growth

SCHOOLS

- Ramsey Middle School(s)

- Ramsey High School
- Modular – make expandable – future proof
- Multi-Use
- Activities keep families in the area

MISCELLANEOUS COMMENTS

- Would like to see plans for another senior building in the area
- We need more public awareness/teaching of the laws concerning bike trails that cross streets. Both kids and adults ride right across the streets without looking assuming the driver will stop. I read on MN Law that they only have right of way if they get off their bike and walk it across as then they are considered a pedestrian in a crosswalk. Drivers need to know which is correct also. Public info would be appreciated. Thanks.
- Please leave Rivlyn Avenue as a residential street. Do not bow to pressure from Lano, Dahlheimer, etc., to make it a frontage road. Please keep it residential! Thanks
- Stop sign at Iodine and 144th – daycares on corner – speeding cars

Tim Gladhill

From: Graffunder <graffunder56@comcast.net>
Sent: Monday, February 27, 2017 9:11 AM
To: Ramsey Planning
Subject: Input

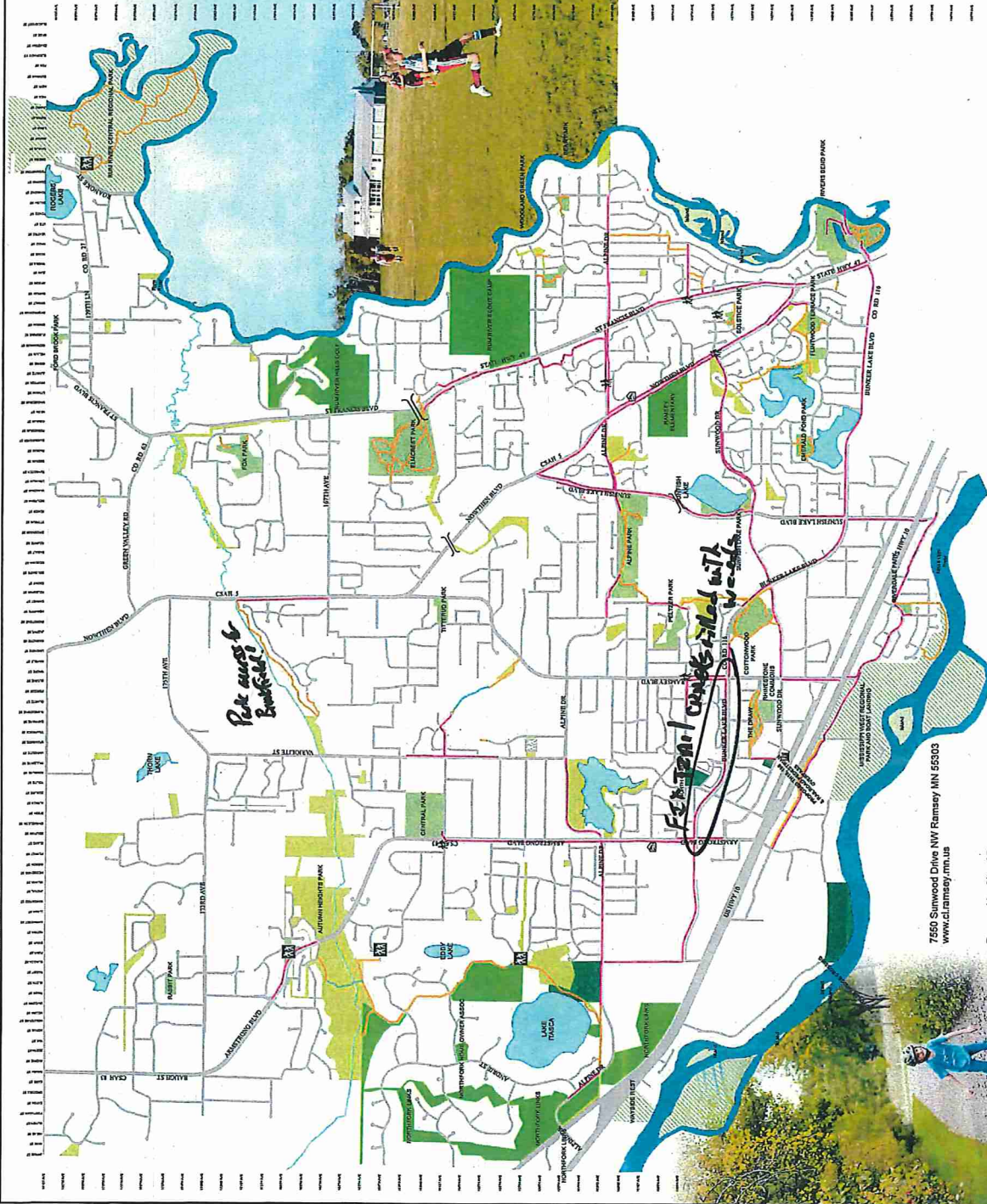
Good morning,

I am not able to attend the planning session that is scheduled for tonight but I would like to offer this input. What I would most like to see in Ramsey is some kind of community center/athletic facility like a Lifetime Fitness or YMCA that includes an indoor pool. Pools are expensive but they also offer recreational and exercise opportunities for many citizens. Perhaps there could be cooperative use by schools also.

Thank you,

Ann-Marie Graffunder
Ramsey resident

City of Ramsey 2016 Park and Trail User Map



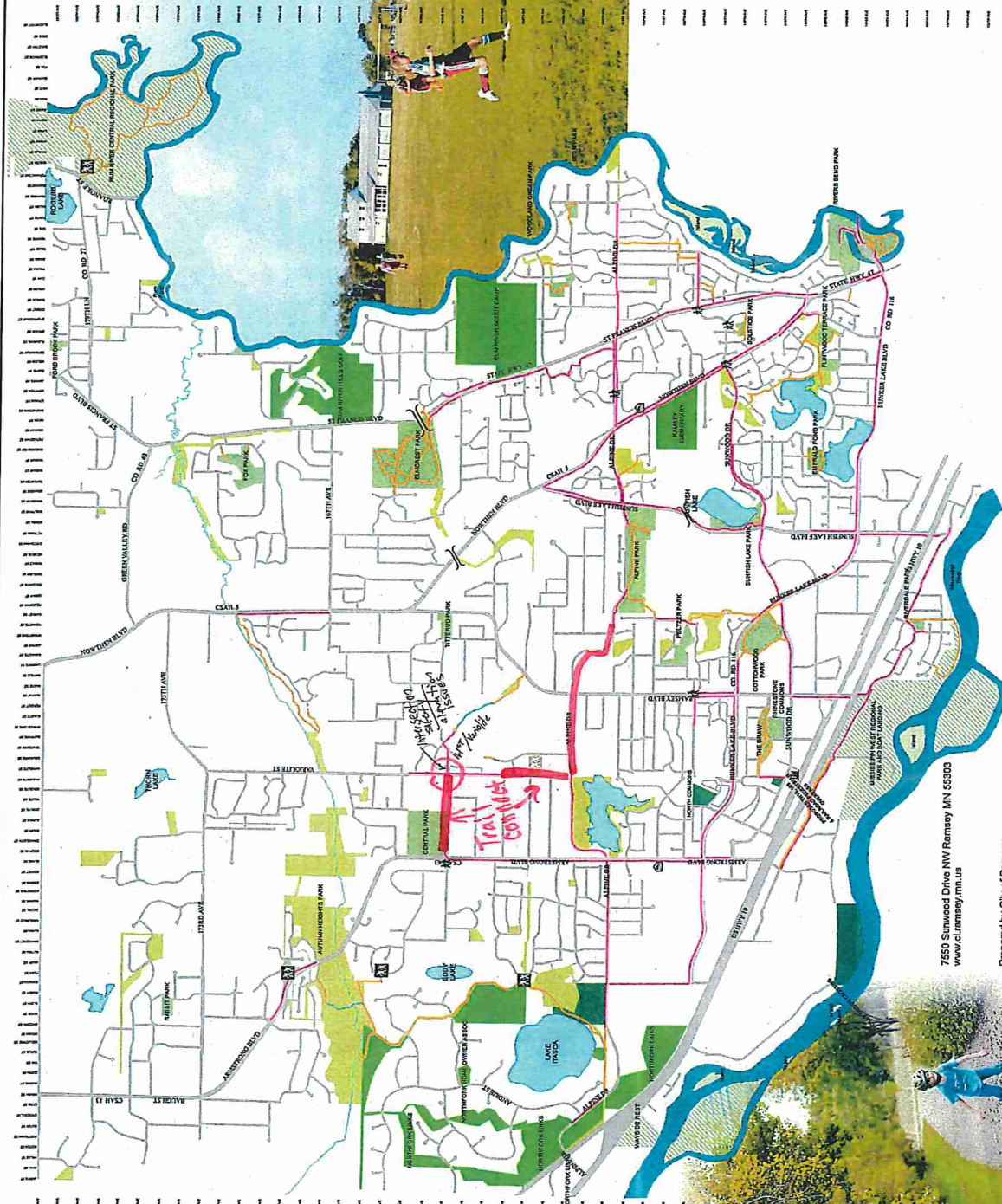
- Legend**
- Park Map Symbols**
- Underpass
 - Proposed Underpass
 - Crosswalk
 - Existing Trailhead
 - Fire Station
 - City Hall
 - Proposed Trailhead
- TYPE**
- OFF-ROAD (OUT OF ROW)
 - BOARDWALK
 - ON-ROAD (WITHIN ROW)
 - Right of Way (ROW)
- Park and Open Space**
- PARKS
 - QUASI-PUBLIC
 - REGIONAL
 - PROPOSED PARK
 - OPEN SPACE/TRAIL CORRIDOR

7550 Sunwood Drive NW Ramsey, MN 55303
www.ci.ramsey.mn.us

Prepared by City of Ramsey
 Revised September 2016

0 0.5 1 Miles

City of Ramsey 2016 Park and Trail User Map



Legend

Park Map Symbols

- Underpass
- Proposed Underpass
- Crosswalk
- Existing Trailhead
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- City Hall
- Proposed Trailhead

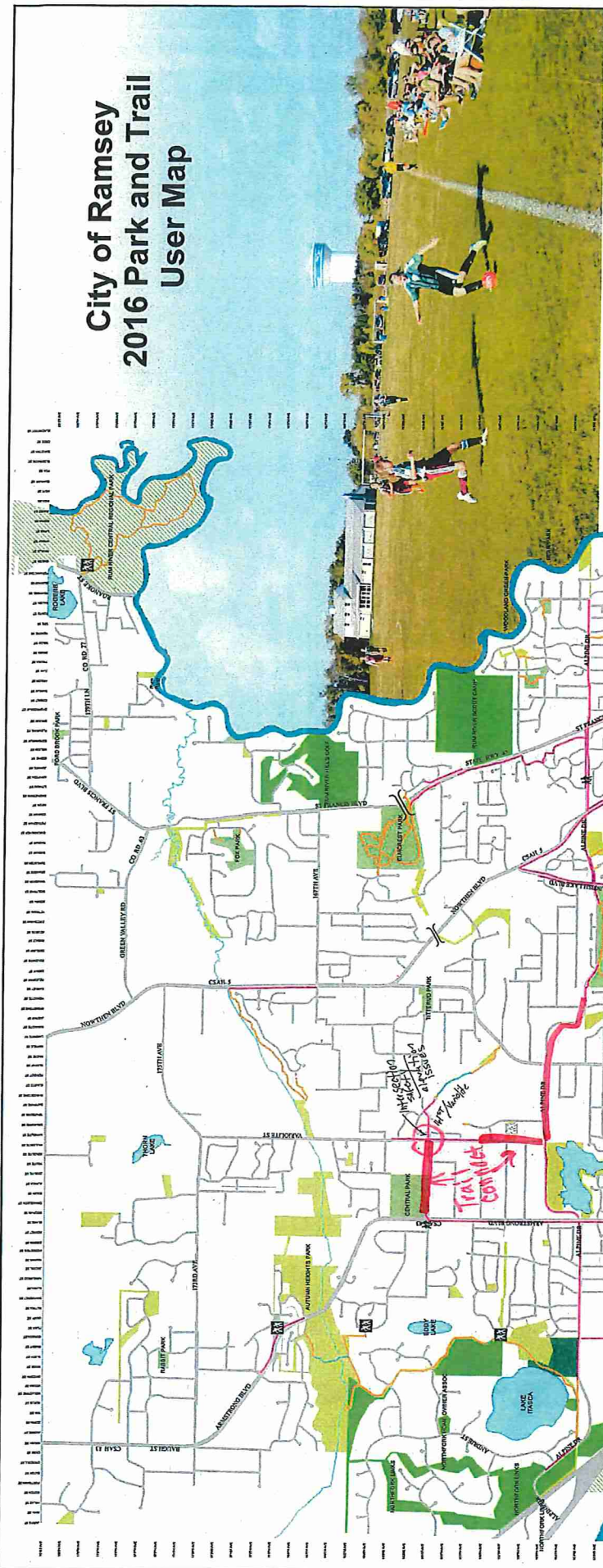
TYPE

- OFF-ROAD (OUT OF ROW)
- BOARDWALKS
- ON-ROAD (WITHIN ROW)
- Right of Way (ROW)
- Park and Open Space
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- QUASI-PUBLIC
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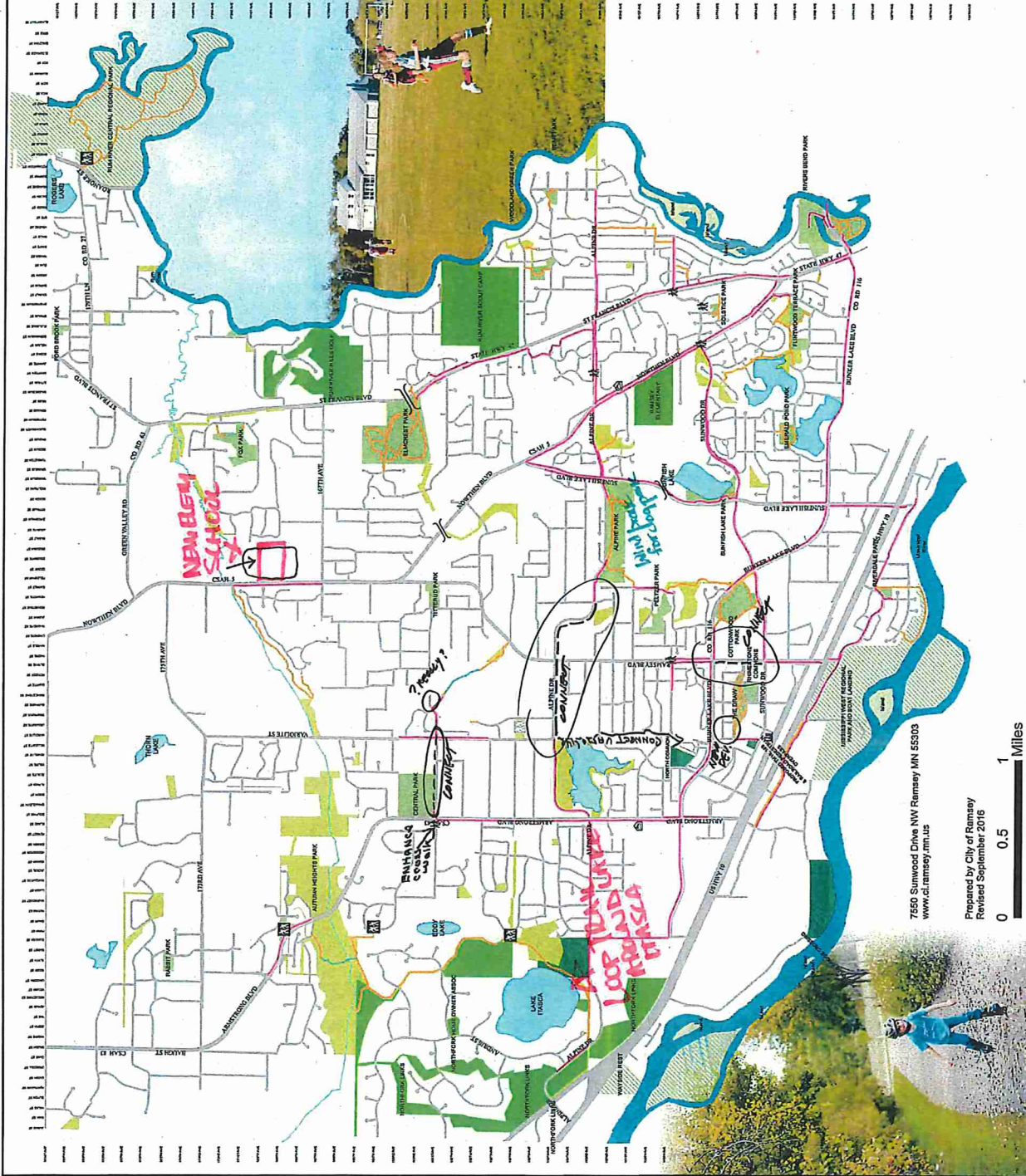
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Prepared by City of Ramsey
Revised September 2016

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City of Ramsey 2016 Park and Trail User Map



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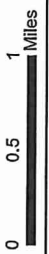
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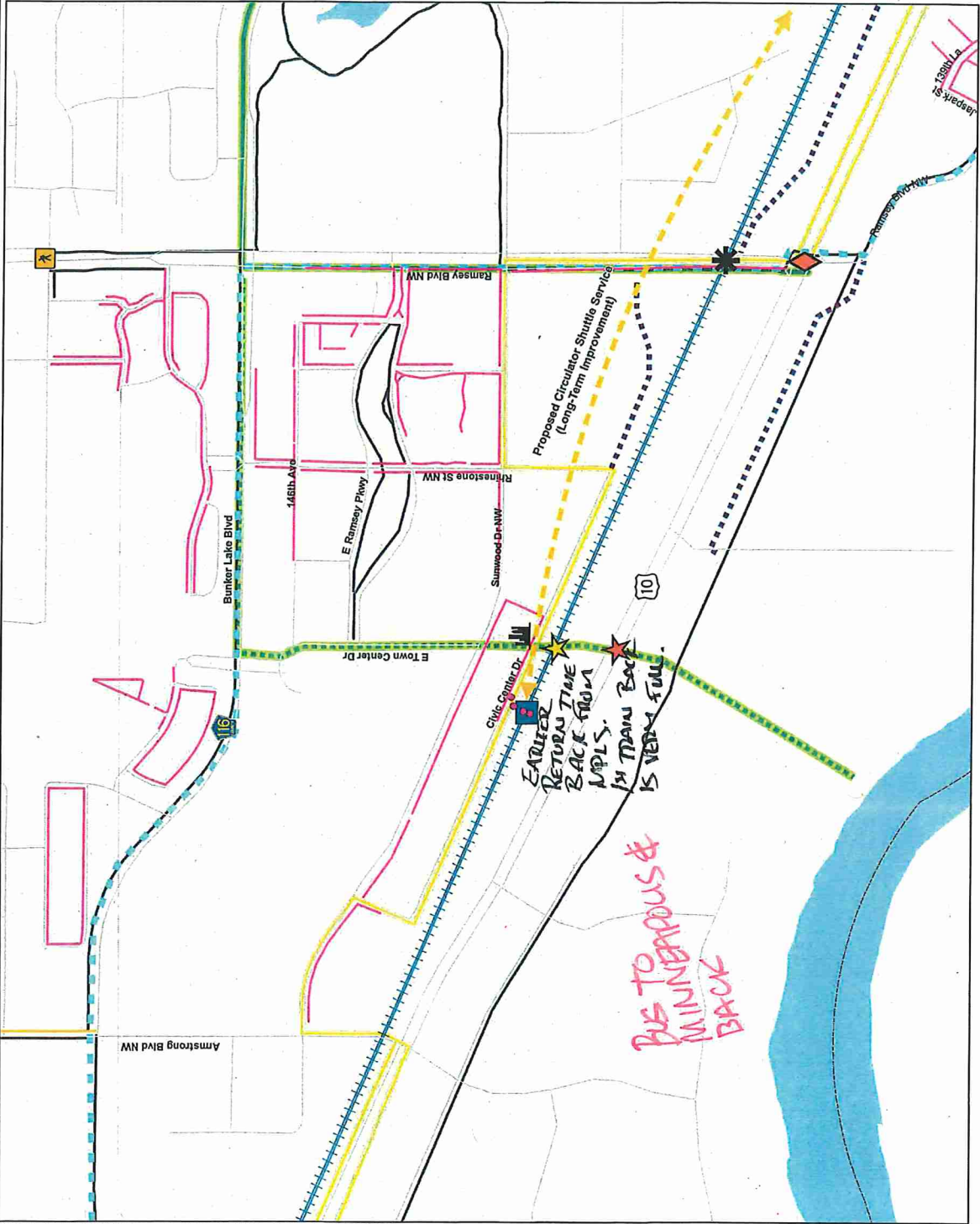
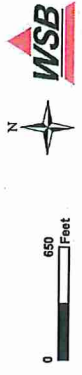
Prepared by City of Ramsey
Revised September 2016





COR Multimodal Transportation Map Ramsey, MN

	Ramsey Boundary
	Proposed Frontage Road
	Proposed Interchange
	Proposed Railroad Grade Separation
	Northstar Commuter Rail
	Northstar Station
	Northstar Link (Fridays Only)
	Northstar Link Bus Stop
	Regional Trails
	Existing
	Planned
	Mississippi River Trail Route
	City Trails
	Asphalt
	Existing Pedestrian Overpass
	Proposed Pedestrian Overpass
	On Street Bike Lanes
	Sidewalks
	City Hall
	Crosswalks



2040 Comprehensive Plan Update

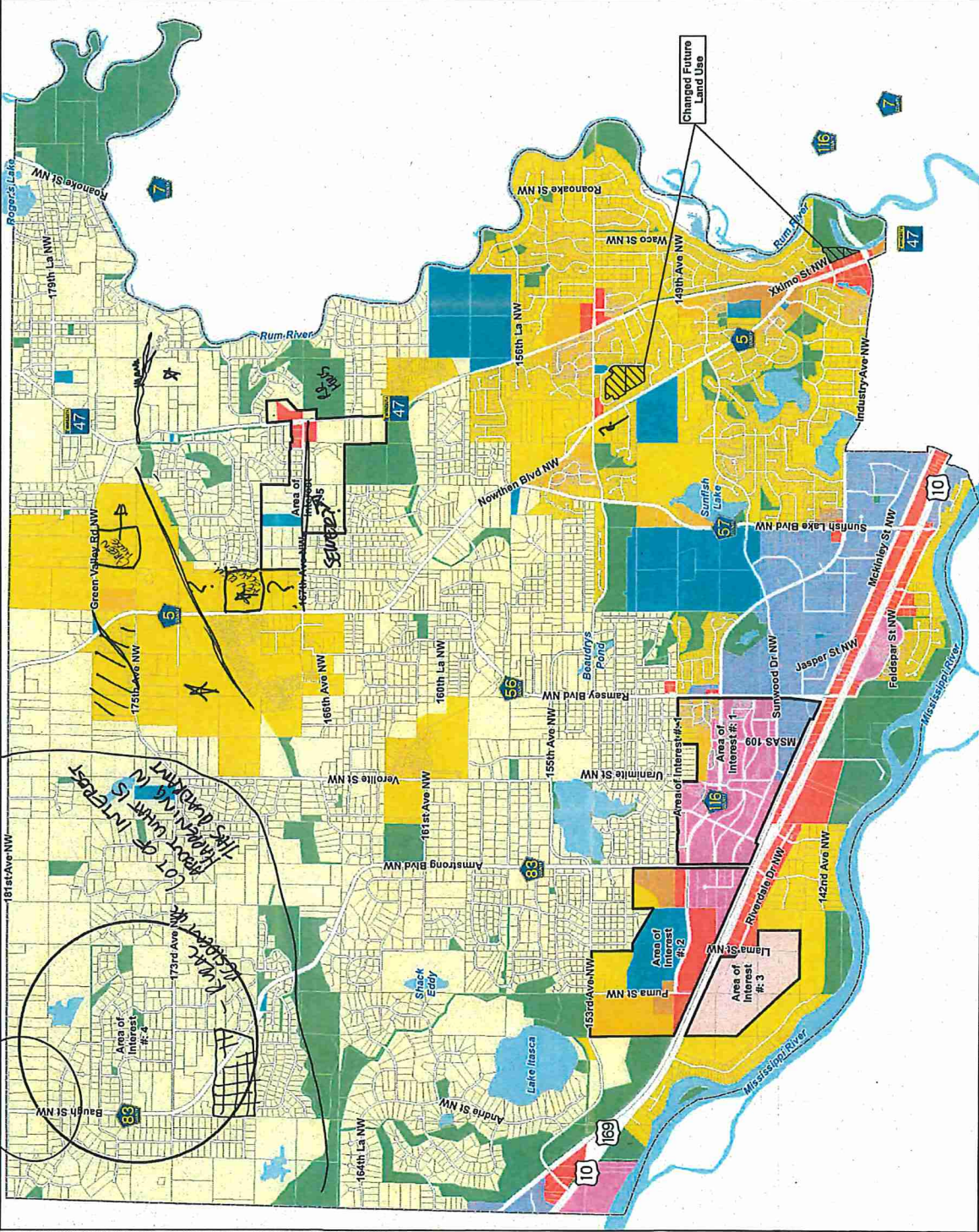
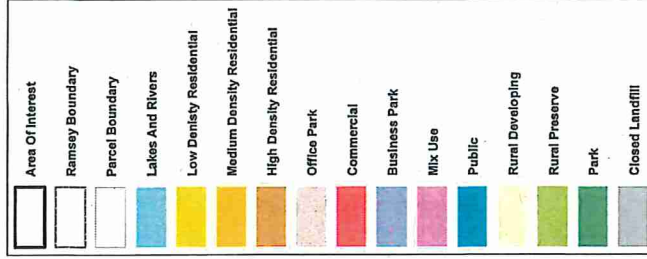
Steering Committee Workshop 2 Comments

- Lots of animals killed on Hwy 63 (Green Valley Road) between 47 and Nowthen. Not safe for pedestrians, mail delivery, mail pickup, bicyclists
- MN Youth Soccer Association grants for facilities/improvements
- Small children designated toddler play area – closest to me – Otsego maybe
- Deficient in available field sports facilities – soccer for example
- Adrenalin Soccer? – organization interested in Ramsey (Highway & Ramsey Blvd.) – private?
- Potential for widening Hwy 10 to 3 lanes?
 - Wouldn't that result in noise study and possible noise wall and additional dollars to project?
- Safer crossing at 161st & Variolite and pedestrian friendly improvements on 161st (sidewalk)
- St. Katherine Drexel not opposed to paved trail across their property
- Green Valley Road – speeds too high, no shoulders, improve safety
- Have targeted efforts been made to enforce speed limits in problem areas
- Concern about running stop signs at 150th and Willemite
- Need another east/west connection between Green Valley Road and Alpine
- Hwy 47 more and more congested are we working with Anoka to improve this?
- General support for crossing over river
- Concerns with use of shredded tires/rubber as chips in playgrounds
- Big community center, swimming pool
- Need a building for indoor facility for active opportunities during winter months
- Need to maintain balance of urban/rural
- Support for community parks and connected by trails
- Need to make sure each community park serves all users, including those with disabilities
- Likes community parks because they serve a broad demographic
- Go big – community center to boast about (or aquatics)
- Indoor facility (winter use)
- Like notion of recreation districts (blocks of neighborhoods) – connected by trails – versus lots of little parks
- St. Katherine Drexel open to allow trail east of Central Park
- Trail along Green Valley Road, or signs/shoulder
- Speeding – are there ways to be proactive?
- 150th & Willemite – failure to stop
- Highway 47 congestion – how do we work productively work with Anoka
- Looking for one-level townhome – but with separation between units
- Community Center
 - Pool

- Gym
- Sauna/hot tub
- Meeting rooms
- With parking ramp
- Partner with private sector
- Moved to Ramsey for adjacency to Center Park – need crosswalk at 161st and Variolite Street
- Splash pad



Ramsey Comprehensive Plan Future Land Use Map Ramsey, MN



RESIDENT HAS SUGGESTED AS A COMMERCIAL NODE - NOT RECOMMENDED BY CITY

LOT OF INTEREST
W/IN THE QUARTER
THAT CURRENTLY
IS BEING USED AS
A PARKING LOT
FOR THE
MOTOR VEHICLE
DEPARTMENT

Feedback from April 1 Spring Expo

STEERING COMMITTEE WORKSHOP

October 26, 2017

COMMENTS

- The walking Path on Nowthen Blvd. has become dangerous because of the new turnout lane (164th Lane & Nowthen Blvd.). I am concerned about increased traffic on Nowthen Blvd.
- Stopped using Itasca Trail when boarding began to experience damage and not replaced. Opposed to bridge over Mississippi River. Align Armstrong Blvd. because it has been established and should stay as planned, connection from Dayton would not align with any feeder roads. Need to stop destroying existing wetlands by putting roads through them when they are not replaced as promised. Keep rural and non “cookie-cutter” personality. Plant trees instead of bulldozing them.
- Ramsey Market crosswalk could really use flashers to alert vehicles.
- I think you need to look hard at some way to alleviate the bottleneck at Highway 47 and Bunker. I know you talked some about it but with more housing and more people it will only get worse and less safe. Also a problem for emergency vehicles.
- Thanks for the opportunity for input – continue to value natural resource preservation, plan for wildlife (deer herd mgmt.), and consider motorized recreational planning, trail connectivity.
- Need more meetings like this – good job.
- Very informative – I like my rural location and am glad effort is being made to preserve it. A community center would be nice and maybe in conjunction with a YMCA or other could help fund.
- Respect and maintain balance between urban, rural and natural environment. Please consider the high T intersection design for Hwy 10 and Ramsey Blvd., etc. Community Center! See Maple Grove for reference – indoor playground, pool.
- Well done meeting – Private wells/septic systems – what happens if the wells “go bad” or many septic systems fail in a neighborhood? Are the canoes at Sunfish Park ever used? Trails along Sunfish Blvd – there is a trail from 143rd Lane south on east side of Sunfish and another trail at Sunfish Lake Park – none between 143rd Lane & the Park – not very safe walking on Sunfish. Any chance of a connecting trail there?

- Do not approve the Rum River Prairie development! Large undeveloped natural spaces are what makes this city great and why I moved here. We do not need more homes and traffic; we need more preserved wildlife habitat.
- We need the Mississippi Skyway overpass!
- Maintain the rural character. Everything does not need to be developed, to benefit the residents.
- I would love to see a turn lane on Bunker heading west going north onto 47.
- I appreciate opening these meetings to the residents! Thank you.
- Thank you for all the great work your committees are doing for Ramsey. I appreciate the meetings to keep us informed. Keep up the good work!
- Thank you for the meeting. With all planning responsible stewards of taxpayers monies is key!
- Continue run/bike trail north of Center Park on Armstrong.
- Would really like to see Target, Home Depot, Cub Foods, and Lund's.
- Highway 47/169 thru Anoka is a major traffic tie-up. Maybe straighten 47 around the fairgrounds would help. Do not use 156 for a Rum River crossing – use Alpine or 167th.
- Stabilization of riverbank: If it costs \$20k, could property value be reduced by equipment amount?
- Future housing with rural character lacking in comments thus far.
- Expand more on what may happen with Highway 47.
- How will right of way be acquired (\$)?
- Does City promote re-use of existing vacant buildings? Could materials be re-used?

STAFF NOTES FROM LARGE GROUP DISCUSSION

- What is the plan for Schools?
- What is the plan for the Closed Landfill
- What more can be done to repair Shoreline Erosion (Can Valuation be adjusted due to loss of area?)
- Occupancy (Vacant)
- Excess Right of Way
- Need to fix Highway 47
- Need more Class A office Space
- Invest in Existing Parks
- Is there an adequate Water Supply for future plans?
- Question on proposed Adrenaline Sports Center
- Future Rural Character
 - Need more policies on this in the Housing Plans

**CITY COMPREHENSIVE STEERING COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Comprehensive Plan Steering Committee conducted Regular Session on Monday, January 9, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Member Randy Bauer
 Member Jim Bendsten
 Member Shane Bennett
 Member Scott Breuer
 Member Bill Kingston
 Member Leslie Roering
 Member Dan Torgerson
 Member Michael Valentine

Members Absent: Member Mickie Adams
 Member Susan Anderson
 Member Jane Covart
 Member Daniel Franzwa
 Member Christopher Ouellette
 Member Erika Sitz
 Member Wayne Skaff

Also Present: Community Development Director Timothy Gladhill

1. CALL TO ORDER

Community Development Director Gladhill called the Comprehensive Plan Steering Committee to order at 6:05 p.m.

2. MEET AND GREET WITH METROPOLITAN COUNCIL REPRESENTATIVES

Community Development Director Gladhill stated that Eric Wojchik and Ed Reynoso from the Metropolitan Council who are present to answer questions and provide an additional perspective from the Met Council. He noted that following the meeting tonight he will provide the Committee with some homework to review in the time between this meeting and the next meeting.

Eric Wojchik, Metropolitan Council Sector Staff Representative, reviewed the duties of his position at the Met Council noting that he assists communities in the comprehensive planning process. He explained the purpose for regional planning, noting that it is important to think of the community outside of the boundaries. He provided the example of water quality and water supply which extend beyond the boundaries of just one city. He reviewed the mission of the Met

Council. He provided a brief summary of the information contained in THRIVE MSP 2040. He identified trends in the region and projected trends for the future.

Member Bennett arrived at 6:15 p.m.

Mr. Wojchik provided information on the regional ten-year planning cycle, noting that the system statements are legal documents that are released to the cities that include forecasts for things such as population and housing. He noted that once the system statements are released, cities then have three years to complete their updated Comprehensive Plan and advised that the deadline for final submission of the local Comprehensive Plans is December 31, 2018. He stated that there are planning assistance grants available to help cities with the cost of updating their Comprehensive Plan, noting that the Met Council just signed an agreement with Ramsey to receive a grant. He provided more details on the system statements that are released and noted that the statement for each city is tailored specifically to that city. He reviewed the role of a Comprehensive Plan, noting that it should act as umbrella for the official controls and policies. He reviewed the elements of the Comprehensive Plan that are required by statute and the additional elements that are recommended. He stated that housing is a required element of the plan and reviewed the different aspects that must be covered under that topic. He displayed the housing forecasts for Ramsey that were included in the system statements.

Member Bauer arrived at 6:22 p.m.

Mr. Wojchik stated that the staff from the Met Council can provide information that will be needed for the housing chapter of the plan if desired. He explained how the threshold is determined for affordable housing, noting that one third of all new households will fall into the affordable need bracket for housing.

Member Torgerson arrived at 6:25 p.m.

Mr. Wojchik explained how the allocation of affordable housing need is determined, noting the different factors that are considered when making those allocations. He reviewed the requirements to fulfill the Metropolitan Land Planning Act. He noted that development does not always have to be affordable housing now and used the example of a market rate apartment building that could be converted to affordable housing in the future. He explained that eight units per acre is the minimum density required to qualify for affordable housing credit, noting that the higher the minimum density, the less land that will be needed to address the allocation. He stated that the unit count for Ramsey currently is 2,190 units and therefore he does not see a problem for Ramsey. He stated that a city can put their own stamp on how they will achieve the goals through the implementation program and the tools they select to achieve the goals. He reviewed some of the tools, policies and practices that cities can use to achieve the goal of affordable housing. He highlighted some of the funds and other new resources available to reach the goal of affordable housing. He noted that while some cities choose to do just the minimum in terms of updating their Comprehensive Plan, this is the opportunity to make the plan more dynamic which will benefit the community. He reviewed some of the elements of value added planning that can be added to the plan, such as community involvement to help create the plan and evaluation of the policies and implementation strategies at the other end of the process. He

noted that some cities have used pop up meetings to engage the community at community events, rather than simply holding traditional meetings.

Member Bendsten arrived at 6:38 p.m.

Mr. Wojchik stated that cities often fall short in the vision and goals section, specifically integrating those goals into the different elements of the plan. He explained that often different staff members are working on different sections of the plans and are not necessarily tying those original goals into the sections. He noted that cities also often fall short in the area of implementation, noting that the implementation strategies should be diversified, rather than placing all the “eggs in one basket”. He also encouraged the City not to plan all the resources for one possible outcome. He noted that each plan element relates to the other elements and can cross reference each other and speak to each other. He referenced the local planning handbook, which is a helpful tool that is updated for each specific city and each city’s community page contains a lot of information that will be needed in the comprehensive planning process. He noted that the community pages also contain the checklist of minimum requirements for the plans. He stated that the Met Council also provides a fair amount of training for City staff, noting that there are many different formats. He stated that the PlanIt webinars are available for anyone to watch and may be helpful for the members of the Steering Committee to watch. He stated that the webinars in PlanIt available this year are focused on the required elements of the plan while next year’s webinars will be focused on value added planning. He stated that Ramsey has been very successful and is a great example for other cities.

Member Bauer referenced affordable housing noting that the mortgage payment is the factor considered rather than the value of the home and asked how they would be able to estimate mortgage payments.

Mr. Wojchik stated that the Met Council does not mandate the number of affordable housing units but simply guiding for the appropriate density and opportunities for affordable housing in the future. He acknowledged that it would be difficult to estimate the amount a mortgage payment would be. He stated that the forecasts for Ramsey in 2008 were not correct, noting that the old forecasting model was not based on economics and was instead based on land availability. He stated that the new model provides a more accurate forecast which will then provide a more accurate forecast for affordable housing.

Community Development Director Gladhill reviewed some of the tools that the City has used towards affordable housing and the stock of higher density housing that the City has. He stated that it has been helpful to hear that Ramsey has more than enough on the land use map to guide for affordable housing needs, which will provide further flexibility for the City when reviewing that land use plan.

Mr. Wojchik acknowledged that in the past there may have been a negative opinion towards the Met Council and stated that they are working to develop more collaborative relationships and more face to face conversations rather than simply mailing communication.

Member Bauer asked how comfortable the Met Council is with the population projections, as the forecasts provided by the Met Council are what Ramsey uses when developing the elements of the its Comprehensive Plan.

Mr. Wojchik stated that he believes the forecasts are much more accurate than they had been in the past. He noted that they also ask cities for their input as well in order to make the forecast even more accurate. He stated that following discussions with cities they attempt to “meet in the middle”, as there are sometimes issues that the Met Council may not make immediately and staff can provide that input.

Member Valentine thanked Mr. Wojchik for taking the time to provide this presentation. He asked if there is information available from the Met Council regarding changes in technology, specifically regarding transportation and changes to brick and mortar commercial as that market is changing faster than anticipated.

Mr. Wojchik recognized the change from brick and mortar and the difficulty that provides to redevelopment of those sites. He stated that those questions are great to hear because that means that he is thinking in the future in terms of planning elements. He stated that there is a lot of latitude in the plan and the Committee can think of how those elements relate to different portions of the plan.

Member Breuer asked if the cost of land and/or development is considered in terms of affordable housing.

Mr. Wojchik stated that there are a lot of variables as each housing situation is so unique.

Community Development Director Gladhill explained how the affordable housing threshold is determined and confirmed that construction and land costs are accounted.

Member Roering stated that as incomes increase, construction costs also increase and therefore the tables provided from the Met Council are updated annually.

Member Breuer stated that income is often slower to increase compared to other costs and asked how often those projections are updated.

Mr. Wojchik stated that the figures are updated at least annually, sometimes more often.

Member Breuer asked for information on the rental thresholds.

Community Development Director Gladhill provided the affordability thresholds for rentals as of 2015.

Member Kingston stated that he looked at the population forecasts for the City and noted that it did not appear to match the chart that was shown in the chart. He also noted that there was a slight decrease between 2030 and 2040 and asked for the reason.

Mr. Wojchik explained that the chart in the presentation was for the region at large and not simply Ramsey. He noted that the decrease is a result of the smaller family sizes, noting that even though people will be purchasing homes they will have a smaller family size which impacts the population growth.

Community Development Director Gladhill stated that the Met Council has acknowledged that the previous round of forecasts were not correct but believed that the new round of forecasts were more accurate. He stated that there is no penalty for not meeting those forecasts but helps the City to plan to ensure that the infrastructure will help to support that type of growth.

Member Bendsten stated that it was clear to him that the housing bubble was going to pop because people were being encouraged to purchase homes that they could not afford.

Mr. Wojchik stated that people are hopefully more cautious now.

Member Bennett stated that he accessed the handbook on his mobile phone and was surprised to see the quality and quantity of tools available.

Mr. Wojchik stated that the handbook is an incredible tool, especially for smaller communities that do not have a large number of staff to assist in the process.

Community Development Director Gladhill stated that the information and tools available in addition to the outreach from the Met Council is much improved over what was available ten years ago. He thanked Mr. Wojchik for attending the meeting tonight.

Mr. Wojchik thanked the Committee for the opportunity to speak tonight. He welcomed any additional questions the members may think of and noted that if he does not have the answer he can point them in the right direction.

3. TOPICS FOR DISCUSSION

3.01: Finalize Vision Statement

Community Development Director Gladhill reviewed the draft Vision Statement, noting that although this is not the final draft he wants to ensure that this is the draft the group would like to move forward for more input at the different forums that will be held.

Member Bauer referenced value number two and stated that land owner rights and private property rights seem to be the same thing.

Community Development Director Gladhill recognized that he may have missed an element of that statement and asked that the group assist him. It was confirmed that the statement was redundant and should end at land owner rights.

Member Kingston provided an edit to value number one that was decided at the last meeting.

It was noted that the original values three and four were combined and value five had been stricken.

3.02: Update on Future Land Use Map / Area West of Armstrong Boulevard Along Bunker Lake Boulevard

Community Development Director Gladhill provided a copy of the current land use map and the future land use map, noting that it is a working document that can be updated over time and contains the input from the Committee has given thus far. He highlighted elements on the future land use map including the transformation of the old municipal campus that will be developed into residential as well as information regarding the future business park. He confirmed that he could add the density ranges to the map to make it more clear. He provided more details on the different types of land use and the different types of development and benefits that are received, providing the example of a PUD and the tradeoffs that are done as a part of that process.

Member Roering stated that on the future land use map it appears that the existing homes will be demolished and developed.

Community Development Director Gladhill stated that perhaps rural residential would be a better term to use rather than rural developing.

Member Roering stated that perhaps a developable area map would be helpful to identify the land that is available for development within the area marked as rural developing.

Community Development Director Gladhill stated that just because something is on the future land use map does not necessarily mean it will occur. He confirmed that perhaps an overlay could be done.

Member Roering stated that it would also be helpful to identify the land that is undevelopable, such as wetland preservations.

Member Kingston asked if there is a definition of areas of interest and it was confirmed that a footnote could be added.

3.03: Discuss Format for February 13, 2017 Public Workshop

Community Development Director Gladhill stated that the vision and land use map will be reviewed at the February 13th public workshop.

Member Roering asked if there are expectations that the Committee Members attend the workshops and if so, the level of participation that would be desired.

Community Development Director Gladhill stated that staff will be there in an open house format for the public with different stations. He stated that Committee Members are welcome to attend but are not required to attend. He stated that the workshop will run from 6:00 to 8:00 p.m.

Member Roering asked if the documents, once finalized, for the public workshop could be provided to the Committee prior to the workshop.

3.04: Overview and Discuss Next Steps for Transportation Plan

Community Development Director Gladhill distributed the minimum checklist of requirements regarding transportation. He noted that the Committee should review the information in the existing transportation section of the Comprehensive Plan but not get bogged down in details as this section of the Plan will need a complete overhaul as it is outdated. He reviewed the process the Committee will follow for the transportation section of the Plan, as well as other sections of the Plan. He noted that the Committee will focus on the larger picture vision and goals for that section, while the Public Works Committee will then thresh out the more detailed elements of that section. He noted that while not all the goals from the existing Plan have been achieved, the City has made large strides in moving forward and accomplishing a number of those goals.

3.05: Overview and Discuss Next Steps for Housing Plan

Community Development Director Gladhill stated that he originally believed that the transportation and housing plans could be discussed concurrently but after further discussion believed that transportation and parks and trails would be a better fit to be discussed together. He distributed the minimum requirements for the parks and trails section of the plan. He stated that the Parks and Recreation Commission will work on the details of the parks and trails section and reviewed the role the Committee will play in that process.

4. TOPICS FOR FUTURE DISCUSSION

4.01: Review Future Topics/ Calendar

Community Development Director Gladhill reviewed some of the next steps and workshop dates. He stated that the economic development and housing sections of the Plan would be discussed concurrently, noting that the Economic Development Authority may begin work on the economic development section prior to the Committee beginning work on that section.

5. MEMBER / STAFF INPUT

None.

6. ADJOURNMENT

The Regular Session of the Comprehensive Plan Steering Committee was adjourned at 7:56 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

**RAMSEY 2040 COMPREHENSIVE PLAN STEERING COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

On Monday, July 10, 2017, the 2040 Comprehensive Plan Steering Committee met at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Present: Tim Gladhill, Community Development Director
 Mickey Adams
 Jim Bengtson
 Shane Bennett
 Randy Bauer
 Leslie Roering
 Wayne Scott
 Michael Valentine

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

Mr. Gladhill welcomed the Comprehensive Plan Steering Committee. He stated he hopes to obtain feedback and comments from the group now that the first phase of the Comprehensive Plan document process has been completed. He added high attendance at the first public meeting provided a lot of feedback from residents. He noted the second phase will focus on goals and strategies for each chapter, as well as draft narratives within the chapters.

Mr. Scott stated residents in the City's rural areas are very concerned about maintaining the rural nature of their neighborhoods, which is one of the features of the City of Ramsey that drew them in the first place. He added many residents have questions about future of the COR, and what will happen there. He noted residents are interested in trails and access.

Mr. Scott stated the public meeting process is a good way to meet with residents and hear their comments and concerns. He added lower attendance at subsequent meetings may be due to the fact that many residents had already provided feedback, and feel that their comments were heard and will be acted upon.

Mr. Bennett stated, based on the workshops and the Comprehensive Plan Steering Committee's initial meetings, he believes the vision, mission and goals presented in the early drafts of the document are in alignment with what residents want. He added residents' areas of concern and priority were schools, parks and trails, preservation of rural aspects of the community, and more restaurants. He noted the public meeting process affirmed what the Steering Committee and City Staff already anticipated.

Mr. Valentine stated he believes City Staff have a good understanding of what the citizens of Ramsey want. He added residents were generally in agreement with where things are going. He noted the City has a unique opportunity to combine and balance both urban and rural aspects of the community, and City Staff is headed in the right direction so far.

Mr. Bengtson stated many residents expressed support for initiatives that have already been proposed, such as the potential for a community center, which is of definite interest in terms of planning but requires a funding partner. He added the real challenge is the rural/urban mix, as residents say they like the rural feel of the community and do not want to lose it, but generally it is somebody else's property that could potentially be developed. He noted this could be an issue in the north parts of the City, where there is an expectation that land will be developed and utilities installed.

Ms. Adams stated she recently drove by her old house, which is in a rural area of Ramsey. She added she believes the rural area should be defined so that rural properties have guidelines and parameters. She noted people are not taking care of their property in rural areas.

Mr. Gladhill stated many residents have expressed the importance of the City's rural character and how it can be maintained despite urban growth. He added there are areas that will remain rural in character, and some areas identified for development.

2. COMMITTEE BUSINESS

1. Review First Drafts of Comprehensive Plan Update

Mr. Gladhill stated the most significant Comprehensive Plan chapters set the stage for the rest of the document. He added the chapter on the Comprehensive Plan's framework outlines higher level planning goals and strategies and provides a community profile. He noted the very early drafts of the Land Use chapter will be reviewed, as well as planning and zoning districts.

Mr. Gladhill stated the Comprehensive Plan's Vision Statement, as well as the four broad goals, are derived directly from the City Council's Strategic Plan. He added five primary themes are identified, as well as a few secondary themes. He noted the primary themes are: passion for the future of Ramsey; preservation of rural character; Parks and Recreation; Transportation; and increased educational opportunities.

Mr. Gladhill stated secondary themes include the City's vision for and development of the COR, and development of a quality housing plan.

Mr. Gladhill stated drafting a detailed planning document is important as the City prioritizes goals as well as areas where resources are limited, and identifies opportunities for pursuing outside funding.

Mr. Gladhill stated population growth for 2016-2017 has been significantly ahead of forecasts. He added it is expected that this trend will continue.

Mr. Scott asked for clarification regarding decrease in employment rates on the chart showing Forecasted Growth in 2020.

Mr. Gladhill stated estimates are forecasted from Census data, as well as building permit requests.

Mr. Bauer stated areas that are employment-driven, such as industrial/commercial areas and development in the COR, will have higher employment rates.

Mr. Gladhill requested comments and feedback on the opening chapter, which is a brief introduction to the City of Ramsey.

Ms. Roering stated, under Primary Themes, “Parks and Recreation for all ages”, should be more inclusive of people with different abilities, and not just ages. She added she would like to have “age” deleted.

Ms. Roering stated she would increase the population growth numbers for 2020 to make them more realistic.

Mr. Gladhill stated that would have to be amended through the Metropolitan Council.

Ms. Roering asked if there is a benefit to showing higher population growth.

Mr. Gladhill it is speculative, especially when funding sources are being sought and considered. He added, in terms of higher growth rates, community feedback has indicated that more growth is not desirable. He noted, however, that is something that can be discussed.

Mr. Bauer stated there will be an increase in households and population based on the number of approved plats for housing units.

Mr. Valentine asked what the numbers would be corrected to.

Mr. Gladhill stated projected population growth is reviewed every year, based on a Metropolitan Council research forecasting model.

Ms. Roering stated the chart shows a decrease in population, but an increase in households. She stated the population forecasts should be truly reflective of what is happening in the community.

Mr. Gladhill stated the regional model tends to balance itself out, although the City’s household estimates are low and population estimates are high. He added the household size might decrease, but that is not the current trend.

Mr. Bauer stated lower median age is an indication of future population growth. He added this will have an impact on the discussion related to the possibility of a second elementary school.

Mr. Gladhill stated this will be a good topic for discussion at the July 17, 2017, meeting with representatives of the Metropolitan Council. He asked if any of the Comprehensive Plan group planned to attend that meeting.

Mr. Gladhill stated, regarding the Community Profile Chapter, policy decisions and current land use are reviewed, and compared with how land will potentially be used in the future.

Ms. Roering asked how neighboring cities compare in terms of forecasts for population growth.

Mr. Gladhill stated data was obtained from nearby cities for comparison purposes. He added housing stock is aging, jobs are mainly in the manufacturing segment, and the economic development of Highway 10 is an important focus. He noted Oak Grove and Nowthen are of interest due to their similarities and proximity to Ramsey.

Mr. Bauer stated there will be more pressure for residential expansion in Ramsey if other local communities do not support it.

Mr. Bennett stated those communities will also have transportation issues, which will mean that their traffic will be routed through Ramsey.

Ms. Roering agreed, adding the other communities do not have the roadway connections that Ramsey has.

Mr. Gladhill stated, regarding the Future Land Use map, feedback and comments on types of land use was received at the workshop. He added recent amendments included the creation of a Business Park-High Density Residential Zone.

Mr. Gladhill stated changing the designation of Green Valley Greenhouse has been discussed, as they want to double their growth potential. He added they have submitted a Conditional Use Permit amendment request, and City Staff will be working on that over the next 30-60 days, to determine appropriate zoning and land use.

Mr. Gladhill stated the previous Comprehensive Plan provides a good foundation in the Land Use section, which is the most important document within the Comprehensive Plan. He added the development of the area west of Armstrong Boulevard is a focal point, and future utilities in this area should be considered.

Mr. Bauer asked where the location of the proposed bridge will be.

Mr. Gladhill stated that issue will be reviewed with the City of Andover, as the proposed location lines up with a public park in Andover. He added there will be development north of that area that will also be reviewed. He noted blueprints have been provided to Andover City Council.

Ms. Roering asked whether “areas of interest” would stay on the map.

Mr. Gladhill stated those are for planning purposes only, and will not appear on a more detailed layout. He added areas that require future analysis will be reviewed separately.

Ms. Roering stated it might be helpful to have those areas on a separate document, to make it easier to see what is coming in terms of planning, for instance, the areas around Lake Itasca and 181st Avenue.

Mr. Gladhill agreed, adding it is important to estimate where primary growth will occur.

Mr. Bennett stated there was no park dedication for the COR, although a green area was incorporated.

Mr. Gladhill confirmed there is no park dedication for that area.

Ms. Roering agreed that the COR parks should be shown.

Mr. Gladhill stated the COR green spaces can be shown in the Parks and Recreation plan, as part of the primary corridor loop connecting the four major community parks, and the focal point of trail connection. He added Lake Itasca Trail can also be included. He noted the COR’s green spaces have separate considerations in terms of investment and funding, which will need to be noted and protected.

Ms. Roering stated the COR’s green spaces are a primary component and should be included in the City’s green community connections.

Mr. Bauer stated the COR could have its own separate map, identifying specific aspects of its land use.

Mr. Gladhill agreed, adding additional language on the main map can provide direction to separate maps.

Mr. Scott asked whether the landfill will ever be accessible for trails or recreation.

Mr. Gladhill stated the landfill will not be included, although the landfill area is shrinking over time. He added there is a significant area of old savannah natural habitat that is planned for

preservation and recreation. He noted, however the Pollution Control Agency will not allow the landfill to be include in the 20-year Comprehensive Plan.

Mr. Gladhill stated the Land Use chapter has the most number of goals and strategies of any section. He added many of the goals have been achieved, and there was not a lot of comment received either for or against them. He asked the group whether they wanted to review or change any of the goals or strategies.

Ms. Roering asked whether there any merit to the order they are in.

Mr. Gladhill stated they can be arranged in any order.

Mr. Gladhill stated some priority goals are the property rights of existing residents, vision and strategies for the COR, and encouragement of retail use. He added the Land Use section can be an effective tool working through new development proposals, to provide guidelines and assure compatibility.

Mr. Bauer stated the Park and Recreation Commission has been advocating for a continuous trails plan through the community. He added residents have expressed that they do not want trails in their backyard or next to their house. He noted this ties into rights of property owners.

Mr. Bauer stated many communities have trail systems run along people's property lines, and residents can be concerned about what that might look like. He added once the trail is there, everybody uses it. He noted it is important to consider all the options and not let individual property owners dictate where trails can and cannot be located.

Mr. Bennett agreed, adding many neighborhoods are opposed to having a trail, or connecting to a trail, through their neighborhood, but after it is there they use it, and express how glad they are to have it. He added it is not as intrusive as people believe it will be.

Mr. Bennett stated he dislikes the term "walkable neighborhoods", as it does not address the broader primary goal of parks and trails planning, from a land use perspective. He added it only addresses the singular concept of walkability, which is not in alignment with the broad scope of other goals.

Mr. Gladhill stated maybe that section should be set aside and addressed within the Parks Master Plan.

Mr. Bennett agreed. He added it is still an important goal, the strategy of a connected community, but it is singular focused.

Ms. Roering stated the overall community connection piece is important and should be included in the Land Use Plan, but potentially under a different name.

Mr. Bennett agreed, adding the broad goal could be kept in the Land Use Plan, but specific details about walkability and trails could be included in the parks strategy.

Mr. Bennett stated language related detailed strategies will need to be updated from 20 years ago to make the Comprehensive Plan more cohesive.

Mr. Gladhill stated City Staff will review older language and changes in design and use, especially as it pertains to language that is not conservation/focused.

Mr. Gladhill stated, regarding rights of property owners, there are multiple sections that can be rephrased or combined. He added the Environmental Policy Board (EPB) can review this section as well, and the language in the overall goals section, to ensure that it lines up with their strategies.

Mr. Bennett stated he agrees with Ms. Roering that creating an order to the goals - primary goals and secondary goals - will increase consistency within the overall document.

Ms. Roering stated issues that residents raised at the workshops as their most important issues should be the primary goals. She added the issue that received the most comments was preservation of the City's rural character, which should be the top priority.

Mr. Gladhill stated the Highway 10 Access Plan was also a priority that came out of the workshops.

Mr. Valentine requested clarification regarding the EPB's role in reviewing the Comprehensive Plan.

Mr. Gladhill stated the property rights section can be amended, including consolidating the goals and broadening language related to walkability of neighborhoods. He added City Staff will work on creating a prioritization table.

Ms. Roering stated she supports re-wording the property rights section, and combining property rights goals.

Mr. Gladhill stated the property rights section probably belongs in either the Smart Citizen-Focused Government or Citizen Engagement sections. He added I, H and A can be combined under Citizen Engagement. He noted J can be incorporated into the Natural Resources section.

Mr. Bauer stated there were many questions at the public hearing regarding housing developments. He added it would be beneficial to have the development perspective represented at the workshop.

Mr. Bennett stated the language in the Natural Resources section was something like “to take advantage of Ramsey’s natural resources”.

Mr. Gladhill agreed.

Mr. Bengtson stated people were concerned about property rights 10 years ago, as the language is imbedded several times.

Mr. Gladhill agreed, stating property rights issues are still important, but perhaps over-emphasized here. He added it can be clearly stated without repeating it multiple times.

Ms. Roering stated property rights have been raised at Planning Commission meetings as well, and that is an important issue that will continue to come up.

Mr. Gladhill stated City Staff can try to consolidate and simplify the language in this section. He added there are for strategies for finding a meaningful density transition, strategies for the COR, and protecting the property rights of existing residents.

Mr. Bauer stated current residents will have issues with the way properties look on the 2040 Land Use map and what is proposed in terms of future development.

Mr. Gladhill stated any development proposals will require a Comprehensive Plan amendment. He added there was frustration 10 years ago as the land use plan kept changing, and there was a lack of consistency related to neighborhood planning. He noted public input will be required to determine whether there is a compelling reason for any land use change.

Mr. Gladhill stated City Staff is available to receive feedback and answer questions by email or phone call. He added the group has provided many good ideas for moving forward.

Mr. Gladhill reviewed the first draft of the Land Use chapter, which includes community designation categories assigned by the Metropolitan Council. He added the Land Use chapter addresses ways of accomplishing land use goals. He noted the City of Ramsey is designated as an “emerging suburban edge” community, along with other communities located outside the I-694 corridor that are experiencing rapid growth. He noted the types of land use will be broken down, including Parks, Single-family detached, as well as rural and urban future use.

Mr. Gladhill stated specific areas of importance within the community can be referenced, to include the COR master plan, the Old Town Hall, and the Mississippi River corridor, which includes erosion and water quality issues in shoreline and non-shoreline areas. He added a plan related to the Old Town Hall area has not been formalized.

Mr. Bengtson left the meeting at 7:19 p.m.

Mr. Gladhill stated, regarding Garden Farme, it is the owner's intention to leave a legacy in the area, to continue the farm's agricultural practices. He added the City hopes to maintain Garden Farme in its current state. He noted City Staff are reviewing the Land Use Plan to see if there is a way to pursue that opportunity.

Mr. Gladhill stated action items will be added to the Comprehensive Plan that is intended for submission to the Metropolitan Council. He asked whether the group had any comments or feedback in terms of format, layout and content.

Mr. Scott stated he is very satisfied. Mr. Bennett stated the draft document looks good so far.

Mr. Gladhill stated City Staff contracted with the same firm that has created other City documents. He added the layout is simple, straight-forward and easy to understand, with color coded sections for easy reference. He noted individual chapters can be pulled out and used as stand-alone documents.

Mr. Gladhill stated a lot of hard work has gone into the Comprehensive Plan document so far, and City Staff, including the Development team, Public Safety, Engineering, and Planning, have worked hard to reach goals and move the document forward.

Ms. Roering stated she likes the comments and photos along the right margin. She stated there may be some opportunity to solicit citizen remarks and incorporate them in that margin, to bring out the personal aspects of what we hope to achieve as a community.

Mr. Bauer asked whether the draft document would be available to review on Thursday nights in the COR.

Mr. Gladhill stated at least the three chapters that have been reviewed can be highlighted at the community events. He added a "comments card box" is planned, to solicit comments and feedback about the Comprehensive Plan, and those comments could be used in the document margin section.

Ms. Roering stated a request for resident feedback could be posted on the City's Facebook page.

Mr. Gladhill asked whether the group would like to continue meeting every other month, and whether the meeting format is acceptable.

Ms. Roering stated that will depend upon the progress being made by City Staff.

Mr. Gladhill stated he would maintain the meeting schedule of every other month, but planning issues may come up in the meantime.

Mr. Gladhill asked whether any of the Comprehensive Plan Steering Committee members are available on Thursday, July 13, 2017, to represent the Committee at The Draw Summer Event series. He stated the booth will be open from 6:00-7:30 p.m.

Ms. Roering stated if City Staff could send out an email to ensure that residents have access to essential information regarding the Comprehensive Plan. Mr. Gladhill agreed.

3. ADJOURNMENT

The 2040 Comprehensive Plan Steering Committee was adjourned at 7:30 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Mary Mullen
TimeSaver Off Site Secretarial, Inc.

**RAMSEY 2040 COMPREHENSIVE PLAN STEERING COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

On Monday, November 13, 2017, the 2040 Comprehensive Plan Steering Committee met at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Present: Tim Gladhill, Community Development Director
Randy Bauer
Scott Breuer
Christopher Ouelette
Leslie Roering
Dan Torgerson
Michael Valentine
Mickey Adams
Jim Bengtson
Wayne Scott

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

2. COMMITTEE BUSINESS

2.1 Review Feedback from October 26 Public Workshop

Mr. Gladhill stated a Comprehensive Plan public workshop was held on October 26, 2017, for the purposes of obtaining public feedback and comment on the community profile and land use plan. He added there was a great turn-out, with 66 participants, and helpful feedback was received by City Staff. He asked the Committee members for their comments and feedback.

Mr. Bauer stated there was some discussion about Highway 47, and how much, if any, control the City of Ramsey has over that Corridor. He added the Railroad crossing in Anoka needs to be addressed and discussions with the City of Anoka are crucial. He noted residents' questions and comments about City parks were well-addressed by City Staff. One comment that was received was a lack of support for multiple smaller parks, as opposed to a few large open areas.

Mr. Bauer stated the most common concern was the railroad crossing and how something needs to be done there.

Mr. Gladhill agreed, adding there has been an emphasis on developing larger parks rather than small neighborhood parks.

Ms. Adams stated there a turn lane has been discussed at the intersection of Bunker Lake Boulevard and Highway 7. Mr. Gladhill confirmed that a turn lane at that location is being planned.

Mr. Gladhill stated one goal is to prioritize the network in the COR – focusing on that priority and laying out a plan, and then decide on a few corridors every few years to focus on developing individual plans. He added Highway 47 and Highway 5 will likely be the first joint project, and then Armstrong or Green Valley Road corridor. The main focus will be on intersection safety.

Mr. Gladhill stated the balance between the City's rural character and its urban strategies is a priority objective, while the overall strategy is the Urban Service Area. He stressed the importance of strengthening that policy and communication surrounding it. He noted there are many areas in Ramsey that are guided for Rural Character, and there is a boundary where urban growth will stop.

Mr. Valentine stated the challenge is communicating the concepts to residents, and getting the ideas out there. He added residents may not feel like they know enough about planning to get involved in maintaining the City's rural character. He noted one resident asked where the City's rural character is it reflected in the plan and on the map, and which rural areas will be preserved and expanded.

Mr. Gladhill stated City Staff is working on compiling a list of illustrations and policies that will help to strengthen that connection.

Mr. Bauer stated many residents who have lived in Ramsey for years are not supportive of more development and feel strongly about maintaining the City's rural character. He added urban development should be encouraged close to Highway 10 and Highway 47, Armstrong Boulevard and other major roads, and draw retailers to the COR. He noted northern areas of the City where there are larger lots will be reserved as rural areas.

Mr. Gladhill stated, with regard to preservation of rural areas, the draft Community Profile has been provided for the Committee members' review, Community profile – 2nd document in your packet. He added City Staff is working on narrative, text and layout.

Ms. Roering stated an interesting concept related to the Parks Map would be to delineate areas within the City based on their closest park, or the park that the residents of that neighborhood use. She added this would show what activities residents are engaging in, and in which areas of the City.

Mr. Gladhill agreed, adding that can be easily done, as park boundaries follow major thoroughfares, and hopefully census data will do the same.

2.2 Review Background and Demographic Data for the Comprehensive Plan Update

Mr. Gladhill stated visual aids with demographic data has been provided for the Committee's review, including graphs and illustrations, as requested at earlier meetings. He added it will be helpful to break it down into neighborhoods, which is an aspect of demographic data which is currently missing. He noted this data can also be categorized using census boundaries before the deadline, and data related to 6-7 specific demographic categories would be sufficient for supporting the City's policies.

Mr. Gladhill stated the Demographics section begins with a focus on the COR as that is where a concentrated amount of development is occurring. He added, however, that does not have to be the first area of focus. He noted there is some overlap between the Demographics chapter and the Land Use chapter. He stressed the importance of having a history of the COR development at the beginning of this document, followed by overall existing land uses.

Mr. Valentine asked whether rural areas could be broken out into undeveloped land ready to be developed, and undeveloped land that will not be developed. He added that will help further the conversation around rural land use.

Ms. Roering stated, in her opinion, The COR is a subset from total land use, and details regarding its development should come after the main map. She added she does not think it is relevant to include a dollar amount associated with development of The COR, and requested that it be removed.

Mr. ___ stated he does believe it is necessary to include the cost, or the square footage, of the COR. Mr. Gladhill stated the dollar amount could be included elsewhere. He added these are broad chapters, and a more detailed system plan can be put in place later.

Ms. Roering stated she supports using square footage, as other specific areas are referred to using square footage.

Mr. ___ stated the COR has been the subject of controversy for many years, and has not progressed as far as originally proposed. He added there has been significant financial investment. He noted he agrees it would be inconsistent to refer specifically to costs related to the COR but not in other developments areas.

Mr. Gladhill stated an investment document related to The Cor that was drafted by a graphic designer could be included in this section. Mr. Bauer agreed, adding it should be included to provide specific data related to The COR development.

Mr. Gladhill stated the Demographics section shows that Existing Residential is the min type of land use in the City of Ramsey, and provides some background information on commercial and industrial land use, as well as rural character, including parks, recreation and open space. He noted this section includes a table on population demographics, with population forecasts, household sizes and household growth.

Mr. Gladhill stated Ramsey is a relatively young community, but the “baby boom” bubble continues to grow, and desired housing options are changing. Lot sizes are becoming smaller, and there is a need for senior living options. He stressed the importance of keeping this in mind as the housing plan is reviewed and updated.

Mr. Gladhill stated the Demographics data shows a wide variety of income types, housing types, and a large majority of residents, over 90%, are white, non-Hispanic residents. He added minority populations are starting to grow in Ramsey, and demographics will change accordingly.

Ms. Roering asked whether manufactured homes figure into the housing types. Mr. Gladhill stated they are not included on the graph, but they can be added. He added there is one mobile home park with 84 mobile homes.

Mr. Gladhill stated an important factor is the number of households within the urban service area who have private water and septic systems. He added approximately 4,000 residents have their own systems. He noted 86% of housing is owner-occupied.

Mr. Gladhill stated the highest category of jobs in Ramsey is in the manufacturing sector, and all other industries are pretty much balanced.

Ms. Roering asked whether commute times are included in the Transportation Plan.

Mr. Gladhill stated the Census data will provide actual counts that will assist with estimating and forecasting of transportation needs. Mr. Bauer stated that Census data will emphasize the rail station. Mr. Gladhill agreed, adding improvements to Highway 10 will also be more important.

Mr. Gladhill stated it is important for the City’s economic development to make The COR a priority aspect of the Comprehensive Plan.

Mr. Scott asked what would draw people to The COR. Ms. Roering asked what kind of amenities would draw people away from their homes. Mr. Bauer stated the City has tried to get retailers in, and incentives should be considered for retailers.

Mr. Gladhill stated City Staff wanted to highlight accomplishments in the planning process, and provide a review of the achievements of the past ten years.

Mr. Gladhill stated four key land use themes were heard during the open houses, and better ways to phrase them have been considered: “balanced rural character” (rural character); an active community” (parks); “a connected community” (transportation); and a subcategory is planning for schools.

Mr. Gladhill stated an outcome might be consideration of shifting School District boundaries, as Districts fluctuate with Census data. He added the City could review before the Census, due to increased residential development.

Ms. Roering agreed that is an important consideration that should be discussed. She added other learning environments should be considered rather than just schools – libraries, community centers, and other places where kids learn.

Mr. Gladhill stated that theme can be called “positive learning environment” for the time being.

Mr. Gladhill stated planning and allocating takes time and resources, as well as prioritization. He added a 5-year amendment could be considered. He noted City Staff is available for one-on-one conversations if needed, but this process will take a few sessions.

Mr. Gladhill stated development is shifting from traditional-sized lots to lots that are smaller and narrower. He stressed the importance of planning for that type of development, and medium density should be split into detached and attached categories.

Mr. Gladhill stated the Transportation Plan will focus on key corridors and themes.

Mr. Valentine asked how the transition from rural residential to medium density will happen, and how that will be addressed.

Mr. Gladhill stated the land use plan itself can influence what the built environment will look like. He added, for example, the development west of Armstrong Boulevard was planned for 80 foot-wide lots, but the developer is now proposing 60 foot-wide lots. He added the City will need to determine a transition strategy, developing meaningful transitions while sticking to the land use plan.

He noted property outside the urban service boundary is currently guided for rural development, and the Planning Commission is concerned that this is not the right location.

Mr. Valentine suggested a separate color shade between rural and medium density to provide a transition in the color coding between the two areas.

Mr. Gladhill stated the Metropolitan Council has designated levels of community development designation, and the City of Ramsey falls in the high growth category. He added the City has experienced high levels of growth and concentrated areas of development, and a goal is to grow

the City of Ramsey from border to border. He noted economic forecasts show that jobs are being created in Ramsey.

Mr. Gladhill stated it might be a good idea to have a list of Ramsey's Top 40 Employers for the community profile.

Mr. Gladhill stated the Committee has discussed the following consideration points:

- add manufactured homes to housing units;
- the designation of neighborhood categories for land use;
- categorizing undeveloped land that will be developed and undeveloped land that will never be developed;
- how many Ramsey residents work in Ramsey?
- why should I live in Ramsey?
- why should I move my business to Ramsey?
- add a Top 50 Ramsey Employers to the forecast section

Ms. Roering asked whether the City of Ramsey is considering a minimum wage requirement. Mr. Gladhill stated a policy statement has already been made, but that is something the Committee can look into, to be included in the economic development chapter

2.3 Review Draft Land Use Chapter of Comprehensive Plan

Mr. Gladhill gave the Committee members a copy of the Land Use chapter, which is still being revised. He asked them to contact him with any comments or questions after they have had a chance to review the chapter. He added the City Council put together a Mission Statement a few years ago, stressing the importance of working together to responsibly grow the community. He noted six core values were identified.

Ms. Roering stated it would be a good idea to add a disclaimer that priorities are not based on want or need.

Mr. Gladhill agreed. He stated, as an example, the rural character of the area was a main consideration when the Villas at North Fork were planned. He added a checklist or criteria could be required to provide a compelling reason to change the plan.

Mr. Valentine stated the Land Use Map has areas that are color coded for medium density, and rural areas with a distinct color code. He added there should be a color code for transition areas.

Mr. Gladhill stated, about ten years ago, property owners in Green Valley near Highway 5 requested higher density land use, and that was added to the Plan. He added that can be changed. He noted the property owners were concerned about tax implications.

Mr. Bauer stated there was a comment earlier about the increasing demand for narrower lots. He added that a potential zoning change should be considered for lots that are narrower, to cut down on the number of variances that will be required.

Mr. Gladhill stated the establishment of a new zoning district for medium density single family is referenced on Page 5.

Mr. Bauer requested that the medium density single family zone should be incorporated into the Land Use Map. He added there was a new zone added to the 2010 Comprehensive Plan that never went through.

Mr. Gladhill stated City Staff supports a dual community designation, that shows the suburban edge as well as rural residential. He added the ratio is only being used in the urban service area, and it is important to the community.

Ms. Roering agreed, adding there are many local communities that are like Ramsey, which might make a better case for the dual designation.

Mr. Gladhill presented graphics depicting forecasts and community statistics that were designed by the Resilient Communities project. He added City Staff hopes to receive more visual aids from the Resilient Communities project, and this has been a benefit to the City's participation. He noted a graphic showing a wide variety of City statistics, including undeveloped land, trails, protected wetland, shoreline, total number of housing units, types of housing, septic vs. sewer systems, and employment.

Mr. Valentine stated he would like to see something that shows a designation between undeveloped land that is going to be developed, and undeveloped land that will not be developed.

Mr. Gladhill agreed, adding the Land Use Map will indicate areas of future retail, residential, and other uses. He added the map will be revised to layer areas that define rural character as well as areas of intense development.

Mr. Gladhill presented a community map visual aid created by the Resilient Communities project that shows 36% of the land mass in Ramsey is rural residential. He added the map shows that The COR development comprises only 2.3% of the land use in the City of Ramsey.

Ms. Roering stated it is a little confusing to have two different keys for the different maps with the same colors. She added, in addition, zoning in The COR is not defined, and the "TC1" and "TC2" designations are confusing.

Mr. Gladhill stated the Resilient Communities created the visual aids using raw data using older maps provided by City Staff, but a final map will be completed by the end of the Fall Semester 2017.

Mr. Gladhill stated the category of “closed landfill” is a State requirement, that is mandatory for inclusion in the Comprehensive Plan.

Mr. Gladhill stated regional parks and trails are included under “regional facilities”. He added another map depicts areas of future potential development: north of Brookfield; west of Armstrong; south of Highway 10; The COR; and a potential future development of a portion of Rum River Hills Golf Course.

Mr. Gladhill stated it will be necessary to acknowledge the City of Ramsey’s affordable housing requirements. He added the majority of the City’s current housing stock is at or below 30% of the Area Median Income (AMI). He noted there is no penalty associated with this requirement, as it is a reflection of the Land Use Plan.

Mr. Valentine asked whether there is a housing threshold that the City is striving for that would provide resources for the community. Mr. Gladhill stated there is a need for a wide range of housing types, and assistance comes from the State in the form of tax credits. He added that provides value to the community.

Mr. Gladhill stated local employers are having difficulty finding qualified workers that live in or near Ramsey. He added 75% of tenants at the Common Bond apartment development were current residents of Ramsey or adjacent communities.

Mr. Gladhill stated the City’s staged development plan for future water and sewer extensions must be amended. He added centralized sewer collection is an important consideration for the Metropolitan Council.

Ms. Roering asked whether zoning for high density residential is a consideration, as there are several developments that are above 15 units per acre.

Mr. Gladhill stated high density zoning is mainly in The COR, which allows for much more than 15 units per acre. He added categories could be added specifically for The COR. He noted the Metropolitan Council has requested mixed use designation, but high density can be reflected in both.

Ms. Roering stated, in her opinion, that is acceptable for planning purposes only, but not as something that will provide guidance for developers.

Mr. Gladhill stated land use resources will have a separate section in the Natural Resources Chapter. He added the areas that contain the City's unique resources, including the Mississippi River Corridor Critical Area, must be consistent with State rules and Zoning Codes. He noted City Staff have recently received new rules about that.

Mr. Gladhill stated resources planning must be included in the Land Use Plan, and a separate natural resources chapter is planned.

Mr. Gladhill stated the Old Town Hall is the only property on the National Historic Registry in the City of Ramsey. He added the Resilient Communities project is reviewing that property and its potential uses. He noted the Bruce Bakken legacy farm has been taken out of the Comprehensive Plan after Mr. Bakken's recent death.

Mr. Gladhill stated the zoning map and zoning code need to be updated, so that the Comprehensive Plan and Zoning Code are consistent. He added updates to The COR development plan should be included, and the Planning Commission is working on that.

Mr. Gladhill stated the Committee's recommendations would be reviewed by the Planning Commission at their December 2, 2017, meeting.

Ms. Roering stated she would like to see something more about the area schools – a map of the School District, boundaries, other data related to schools. She added it did not feel like that was addressed in the front of the chapter.

Mr. Gladhill stated there is a School District map, and more demographics could be added about school age children. He added the largest school-age demographic is 5 years – 14 years. He added college-level learning, community learning, and all-age learning has also been discussed.

Mr. Scott asked whether open enrollment at the area's schools has an impact on demographics and population in the area.

Mr. Gladhill stated he would look into getting open enrollment statistics. Mr. Bauer stated that would be a good idea.

Mr. Gladhill asked whether the Committee feels comfortable with the amount of information on parks, recreation and open space, for which there are separate chapters. Ms. Roering stated she feels more should be added, such as a regional parks map.

Mr. Gladhill stated a regional parks and trails map can be added. He added the long-term goal of a circle loop of trails connecting all the parks will be reflected here as well. He presented a natural resource-based planning map, which will have some narrative added to it is reviewed by the Planning Commission.

2.4 Discuss Future Meetings

Mr. Gladhill stated he would like to pursue a more aggressive schedule through the first quarter of 2018, and hold Committee meetings on the second Monday of every month.

Mr. Gladhill reviewed topics for upcoming meetings:

December 11, 2017 – Transportation and Economic Development

January 8, 2018 – Parks Plan

February 12, 2018 - Water Resources and Housing

March 12, 2018 – Chapter Reviews

April 9, 2018 – Workshop

Mr. Gladhill stated a public hearing on the Comprehensive Plan would be held at the Planning Commission's May 3, 2018, meeting, as well as a review at the City Council's May 22, 2018, Regular Meeting. He added City Staff will be prepared to submit the final Comprehensive Plan Document to the Metropolitan Council by the deadline at the end of June 2018.

There were no objections to the schedule from the Committee Members.

3. ADJOURNMENT

The 2040 Comprehensive Plan Steering Committee was adjourned at 7:46 p.m.

Respectfully submitted,

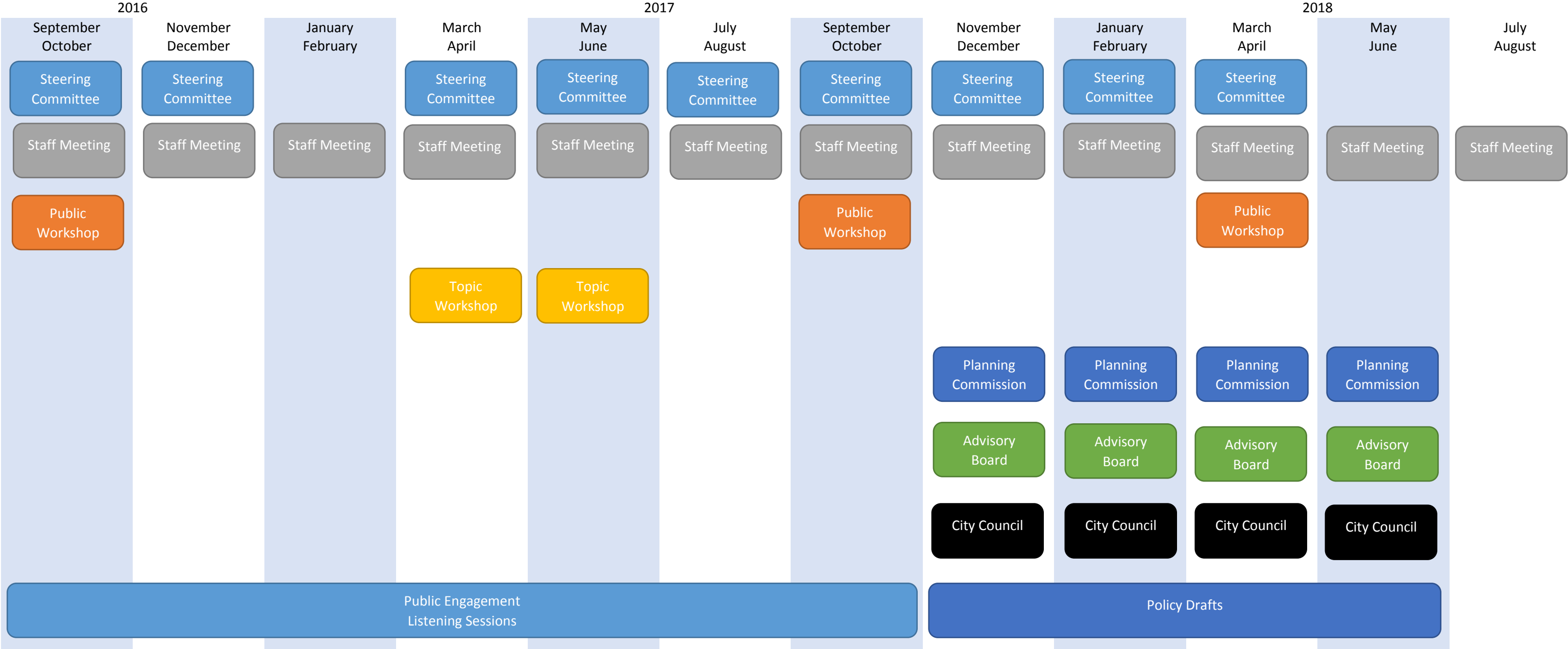
Tim Gladhill
Community Development Director

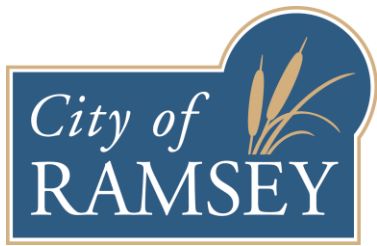
ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Mary Mullen
TimeSaver Off Site Secretarial, Inc.

Ramsey Comprehensive Plan Update Schedule





Comprehensive Plan Update Remaining Schedule
November 16, 2018

Below is a summary of the remaining schedule for the Comprehensive Plan Steering Committee. A few topics have been rearranged since our last meeting. Unfortunately, with a variety of advisory board review and schedules, some topics begin to overlap in order to make schedules work. For this purpose, the final cycle of the review is to bring everything back together in a single draft and check-in.

Note to Steering Committee: Your attendance is not required at each meeting. You only need to attend the Steering Committee Meetings. We do encourage you to attend the Public Workshop on April 9, 2018 and the Public Hearing on May 3, 2018.

Meeting Type	Date	Topic
<i>Steering Committee</i>	<i>November 13, 2017 6:00 p.m. Lake Itasca Room</i>	<i>Community Profile Land Use Plan</i>
Planning Commission	December 7, 2017 7:00 p.m. Council Chambers	Community Profile Land Use Plan
Steering Committee	December 11, 2017 6:00 p.m. Lake Itasca Room	Natural Resources Plan Economic Development Plan
City Council	December 12, 2017 7:00 p.m. (Note: may be changed to 5:30) Council Chambers	Community Profile Land Use Plan
Economic Development Authority	December 14, 2017 7:30 a.m. Lake Itasca Room	Economic Development Plan
Environmental Policy Board	December 18, 2017 6:30 p.m. Lake Itasca Room	Natural Resources Plan
Planning Commission	January 4, 2018 7:00 p.m. Council Chambers	Natural Resources Plan Economic Development Plan
Steering Committee	January 8, 2018 6:00 p.m. Lake Itasca Room	Transportation Plan Water Resources Plan
City Council	January 9, 2018 7:00 p.m. (Note: may be changed to 5:30) Council Chambers	Natural Resources Plan Economic Development Plan
Public Works Committee	January 16, 2018 5:30 p.m. Lake Itasca room	Transportation Plan Water Resources Plan
Planning Commission	February 1, 2018 7:00 p.m. Council Chambers	Transportation Plan Water Resources Plan
Steering Committee	February 12, 2018 6:00 p.m. Lake Itasca Room	Parks Plan Housing Plan
City Council	February 13, 2018 7:00 p.m. (Note: may be changed to 5:30) Council Chambers	Transportation Plan Water Resources Plan
Planning Commission	March 1, 2018 7:00 p.m. Council Chambers	Parks Plan Housing Plan
Park and Recreation Commission	March 8, 2018 6:30 p.m. Council Chambers	Parks Plan
Steering Committee	March 12, 2018 6:00 p.m. Lake Itasca Room	Review Full Draft
City Council	March 13, 2018 7:00 p.m. (Note: may be changed to 5:30) Council Chambers	Parks Plan Housing Plan Plan
Public Workshop	April 9, 2018 5:30 p.m. Alexander Ramsey Room	Review Full Draft
Planning Commission	May 3, 2018 7:00 p.m. Council Chambers	Public Hearing – Full Draft
City Council	May 17, 2018 7:00 p.m. Council Chambers	Check In on Full Draft Work Session?
City Council	May 22, 2018 7:00 p.m. Council Chambers	Approve Full Plan

Meeting Date: 12/12/2017

Information

Title:

New City Website Project Update

Purpose/Background:

City staff wishes to inform the council on the progress of the City Website Project. Additionally, staff would like to provide an opportunity for Council feedback.

Progress

To date, we have: collaborated on a webpage structure, completed our consulting engagements with all departments, identified content updates prior to the scheduled February migration, and received a draft mock-up of the homepage and interior page designs. We are currently in the process of collecting feedback on the initial mock-up, as well as performing changes to our existing site for the coming migration.

Timeframe:

Our next deadline concerns the revisions on the mock-up, which are due back by December 15th. If revisions are needed/requested, CivicPlus will get a revised mock-up back to Ramsey in five business days. Consecutive revisions may cause delay for the entire project.

Having met our deadlines through the project so far and provided we meet the deadline for the 15th, we are currently still on track to meet our soft launch date of early April.

Funding Source:

General Fund - Budgeted Item

Responsible Party(ies):

IT Manager
CivicPlus
Web Admins (various departments)

Outcome:

The purpose of this case is to provide the City Council an update, and to provide an opportunity to take feedback.

Attachments

[Color Design Mockup](#)

[Draft Layout Link](#)

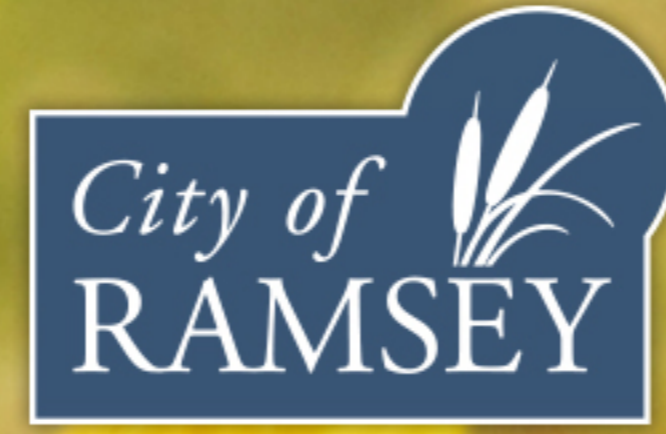
[Draft Layout Proposal](#)

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	12/07/2017 07:52 AM
Patrick Brama	Kathy Schmitz	12/07/2017 03:39 PM
Kurt Ulrich	Kurt Ulrich	12/07/2017 04:11 PM

Form Started By: Jason Fredrickson
Final Approval Date: 12/07/2017

Started On: 12/05/2017 12:40 PM



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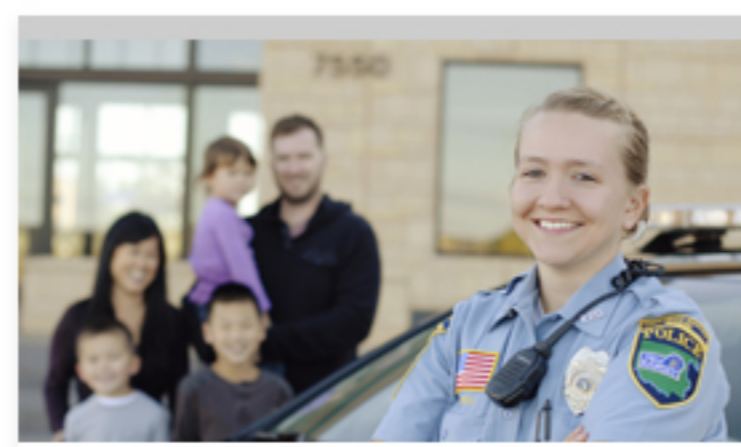
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Events

Meetings

Activities

NOVEMBER 2017

SUN	MON	TUE	WED	THU	FRI	SAT
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2

Wednesday November 1

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Friday November 17

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Phone: (763) 427-1410
Fax: 763-467-5543
[Email](#)

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Longer Quick Link Example

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Tier 1 Sub-Navigation

- Tier 2 Sub-Navigation
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- Tier 2 Sub-Navigation

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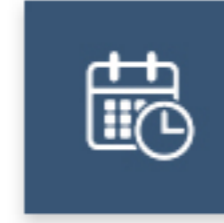
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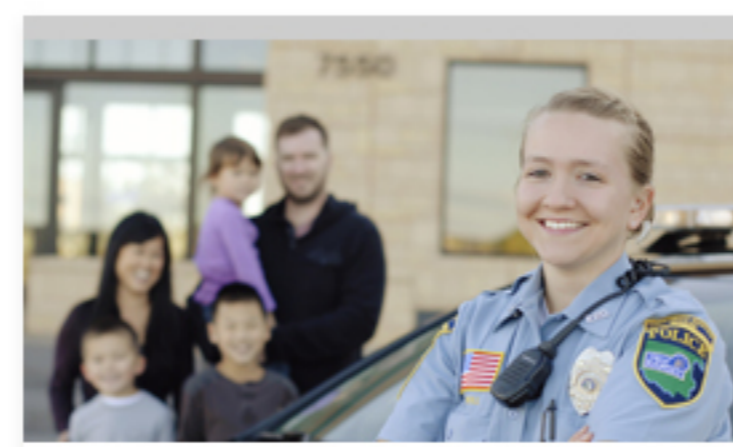
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- Sub-Navigation Link 3
- Sub-Navigation Link 4 ▶
- Sub-Navigation Link 5 ▶
- Sub-Navigation Link 6

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INTERIOR PAGE EXAMPLE

Subhead One

Lorem ipsum is simply dummy text of the printing and typesetting industry. Lorem ipsum has been the industry's standard dummy text ever since the 1500s. It is long established fact that a reader will be distracted by the readable content of a page when looking at its layout. The point of using Lorem Ipsum is that it has a more-or-less normal distribution of letters, making it look like readable English.

Subhead Two

Lorem ipsum is simply dummy text of the printing and typesetting industry. Lorem ipsum has been the industry's standard dummy text ever since the 1500s. It is long established fact that a reader will be distracted by the readable content of a page when looking at its layout. The point of using Lorem Ipsum is that it has a more-or-less normal distribution of letters, making it look like readable English.

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City of Ramsey:

See the responsive link here (<http://mn-ramsey.webflow.io/>). Using this link, one can shrink the window to see how the website layout appears on a tablet or phone as well.

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GRAPHIC BUTTONS

SECTION HEADLINE

Section Title Sub-Text

CAROUSEL 1

CAROUSEL 2

CAROUSEL 3

EVENTS

MEETING

ACTIVITIES

GRID VIEW
CALENDAR

CLICKABLE SLIDE SHOW

LIST NEWS

CONTACT INFO

QUICK LINKS

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SIMPLE TEXT SITE ID + GLOBAL NAVIGATION

SEARCH

FEATURE LINKS

PRIMARY CONTENT

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GRAPHIC BUTTONS

CONTACT INFO

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SOCIAL

SITE LINKS

Meeting Date: 12/12/2017

Information

Title:

Discussion Regarding Improving the Board and Commission Interview Questions

Purpose/Background:

The purpose of this discussion is to consider revising the board and commission interview questions.

After the board and commission interview process was held on October 24, 2017, the City Council requested staff to bring back a work-session case to discuss the possibility of revising the current interview questions. The intent is to gain better insight into each candidates knowledge, skills, abilities and strengths as they relate to the various board and commission openings.

The most recent policy for the recruitment, application, and interview process of appointing City board and commission members was adopted in June, 2016 and states: *Interview questions will be determined before the interview based on qualifications identified as necessary, as well as to accurately identify each applicant's knowledge, skills, and abilities, and the benefits that the applicant, if appointed, may bring to the board or commission in the future. All applicants will be asked the same questions. Depending on responses, some follow-up questions will differ from candidate to candidate for purposes of clarification.*

The interview questions were updated in 2017 to include a question that addresses applicants' experience with a situation involving ethics and integrity in a group setting. Staff will provide the current interview questions and additional sample interview questions at the meeting.

The City Council may be interested to know that each candidate, upon being scheduled for an interview, receives a detailed email from staff. The intent of the email is to aid the interview process by increasing communications with candidates and to provide a convenient tool for them to learn more about the role and current events of the City's boards and commissions. A sample email is attached.

Timeframe:

Up to 10 minutes.

Funding Source:

There is no funding required.

Responsible Party(ies):

Colleen Lasher, Human Resources Manager

Outcome:

To receive feedback from the City Council regarding updated board and commission interview questions.

Attachments

Sample Email

Form Review

Inbox

Kurt Ulrich

Form Started By: Jo Thieling

Final Approval Date: 12/07/2017

Reviewed By

Kurt Ulrich

Date

12/07/2017 11:20 AM

Started On: 12/07/2017 09:38 AM

Colleen Lasher

From: Colleen Lasher
Sent: Wednesday, December 06, 2017 1:07 PM
To: Colleen Lasher
Subject: FW: City of Ramsey - Interview

Dear _____:

This is just a quick email to confirm your interview that has been scheduled with the Ramsey City Council and to provide you with some additional information.

Your interview is scheduled for _____ on the first floor of City Hall, in the Lake Itasca Room.

If you are interested in reading about the role of the City's Boards and Commissions please see the links at the bottom of this email or visit <http://www.cityoframsey.com/agendas-minutes> to view the various City agendas and minutes.

If you have any questions please reply to this email or call me at 763-433-9867. We look forward to seeing you on Tuesday evening!

Warmest Regards,

Colleen

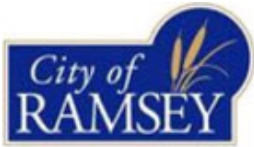
Colleen Lasher | clasher@cityoframsey.com
Human Resources Manager
City of Ramsey | Administrative Services
P: 763-433-9867 | F: 763-576-4386
7550 Sunwood Drive NW | Ramsey, MN 55303
www.cityoframsey.com

Economic Development Authority (EDA): The primary objective of the Economic Development Authority is to aid, assist and promote the growth and expansion of commercial, retail and industrial development in the City of Ramsey. For more information on the EDA please visit: <http://www.cityoframsey.com/economic-development-authority>

Environmental Policy Board (EPB): The primary objective of the Environmental Policy Board is to review, consider, initiate and recommend to the City Council such policies, plans or projects which will enhance and preserve the natural environment of the City. The Board's scope shall include, but not necessarily be limited to, matters of the preservation of the community forest, water quality, wetland preservation, ground water protection, control of soil erosion and air, noise and light pollution. For more information on the EPB please visit: <http://www.cityoframsey.com/environmental-policy-board>

Park and Recreation Commission: The primary objective of the Park and Recreation Commission is to monitor and reflect the attitudes and concerns of the citizens of Ramsey relative to the park system and recreation programs, and to advise the City Council of citizen attitudes and policy matters relevant to the park and recreation function in Ramsey. For more information on the Park and Recreation Commission, please visit: <http://www.cityoframsey.com/park-recreation-commission>

Planning Commission: The primary objective of the Planning Commission is to advise the City Council on land use concerns. In addition, the Planning Commission shall serve as the planning agency and shall have the powers and duties given such agencies by state statute. For more information on the Planning Commission please visit: <http://www.cityoframsey.com/planning>



Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Work Session

3. 1.

Meeting Date: 12/12/2017

Submitted For: Kurt Ulrich, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title:

Review Future Topics/Calendar

Purpose/Background:

Attached is the current list of future topics for work session discussion. Items are drawn from Council requests at meetings, or are related to topics that have been identified in the City's strategic plan. Dates will be assigned in the future.

Recommendation:

N/A

Action:

For Council review - no formal action necessary.

Attachments

Future Topics

Form Review

Inbox

Kurt Ulrich

Form Started By: Jo Thieling

Final Approval Date: 12/07/2017

Reviewed By

Kurt Ulrich

Date

12/07/2017 11:17 AM

Started On: 12/06/2017 04:26 PM

City Council Future Topics – Work Session
(Draft)

Date	Topics for Discussion – Council Action
Future	Discuss Ordinance Governing Unmanned Aerial Vehicle Use (<i>Katers</i>)
Future	Review and Consider Adoption of Ramsey’s Portion of Previous Highway 47 Study (<i>Westby</i>)
Future	Cost Share for Corridor Study of Nowthen Blvd/CR5 (<i>Westby</i>)
Future	Intersection Control Evaluation for Spot Improvements on Armstrong (<i>Westby</i>)
Future	Discussion re Tap Rooms/Brew Pubs (<i>Thieling/Katers</i>)
Future	Assessment Policy Review (<i>Westby</i>)
Future	Review State of Minnesota and Anoka County Recycling Goals for 2030 and Discuss Options for Achieving Goals (<i>Gladhill</i>)
Future	Discuss Replacing Monument Sign at the Corner of Bunker Lake Boulevard and Highway 47 (<i>Ulrich</i>)
Future	Discuss Trunk Sewer and Water Through Riverstone (<i>Gladhill</i>)
January, 2018	Attend Meeting via Skype Discussion (<i>Gladhill</i>)
January 2018	Review Road Financing Options (<i>Ulrich</i>)
January 9, 2018	Proposal for Highway 10 Corridor Improvements (<i>Ulrich</i>)
January 9, 2018	Council Organization (<i>Thieling</i>)
January 9, 2019	City Administrator Performance Evaluation – May be Closed (<i>Lasher</i>)
Date	Topics for Discussion – Regulatory
Future	Commercial Signage Standards and Community Sign Plan(<i>Gladhill</i>)
Future	Property Maintenance Code (Maintenance of Buildings and Structures) (<i>Gladhill</i>)
Future	Discuss Amendment to Purchasing Policy (<i>Katers</i>)
Date	Topics for Discussion – Policy
Future	Trail Maintenance Policy (<i>Westby</i>)
Future	Stormwater Pond Maintenance Policy (<i>Westby</i>)
Future	Citizen Volunteer and Recognition Program (<i>U of M RCP Program</i>)
Future	Newsletter Policy to Address Advertising and Content Control (<i>Brama</i>)
Future	Attendance and Participation at City Meetings (Council and Commissioners) via Electronic Medium) (<i>Ulrich</i>)
January	Discussion re Board and Commission Interview Process (<i>Lasher</i>)
Date	Topics for Discussion – Planning and Budget
Future	Summary of Compensation/Development Plan for Employees (<i>Lasher</i>)
Future	Review Comprehensive Plan for Long-Term Water Supply (<i>Westby</i>)
Date	Topics for Discussion – Information
Future	Receive Update on Rental License Program Implementation (<i>Gladhill</i>)
Future	Discuss Next Steps for Comprehensive Plan Update (<i>Gladhill</i>)
January 2018	RCP Review (<i>Gladhill</i>)
February, 2018	Met Council Update on Surface Water Supply Planning Funding Assistance (<i>Westby</i>)