

City of Ramsey
Agenda
Park and Recreation Commission
Thursday, June 8, 2017

6:30 pm

**Elmcrest Park, 16303 Quicksilver Street NW @ the falls picnic table area located
600 feet southeast of the park building
(in the event of inclement weather meeting will move to upper level of the park building)**

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve Park and Recreation Commission Meeting Minutes
- 5. Commission Business**
 1. Recommend Park Dedication Components of the Development Agreement; Riverstone Subdivision
 2. Receive Update on The COR Interim Development Plan
 - 3. Review Goals and Strategies within Ramsey's Chapter 10 of the Comprehensive Plan**
 4. Commission Work Session on Master Parks Plan—Visioning exercise
- 6. Commission/Staff Input**
 1. Commission/Staff Input
- 7. Adjournment**

Park and Recreation Commission

4. 1.

Meeting Date: 06/08/2017

Submitted For: Mark Riverblood, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title:

Approve Park and Recreation Commission Meeting Minutes

Purpose/Background:

To review and approve the attached Park and Recreation Commission meeting minutes.

Notification:

Observations/Alternatives:

Funding Source:

n/a

Recommendation:

Action:

Motion to approve Park and Recreation Commission meeting minutes dated May 11, 2017.

Attachments

Minutes

Form Review

Inbox

Grant Riemer

Form Started By: MaryJo Warner

Final Approval Date: 05/31/2017

Reviewed By

MaryJo Warner

Date

05/31/2017 02:16 PM

Started On: 05/31/2017 01:54 PM

**PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Park and Recreation Commission conducted a regular meeting on May 11, 2017 at MnDOT Wayside Rest – 9220 Highway 10 NW.

Commission Members Present: Acting Chair Brandon Sis
 Commissioner Russell Bayer
 Commissioner Andrew Fyten
 Commissioner Jennifer Leistico
 Commissioner Charles Tchuinkwa (arrived at 6:40 p.m.)
 Commissioner Jon Trappen

Commission Members Absent: Chair Shane Bennett (excused)

Also Present: Parks & Assistant Public Works Superintendent Mark Riverblood
 Steve Bona, Capstone Homes

1. CALL TO ORDER

Acting Chair Sis called the Park and Recreation Commission meeting to order at 6:32 p.m.

2. CITIZEN INPUT

Mr. Nathan Barton, a Ramsey resident, stated he came to the meeting regarding the landfill on Alpine. He asked about the feasibility of turning it into a park. He has seen a similar park in Virginia Beach. He was invited by Mr. Riverblood to attend the meeting. He looked at a report from the Minnesota Pollution Control Agency (MPCA) which rates all similar facilities with risk scores. There are 112 landfills on the most recent list. The overall risk score of this area is low compared to others.

Mr. Riverblood noted in the early years, before the landfill was capped a sliding or ski hill was considered. Thereafter, the MPCA took over management of the area as a Superfund Site. There was significant ground water contamination, there is three feet of sand above the membrane, and gases continue to be emitted at the site. MPCA is very concerned about liability and possibly too concerned about liability. It is however, worth pursuing for recreational or passive usage, perhaps even if for a massive wildflower planting. The site has been settling and it may be 50-100 years before the MPCA puts the site into some productive use. He suggested Mr. Barton continue to research the potential for public use and report back to the Commission—Mr. Barton agreed.

3. APPROVE AGENDA

Motion by Commissioner Fyten, seconded by Commissioner Trappen, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Trappen, Bayer, and Leistico. Voting No: None. Absent: Chair Bennett and Commissioner Tchuinkwa.

Commissioner Tchuinkwa arrived at the meeting at 6:40 p.m.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Trappen, seconded by Commissioner Bayer, to approve the following Park and Recreation Commission Regular Meeting Minutes:

- 1) Park and Recreation Commission Regular Meeting Minutes dated April 13, 2017.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Trappen, Bayer, Fyten, Leistico and Tchuinkwa. Voting No: None. Absent: Chair Bennett.

5. COMMISSION BUSINESS

5.01 Park Dedication Recommendation for Riverstone – Capstone’s Proposed Subdivision

Mr. Riverblood reviewed that staff continues to support Park Dedication for the trail corridor which shall become a part of the future Lake Itasca Greenway between the Lake Itasca Community Park and The COR. The calculations are shown in the table provided by Capstone (the numbers have not been verified as yet). The first item, *Land shall not be identified as a cash amount for this 14’ foot trail easement. If Capstone wishes Park Dedication credit, the acreage shall be credited, and the associated cash balance will be adjusted by the percentage of land the trail easement fulfils.

The options provided are:

1. Outlot C – Not Credit Eligible – Matches Existing Parks and Trail Plan and Park Development Policy – Staff can continue to support this alternative, as it is believed that Capstone will develop the mini-park as proposed without Park Dedication credit, thus serving their development, and accordingly not impact the City’s General Fund budget operational cost for park maintenance. However, if the mini-park is owned by the homeowner’s association, the public may be excluded. There can be a tangible benefit to a “recreational node” alongside the future Lake Itasca Greenway.
 - a. \$0 credit for Outlot C
(Cash Park Dedication credit to be applied for development of the Lake Itasca Park)
 - b. O & M impacts begin 2+ years (for Lake Itasca park)
 - c. Lake Itasca Park (development initiated in 1-5 years)

- a. Parking lot (and potential one-leg of round-a-bout)
- b. Canoe/Kayak kiosk
- c. Pier with seating at lake (existing CIP project)
- d. Playground Equipment
- e. Pavilion
- f. Athletic Fields (future)
- g. Other
- d. Splash Pad and Park Improvements in The COR (development 2-5 years)
- e. Lake Itasca Greenway Improvements – east of Puma Street (2-5 years)

Option 2 – Outlot C or Park C – Primarily Credit Eligible – May 11, 2017 Staff Recommendation *provided* the mini-park development “unique” (nature-based play) and ancillary to greenway trail (either contiguous, or effective and safe pedestrian crossing of adjoining street). No land credit for the mini-park area is calculated under this scenario, as the developer is requesting the mini-park and deviation from the Park Plan and Park Development Policy. The land dedication for the mini-park (approximately one acre) is thoroughly consistent with the requirements of Planned Unit Development (PUD), which is the land use mechanism under which Riverstone is to be developed.

Park C or Outlot C	Park Ded.
Nature Based Playground	\$100,000
Landscaping, irrigation (with H ² O feature for play area)	\$100,000
Pavilion	\$50,000
Parking (parallel to street)	\$4,620
Pedestrian safety treatments (50% Park Ded. 50% developer)	\$5,000
Benches(4)	\$7,680
Drinking fountain and mister w pet attachment	\$8,000
Water and sewer services/stubs (developers expense)	
Sidewalk(s) along Park C (developers expense)	
Total not-to-exceed Park Dedication credit amount	\$275,300

- a. Max Credit - \$275,300 (if other improvements are desired by the development e.g. monument/sign, these shall be at the developer’s expense).

The Development Agreement (DA) shall specify that the park shall be developed as a Stage I improvement and be substantially complete by August 1, 2018. Additionally, all improvements

and specifications shall be pre-approved by the City, with the Developer bearing all costs of bidding, administration, permitting (if any) as well as construction administration. The park construction agreement (DA) will be a reimbursable project, with the developer paying all cash Park Dedication owed, with the City issuing associated payment for each improvement as they are completed and accepted – for a total not-to-exceed amount of \$275,300,

- b. O & M impacts: Development Agreement specifies homeowner's association provides all mowing services, fertilization and fall or spring leaf pick-up. City forces provide all other maintenance.
- c. Lake Itasca Park (development initiated in 3-10 years)
 - i. Parking lot (and potential one-leg of round-a-bout)
 - ii. Canoe/Kayak kiosk
 - iii. Pier with seating at lake (existing CIP project)

Staff is requesting a recommendation from the Commission either this evening or on June 9, 2017. The Community Park should provide the neighborhood park functions as well as the community park functions. The mini park proposed at Outlot C will be of primary benefit to the Riverstone residents. Staff is recommending Option 2. Mr. Riverblood reviewed the breakdown of the \$275,300 not-to-exceed Park Dedication credit amount.

The differences between the original proposal and Option 2 were reviewed. The lots would be 65 feet wide rather than 80 feet wide.

Mr. Steve Bona reviewed the drawing and provided background information on Capstone Homes, and the proposed Riverstone subdivision. The planning process began many months ago. They are trying to get final plat approval in June-July timeframe and start construction in July. The park would be part of Phase I of the project. The property is zoned R-2 which is meant for the smaller lots. A consultant was used to help plan the development as far as lot sizes, home sizes, pricing, etc. There will be a homeowner's association. These are not standard single family lots. There will be three different project types. Some of the lots are 50 feet wide. Mr. Bona feels there is a need for a park close to the homes. When completed there will be 300 units. The neighborhood was designed with the park in mind. The original proposal made to the City included three greenspace areas/parks. One greenspace was removed from the proposal on the south side of the property. The park will cost \$483,000 to build and the developer was requesting park credit for \$300,000. The developer will provide the improvements to the park area. The pad will cost \$146,000. The credit for the trail was \$182,000. \$867,000 in total improvement costs and the developer is requesting \$483,000 in park credits.

Acting Chair Sis asked what benefit it is for the City to be involved in the mini park (Outlot C).

Mr. Bona stated the trail and mini park cannot be constructed without the credits for Park Dedication from the City. The developer is paying over \$1M to bring in the infrastructure into the property.

Mr. Riverblood asked Mr. Bona to respond to Chair Sis, and say what the benefit of the private open space/park is to the City. Also, he clarified that there is no relationship between bringing in sewer and water, to the Park Dedication issue.

Mr. Bona stated the park cannot be constructed without the street. Residents from outside the neighborhood will be using the park especially when the trail is completed and Lake Itasca is in place.

Acting Chair Sis stated he thought the trail to Lake Itasca would be more of a direct route, similar to what was in the original plan.

Mr. Riverblood stated with regard to the development the trail it is somewhat out of alignment. This was a concession made. Mr. Riverblood disagrees when the developer says there cannot be a park without a street or utilities—the street and utilities will still be built without respect what occurs with Outlot C.

Commissioner Trappen is concerned with the HOA.

Mr. Bona stated the park would be City property and maintained by the HOA.

Commissioner Trappen does not believe people outside the community will go into the park if they do not live in the area.

Mr. Bona stated the park is one acre and to maintain it is not substantial and will be maintained by the HOA.

Acting Chair Sis stated he would be in favor of Option 1 and the City take the Park Dedication and use it for larger parks.

Mr. Bona stated the park cannot be built if no credits are received.

Mr. Riverblood pointed out there was more than one precedent prior that constructed private parks without Park Dedication credit, and clarified that the developer's statement that 'no development this size has ever been in Ramsey' is not entirely accurate. The 1,200 acre North Fork PUD has many green space areas and a fully developed private park and maintains it.

Commissioner Leistico stated a compromise would be to have the park along the edge of the plat [along Puma] and this plan does not show a direct path to the park. It is an indirect path and not an inviting thoroughfare, and no access for wildlife.

Mr. Riverblood stated City Staff supports either Option presented. Another sketch plan was received for 151 units near Lake Itasca, on the east side of Puma Street, and when platted would provide even more justification for aligning the Capstone Park Dedication monies towards the Community Park.

Commissioner Trappen believes there is some middle ground.

Mr. Riverblood explained Option 1 and noted that option does not credit Park Dedication for what the developer is proposing for Outlot C. This matches existing Parks and Trail Plan and Park Development Policy. Option 2 would allow for a \$275,300 Park Dedication credit.

Mr. Bona stated one caveat with respect to Option 2 would be the “nature based” playground—if it costed more than \$100,000, they would insist on more credit. They do not know the cost for a nature based playground. Mr. Riverblood clarified Option 2 includes the items listed as a not-to-exceed amount with no caveat.

Commissioner Trappen asked if the plan is set in stone.

Mr. Bona said it is for the most part but if agreement cannot be met, the park will be removed and single-family lots being in its place.

Commissioner Trappen asked if the ponds could be relocated and the path be relocated which would make more sense. He believes the children need a place to play.

Acting Chair Sis suggested an Option 3 where the developer would come back with a revised proposal creating more of a corridor passageway, and shifting the street to allow the mini park to be adjacent to the trail.

Mr. Bona asked how wide the trail needs to be and Acting Chair Sis stated a more direct route would appear wider.

Mr. Riverblood stated 35 feet of greenspace along the trail would be appropriate for this location.

Mr. Bona stated there is a lot of information on the small piece of paper containing the drawing—the trail corridor is wider than it appears.

Commissioner Trappen would like to see a greenway plan more realistic as to what was seen originally.

Mr. Bona stated the pond can be reviewed. The pond will be quite deep because material will need to be removed to fill in the property. The wetlands will not be affected. Mr. Bona stated if the pond was made smaller, material would need to be brought onto the site and that is expensive. If basements are to be on the homes the site needs to be raised.

Commissioner Tchuinkwa asked what is wrong with Option 1.

Mr. Bona stated the developer can't give Park Dedication funds AND build a park on the site.

Acting Chair Sis asked if the park could be just greenspace.

Mr. Bona stated the park is equivalent to 4 home lots. The owner of the company will build 4 homes if there is not the park.

Commissioner Trappen stated if the plan could be altered pursuant to the Commission's suggestions he would be supportive.

Mr. Riverblood stated a special meeting could be held to review, or the June 9 regular Commission meeting precedes the Preliminary Plat approval scheduled for June 13 with the City Council.

Acting Chair Sis stated if an Option 3 is not acceptable he would be in favor of Option 1. The consensus of the Commission was for an Option 3, pursuant to the discussion and suggestions of the Commissioners. Mr. Riverblood stated that, when the City receives Option 3, it will be sent out to the Commission and a special meeting could be scheduled.

Motion by Commissioner Fyten, seconded by Commissioner Trappen, to table consideration to look at an Option 3, including a modified route of the trail as well as the pond features, to locate the mini park and trail to be more inviting to those outside the immediate area and providing some Park Dedication credits as proposed in Option 2.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Trappen, Bayer, Lestico, and Tchuinkwa. Voting No: None. Absent: Chair Bennett.

Mr. Bona noted this is to be an affordable development for the residents and the City's help is needed to make this happen.

5.02: Review Goals and Strategies within Ramsey's Chapter 10 of the Comprehensive Plan

Parks & Assistant Public Works Superintendent Riverblood reviewed the purpose of this case is to review the Goals and Strategies within the City's existing Comprehensive Plan, relating to parks, trails and open space. The review will be helpful in the context of the update to the Comprehensive Plan (underway now) and also as the Park and Recreation Commission begins the Master Park Plan endeavor.

Mr. Riverblood suggested this be tabled to the June meeting when Chair Bennett will be present

Motion by Commissioner Lestico, seconded by Commissioner Fyten, to table review of goals and strategies within Ramsey's Chapter 10 of the Comprehensive Plan until the June Commission Meeting.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Lestico, Fyten, Bayer, Tchuinkwa and Trappen. Voting No: None. Absent: Chair Bennett.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Riverblood provided updates on the following:

Update on the Comprehensive Plan – Mr. Riverblood stated there was a Steering Committee meeting on Monday to summarize what was heard from the community. More has been heard on trails and trail connections and pedestrian safety than park development. The Comp Plan Steering Committee will be present at the July 13 concert at The Draw to further interact with the residents.

Update on Master Parks Plan – Mr. Riverblood stated work is beginning on the master parks plan. The Athletic Association will be involved throughout the process for their input.

Rec Programming Report – Programs are continuing to be planned. There were 90 attendees at Movie Night. Commissioner Bayer stated he was there, and heard people were interested in more Movie Night events.

Inspect the Mississippi River Trail (following discussion and adjournment)

7. ADJOURNMENT

Motion by Commissioner Fyten, seconded by Commissioner Bauer, to adjourn the meeting.

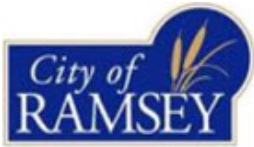
Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Bayer, Lestico, Tchuinkwa and Trappen. Voting No: None. Absent: Chair Bennett.

The Park and Recreation Commission meeting adjourned at 7:45 p.m.

Respectfully submitted,

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe
TimeSaver off Site Secretarial, Inc.



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

Park and Recreation Commission

5. 1.

Meeting Date: 06/08/2017

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Recommend Park Dedication Components of the Development Agreement; Riverstone Subdivision

Purpose/Background:

For the last several months, the specifics of Park Dedication (land, cash or improvements for the proposed mini-park) for the proposed Riverstone Subdivision has been discussed between Capstone Homes and the City. There continued to be strong consensus on providing credit for the land needed for the greenway trail and the associated improvements. In contrast, there had not been clear consensus on aspects of Capstone's proposed mini-park, commonly known as Outlot C.

Due to no agreement on the matter of Outlot C, Staff brought the matter to the Council work session on April 25th, 2017 in light of the long-standing policy "*...to favor larger, accessible neighborhood and community public parks with quality amenities and improvements, and provide trail connections between them, over smaller, pocket parks with few to no 'destination' improvements.*" This discussion was intended to address whether the City should consider full, partial, or no Park Dedication credit for Outlot C proposed by the Developer. The outcome of the above work session topic was to address the policy itself. This occurred as part of a joint meeting between Council and the Park and Recreation Commission meeting on May 9th, 2017.

The aforementioned joint meeting and policy review was conducted using examples of past precedent relating to Planned Unit Developments and private park spaces. Additionally, Outlot C was the subject of much discussion on whether it was necessary (as a park—public or private), and if so, to what degree might Park Dedication credit be offered. The consensus reached was "*to create an interim exception [to the policy] that would allow for negotiations on this development case for a trail system and trail wayside park area that would be accessible and inviting.*"

Following the joint meeting, Staff prepared alternatives for Park Dedication relating to Outlot C which was the subject of considerable discussion at the Park and Recreation Commission meeting on May 11th, 2017. Following the Commission's meeting, three alternatives were developed relating to Outlot C, and on May 23rd, City Council selected 'Alternative 2' for the basis of the Park Dedication for the Riverstone Subdivision. These may be summarized as:

Alternative 1. Outlot C — Not Credit Eligible

Alternative 2. Outlot C — Primarily Credit Eligible

Alternative 3. Outlot C — Full Park Dedication credit consistent with Capstone's April Park Dedication memo (attached).

Attached are the Draft meeting minutes from City Council's consideration.

Observations/Alternatives:

It may be reiterated here, that the Park Dedication detail below is for Outlot C. (Outlot D will be developed as a landscaped and irrigated park-like area for the residents of the Riverstone Subdivision—the Developer will not be receiving park Dedication for Outlot D.) Additionally, the Development Agreement will provide full credit for the 14' foot greenway trail easement and the associated construction costs.

Alternative 2. Outlot C — (Primarily Credit Eligible)

This is the Council selected Park Dedication scenario—and directs that the mini-park development be ‘unique’ (nature-based play) and ancillary to greenway trail (either contiguous, or effective and safe pedestrian crossing of adjoining street). No land credit for the mini-park area is calculated under this alternative, as the Developer is requesting the mini-park and deviation from the Park Plan and Park Development Policy. The land dedication for the mini-park (approximately one acre), is thoroughly consistent with the requirements of Planned Unit Development (PUD), which is the land use mechanism under which the Riverstone Subdivision is to be developed.

Outlot C 'park'	Park Ded. credit
<u>Nature Based Playground</u>	\$100,000
Landscaping, irrigation (with H ₂ O feature for play area)	\$100,000
Pavilion	\$50,000
Parking (parallel to street)	\$4,620
On-street pedestrian safety treatments (50% Park Ded. 50% Developer)	\$5,000
Benches (4)	\$7,680
Drinking fountain and mister w pet attachment	\$8,000
Water and sewer services/stubs (Developer expense)	
Sidewalk(s) parallel to street (Developer expense)	
Total not-to-exceed Park Dedication credit amount	\$275,300

Max Credit = \$275,300 (if other improvements are desired by the developer E.g. monument/sign, these shall be at the developers expense).

The Development Agreement (DA) shall specify that the park shall be developed as a Stage I improvement and be substantially complete by August 1st 2018. Additionally, all improvements and specifications shall be pre-approved by the City, with the Developer bearing all costs of bidding, administration, permitting (if any) as well as construction administration. The park construction agreement (specified within the DA) will be a reimbursable project, with the developer paying all cash Park Dedication owed, with the City issuing associated payment for each improvement as they are completed and accepted—for a total not-to-exceed amount of \$275,300.

Attached is an example (format and content) of a standard Development Agreement. (The Park Dedication and Trail Fee obligations for Riverstone will be written into the DA at the time City Council approves the Final Plat and Development Agreement.)

Funding Source:

This case determines the disposition of Park Dedication and Trail Fees as part of the Development Agreement.

Recommendation:

Staff recommends that the motion below, to recommend City Council approve the Preliminary Plat for the Riverstone Subdivision with the detail above included within the Development Agreement to fulfill Park Dedication and Trail Fees, with Cash payment calculated per lot after credit is applied for completed park and trail improvements, as well as areas of trail easement.

Action:

Motion to recommend City Council approve the Preliminary Plat for the Riverstone Subdivision with the detail above included within the Development Agreement to fulfill Park Dedication and Trail Fees, with Cash payment calculated per lot after credit is applied for completed park and trail improvements, as well as areas of trail easement.

Attachments

[Outlot C location map](#)

[DRAFT CC May 23rd](#)

[May Park Comm minutes](#)

[DRAFT CCws/joint mtg w P & R](#)

[Area Parks Plan \(synopsis\)](#)

[Capstone proposal April 2017](#)

[EXAMPLE Dev. Agreement](#)

[Example Nature Based Play Area](#)

Form Review

Inbox

Tim Gladhill

Mark Riverblood (Originator)

Kurt Ulrich

Form Started By: Mark Riverblood

Final Approval Date: 06/01/2017

Reviewed By

Tim Gladhill

Mark Riverblood

MaryJo Warner

Date

06/01/2017 02:12 PM

06/01/2017 02:40 PM

06/01/2017 03:15 PM

Started On: 06/01/2017 10:14 AM



FUTURE
"COR"
ACCESS

PUMA STREET N.W

TO LAKE
ITASCA PARK

ALPINE DRIVE N.W

Outlot C

Outlot D

WETLAND

POND

POND

POND

PLAY AREA

NEIGHBORHOOD
GREEN AREA

U.S. HIGHWAY 16 / U.S. HIGHWAY 169



LINKS AT NORTHFORK
GOLF COURSE

LEGEND

- 65' LOT
- 50' VILLA LOT
- 50' LOT



ramsey, mn
pearson farm

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**CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a regular meeting on Tuesday, May 23, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember John LeTourneau
Councilmember Melody Shryock
Councilmember Kristine Williams

Members Absent: Councilmember Chris Riley

Also Present: Asst. City Administrator/Economic Development Manager Patrick Brama
Parks and Assistant Public Works Superintendent Mark Riverblood
Community Development Director Timothy Gladhill
City Engineer Bruce Westby

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to approve the following items on the Consent Agenda:

4.01: Receive April 2017 Financial Reports – General Fund and Enterprise Funds

4.02: Note the Following Boards and Commissions Meeting Minutes:

- Planning Commission Meeting Minutes dated April 6, 2017
- Economic Development Meeting Minutes dated April 13, 2017
- Park and Recreation Meeting Minutes dated April 13, 2017

- Environmental Policy Board Meeting Minutes dated April 17, 2017
- 4.03: Approve the following Meeting Minutes:
- 1) City Council Work Session dated May 9, 2017
 - 2) City Council Regular dated May 9, 2017
- 4.04: Approve Joint Powers Agreement between the City of Ramsey and County of Anoka for Assessment of Property
- 4.05: Approve Request to Declare Surplus Property
- 4.06: Adopt Resolution #17-05-116 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 5, 2017 through May 17, 2017
- 4.07: Adopt Resolution #17-05-114 to Hire Seasonal Public Works Maintenance Workers
- 4.08: Adopt Resolution #17-05-115 Approving a Beekeeping License for the Property Located at 6768 158th Lane NW (Project #17-122); Case of Lorraine Winsor
- 4.09: Adopt Resolution #17-05-117 Approving an Easement Encroachment Agreement for a Sport Court at 7496 161st Ave NW
- 4.10: Adopt Resolution #17-05-123 Authorizing Partial Payment to DRC, Inc. for Ramsey Municipal Complex Site Demolition
- 4.11: Adopt Resolution #17-05-124 Approving Work Plan and Budget for Trailside Pollinator Habitat Restoration at the Lake Itasca Trail

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Johns, Kuzma, Shryock, and Williams. Voting No: None. Absent: Councilmember Riley.

5. APPROVE AGENDA

Motion by Councilmember Shryock, seconded by Councilmember Johns, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Shryock, Johns, Kuzma, LeTourneau, and Williams. Voting No: None. Absent: Councilmember Riley.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Consider Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report, including that staff is in agreement with providing \$182,000 in credit for the trail areas and improvements as outlined in the developers April 28th letter, and introduced Steve Bona.

Steve Bona, Capstone Homes and Riverstone Development Company, displayed the Master Plan for the development. He stated that he was unsure whether there is question about the need for

the park or simply regarding the development credits. He stated that this development is zoned R-2 and therefore the lots will be smaller than the typical single-family home lot which will result in smaller lots and higher density. He stated that because of that, this is a unique neighborhood for the City of Ramsey and for the area. He stated that they will take advantage of the high visibility from Highway 10. He noted that they are attempting to provide a park and area for the kids to run within the development, rather than the closest park being a quarter mile from the development. He stated that they would be unable to build the park without the credits towards Park Dedication and would instead be converted into lots for additional homes. He provided an overview of what would be created in the development including the number of lots, open space, trails, and amenities which will include landscaped open space, berm landscaping, landscaped entrances, water features and surrounding landscaping. He stated that they are attempting to create a crosswalk to the play area from the greenway corridor as well. He stated that at the Park and Recreation Commission meeting he had difficulty describing the area outside of the greenway corridor. He provided a sketch of the proposed greenway corridor trail and the proximity to the proposed park that would include at least one, possibly two, crossings to the park. He stated that the proposed park would have a connection to the Lake Itasca Trail, provide a unique play area, have close proximity to homes in Riverstone, landscaping with irrigation, include a pavilion and would be available for public use. He provided a comparison from the original proposal to the new proposal request for park dedication credits, noting that the land costs had been removed. He stated that there are significant infrastructure off-site costs for utilities and noted that the share to the developer will be over \$1,000,000 for utility extension. He stated that is not a typical developer cost and therefore the additional cost for creating the park and open space and paying full Park Dedication would not financially work. He stated that there has been discussion of setting precedent by allowing this request but noted that he did not believe that this would be precedent setting. He referenced the Villages at Sunfish Lake and noted that situation should not be used as an example of a developer paying Park Dedication and creating a park in addition because the development went bankrupt. He stated that Northfork has also been mentioned but noted that development has higher home values with larger lots and the attempt in this development is to provide more affordable homes.

Parks and Assistant Public Works Superintendent Riverblood requested that the recommendations of Alternative 1 or Alternative 2, as outlined in the staff memorandum, be selected as the framework to fulfill Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition. He noted that staff supports recommendation of Alternative 2, which was developed as the outcome from the joint work session discussion between the City Council and Park and Recreation Commission. He stated that regardless of the alternative that the Council directs staff to proceed with, there will still be several hundreds of thousands of dollars in Park Dedication provided by the development. He noted that following the direction of the Council, the Park and Recreation Commission will make a formal recommendation on the Preliminary Plat at their meeting on June 9th that will come before the Council on June 13th.

Mayor Strommen noted that there was great discussion at the joint worksession meeting with the Park and Recreation Commission. She noted that in this instance the Council should consider the interim topic and not the policy as a whole.

Councilmember Johns stated that in the end there will still be a balance owed for Park Dedication regardless of the option chosen and asked for more detailed information.

Parks and Assistant Public Works Superintendent Riverblood stated that there is currently a total of \$1,100,000 with the combination of Park Dedication and Trail Fees for the number of lots proposed. He stated that Park Dedication and Trail Fees have a tendency to increase slowly over time and therefore with phasing of the development that figure could increase. He stated that there has not been a firm decision on the crosswalk solution, so that is a small item that may change in terms of Park Dedication if a round-about is implemented to serve as an access to the park north of Alpine Drive.

Councilmember Johns stated that there would then be approximately \$460,000 in credits and over \$500,000 in cash paid for park dedication.

Councilmember Shryock asked if the park would be a City owned park.

Parks and Assistant Public Works Superintendent Riverblood stated that it would be a City owned park but the mowing, trimming, fertilization and leaf clean-up would be the responsibility of the Homeowners Association.

Councilmember Kuzma stated that typically the City does not support small pocket parks but this would be a park alongside the greenway corridor that would be accessible to the public.

Parks and Assistant Public Works Superintendent Riverblood confirmed that this would be an amenity along the trail that would provide residents the option to stop and use the park features, such as the water fountain and benches, regardless of whether they use the playground equipment.

Councilmember LeTourneau stated that he was not present at the worksession but does also support the credit for the park because it would be an amenity for the residents not only in the neighborhood but also for those using the corridor.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to direct staff to proceed with Alternative 2 as the framework to fulfill Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition.

Further discussion: Mr. Bona stated that if the land cost is removed with Alternative 2, he would suggest the overall budget for the park be reduced such as the landscaping and pavilion which would offset the cost of the land. Councilmember Shryock asked for clarification; confirming that the developer would be asking the Council to reduce the proposed line item costs to account for the land costs. Mr. Bona confirmed that the overall credits would be the same, he would simply ask for the line items for items such as landscaping to be reduced. Councilmember Johns stated that it would then seem that the Council would be giving credit for \$275,000 but only receiving \$250,000 in product. Mr. Bona stated that the costs would come down by approximately \$23,000 to account for the land costs. Mayor Strommen noted that the line item costs are estimates and therefore would not want to specify them by line item. She stated that the

motion would include the not-to-exceed amount with the direction for the developer to work with the Park and Recreation Commission and staff. She stated that perhaps the developer could meet the landscaping requirements at a lesser cost but those details will be worked out with staff and the Park and Recreation Commission. Parks and Assistant Public Works Superintendent Riverblood agreed that the details would be developed with staff, the developer, and the Park and Recreation Commission. He believed that Alternative 2 would provide a win/win for everyone involved as the park will increase the value of the lots and homes in the development, far exceeding \$23,000 in land value, and which will also increase the tax base for the City. Councilmember Williams asked if the cost for the land was recommended to be included by the Park and Recreation Commission. Parks and Assistant Public Works Superintendent Riverblood provided additional details but noted that Alternative 2 seems to be a good compromise of what the developer is requesting and the Park and Recreation Commission would like to see. Councilmember Kuzma stated that Alternative 2 is a good compromise between the City and the developer's request. He noted that the cost of the land could be easily split between the homes in the development. He stated that if the land is going to be a sticking point, he would not support the credit for park dedication in return for the park. Mayor Strommen noted that there is an expectation of a standard but the details of the park are not included in the motion and will be worked out with the developer, staff and the Park and Recreation Commission. Councilmember Shryock stated that she is confident that a solution will be found and that a great product will be developed.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Kuzma, Johns, Shryock, and Williams. Voting No: None. Absent: Councilmember Riley.

Mr. Bona thanked the Council and stated that they do appreciate the efforts of the City.

7.02: Introduce Ordinance Vacating Roadway Easement for Puma Street Related to Riverstone Addition

Community Development Director Gladhill reviewed the staff report and recommendation to introduce the Ordinance vacating roadway easement for Puma Street related to the Riverstone Addition. He noted that staff acknowledges that opposition from an adjoining property owner exists. He noted that staff will attempt to resolve this issue prior to the June 13, 2017 City Council meeting where the Council is scheduled to take action on adopting the Ordinance along with the Preliminary Plat approval for Riverstone Addition. He noted that introducing the Ordinance does not obligate the City Council to approve the request.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to introduce an Ordinance vacating portions of roadway easement for Puma Street related to Riverstone Addition and direct staff to attempt to resolve the issue with the adjoining property owner prior to the next Council meeting.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Shryock, LeTourneau, Johns, Kuzma, and Williams. Voting No: None. Absent: Councilmember Riley.

7.03: Consider Adoption of Resolution #17-05-118 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #17-03, 2017 Crackseal and Sealcoat

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution approving plans and specifications and authorizing advertisement for bids for Improvement Project #17-03, 2017 Crackseal and Sealcoat.

Councilmember Kuzma asked if the Public Works would be able to utilize the overage of bunds budgeted should the bids come in lower than expected.

City Engineer Westby confirmed that if the bids are low and the base elements and additional items are included, Public Works could use the additional funds. He stated that he does not anticipate that occurring as the estimate was done very tightly.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-05-118 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #17-00, 2017 Crackseal and Sealcoat Improvements.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, Johns, LeTourneau, Shryock, and Williams. Voting No: None. Absent: Councilmember Riley.

7.04: Consider Adoption of Resolution #17-05-119 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #17-09, Bunker Lake Boulevard Utilities Extension

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution approving plans and specifications and authorizing advertisement for bids for Improvement Project #17-09, Bunker Lake Boulevard Utilities Extension to support current and future development within the Future Business Park area.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-05-119 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #17-09, Bunker Lake Boulevard Utilities Extension.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Johns, LeTourneau, Kuzma, Shryock, and Williams. Voting No: None. Absent: Councilmember Riley.

7.05: Consider Adoption of Resolution #17-05-120 Authorizing Municipal Agreement Program Funding Application for Highway 10 North Frontage Road Improvements – Ramsey Boulevard to Sunfish Lake Boulevard

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution authorizing City staff to submit a grant fund application for the maximum amount of \$710,000 from the MnDOT Metro Municipal Agreement Program to construct frontage road

improvements north of U.S. Highway 10 and realign westbound U.S. Highway 10 between Ramsey Boulevard and Sunfish Lake Boulevard.

Councilmember Shryock asked if there is a timeline in which the City must use the funds if the funds are awarded.

City Engineer Westby replied that typically there is a two-year window to use the funds.

Councilmember Kuzma stated that Highway 10 is a priority and therefore this would be a good step forward.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-05-120 Authorizing Metro Municipal Agreement Program Funding Application for Highway 10 North Frontage Road Improvements Between Ramsey Boulevard and Sunfish Lake Boulevard.

Further discussion: Councilmember LeTourneau agreed that this would be another step in getting the ball rolling for Highway 10. He noted that the project is so large that even the small steps are expensive. He stated that this would position the City in a situation where they will be ready to go forward in both options for Sunfish Lake Boulevard and Ramsey Boulevard.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, Shryock, Johns, LeTourneau, and Williams. Voting No: None. Absent: Councilmember Riley.

7.06: Consider Adoption of Resolution #17-05-121 Accepting Quotes and Awarding Contract for Improvement Project #17-11, Ground Penetrating Radar Pavement Evaluations – 2018 and 2019 Reconstruction and Overlay Improvements

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution accepting quotes and awarding a contract for Improvement Project #17-11, Ground Penetrating Radar Pavement Evaluations for 2017-2026 CIP Reconstruction and Overlay Improvements.

Councilmember Johns stated that this is a nice process to remove the surprises from the road improvement projects and therefore she strongly supports this process.

Councilmember LeTourneau agreed that this is an interesting opportunity to learn more about the road conditions and prevent unwanted surprises.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-05-121 Accepting Quotes and Authorizing Award of Contract for Improvement Project #17-11; Ground Penetrating Radar Pavement Evaluations for 2017-2026 Street Reconstruction and Overlay Improvements.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Johns, LeTourneau, Kuzma, Shryock, and Williams. Voting No: None. Absent: Councilmember Riley.

7.07: Consider Adoption of Resolution #17-05-122 Accepting Quotes and Awarding Contract for Improvement Project #17-12, Soil Borings and Geotechnical Reports – 2018 and 2019 Reconstruction and Overlay Improvements

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution accepting quotes and awarding a contract for Improvement Project #17-12, Soil Borings and Geotechnical Reports – 2018 and 2019 Reconstruction and Overlay Improvements.

Motion by Councilmember Kuzma, seconded by Councilmember Williams, to Adopt Resolution #17-05-122 Accepting Quotes and Authorizing Award of Contract for Improvement Project #17-12; Soil Borings and Geotechnical Reports for 2018 and 2019 Street Reconstruction and Overlay Improvements.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, Williams, Johns, LeTourneau, and Shryock. Voting No: None. Absent: Councilmember Riley.

8. MAYOR, COUNCIL AND STAFF INPUT

Asst. City Administrator/Economic Development Manager Brama provide an update on the fund request for the purchase of the gas station on Sunfish Lake Boulevard by the City with the purchase of RALF funds. He noted that the item is moving forward for approval by the necessary agency on their consent agenda. He announced upcoming meetings and events.

Mayor Strommen stated that it is great to see residents utilizing the canoes and kayaks available at the park. She provided an update on the 30th anniversary North Metro Mayors Association meeting that the City of Ramsey hosted at the Fountains of Ramsey which went well.

9. ADJOURNMENT

Motion by Councilmember Williams, seconded by Councilmember Kuzma, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 8:24 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*

DRAFT

**PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Park and Recreation Commission conducted a regular meeting on May 11, 2017 at MnDOT Wayside Rest – 9220 Highway 10 NW.

Commission Members Present: Acting Chair Brandon Sis
 Commissioner Russell Bayer
 Commissioner Andrew Fyten
 Commissioner Jennifer Leistico
 Commissioner Charles Tchuinkwa (arrived at 6:40 p.m.)
 Commissioner Jon Trappen

Commission Members Absent: Chair Shane Bennett (excused)

Also Present: Parks & Assistant Public Works Superintendent Mark Riverblood
 Steve Bona, Capstone Homes

1. CALL TO ORDER

Acting Chair Sis called the Park and Recreation Commission meeting to order at 6:32 p.m.

2. CITIZEN INPUT

Mr. Nathan Barton, a Ramsey resident, stated he came to the meeting regarding the landfill on Alpine. He asked about the feasibility of turning it into a park. He has seen a similar park in Virginia Beach. He was invited by Mr. Riverblood to attend the meeting. He looked at a report from the Minnesota Pollution Control Agency (MPCA) which rates all similar facilities with risk scores. There are 112 landfills on the most recent list. The overall risk score of this area is low compared to others.

Mr. Riverblood noted in the early years, before the landfill was capped a sliding or ski hill was considered. Thereafter, the MPCA took over management of the area as a Superfund Site. There was significant ground water contamination, there is three feet of sand above the membrane, and gases continue to be emitted at the site. MPCA is very concerned about liability and possibly too concerned about liability. It is however, worth pursuing for recreational or passive usage, perhaps even if for a massive wildflower planting. The site has been settling and it may be 50-100 years before the MPCA puts the site into some productive use. He suggested Mr. Barton continue to research the potential for public use and report back to the Commission—Mr. Barton agreed.

3. APPROVE AGENDA

Motion by Commissioner Fyten, seconded by Commissioner Trappen, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Trappen, Bayer, and Leistico. Voting No: None. Absent: Chair Bennett and Commissioner Tchuinkwa.

Commissioner Tchuinkwa arrived at the meeting at 6:40 p.m.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Trappen, seconded by Commissioner Bayer, to approve the following Park and Recreation Commission Regular Meeting Minutes:

- 1) Park and Recreation Commission Regular Meeting Minutes dated April 13, 2017.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Trappen, Bayer, Fyten, Leistico and Tchuinkwa. Voting No: None. Absent: Chair Bennett.

5. COMMISSION BUSINESS

5.01 Park Dedication Recommendation for Riverstone – Capstone’s Proposed Subdivision

Mr. Riverblood reviewed that staff continues to support Park Dedication for the trail corridor which shall become a part of the future Lake Itasca Greenway between the Lake Itasca Community Park and The COR. The calculations are shown in the table provided by Capstone (the numbers have not been verified as yet). The first item, *Land shall not be identified as a cash amount for this 14’ foot trail easement. If Capstone wishes Park Dedication credit, the acreage shall be credited, and the associated cash balance will be adjusted by the percentage of land the trail easement fulfils.

The options provided are:

1. Outlot C – Not Credit Eligible – Matches Existing Parks and Trail Plan and Park Development Policy – Staff can continue to support this alternative, as it is believed that Capstone will develop the mini-park as proposed without Park Dedication credit, thus serving their development, and accordingly not impact the City’s General Fund budget operational cost for park maintenance. However, if the mini-park is owned by the homeowner’s association, the public may be excluded. There can be a tangible benefit to a “recreational node” alongside the future Lake Itasca Greenway.
 - a. \$0 credit for Outlot C

(Cash Park Dedication credit to be applied for development of the Lake Itasca Park)

- b. O & M impacts begin 2+ years (for Lake Itasca park)
- c. Lake Itasca Park (development initiated in 1-5 years)
 - a. Parking lot (and potential one-leg of round-a-bout)
 - b. Canoe/Kayak kiosk
 - c. Pier with seating at lake (existing CIP project)
 - d. Playground Equipment
 - e. Pavilion
 - f. Athletic Fields (future)
 - g. Other
- d. Splash Pad and Park Improvements in The COR (development 2-5 years)
- e. Lake Itasca Greenway Improvements – east of Puma Street (2-5 years)

Option 2 – Outlot C or Park C – Primarily Credit Eligible – May 11, 2017 Staff Recommendation *provided* the mini-park development “unique” (nature-based play) and ancillary to greenway trail (either contiguous, or effective and safe pedestrian crossing of adjoining street). No land credit for the mini-park area is calculated under this scenario, as the developer is requesting the mini-park and deviation from the Park Plan and Park Development Policy. The land dedication for the mini-park (approximately one acre) is thoroughly consistent with the requirements of Planned Unit Development (PUD), which is the land use mechanism under which Riverstone is to be developed.

Park C or Outlot C	Park Ded.
Nature Based Playground	\$100,000
Landscaping, irrigation (with H ² O feature for play area)	\$100,000
Pavilion	\$50,000
Parking (parallel to street)	\$4,620
Pedestrian safety treatments (50% Park Ded. 50% developer)	\$5,000
Benches(4)	\$7,680
Drinking fountain and mister w pet attachment	\$8,000
Water and sewer services/stubs (developers expense)	
Sidewalk(s) along Park C (developers expense)	
Total not-to-exceed Park Dedication credit amount	\$275,300

- a. Max Credit - \$275,300 (if other improvements are desired by the development e.g. monument/sign, these shall be at the developer’s expense).

The Development Agreement (DA) shall specify that the park shall be developed as a Stage I improvement and be substantially complete by August 1, 2018. Additionally, all improvements

and specifications shall be pre-approved by the City, with the Developer bearing all costs

of bidding, administration, permitting (if any) as well as construction administration. The park construction agreement (DA) will be a reimbursable project, with the developer paying all cash Park Dedication owed, with the City issuing associated payment for each improvement as they are completed and accepted – for a total not-to-exceed amount of \$275,300,

- b. O & M impacts: Development Agreement specifies homeowner's association provides all mowing services, fertilization and fall or spring leaf pick-up. City forces provide all other maintenance.
- c. Lake Itasca Park (development initiated in 3-10 years)
 - i. Parking lot (and potential one-leg of round-a-bout)
 - ii. Canoe/Kayak kiosk
 - iii. Pier with seating at lake (existing CIP project)

Staff is requesting a recommendation from the Commission either this evening or on June 9, 2017. The Community Park should provide the neighborhood park functions as well as the community park functions. The mini park proposed at Outlot C will be of primary benefit to the Riverstone residents. Staff is recommending Option 2. Mr. Riverblood reviewed the breakdown of the \$275,300 not-to-exceed Park Dedication credit amount.

The differences between the original proposal and Option 2 were reviewed. The lots would be 65 feet wide rather than 80 feet wide.

Mr. Steve Bona reviewed the drawing and provided background information on Capstone Homes, and the proposed Riverstone subdivision. The planning process began many months ago. They are trying to get final plat approval in June-July timeframe and start construction in July. The park would be part of Phase I of the project. The property is zoned R-2 which is meant for the smaller lots. A consultant was used to help plan the development as far as lot sizes, home sizes, pricing, etc. There will be a homeowner's association. These are not standard single family lots. There will be three different project types. Some of the lots are 50 feet wide. Mr. Bona feels there is a need for a park close to the homes. When completed there will be 300 units. The neighborhood was designed with the park in mind. The original proposal made to the City included three greenspace areas/parks. One greenspace was removed from the proposal on the south side of the property. The park will cost \$483,000 to build and the developer was requesting park credit for \$300,000. The developer will provide the improvements to the park area. The pad will cost \$146,000. The credit for the trail was \$182,000. \$867,000 in total improvement costs and the developer is requesting \$483,000 in park credits.

Acting Chair Sis asked what benefit it is for the City to be involved in the mini park (Outlot C).

Mr. Bona stated the trail and mini park cannot be constructed without the credits for Park Dedication from the City. The developer is paying over \$1M to bring in the infrastructure into the property.

Mr. Riverblood asked Mr. Bona to respond to Chair Sis, and say what the benefit of the private open space/park is to the City. Also, he clarified that there is no relationship between bringing in sewer and water, to the Park Dedication issue.

Mr. Bona stated the park cannot be constructed without the street. Residents from outside the neighborhood will be using the park especially when the trail is completed and Lake Itasca is in place.

Acting Chair Sis stated he thought the trail to Lake Itasca would be more of a direct route, similar to what was in the original plan.

Mr. Riverblood stated with regard to the development the trail it is somewhat out of alignment. This was a concession made. Mr. Riverblood disagrees when the developer says there cannot be a park without a street or utilities—the street and utilities will still be built without respect what occurs with Outlot C.

Commissioner Trappen is concerned with the HOA.

Mr. Bona stated the park would be City property and maintained by the HOA.

Commissioner Trappen does not believe people outside the community will go into the park if they do not live in the area.

Mr. Bona stated the park is one acre and to maintain it is not substantial and will be maintained by the HOA.

Acting Chair Sis stated he would be in favor of Option 1 and the City take the Park Dedication and use it for larger parks.

Mr. Bona stated the park cannot be built if no credits are received.

Mr. Riverblood pointed out there was more than one precedent prior that constructed private parks without Park Dedication credit, and clarified that the developer's statement that 'no development this size has ever been in Ramsey' is not entirely accurate. The 1,200 acre North Fork PUD has many green space areas and a fully developed private park and maintains it.

Commissioner Leistico stated a compromise would be to have the park along the edge of the plat [along Puma] and this plan does not show a direct path to the park. It is an indirect path and not an inviting thoroughfare, and no access for wildlife.

Mr. Riverblood stated City Staff supports either Option presented. Another sketch plan was received for 151 units near Lake Itasca, on the east side of Puma Street, and when platted would provide even more justification for aligning the Capstone Park Dedication monies towards the Community Park.

Commissioner Trappen believes there is some middle ground.

Mr. Riverblood explained Option 1 and noted that option does not credit Park Dedication for what the developer is proposing for Outlot C. This matches existing Parks and Trail Plan and Park Development Policy. Option 2 would allow for a \$275,300 Park Dedication credit.

Mr. Bona stated one caveat with respect to Option 2 would be the “nature based” playground—if it costed more than \$100,000, they would insist on more credit. They do not know the cost for a nature based playground. Mr. Riverblood clarified Option 2 includes the items listed as a not-to-exceed amount with no caveat.

Commissioner Trappen asked if the plan is set in stone.

Mr. Bona said it is for the most part but if agreement cannot be met, the park will be removed and single-family lots being in its place.

Commissioner Trappen asked if the ponds could be relocated and the path be relocated which would make more sense. He believes the children need a place to play.

Acting Chair Sis suggested an Option 3 where the developer would come back with a revised proposal creating more of a corridor passageway, and shifting the street to allow the mini park to be adjacent to the trail.

Mr. Bona asked how wide the trail needs to be and Acting Chair Sis stated a more direct route would appear wider.

Mr. Riverblood stated 35 feet of greenspace along the trail would be appropriate for this location.

Mr. Bona stated there is a lot of information on the small piece of paper containing the drawing—the trail corridor is wider than it appears.

Commissioner Trappen would like to see a greenway plan more realistic as to what was seen originally.

Mr. Bona stated the pond can be reviewed. The pond will be quite deep because material will need to be removed to fill in the property. The wetlands will not be affected. Mr. Bona stated if the pond was made smaller, material would need to be brought onto the site and that is expensive. If basements are to be on the homes the site needs to be raised.

Commissioner Tchuinkwa asked what is wrong with Option 1.

Mr. Bona stated the developer can't give Park Dedication funds AND build a park on the site.

Acting Chair Sis asked if the park could be just greenspace.

Mr. Bona stated the park is equivalent to 4 home lots. The owner of the company will build 4 homes if there is not the park.

Commissioner Trappen stated if the plan could be altered pursuant to the Commission's suggestions he would be supportive.

Mr. Riverblood stated a special meeting could be held to review, or the June 9 regular Commission meeting precedes the Preliminary Plat approval scheduled for June 13 with the City Council.

Acting Chair Sis stated if an Option 3 is not acceptable he would be in favor of Option 1. The consensus of the Commission was for an Option 3, pursuant to the discussion and suggestions of the Commissioners. Mr. Riverblood stated that, when the City receives Option 3, it will be sent out to the Commission and a special meeting could be scheduled.

Motion by Commissioner Fyten, seconded by Commissioner Trappen, to table consideration to look at an Option 3, including a modified route of the trail as well as the pond features, to locate the mini park and trail to be more inviting to those outside the immediate area and providing some Park Dedication credits as proposed in Option 2.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Trappen, Bayer, Lestico, and Tchuinkwa. Voting No: None. Absent: Chair Bennett.

Mr. Bona noted this is to be an affordable development for the residents and the City's help is needed to make this happen.

5.02: Review Goals and Strategies within Ramsey's Chapter 10 of the Comprehensive Plan

Parks & Assistant Public Works Superintendent Riverblood reviewed the purpose of this case is to review the Goals and Strategies within the City's existing Comprehensive Plan, relating to parks, trails and open space. The review will be helpful in the context of the update to the Comprehensive Plan (underway now) and also as the Park and Recreation Commission begins the Master Park Plan endeavor.

Mr. Riverblood suggested this be tabled to the June meeting when Chair Bennett will be present

Motion by Commissioner Lestico, seconded by Commissioner Fyten, to table review of goals and strategies within Ramsey's Chapter 10 of the Comprehensive Plan until the June Commission Meeting.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Lestico, Fyten, Bayer, Tchuinkwa and Trappen. Voting No: None. Absent: Chair Bennett.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Riverblood provided updates on the following:

Update on the Comprehensive Plan – Mr. Riverblood stated there was a Steering Committee meeting on Monday to summarize what was heard from the community. More has been heard on trails and trail connections and pedestrian safety than park development. The Comp Plan Steering Committee will be present at the July 13 concert at The Draw to further interact with the residents.

Update on Master Parks Plan – Mr. Riverblood stated work is beginning on the master parks plan. The Athletic Association will be involved throughout the process for their input.

Rec Programming Report – Programs are continuing to be planned. There were 90 attendees at Movie Night. Commissioner Bayer stated he was there, and heard people were interested in more Movie Night events.

Inspect the Mississippi River Trail (following discussion and adjournment)

7. ADJOURNMENT

Motion by Commissioner Fyten, seconded by Commissioner Bauer, to adjourn the meeting.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Bayer, Lestico, Tchuinkwa and Trappen. Voting No: None. Absent: Chair Bennett.

The Park and Recreation Commission meeting adjourned at 7:45 p.m.

Respectfully submitted,

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe
TimeSaver off Site Secretarial, Inc.

2.05: Consider Master Parks Plan Guiding Policy on Balance of Community and Neighborhood Parks and Smaller Pocket/Mini Parks

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report. He stated that the City often gets requests for new park equipment but there are limited funds. He provided examples of some smaller parks with limited or outdated park equipment and also of larger community parks that are connected to nearby developments through trail corridors. He stated that the policy question for the Council and Commission would be how to spend the park dedication funds, whether smaller parks should continue or whether focus should be given to larger community parks with connectivity to developments. He also provided examples of developments which have paid park dedication funds and also have greenspace areas and smaller parks within their developments that were fully funded and maintained by the developer/association.

Parks Commissioner Trappen stated that he has lived in Ramsey for six years and really enjoys the trails. He stated that rather than building a small park they could build a trail that would reach a larger park and thus would create a better trail system and less park equipment to maintain.

Parks and Assistant Public Works Superintendent Riverblood stated that it is not just the initial cost for a small playground but also the operating costs which include ongoing maintenance and replacement of damaged equipment.

Councilmember Kuzma stated that he would like to know more about Outlot C on the Capstone project, specifically what the developer is proposed to contribute.

Parks and Assistant Public Works Superintendent Riverblood stated that it is a moving target as discussions continue. He noted that the total development costs including land would be around \$300,000. He stated that the total park dedication credit the developer is requesting is \$482,000 which would include those development costs as well as the greenway contribution. He stated that the total for park and trail dedication for all the lots would be \$1,100,000 in today's dollars.

Councilmember Kuzma stated that once built out there will be over 1,000 people living in that development and they will need a park. He stated that he would support the reduction in park dedication.

Councilmember Shryock stated that the long-term policy on parks planning has been community parks and noted that Itasca Park has been on the radar for a long time. She stated that the community parks are used more and differently than the traditional parks that people grew up with. She noted that people often have some play equipment in their yard and therefore the smaller parks are not often used as much. She stated that she also would not want to set precedent for the future.

Councilmember Johns echoed and agreed with the comments from Councilmember Shryock. She stated that the policy as drafted benefits the community as a whole and therefore the dollars

from development should continue to be focused on community parks and trail connection rather than small pocket parks.

Councilmember Williams stated that Snake Park is the only park accessible to her home and the only way she can access the park is by walking $\frac{1}{4}$ mile along Highway 47. She stated that it is essential that the entire community has access to the facilities without driving. She stated that there are parks without safe crossings to community parks. She stated that while the far north portion of the community is more developed, the rest of the community should not be left out. She stated that it is time as the community grows to review how traffic patterns have changed and identify areas that can bring the community together as there are large portions of the community that are not being served by the resources today.

Parks Commissioner Sis noted that his development did not receive a pocket park and he felt conflicted as he felt he would value a park in his neighborhood. He stated that now that he has joined the Commission he can see the value in focusing efforts on community parks. He stated that he would not let his children walk alone to nearby parks and therefore he can see the benefit in larger community parks with more amenities.

Councilmember Kuzma stated that he understands the big picture but noted that there are two separate issues. He recognized that there is limited funding on the big picture. He noted that the developer is willing to contribute a third of the funds necessary for a park and this is an opportunity to get this small park built. He believed that each opportunity should be reviewed on its own merits.

Mayor Strommen appreciated the separation of the two issues. She noted that sometimes there are things that do not fit into the mold. She noted that this development is on another magnitude because of its size. She stated that she agreed with the comments of Councilmember Williams that people need to have access to parks and she values that. She stated that there is a balance somewhere because there is a value to the large regional parks but there is also need sometimes for smaller parks.

Councilmember Riley stated that he has received a number of emails asking why a park is not being built in the development near the old municipal center. He agreed that this is a much larger development that needs a park. He stated that he would support a reduction in park dedication but perhaps not a dollar to dollar match. He stated that as Ramsey continues to be developed the needs of the City will change, noting that this development is different than any other development in Ramsey.

Parks Commission Chair Bennett stated that this is a different issue because the developer wants this park in their development because it is an amenity. He questioned whether the overall community would have good access to the park within this development. He stated that he won't argue that this would be a great spot for a park but he was unsure that going against the policy would set the City up for the future. He noted that if these parks need to be maintained by the City there would be additional operations costs as well. He stated that if the funds are used in this manner that takes away from addressing issues at other existing parks in the City that serve other neighborhoods.

Councilmember Shryock asked the density of this development compared to other developments that have constructed and maintain their own playgrounds at their own costs.

Mayor Strommen noted that the market has changed since the older plats were approved and therefore the economics should also be considered.

Parks and Assistant Public Works Superintendent Riverblood stated that there are just a few weeks to sort out this issue with the developer and therefore he was hoping for a strong consensus to help guide this. He asked if the City would be responsible for this in terms of park dedication credit or future maintenance. He stated that if the park was going to be park dedication credit funded then perhaps the park should be made more unique. He stated that if the park is on the greenway corridor that could bring other people in from other neighborhoods. He stated that people are not going to travel to reach a neighborhood park that looks just like theirs.

Parks Commission Chair Bennett stated that he has heard over and over the comment that people want the parks to have every amenity and that cannot occur if the City continues to pursue pocket parks. He stated that while this looks great, the City has to be careful to go against its own policy.

Mayor Strommen stated that the policy is important and maybe if there is a unique opportunity, such as a homeowners' association with a dense development, perhaps there is an opportunity to carve something out that would not give dollar to dollar credit towards park dedication but would give credit for unique options.

Parks and Assistant Public Works Superintendent Riverblood stated that perhaps the City could offer half the development costs of the park with park dedication credit and the homeowners association would provide long-term maintenance for a nature based park. He noted that could be an interim policy until the long-term policy is reviewed.

City Administrator Ulrich noted that the City does give credit for trails and if the park area is open and accessible to trail users, perhaps a credit could be negotiated. He stated that bathrooms would be reserved for large community programs.

Parks Commissioner Trappen stated that he lives in a neighborhood where the lots vary in size from one acre to three acres and therefore it could take a lot of space to service a large number of homes compared to this denser development that would serve a lot of people. He stated that perhaps the idea of density could be considered in a long-term policy discussion.

It was the consensus of the Council to create an interim exception that would allow for negotiations on this development case for a trail system and trail wayside park area that would be accessible and inviting.

Area Parks Plan Riverstone Addition

Lake Itasca
Park

Lake Itasca
Greenway





April 28, 2017

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Tim –

As a part of the Riverstone preliminary plat submittal, the following lists the basic details of the park dedication proposal.

A portion of the park dedication fees to be paid by the developer, as a part of each phase of the community, is proposed to be credited back to the developer, in return for park improvements to be made by the developer within Riverstone. We request this proposal be presented to the Planning Commission and City Council for review and further discussion. There are a few points of clarity which are important to note, due to the previous discussions that have taken place with city staff and during the recent Council workshop.

- Riverstone will be unlike any residential neighborhood previously developed in the city of Ramsey, due to the mid-density style homes and the overall size of the community. With this in mind, the park dedication credit will not be setting a precedent. The majority of the lots have an area in range of 6,500 SF as compared to a standard single family lot, in the range of 10,000 SF. With much less yard space in each lot, park land can be easily justified at Riverstone. This neighborhood does not compare to single family neighborhoods with larger lots.
- The future Lake Itasca park will be a great nearby amenity to Riverstone. The concern is the unknown schedule of those park improvements and the distance the park will be away from the majority of homes to be built in Riverstone. From the center of the Riverstone neighborhood, Lake Itasca is approximately ½ mile away (as the crow flies). At this distance, families typically prepare for a walk to the park together, and it will take about 10 minutes to get there. The compact lots and significant size of the Riverstone community will demand park and open space that is a quick walk down the street. With the high number of children anticipated to live at Riverstone, they will want a neighborhood park they can run to close to home. The children can play on the playground or they can run around in the open space. It is anticipated that over 1,000 residents will live in Riverstone, with many being children.
- The city is not being asked to contribute outside funds to this park. The funding will come from the Riverstone community itself, as each phase develops. Upfront funding to build the park will be the responsibility of the developer. The park dedication fees will be credited to the developer until the total amount is reached. The credit is planned to take multiple years.
- The developer's original park credit proposal included park credits to fund the park located on Outlot D. The improvements to Park D are estimated to cost \$203,000. In an effort to meet concerns of city staff and make the proposal more desirable to the city, the developer has since revised the proposal to remove these improvements on

Capstone Homes, Inc.

14015 Sunfish Lake Blvd NW, Suite 400
Ramsey, MN 55303

Office: (763) 427-3090 Fax: (763) 712 -9060

Park D from the park credit request. Instead, the developer will now be responsible to fund all improvement costs for Park D. This area will be privately owned and maintained by the homeowners' association.

- Developer's financial obligations:
 - The total cost to develop the trail and Park C is estimated at \$665,410, of which city park dedication credits will be \$482,910, and the remaining balance of \$182,500 will be funded by the developer.
 - In addition to the cash funds above, the developer will forego revenue from 5 potential homes sales in the area of Park C, totaling \$1,500,000.
 - The offsite financial obligations by the developer for infrastructure on Puma and Bunker Lake Road are substantial, totaling over \$1,000,000. This reduces the ability of the developer to increase project funding.

PROPOSAL

Outlot C is proposed to be a public park (owned by the city) with standard park improvements including a playground or play structures, pavilion, and benches. The lawn maintenance of this park is proposed to be completed by the HOA. The estimated capital budget for this park is listed below. This budget includes the cost of the regional trail corridor and neighborhood trail.

PARK C - PUBLIC	
PLAYGROUND	\$ 100,000.00
LANDSCAPING	\$ 100,000.00
LAND, 40,729 SF	\$ 23,375.23
PAVILLION	\$ 50,000.00
SIGN MONUMENT	\$ 15,000.00
PARKING	\$ 4,620.00
BENCHES (4)	\$ 7,680.00
TOTAL	\$ 300,675.23
TRAIL - PUBLIC	
LAND 42,924 SF	\$ 24,634.99
LANDSCAPING	\$ 37,500.00
CONSTRUCTION COST	\$ 83,375.00
RETAINING WALL	\$ 27,125.00
BENCHES (5)	\$ 9,600.00
TOTAL	\$ 182,234.99
GRAND TOTAL PUBLIC PARKS	\$ 482,910.22

Should the city determine it will only provide park credit for the trail corridors and not the park, the developer will be unable to proceed with the park option. The developer's plan would then be modified to add residential lots to the previous park location. If this is the ultimate direction from the city, the developer will continue to move forward with development, without Park C as a feature for the residents of Riverstone.

It is the hope of the developer, that the park proposal is accepted, so the Riverstone neighborhood is created to its maximum potential, to be a model neighborhood in the City of Ramsey for years to come.

**CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR BROOKFIELD 7TH ADDITION**

This Agreement is dated as of this _____ day of _____, 2016 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the “**CITY**”) and **BROOKFIELD LAND, LLC**, a Minnesota limited liability company (the “**PERMITTEE**”).

WHEREAS, the **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the “Subject Property”); and

WHEREAS, the **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as **BROOKFIELD 7TH ADDITION** (the “Plat”); and

WHEREAS, the parties desire to enter into this Agreement as required by the Plat approval.

THEREFORE, THE **CITY** AND THE **PERMITTEE** AGREE AS FOLLOWS:

1. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:
 - a. The PERMITTEE’S Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.
 - b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy.
 - c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE’S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.
2. The Plans. The term “Plans” as used in this Agreement means the Final Plat Plans prepared by Roshell Engineering, LLC dated April 25, 2016, revised June 15, 2016. The Plans remain subject to: (a) **CITY** Staff’s review and approval of the June 15, 2016 revisions to, among other things, confirm that the revisions requested in the **CITY** Staff Review Letter, dated May 18, 2016 and revised June 24, 2016 have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY’S** files.
3. Stage I Improvements. The improvements the **PERMITTEE** will construct or install are as follows:

- a. Streets
- b. Concrete curb and gutter
- c. Street traffic control devices
- d. Lot grading
- e. Sidewalks
- f. Boulevard sodding
- g. Trunk and lateral sanitary sewer
- h. Trunk and lateral water main
- i. Storm drainage facilities
- j. Trail development
- k. Electricity (within one-fourth mile)
- l. Phone (within one-fourth mile)
- m. Natural gas (within one-fourth mile)
- n. Water shut off boxes
- o. Density transitioning landscaping

(the “Stage I Improvements”).

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in Section 6 below until said as-built plans are provided to the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

4. **Maintenance Guarantee for Landscaping.** It is herein agreed that the **PERMITTEE** shall provide a maintenance guarantee to ensure the survival of the Density Transitioning plantings if the **PERMITTEE** is not the owner of a lot where these plantings are required at the time the Building Permit is issued. Said maintenance guarantee shall consist of cash or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of One Thousand Eighty Dollars and No Cents (**1,080.00**) [# plantings (12 trees) x cost/planting (\$300/tree) x 30% average non-survival rate], which shall be in effect until a Certificate of Occupancy is issued for Lot 5, Block 4 and Lot 1, Block 2. If the **PERMITTEE** constructs the home on each lot, the Maintenance Guarantee will not be required. The Stage I Improvement Financial Guarantee described in Paragraph #6 below may be utilized as the maintenance guarantee for landscaping. The **PERMITTEE** agrees that the Stage I Improvement Financial Guarantee shall not be fully released until this condition is satisfied.
5. Additional Requirements Related to Certain Stage I Improvements. The **PERMITTEE** is required to hold a pre-construction meeting at **CITY** offices. The

PERMITTEE shall be responsible for contacting the **CITY** to schedule the pre-construction meeting. The **CITY** will contact all utilities listed above and prepare the agenda for the pre-construction meeting. Work within existing rights of way and roadways must be completed under traffic, be brought back up to grade, and must be restored to existing conditions within 24 hours.

6. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.
7. Stage I Improvement Financial Guarantee. Prior to commencing work on the Stage I Improvements, the **PERMITTEE** shall provide a financial guarantee, in the form of cash or an irrevocable letter of credit, to the **CITY** guaranteeing the construction of the Stage I Improvements and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of Six Hundred Ninety Eight Thousand Seven Hundred Twenty Dollars and No Cents (**\$698,720.00**), which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, the **PERMITTEE** may request a reduction in the amount of the financial guarantee. The accepted engineer's estimate is attached as Exhibit C hereto.
8. Inspection Fees for the Stage I Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of Twenty Seven Thousand Nine Hundred Forty Nine Dollars and No Cents (**\$27,949.00**), which amount is 5% of the **CITY** Engineer's estimated cost of the Stage I Improvements. The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, acceptance by the **CITY**, and supported by appropriate lien waivers. The accepted engineer's estimate is attached as Exhibit C hereto.
9. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITTEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans in CAD format for the Stage I Improvements.
10. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat. The Final Plat must be recorded within two (2) years of approval by the City Council.

11. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 7 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 7.
12. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.
13. Stage II CITY Improvements. The future improvements the **PERMITTEE** must construct or install are as follows:
 - a. Street striping and signing (street signs to be installed by the City's Public Works Department)
 - b. Street lights
 - c. Installation of survey monumentation.

(the "Stage II Improvements"). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in CAD format upon completion of the Stage II Improvements and acceptance by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

14. Stage I and Stage II Improvements to Outlots. The **PERMITTEE** acknowledges that Stage I and Stage II Improvements are not being required for proposed Outlots, but will be required upon development of said Outlots.
15. Financial Guaranty for Stage II Improvements. The **CITY** does not require a financial guaranty to secure the **PERMITTEE'S** obligation to construct the Stage II Improvements.
16. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of One Hundred Eighteen Thousand Two

Hundred Seventeen Dollars and No Cents (**\$118,217.00**) (\$472,869.00 x .25), which is 25% of the cost of the Stage I and Stage II Improvements (excluding line items #49-60 in Exhibit C). Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvements. The warranty must be in the form of an Irrevocable Letter of Credit in a form acceptable to the **CITY'S** Finance Director or cash escrow.

17. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.
18. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B, which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.
19. Requirements for Building and Occupancy Permits.
 - a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) provided the financial guaranty described in Section 6 to the **CITY**; and d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and the Anoka County Soil Conservation District and has provided a copy of each such permit to the **CITY**.
 - b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, operational, and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

20. **PERMITTEE Defaults.** If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Contract, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30) days, then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:
- a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE'S** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;
 - b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;
 - c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and

- d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

21. Miscellaneous.

- a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraphs or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.
- b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.
- c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.
- d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.
- e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty

(30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

- f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period. To the extent possible, the **PERMITTEE** shall avoid the use of Garnet Street and 168th Avenue for construction traffic.

- g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

- h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I and Stage II Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agree to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

- i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall be paid within a fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

- j. Reimbursement to the CITY. The **PERMITTEE** agree to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

- k. Certificate of Occupancy. The term “Certificate of Occupancy” as used in this Agreement shall be defined as a document issued by the CITY’S Building Official, which authorizes the structure to be used for its intended purposes.

- l. Park Dedication and Trail Development. Park Dedication and Trail Fees are to be satisfied by cash payment at the time of Final Plat Recording. The parties acknowledge a Memorandum of Understanding between 21st Century Bank and the CITY that provides that 21st Century Bank shall convey to the City a trail easement from a publically accessible point within OUTLOT A, BROOKFIELD 2ND ADDITION, generally westward to the City Trail Corridor adjoining 21st Century Bank’s holdings for the purpose of future construction of the Trott Brook Trail. Park Dedication and Trail Fee proceeds from the Plat will be applied to the Trott Brook Trail, with the City applying for grant funds to supplement the Park Dedication and Trail Fee 'gap' in funding the Trott Brook Trail west of the Brookfield Addition(s). The requested easement is depicted as Exhibit D, attached hereto.

- m. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
BROOKFIELD LAND, LLC
Attn: Barry Blaine Onufrock, Chief Financial Manager
14015 Sunfish Lake Blvd. NW
Ramsey, MN 55303

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

THE PERMITTEE:

BROOKFIELD LAND, LLC

By: _____, Stephen A. Bona
Its: Chief Land Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Stephen A. Bona, the Chief Land Manager officer of BROOKFIELD LAND, LLC, a domestic limited liability company under the laws of the State of Minnesota on behalf of the corporation.

Notary Public

EXHIBIT A

Legal Description of the Subject Property

Outlot A Brookfield 6th Addition

-or upon recording-

Lots 1-6 (inclusive), Block 1, Lot 1, Block 2, Lots 1-11 (inclusive), Block 3, and Lots 1-9 (inclusive), Block 4, BROOKFIELD 7TH ADDITION, Anoka County, Minnesota.

EXHIBIT B

Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements. The 2016 Park Dedication Fee applicable to the Plat is \$2,700 per residential unit. **PERMITTEE** must pay a Park Dedication Fee of Seventy Two Thousand Nine Hundred Dollars and No Cents ($\$2,700 \times 27 \text{ units} = \mathbf{\$72,900.00}$). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. The 2016 Trail Development Fee applicable to the Plat is \$725 per residential unit. **PERMITTEE** must pay a Trail Development Fee of Nineteen Thousand Five Hundred Seventy Five Dollars and No Cents ($\$725 \times 27 \text{ units} = \mathbf{\$19,575.00}$). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
3. Sanitary Sewer Connection (Trunk) Fees. The Plat is subject to the Brookfield Addition Amendment to Water Main and Sanitary Sewer Cost Contribution/Reimbursement Agreement (the "Reimbursement Agreement"). Per Section 3.01 of the Reimbursement Agreement, future lots platted from outlots or other lots in Brookfield First, Second, or Third Addition will pay no Trunk Fee for each lot platted. The amount deemed reduced by the trunk fee credit will be Thirty Thousand Six Hundred Ninety Nine Dollars and No Cents ($\$1,137 \times 27 \text{ units} = \mathbf{\$30,699.00}$). This amount will be subtracted from the total amount to be credited to 21st Century Bank. A copy of the Reimbursement Agreement is attached as Exhibit E hereto.
4. Water Connection (Trunk) Fees. Per Section 3.01 of the Reimbursement Agreement, future lots platted from outlots or other lots in Brookfield First, Second, or Third Addition will pay no Trunk Fee for each lot platted. The amount deemed reduced by the trunk fee credit will be Fifty One Thousand Nine Hundred Seventy Five Dollars and No Cents ($\$1,925 \times 27 \text{ units} = \mathbf{\$51,975.00}$). This amount will be subtracted from the total amount to be credited to 21st Century Bank. A copy of the Reimbursement Agreement is attached as Exhibit E hereto.
5. Sanitary Sewer Lateral Benefit Fees. The **PERMITTEE** is constructing its own lateral service lines; therefore no sanitary sewer lateral benefit fee is due.
6. Water Lateral Fees. The **PERMITTEE** is constructing its own lateral service lines; therefore no water lateral benefit fee is due.
7. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. The 2016 Stormwater Management Fee \$459 per residential unit. **PERMITTEE** must pay a Stormwater

Management Fee of Twelve Thousand Three Hundred Ninety Three Dollars and No Cents ($\$459 \times 27 \text{ units} = \mathbf{\$12,393.00}$). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

8. Street Light Fee. The **PERMITTEE** is responsible for the installation of five (5) street lights. Connexus Energy has prepared a Street Light Plan that has been approved by the **CITY**. **PERMITTEE** shall work directly with Connexus Energy for street light installation and payment for the street lights.
9. Street Light Operation and Maintenance Fee. The **PERMITTEE** is responsible for a Street Light Operation and Maintenance Fee of \$294 per light. **PERMITTEE** must pay a Street Light Operation and Maintenance Fee of One Thousand Four Hundred Seventy Dollars and No Cents ($\$294 \times 5 \text{ lights} = \mathbf{\$1,470.00}$). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
10. Development Fees for the Outlots. The **PERMITTEE** acknowledges that development fees are not being collected for any Outlots. The **PERMITTEE** acknowledges that development fees will be due upon development of Outlots at the rate in effect at the time the Plat is recorded.

Exhibit C Engineer's Estimate



14551 Lake Drive | Forest Lake, MN 55025 | 651.464.6802

To: Capstone Homes	Contact: Stephen Bona
Address: 14015 Sunfish Lake Blvd Suite 400 Ramsey, MN 55303	Phone: (763) 427-3090 Fax: (763) 712-9060
Project Name: Brookfield 7th	Bid Number: 16-046
Project Location: Marble Street NW And 168th Ave NW, Ramsey, MN	Bid Date:

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1. SANITARY SEWER					
1	CONNECT TO EXISTING SANITARY SEWER MAIN	2.00	EACH	\$950.00	\$1,900.00
2	8" PVC SDR 35 12'-14" DEPTH	572.00	LF	\$20.00	\$11,440.00
3	8" PVC SDR 35 14'-16" DEPTH	33.00	LF	\$23.50	\$775.50
4	8" PVC SDR 26 14'-16" DEPTH	172.00	LF	\$27.00	\$4,644.00
5	8" PVC SDR 26 16'-18" DEPTH	508.00	LF	\$45.00	\$22,860.00
6	MANHOLE W/CASTING 8' DEPTH	7.00	EACH	\$2,655.00	\$18,585.00
7	MANHOLE EXTRA DEPTH	41.50	LF	\$125.00	\$5,187.50
8	4" PVC SERVICE LINE SDR 26	1,230.00	LF	\$15.25	\$18,757.50
9	8"X4" WYE	27.00	EACH	\$130.00	\$3,510.00
10	3' RISER	15.00	EACH	\$100.00	\$1,500.00
11	TELEWISE SEWER	1,500.00	LF	\$1.60	\$2,400.00
Total Price for above 1. SANITARY SEWER Items:					\$91,559.50
2. WATERMAIN					
12	CONNECT TO EXISTING 8" WATERMAIN	3.00	EACH	\$900.00	\$2,700.00
13	8" DIP WATERMAIN-CL52	1,590.00	LF	\$38.00	\$60,420.00
14	6" DIP WATERMAIN-CL53	54.00	LF	\$43.50	\$2,349.00
15	HYDRANT AND VALVE	4.00	EACH	\$4,650.00	\$18,600.00
16	8" GATE VALVE AND BOX	3.00	EACH	\$1,875.00	\$5,625.00
17	1" K COPPER SERVICE PIPE	1,210.00	LF	\$17.55	\$21,235.50
18	1" CURB STOP AND BOX	27.00	EACH	\$200.00	\$5,400.00
19	1" CORPORATION STOP	27.00	EACH	\$175.00	\$4,725.00
20	WATERMAIN FITTINGS - 8"X8" CROSS	1.00	EACH	\$635.00	\$635.00
21	WATERMAIN FITTINGS - 8"X6" TEES	3.00	EACH	\$500.00	\$1,500.00
22	WATERMAIN FITTINGS - 8"X6" REDUCER	1.00	EACH	\$345.00	\$345.00
23	WATERMAIN FITTINGS - 8" 45 BEND	5.00	EACH	\$390.00	\$1,950.00
24	WATERMAIN FITTINGS - 8" 22.5 BEND	5.00	EACH	\$390.00	\$1,950.00
25	DOW HI 40 SYTROFOAM	256.00	SF	\$7.25	\$1,856.00
Total Price for above 2. WATERMAIN Items:					\$129,290.50
3. STORM SEWER					
26	CONNECT TO EXISTING STORM SEWER	2.00	EACH	\$1,250.00	\$2,500.00
27	30" RCP	62.00	LF	\$46.50	\$2,883.00
28	24" RCP	30.00	LF	\$31.00	\$930.00
29	15" RCP	1,148.00	LF	\$28.00	\$32,144.00
30	5' CB - 60" DIAMETER	1.00	EACH	\$2,950.00	\$2,950.00
31	27" DIA. CATCH BASIN	2.00	EACH	\$1,350.00	\$2,700.00
32	5' CB - 48" DIAMETER	9.00	EACH	\$2,245.00	\$20,205.00
33	CB EXTRA DEPTH - 60" DIAMETER	2.00	LF	\$175.00	\$350.00
34	CB EXTRA DEPTH - 48" DIAMETER	13.10	LF	\$150.00	\$1,965.00
35	24" RCP FES W/TRASH GUARD	1.00	EACH	\$1,300.00	\$1,300.00

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
36	CL#2 RIP RAP W/FILTER FABRIC	8.00	CY	\$120.00	\$960.00
Total Price for above 3. STORM SEWER Items:					\$68,887.00
4. STREETS					
37	SUBGRADE PREPARATION - STREET	15.00	ST	\$255.00	\$3,825.00
38	WALKWAY PREPARATION	14.80	ST	\$200.00	\$2,960.00
39	SURMOUNTABLE CONCRETE CURB AND GUTTER	2,835.00	LF	\$12.75	\$36,146.25
40	4" MODIFIED CL V AGGREGATE	5,325.00	SY	\$3.90	\$20,767.50
41	2" MNDOT LV3NW 35030BR-BASE	4,536.00	SY	\$8.50	\$38,556.00
42	1 1/2" MNDOT LV4WE 45030B WEAR (Including Tack)	4,536.00	SY	\$7.00	\$31,752.00
43	6' CONCRETE SIDEWALK (6"THICK) W/4" AGGREGATE BASE	9,067.00	SF	\$4.55	\$41,254.85
44	SEED AND MULCH BOULEVARD	0.80	ACRE	\$2,000.00	\$1,600.00
45	INSTALL STOP SIGNS	2.00	EACH	\$315.00	\$630.00
46	INSTALL STREET NAME SIGNS	4.00	EACH	\$425.00	\$1,700.00
47	PEDESTRIAN RAMPS FOR SIDEWALK/TRAIL	2.00	EACH	\$950.00	\$1,900.00
48	CONDUIT CROSSING	8.00	EACH	\$255.00	\$2,040.00
Total Price for above 4. STREETS Items:					\$183,131.60
5. EARTHWORK					
49	MOBILIZATION	1.00	LS	\$15,000.00	\$15,000.00
50	CLEAR AND GRUB	1.00	LS	\$5,500.00	\$5,500.00
51	COMMON EXCAVATION	8,500.00	CY	\$1.95	\$16,575.00
52	SUBGRADE CORRECTION	6,450.00	CY	\$1.85	\$11,932.50
53	TRENCH BORROW	6,450.00	CY	\$2.30	\$14,835.00
54	TOPSOIL RESPREAD	5,250.00	CY	\$1.50	\$7,875.00
55	SECONDARY SILT FENCE INSTALLATION (Wood Post)	470.00	LF	\$2.60	\$1,222.00
56	SILT FENCE REPAIR EXISTING	1,750.00	LF	\$1.25	\$2,187.50
57	SEED AND MULCH SITE	8.00	ACRE	\$685.00	\$5,480.00
58	CATCH BASIN INLET PROTECTION	14.00	EACH	\$150.00	\$2,100.00
59	STREET SWEEPING	18.00	HR	\$125.00	\$2,250.00
60	GRAVEL CONSTRUCTION ENTRANCE	1.00	EACH	\$1,150.00	\$1,150.00
Total Price for above 5. EARTHWORK Items:					\$86,107.00
Total Bid Price:					\$558,975.60

Notes:

- *****COMMON EXCAVATION QUANTITY MAY NEED TO BE ADJUSTED DEPENDENT ON BALANCED SITE DESIGN*****
- Price does not include: Site Surveying; Soil Testing; Building or Structure Demolition; Hidden or Buried Debris; Hazardous Materials Removal; Street Sweeping; Import and/or Export of Dirt; Site Utilities other than those listed above; Bonds and Permits; Moving of Small Utilities; Any Trench Borrow; SWPPP Management/Maintenance; Traffic Control; **EROSION CONTROL ABOVE WHAT IS PRICED; DEWATERING**
- Pricing is based on the engineer(s) plans dated: 5/23/16
- Proposal is valid for a period of 30 days from date of proposal.
- Any delays due to incomplete surveying or improper surveying could result in additional charges.
- Price does not include lowering/moving small utilities. If there are utilities not properly represented on plans, price is subject to change.
- **Retainage is NOT to exceed 5% without prior approval, and is to be released/reduced as our work is approved.**

Payment Terms:

Net due upon receipt of billing. A 1.5% per month service charge will be assessed on unpaid balance.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: North Pine Aggregate, Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Rich Schmid 651-464-6802 rich@npainc.net</p>
---	--

Exhibit D

Trail Easement

PERMITTEE acknowledges that Temporary Trail Easement for a temporary trail exists on Outlot A, Brookfield 2nd Addition. **PERMITTEE** agrees to secure written concurrence from 21st Century Bank, owner of Outlot A, Brookfield 2nd Addition, that a replacement, perpetual trail easement will be executed to allow the construction of a permanent trail connection from the extension of 168th curve to the existing bituminous trail along Trott Brook. The **CITY** agrees to work through the design and subdivision process to avoid conflicts with future development.

Exhibit E

**Existing Brookfield Addition Amendment to Water Main and Sanitary Sewer Cost
Contribution/Reimbursement Agreement**

COPY

**BROOKFIELD ADDITION
AMENDMENT TO WATER MAIN AND SANITARY SEWER COST
CONTRIBUTION/REIMBURSEMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA**

THIS AGREEMENT, made and entered into by the **CITY OF RAMSEY**, a Municipal Corporation under the laws of the State of Minnesota (the "**CITY**"); **OAKWOOD LAND DEVELOPMENT, INC.**, a Minnesota Corporation ("**Oakwood**"); and **21ST CENTURY BANK**, a Minnesota Corporation ("**21st**");

RECITALS

WITNESSETH:

WHEREAS, Oakwood and City are parties to the following:

**WATER MAIN AND SANITARY SEWER
COST CONTRIBUTION/REIMBURSEMENT AGREEMENT
Dated March 22, 2006
(the "WCSA")
(copy appended hereto),**

and

WHEREAS, pursuant to the WCSA, Oakwood has contributed to City the sum of \$6.0 million in performance of its obligations under Article 2 of the WCSA, and,

WHEREAS, Oakwood is now entitled to reimbursement from City under Article 3 of the WCSA, and

WHEREAS, Oakwood has assigned its rights to reimbursement under the WCSA to 21st, as contemplated by Article 3.06 of the WCSA, and

WHEREAS, 21st and City have reached agreement on numerous issues in connection with certain plats known as Brookfield First Addition, Brookfield Second Addition, and Brookfield Third Addition (collectively, "Brookfield")

NOW THEREFORE, in consideration of the foregoing and in consideration of the mutual promises herein, it is agreed by and amongst the parties hereto as follows:

1. SUBSTITUTION

21st is hereby substituted for Oakwood under Articles 3, 4 and 5 of the WCSA. Oakwood hereby assigns its interest thereunder to 21st and 21st accepts said assignment. It is acknowledged that all duties of all parties under Articles 1 and 2 of the WCSA have been fully performed, and that Oakwood contributed the sum of \$6.0 million under Section 2.01 of the WCSA. From and after the date hereof, Oakwood shall have no interest or rights under the WCSA. Where the word "Oakwood" is used herein, it shall be deemed to mean "21st" unless a different connotation is apparent.

2. DEFINITION OF TERMS – Capitalized terms as used herein shall have the definition attributed to them herein. Capitalized terms used herein that do not have a stated definition herein shall have that definition assigned to them in the WSCA.

3. AMENDMENTS TO WSCA

A. Article 3 of the WSCA is hereby deleted, and replaced by the following Article 3:

**ARTICLE 3
21st REIMBURSEMENT**

3.01 21st Reimbursement The parties acknowledge that as of the date hereof, the City has partially reimbursed Oakwood for the Oakwood Contribution in the total amount of \$ 502,204.00, through credits given in the respective Brookfield development agreements. In addition, Oakwood assigned some credits to Sweetbay Land Company, a Minnesota corporation, and an Oakwood related company. Sweetbay Land Company was given Trunk Fee credit for \$208,216.00 in the Sweetbay Ridge/City of Ramsey development agreement for Sweetbay Ridge Addition. The total amount reimbursed for the Oakwood Contribution to date is therefore \$710,420.00. The amount remaining to be reimbursed to Oakwood is therefore \$5,289,580.00. Oakwood has assigned its rights to the Oakwood Lots Reimbursement to 21st.

Future lots platted from outlots or other lots in Brookfield First, Second and or Third Addition will pay no Trunk Fees for each lot platted, the amount of the Oakwood Contribution deemed reduced by the Trunk Fee credit will be \$3,062 per lot (\$1,925 for the Water Trunk Fee and \$1,137.00 for sewer Trunk Fee). In addition, 21st is entitled to up to 91 additional water Trunk Fee credits from the current unplatted lots in Sweetbay Ridge, and up to 60 additional water Trunk Fee credits from the current unplatted lots in Harmony Farms, pursuant to Section 3.01 of the WSCA. The City shall charge the ultimate developer of the remaining unplatted lands in Sweetbay Ridge (91 lots) and Harmony Farms (60 lots) the full Trunk Fees, and remit the Water Trunk Fees to 21st at the address noted in Article 5 Section 07 in satisfaction of the credits owed to 21st for those two developments. The City will retain the sanitary sewer trunk fees for said lots. Except for the remaining unplatted area of Brookfield (as represented by platted developable outlots), City will also retain the right to all future sanity sewer trunk fees of any kind or nature.

3.02 Additional 21st Reimbursement For each lot (new or existing) connected to city water within the Northwest Service Area, Northeast Service Area (outside of Brookfield or parts thereof,) or within the Additional Oakwood Reimbursement Area, and outside of Sweetbay Ridge and Harmony Farms, 21st will receive from the City the Water Trunk Fee, payable at the time the hookup of a lot occurs, and in the manner provided by Article 5, Section 5.01. If the City increases the Water Trunk Fee, then this per/lot amount will increase by a like amount. The Water Trunk Fee reimbursement will continue until the total amount of the Oakwood Contribution credited by City to date (\$710,420.00) plus the total amount received or credited or paid from new lots created from outlots or other lots in Brookfield or current unplatted lots in Sweetbay Ridge or Harmony Farms plus the total amount received from all other lots platted or hooking up to city water in the Northwest, Northeast Service Area and the Additional Oakwood Reimbursement Area (\$1,925.00 per hookup-or as increased) totals six million dollars (\$6,000,000.00), or until December 31, 2026, whichever comes first.

It is agreed that 21st will not receive any Water Trunk Fee if the City does not receive a Water Trunk Fee as a result of an agreement with any other developer that provides for said developer to pay the cost of the extension of the water main to such developer's property which is considered a payment of the Water Trunk Fees for the lots to be developed by such developer. As further clarification of this sentence, it is anticipated that as new development occurs, the City may have to give incentives to developers to pay for the cost of extending water mains into new neighborhoods. This would normally be accomplished by not requiring the developer to pay for Water Trunk Fees up to the point where the savings from not paying Water Trunk Fees equals the cost to the developer in extending water mains. For example, in a 100/lot development, Water Trunk Fees now in effect would total \$190,250.00 at \$1,925.00 per lot. If the cost of extending the water mains in that project was \$50,000.00, the City would be permitted to give the developer in that project up to \$50,000.00 in Water Trunk Fee relief, meaning that ultimately, 21st would only receive \$140,250.00 in Water Trunk Fees from that development.

B. Article 4 of the WSCA is hereby deleted and replaced by the following Article 4.

**ARTICLE FOUR
TERM**

This Agreement shall expire on December 31, 2026, after which time 21st will receive no further Water Trunk Fees, **NOTWITHSTANDING THAT THE OAKWOOD CONTRIBUTION MAY NOT BE PAID IN FULL AS OF SAID EXPIRATION DATE.** Notwithstanding the foregoing language, if the City adopts any moratoriums on residential development prior to the expiration date, the expiration date will be extended by an amount of time equal to the duration of the moratoriums.

C. Article 5.07: Notice to Oakwood shall be changed to "Notice to 21st", as follows:

If to 21st:

Thomas P. Dolphin, CEO
21st Century Bank
9380 Central Avenue NE
Blaine, MN 55434
Email: tpd@21stcenturybank.com

With a copy to:

Wilbur F. Dorn, Jr.
Dorn Law Firm, Ltd.
9380 Central Avenue NE
Blaine, MN 55434
Email: wfd@dornlegal.com


4. No Other Changes

Except as herein modified, all other terms and conditions of the WCSA shall remain in force and effect, and all Exhibits will remain as originally affixed to the WCSA.

The following page is the signature page.

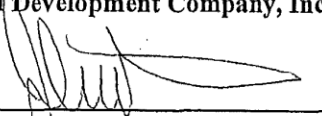
In Witness whereof, the parties have executed this agreement the dates below written:

21st Century Bank

By: 
Thomas P. Dolphin, CEO

Dated: 12-30-09

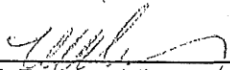
Oakwood Development Company, Inc.

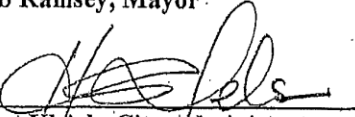
By: 
John Peterson, President

Dated: 12-18-09

City of Ramsey


Dated: 12-30-09

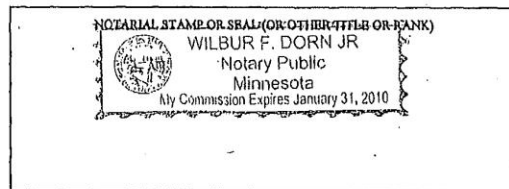
By: 
Bob Ramsey, Mayor

By: 
Kari Blich, City Administrator
Heidi A. Nelson, Deputy City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF Anoka)p

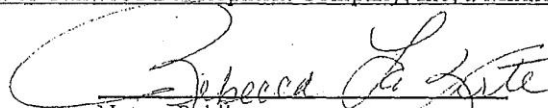
The foregoing instrument was acknowledged before me this 30th day of December, 2009, by Thomas P. Dolphin, the Chief Executive Officer of 21st Century Bank, a Minnesota corporation, on behalf of the corporation.

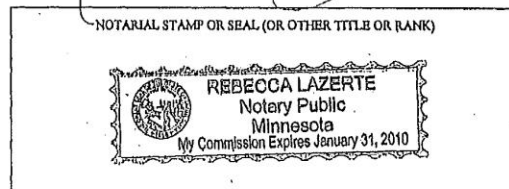

Notary Public



STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

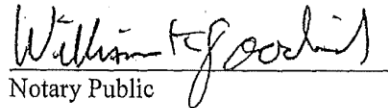
The foregoing instrument was acknowledged before me this 19th day of December, 2009, by John Peterson, President of Oakwood Development Company, Inc, a Minnesota corporation, on behalf of the corporation.

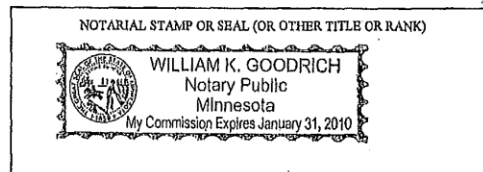

Notary Public



STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 30th day of December, 2009 by Bob Ramsey and Heidi A. Nelson, the Mayor and Deputy City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.


Notary Public



Westmoreland Nature Play Area; Portland, Oregon



Hartley Nature Preschool; Duluth, Minnesota



Duluth.com



OutsideInDuluth.com

Nature Play in Western Australia



Meeting Date: 06/08/2017

By: Tim Gladhill, Community Development

Information

Title:

Receive Update on The COR Interim Development Plan

Purpose/Background:

The purpose of this case is to review preliminary a draft of The COR Interim Development Plan, which essentially puts into motion a more formal amendment to the master plan. Details of the recommendations prepared by the Planning Commission over a series of workshops are attached to this case.

Direction from the April 25, 2017 Joint Work Session was to review this draft with advisory boards and commissions. The draft was reviewed by the Economic Development Authority on May 25, 2017. The draft will be reviewed by the Parks and Recreation Commission and Environmental Policy Board at their respective June Meetings. Staff will be seeking authorization for public comment on the draft in July.

Notification:

Observations/Alternatives:

This document is certainly a working document. Ideas on how to better phrase and format this document are appreciated.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

No action requested.

Action:

No action requested.

Attachments

DRAFT - The COR Interim Development Plan

DRAFT - The COR Parks and Public Realm Plan

Form Review

Inbox

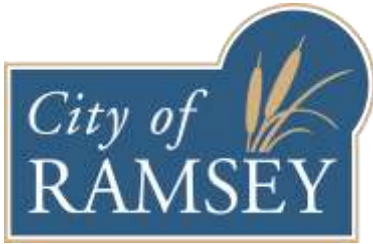
Tim Gladhill (Originator)
Form Started By: Tim Gladhill
Final Approval Date: 06/02/2017

Reviewed By

Tim Gladhill

Date

06/02/2017 09:19 AM
Started On: 06/02/2017 09:15 AM



7550 Sunwood Drive NW • Ramsey, MN 55303

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www.cityoframsey.com

The COR Interim Development Plan

Anticipated Adoption: 2017

City Council

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Councilmember At-Large Kristine Williams
Ward 1 Councilmember Jill Johns
Ward 2 Councilmember Mark Kuzma
Ward 3 Councilmember Melody Shryock
Ward 4 Councilmember Chris Riley

Planning Commission

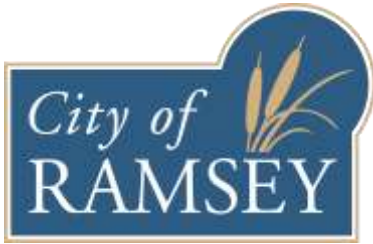
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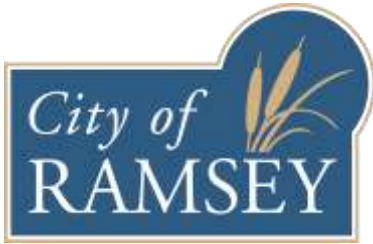
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Kurt Ulrich, City Administrator
Patrick Brama, Asst. City Administrator/Economic Dev. Manager
Chris Anderson, City Planner
Bruce Westby, City Engineer
Mark Riverblood, Parks and Asst. Public Works Superintendent

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Purpose of Interim Plan

The purpose of this document is to set into motion potential land use policy changes for The COR. In 2015, the City's Planning Commission described a need to evaluate and clarify the vision for The COR in response to several project approvals.

4/25/17 City Council Work Session Comment. This comprehensive/strategic document is important to clarify the City's expectations and vision in order to choose the correct real estate strategy. This document is an interim policy, and can adjust parallel to discussions on master developer/real estate strategy.

Common Terms

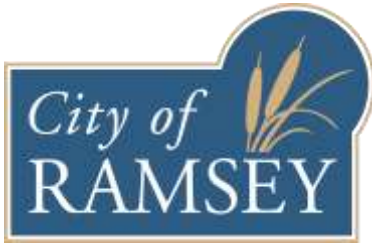
The COR Development Plan. This is the existing land use plan for The COR circa 2011. This is the official control and legal basis for land use decisions within The COR. Also referred to as the 'Development Plan'. This is the 'second generation plan' for the development, preceded by the Ramsey Town Center Master Plan.

The COR Interim Development Plan. This is the document you are reading now. While the City continues to refine land use recommendations and feasibility analysis for The COR, this document is intended to be a guiding policy document to review quality projects that do not meet the strict adherence to The COR Development Plan. Also referred to as the 'Interim Development Plan'.

The COR Development Plan Amendment. This is a future document. This will be the document that updates the Zoning Code, otherwise known as the official controls, for The COR. This will replace existing Comprehensive Plan, Zoning Code, and Design Framework. Also referred to as the 'Plan Amendment'. This will be considered the 'third generation plan' for The COR.

Using this Document

This land use plan is an interim plan that will guide land use decisions prior to a formal amendment for The COR. Uses currently allowed in The COR Development Plan shall be allowed consistent with applicable law. Projects consistent with options contained within this Interim Development Plan, but conflict with the existing plan, may proceed forward, but shall require a formal Plan Amendment. The policy directives of this document are advisory in nature, and are not binding. If a proposed project meets the minimum requirements of the existing Development Plan, it shall be considered consistent with the Development Plan and Zoning Code and shall be approved.



Vision

The Vision Statement was created for the purpose of crafting update land use scenarios and is not intended to approve or disapprove individual projects. Projects must be reviewed using the City's Zoning Code as the official land use control. The Vision Statement is not a regulatory tool, yet a visionary tool.

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

4/25/17 City Council Work Session Comment. Recommend the following edits.

- Needs to clarify how this is going to be something other cities do not have and remain market driven.
- Statement on technology should be amended to 'technology accessible' and not 'technology-oriented.'
- Does the comment on 'welcoming to all cultures' belong in this statement?
- Is the vision for 'unique' achievable?
- Is the vision for architecture and historic feel achievable and unique?

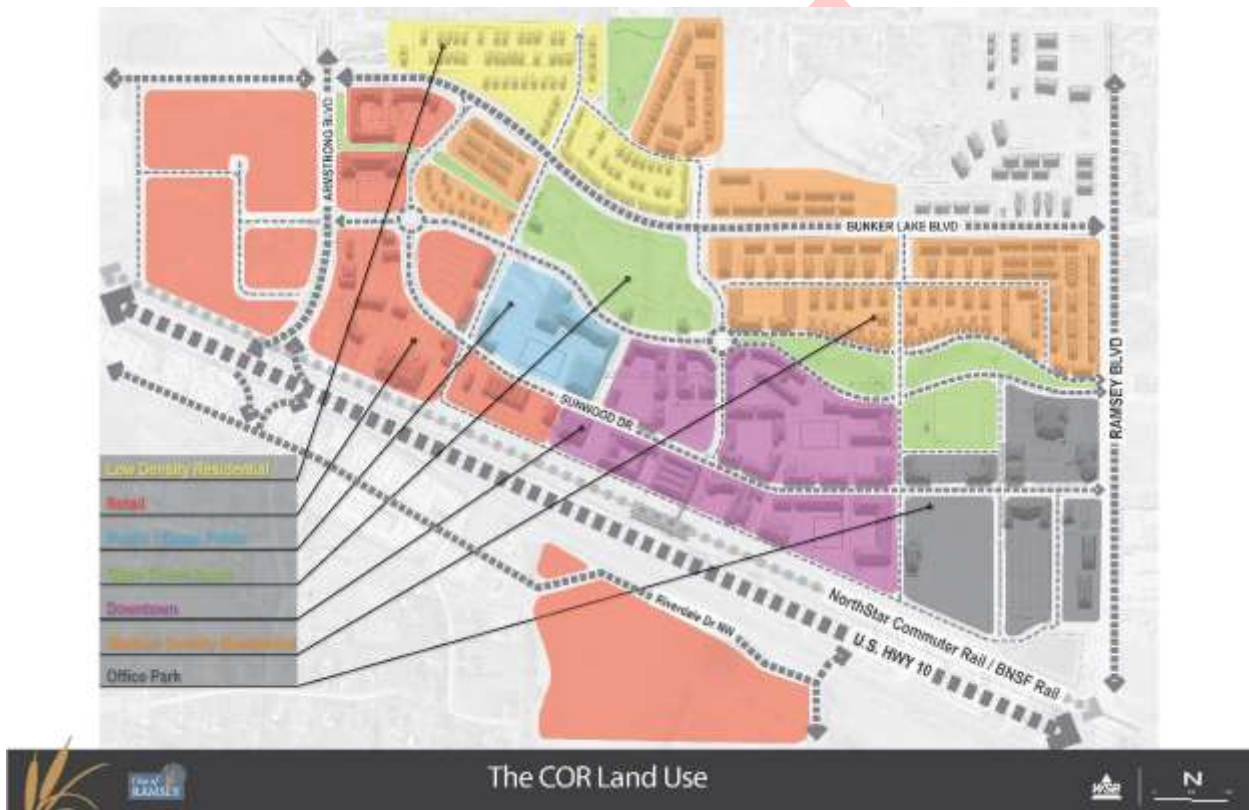
5/25/17 EDA Comment. The Vision Statement needs additional refinement. Suggestions include, but are not limited to the following.

- The development should be market-driven, and not dictated by the City.
- The City should embrace market-driven opportunities as they come.

Development-Wide Assumptions

1. The development is part of a broader **GROWTH MANAGEMENT STRATEGY** that protects the City's primary land use goal to respect the **BALANCE OF RURAL AND URBAN CHARACTER**.
2. The development shall take a **MIX OF USES** within the development, which is also known as **HORIZONTALLY MIXED USE** approach versus a strict adherence to traditional mixed-use definitions to require vertically mixed-use buildings. The mix of land use districts and land use types within the development as a whole shall guide success of mixed use, not strictly mix of uses within a building, block, or individual district. These types of mixes although not required, are encouraged. The 'mix of uses' approach shall not preclude flexible first floor and vertically mixed use buildings.

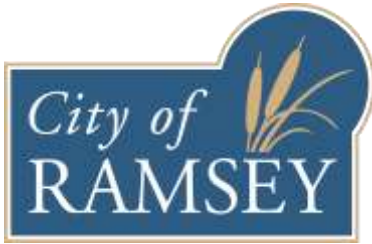
3. Our vision includes significant areas guided for a variety of **RETAIL OFFERINGS**. **HOUSING DENSITY** is important to that vision. The emphasis of the master plan concepts is to **GUIDE LAND USE**, and is **NOT SPECIFIC SITE PLAN REVIEW**. Future developers shall have the creative freedom to propose other concepts that are generally in line with **OVERALL VISION**.



Land Use District (Sub-District) Descriptions and Requirements

The COR is divided into five (5) distinct land use districts that ensure a mix of uses and guides quality private and public development. These districts are considered sub-districts and can be amended easier than traditional zoning districts. The overall land use mix shall be provided. Amending sub-districts shall be approved by resolution of the City Council after recommendation by the Planning Commission, but shall not require a Public Hearing. Amending sub-district boundaries shall not require a Comprehensive Plan Amendment so long as the over land use balance is preserved.

1. Downtown District (COR-1)



2. Retail District (COR-2)
3. Office District (COR-3)
4. Residential District (COR-4)
5. Parks and Open Space District (COR-5)

The Downtown District (COR-1)

Downtown District Description. The Downtown District shall be a high-density district with a mix of uses. Vertically mixed use buildings are not required, but are encouraged. The Downtown District shall be predominantly high-density residential to support existing transit and City growth-management goals, but is not required. Shared parking districts are an integral part of the success of this district. Urban design shall also emphasize build-to lines and pedestrian interaction. The district shall have the most robust architectural design standards amongst all City land use districts.

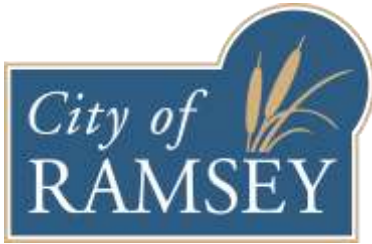
This district is the focal point of the development. This quarter-mile radius is key to land use supportive of transit and other City land use goals. The City of Ramsey and its funding partners (Anoka County, CTIB-Counties Transit Improvement Board, and Metropolitan Council) invested nearly \$14 Million Dollars on the Northstar Commuter Rail – Ramsey Station, relying on The COR Development Plan. This district is described as predominantly high-density residential, with a number of commercial uses along Sunwood Drive. There should be a **MIX OF USES** within this district.

Planning Commission Recommendation:

The City should focus on original visions to better manage parking and maximize land use of individual parcels. This includes reverting back to a **FLOOR AREA RATIO (FAR) OF 0.75** and retaining a strict adherence to **MAXIMUM PARKING** standards and shared **PARKING DISTRICT** requirements. Minimum density shall be fifteen (15) units per acre with no maximum density required.

4/25/17 City Council Work Session Comment. Concern was raised over reverting back to the 0.75 FAR, thus requiring vertical shared parking in the downtown district. Consensus was generally to study cost/benefit further, with acknowledgment of the need for flexibility.

5/25/17 EDA Comment. Open to discussion and reviewing further parking districts and parking ramps. However, the City should not force or require shared parking. Shared parking and parking ramps should be encouraged and strived for, but not required of private development. The City should not revert back to the 0.75 FAR.



The Retail District (COR-2)

Retail District Description. The Retail District shall be focused on providing retail offerings to support the community and beyond. This district shall focus on smaller, unique shops, while allowing larger format retailers along Highway 10 where visibility and access is best.

Places to eat, shop, and be entertained were a key component of the original development. While other land uses have succeeded in continued growth, retail goals have struggled to keep pace. The City has continued to evaluate our retail marketing strategy, and amendments to this plan represent a broader effort to advance these goals.

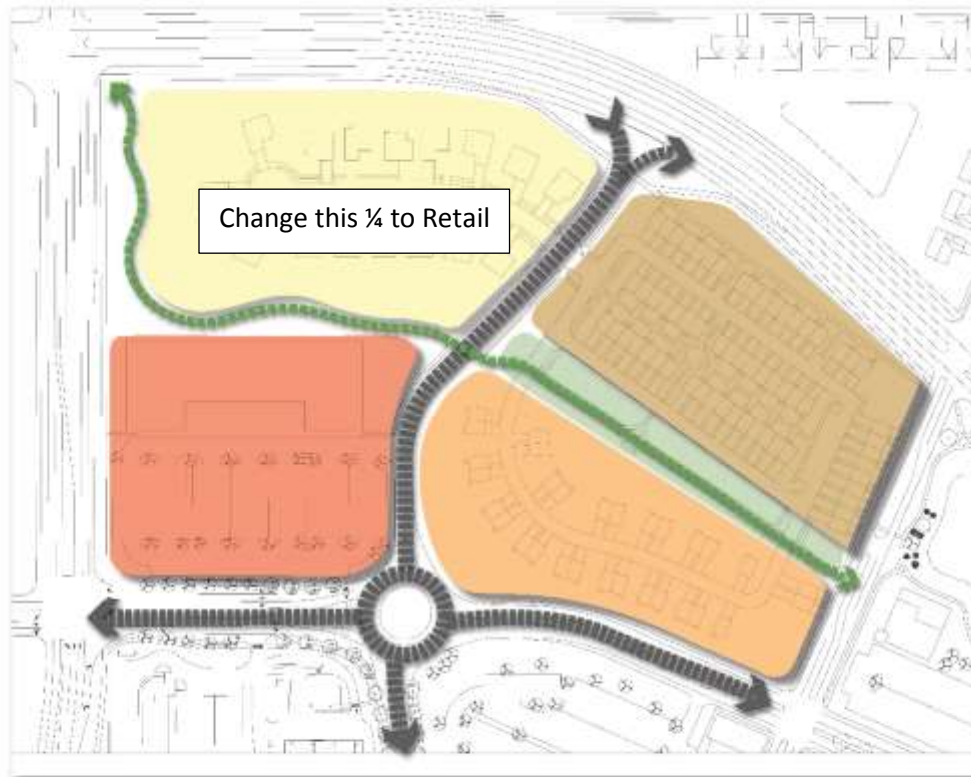
Citywide, the community has over 150 acres of undeveloped or redevelopment areas guided for future retail growth. In comparison, the Riverdale shopping center in Coon Rapids is approximately 200 acres. Coupled with proximity to Elk River and physical barriers such as the Mississippi River and Rum River, it is not likely that the City will be successful in developing this amount of retail within this 20 year planning period, if at all. Additionally, the market for larger retail users is quickly changing with adapting technologies. The City's market experts have encouraged the City to re-evaluate its retail strategies.

EMPHASIS: The City continues to plan for a significant amount of retail growth within The COR and throughout the community. The recommendations below are not intended to de-emphasize our retail goals, yet strengthen said retail goals and focus on more appropriate areas for future growth.

Planning Commission Recommendation: The northwest quadrant of the development (bordered by Armstrong Boulevard, Bunker Lake Boulevard, Zeolite Street, and Sunwood Drive) should be amended to strengthen the **LAKE ITASCA GREENWAY**, create **SMALLER DESTINATION RETAIL USERS**. Half of this quadrant should be re-guided for an **APPROPRIATE RESIDENTIAL USE**, with **DENSITY** appropriate for the type of overall land use plan for The COR.

This is the area of **MOST SIGNIFICANT CHANGE** recommended by the Planning Commission. The Planning Commission collaborated on developing multiple land use scenarios. The overall approach was to divide the northwest quadrant into four (4) smaller sub-quadrants divided by future public roadways and greenways and allocating half the quadrants to smaller, destination retailers and the other half to residential uses. Based on feedback and reconciling multiple angles of consensus, the land use map below represents the primary recommended land use map.

Primary NW Quadrant Land Use Map – Vertical Split (this will be the model of the actual land use map [focus on polygons per land use, less focus on detailed site planning])





Continued on next page.

NW Quadrant Acceptable Alternatives

The alternatives listed below would require a future plan amendment, but are afforded certain policy feedback in advance. These can be viewed as ‘pre-screened’ alternatives.

NW Quadrant Horizontal Split



Increase residential to Medium Density

Strengths

- Continuous greenway corridor
- Removes struggling 'big-box' retail
- Introduces smaller destination retail
- Transition of mix of uses

Weaknesses

- Lower return on tax base
- Traffic circulation

Landscape may switch





The COR Development Concept A






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NW Quadrant All Retail



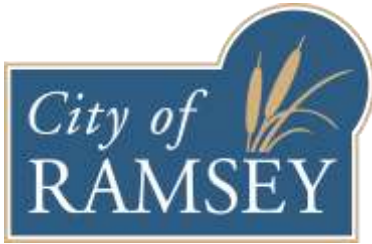
The Office District (COR-3)

This district represented the area of highest consensus amongst the Planning Commission.

Planning Commission Recommendation:

NO AMENDMENTS to this district are recommended. However, the City should look at strategies to encourage parking districts within this land use district as well.

Note. During the January 24, 2017 Joint Work Session between the City Council and Planning Commission, it was noted that an office user may be possible in the northeast quadrant currently guided for retail use. Staff's recommendation, while a potentially positive amendment, would be to consider



this possibility under a separate amendment, as the overall plan currently has a good balance of office planned, and a more comprehensive look would be needed for such an amendment.

The Residential District (COR-4)

The Residential District is further divided into three (3) categories. The descriptions below include recommended adjustments to density ranges.

- 'Low' Density (COR-4a). This is predominantly detached single-family located north of Bunker Lake Boulevard. The minimum density shall be four (4) units per acre and densities up to fifteen (15) units per acre shall be allowed.
- Medium Density (COR-4b). These predominantly include townhomes, both attached and detached. Minimum density shall be eight (8) units per acre with a maximum density of fifteen (15) units per acre. Additional density may be allowed via Conditional Use Permit.
- High Density (COR-4c). These areas are focused immediately north of The Draw Park and Amphitheater and provide a unique opportunity for interaction and transition. The emphasis on mix of uses is muted compared to the Downtown District. The minimum density of this district shall be fifteen (15) units per acre with no cap of maximum density.

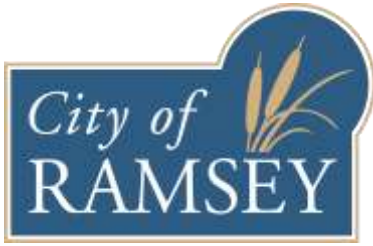
Planning Commission Recommendation:

The remaining undeveloped area immediately north of The Draw currently owned by K Hovnanian Homes shall be re-guided to High Density Residential. The Planning Commission recognizes the success of high density residential abutting The Draw on the south side (Parkview East) and sees this as an opportunity for consistent design when coupled with the future Aeon Apartment Development (north side).

Parks and Public Spaces (COR-5)

This district is governed by The COR Parks + Public Spaces Plan, and is included by reference as an integral part of The COR Interim Development Plan. Neither document shall be interpreted as a wholly separate document, and neither document shall be adopted or otherwise amended unless coinciding with each other. An amendment to one plan shall be considered an amendment to the other. This document has been adopted as a 'working draft' by consensus of the City Council. The intent is to adopt as a formal plan as part of the overall COR Development Plan Amendment.

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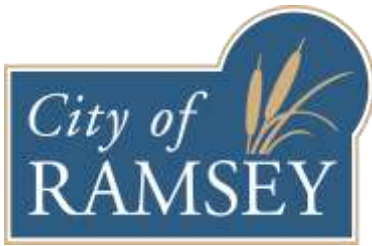
Implementation Plan

The Interim Development Plan represents Phase I of a three (3) phase project.

1. Interim Development Plan (this step)
2. System Plans (roads, utilities, parking structures, infrastructure, etc.).
3. Development Pro-Forma (funding and financing options).

Continued on next page.

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Major Planning COR Planning Efforts

EFFORT #1
COR Re-Visioning

PURPOSE
Update/ amend the vision for The COR.

1. Update COR Master Plan (map that shows vision, how the COR will look, how buildings will be oriented, where infrastructure should be located, etc.)
2. Update zoning district map (underlying land use regulations that will ensure the master plan will be implemented at the time individual projects come forward for review by the City)
 - Is vertically mixed use development a requirement?
 - appropriate size and location of retail uses?
 - Is there flexibility in location of zoning district borders?
 - Define basic vision and policy for community center.
 - Define basic vision and policy for parking ramps.
3. Direction on outstanding major policy items:

RESPONSIBLE BOARD
Planning Commission will draft a recommendation for Council consideration.

TIMING
Anticipated to have draft completed by April 2017. Once a draft is completed, it should be checked against COR System Plans and COR Pro-Forma. May need to be adjusted.

EFFORT #2
COR System Plans

PURPOSE
The City purchased The COR with two goals in mind (a) recover previous public investments, and (b) ensure the vision of The COR is implemented.

As a result, the City of Ramsey has taken the role of master developer for The COR. With the role, various assumed responsibilities are assigned to the City. Developers, businesses, and residents expect the city to have concept plans/ policies in place for the following items:

1. Storm water plan (regional)
2. Road plan (public roads)
3. Sign plan (development signs, way finding signs, etc.)
4. Park & Trails plans
5. Community Center plan/ policy
6. Parking Ramp(s) plan/ policy
7. Cut/fill basic plan

There are many benefits to having this preliminary information ready—please see system plan dashboard for details. These plans are intended to be preliminary/ concept level only—for the sake of planning and budgeting.

RESPONSIBLE BOARD
Likely, all boards will be involved with this process. However, for the sake of efficiencies, the EDA will lead this effort. Findings will be presented to the Planning Commission and City Council.

TIMING
Upon completion of 1st draft of COR re-vision, staff would like to order this work for completion (i.e. begin May 2017). This work will take 6-9 months. Once draft is completed, it should be checked against COR Master Plan and COR Pro-Forma. May need to be adjusted.

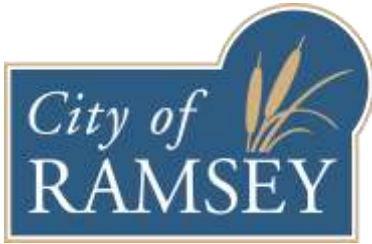
EFFORT #3
COR Pro-Forma

PURPOSE

1. Update COR pro-forma based on updated vision and system plans. COR pro-forma will display the city's financial performance forecast/ project cash-flow over time (expenditures/ obligations versus revenues/ available funding).
2. Update COR TIF plan/ TIF analysis previously completed by Ehlers. This plan plays a major role in the "funding" side of the COR pro-forma. Because actual TIF revenues are based on actual completed projects, it would be helpful to update periodically. NOTE: TIF can only be used for projects completed before 2021.
3. Update COR land proceeds policy. Staff would like to (a) clearly identify what previous expenditures the City wishes to repay itself, (b) consider using land proceeds only for non TIF eligible costs, and (c) update the City's land sale proceeds forecasts.

RESPONSIBLE BOARD
EDA will draft a recommendation for Council consideration.

TIMING
Upon completion of COR re-vision and COR system plans, staff will complete this work (i.e. begin late 2017). This work will take 1-2 months. Once draft is completed, it should be checked against COR Master Plan and COR system plans. May need to be adjusted.



The group then formulated a broad work plan to accomplish the many steps to complete an overall plan amendment and update.

The COR Development Plan Update Plan of Action												
	2017											
	January	February	March	April	May	June	July	August	September	October	November	December
Task 1: Land Use Plan Update (Planning Commission)												
Draft Vision Statement												
Draft Land Use/District Map												
Draft District Descriptions												
Draft Development and Design Standards												
Draft Development Plan Update (Zoning Code)												
Adopt Final Version of Development Plan												
Task 2: System Plan/Infrastructure Study (EDA)												
Stormwater Plan												
Road Plan												
Sign Plan												
Parks and Recreation Plan												
Community Center Plan or Policy Statement												
Parking Ramp/District Plan or Policy Statement												
Cut/Fill Plan (Grading)												
Task 3: Project Pro Forma (EDA)												
Pro-Forma												
Tax Increment Financing (TIF) Plan												
COR Land Sale Proceeds Policy												

Public Engagement

A key component of any policy decision is collaboration amongst its residents. These processes are part of natural and organic community conversations around key policy topics. The City will couple this policy discussion with ongoing workshops and community events as part of its overall Comprehensive Plan Update. For more information on this effort, please visit www.cityoframsey.com/ramsey2040.

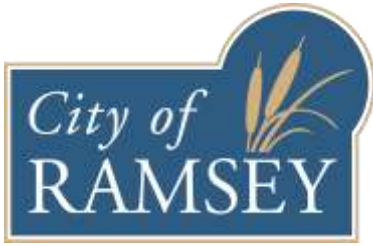
4/25/17 City Council Work Session Note: All Boards and Commissions should review this document before the City Council considers formal adoption. The City Council should review the final document and approve before distributing to the public and stakeholders/landowners.

Mobile Comprehensive Plan Tour

The City is planning a Mobile Comprehensive Plan Tour for policy makers that will include local examples of plans and policies being discussed in the Comprehensive Plan Update. The tour is planned to include examples discussed in this Interim Development Plan as well.

Market Analysis

The Planning Commission recommends completion of a market analysis to confirm the policy directives of this document as it relates to the planned retail area. The Planning Commission continues to stress the importance of attracting retail uses to the Development, but want to ensure that there is not too much areas guided for retail growth beyond what the community can sustain.



Community Center

The Planning Commission desires to continue to plan for a Community Center in The COR. The Planning Commission feels that this type of use would benefit the community and be a draw for other users within the development. This analysis will be completed as a separate planning process.

Detailed Vision/Zoning Check List for Future Decision-Making

5/25/17 EDA Comment. Now that the land use map is developed, this detailed checklist should come out of this document (strategic/visionary document). Perhaps it can be re-utilized when the Zoning Code is updated in later stages.

THE COR WILL BE A CITY CENTER THAT WILL SERVE AS A GATHERING PLACE FOR ALL PEOPLE.

CHECKLIST:

- IT WILL ATTRACT A DIVERSE AUDIENCE
- IT WILL HAVE SOMETHING OTHER CITIES DO NOT
- IT WILL STRESS SMALL SHOPS, NOT BIG BOX
- IT WILL BE FAMILY ORIENTED
- IT WILL APPLY MULTIPLE USES
- IT WILL BE TECHNOLOGY-ORIENTED

4/25/17 City Council Work Session Comment. The document should remove the comment about 'not big box).

THE MAIN PURPOSE OF THE COR SHOULD BE TO BRING THE PEOPLE OF RAMSEY TOGETHER.

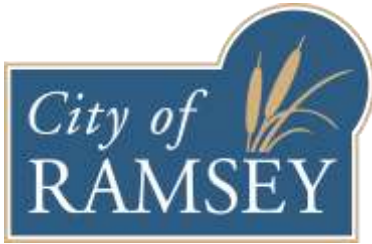
A SECONDARY PURPOSE WILL BE TO BRING IN PEOPLE FROM OUTSIDE THE CITY.

THE COR SHOULD SERVE AS A CITY CENTER PRIMARILY TO BRING THE PEOPLE OF RAMSEY TOGETHER AND, IF POSSIBLE, BRING PEOPLE FROM OUTSIDE.

TO REALIZE THIS VISION

→ IT WILL ATTRACT A DIVERSE AUDIENCE BY:

- ✓ WELCOMING ALL CULTURES
- ✓ BEING OPEN TO ALL TYPES OF BUSINESSES
- ✓ ATTRACTING A WIDE AUDIENCE



→ IT WILL BE UNIQUE; A DESTINATION BY:

- ✓ HAVING SOMETHING OTHER CITIES DO NOT
- ✓ BEING TECHNOLOGY-ORIENTED
- ✓ SERVING AS A COMMUNITY CENTER & GATHERING PLACE
- ✓ FEATURING UNIQUE ARCHITECTURE (COULD BE “HISTORICAL” AND STRESS FUNCTIONS)
- ✓ BEING FAMILY-ORIENTED; NOT BIG BOX

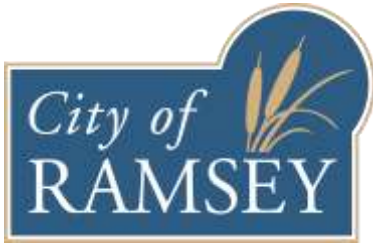
4/25/17 City Council Work Session Comment. The document should remove the comment about ‘not big box’.

TEN PRINCIPLES (borrowed from Urban Land Institute)

1. **GREAT STREETS NEED GREAT CHAMPIONS**
2. **IT TAKES A VISION**
3. **THINK RESIDENTIAL**
4. **HONOR THE PEDESTRIAN**
5. **PARKING IS POWER**
6. **MERCHANDISE & LEASE PROACTIVELY**
7. **MAKE IT HAPPEN**
8. **BE SAFE, CLEAN, FRIENDLY**
9. **EXTEND DAY INTO NIGH**
10. **MANAGE FOR CHANGE**

Architectural Standards

A key component of the policy discussion for The COR has been architectural design standards. The Planning Commission believes several recent projects fell short of community expectations. While originally intended to be part of Phase I of The COR Development Plan Update, the Planning Commission continues to refine these recommendations and will continue throughout Phase II and Phase III to bring a quality recommendation forward with a full Plan Amendment.



The standards below are not an exhaustive list of current design requirements, yet a focus on key topics that have been raised for future discussion. Upon final amendment, the City will prepare a side-by-side comparison of all existing and proposed design requirements. The final version of this Interim Development Plan will also include drawings/illustrations to illustrate the narrative being discussed.

Planning Commission Recommendation:

In the interim, the Planning Commission shall serve as an ad-hoc architectural review committee. Projects shall complete an architectural review prior to official Site Plan Review. The Planning Commission reserves the right to establish an ad-hoc sub-committee to serve as this Architectural Review Committee. The Planning Commission recommends that the City supplement the Development Review Team with the services of a licensed architect to help develop updated design standards and review development proposals. This will add value to the process, hopefully streamline review, and is in line with other professional services the City employs in development review. The cost of these services are the responsibility of the Developer.

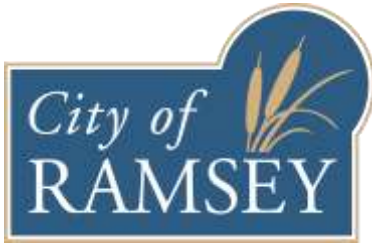
Additional Discussion Points:

* The intent of design requirements is to maintain a consistent development look and acknowledge the pride and planning that went into the vision of this development. The tradeoff of a more densely developed areas was an acknowledgement of the need to 'step up' architectural design.

* All single-family homes in The COR shall include/not include a porch that protrudes from the front of the home, even with the garage, and not a recessed entry in the middle of the home.

* Over the next several months, the Planning Commission will better define front porches and if any additional design requirements or restrictions (i.e. split entry homes) are warranted. .

* Buildings in the Downtown District shall include a minimum of 50% brick. Vinyl siding shall not be allowed.



Fiber cement panels shall be allowed as a complimentary material.

* Buildings in the Residential District shall have a minimum of 35% brick or stone on the front façade. Vinyl siding is allowed.

5/25/17 EDA Comment. Support a focus on quality architecture. City should continue to focus on four-sided architecture visible from the public realm. Quality signage on all four sides of the building should be allowed. The community should be able to park on public streets and reasonably access the building.

Private Open Space and Stormwater Design

The Planning Commission has expressed a concern over a perceived lack of private open space in medium density development as well as depth and steep slopes of stormwater ponds within the development due to the higher density nature. This concern has not yet been resolved, but will continue to be discussed during Phases II and III of the Plan Amendment. The City shall take into account sidewalks, greenways, and other private and innovative improvements (such as wonerfs).

Site Selection Process

The City is in a unique situation as Property Owner and Regulatory Authority. This presents opportunity, but also requires special attention to remain accountable to the public. In order to balance this approach without creating burdensome processes, the following steps shall be followed when considering a Purchase Agreement with the City in The COR.

Any perspective buyer of City-Owned Property in The COR shall first meet with City Staff to discuss appropriate sites. This is known as the Site Selection Process. The City and Buyer shall review multiple sites before selecting a preferred location. Depending on the complexity of the project, the City reserves the right to take this Site Selection Process to the Planning Commission, EDA, and City Council before reviewing a specific site.

The Buyer shall provide a site concept to be reviewed by the Planning Commission, EDA, and City Council before approving a Purchase Agreement. When a single-user proposes to purchase a portion of an undeveloped block or area, a series of 'site concepts' shall be developed before reviewing with any City board or commission. These site concepts shall demonstrate at least one reasonable concept for the remaining portion of the site that fits the vision and requirements of that area/district.

The Buyer must still complete the official Site Plan Review (and Subdivision) process after the Purchase Agreement Phase.



History of Policy Discussion

This Interim Development Plan is the result of a Planning Commission initiative dating back to 2015. The City has invested a significant amount of time, energy, and resources in order to ensure a **MARKET RELEVANT PLAN** that balances **COMMUNITY VISION**.

Joint Work Sessions

The City Council and Planning Commission have met on multiple occasions to frame the policy question, discuss strategies, and identify solutions.

- March 26, 2015 = Joint Work Session
- July 12, 2016 = Joint Work Session
- January 24, 2017 = Joint Work Session

Surveys

In 2016, the City surveyed its Board and Commission Members on key topics related to The COR Development Plan.

The key directive coming out of review of these results on July 12, 2016 was to create a forum for policy makers to ask questions and receive direct feedback from developers and market experts, rather than completing another market study.

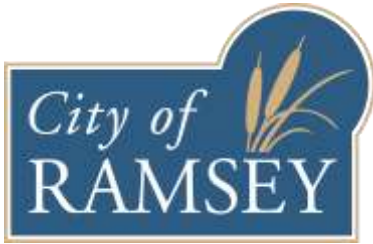
Market Panel Event

On October 27, 2016, the City hosted several market experts to respond to a wide range of policy topics raised by community policy makers. The output from this event served as an important foundation for land use recommendations developed by the Planning Commission.

Planning Commission Work Sessions

The information gleaned from the steps above were utilized to begin important policy discussions about the future of The COR. Following review of the Market Panel Event, the City Council authorized the Planning Commission to begin formulating land use recommendations for The COR. The Planning Commission met Work Sessions dedicated to The COR on multiple occasions.

- January 5, 2017 (to prepare for the January 24, 2017 Joint Work Session with the City Council)
 - Develop a Vision Statement
- February 2, 2017
 - Refine the Vision Statement
 - Collaborate on a Future Land Use Map
- March 2, 2017



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-
- Refine the Vision Statement
 - Refine the Future Land Use Map and Alternative Future Land Use Maps
 - April 18, 2017
 - Refine the Vision Statement
 - Refine the Future Land Use Map and Alternative Future Land Use Maps
 - April 25, 2017
 - Draft document reviewed by City Council and Planning Commission in Joint Session.
 - Authorization to review with internal advisory boards and commissions.
 - May 25, 2017
 - Draft document reviewed by EDA. Feedback/comments added to document.
 - June 1, 2017
 - EDA comments reviewed by Planning Commission.

The Interim Development Plan is anticipated to be adopted in 2017.

DRAFT



DEVELOPMENT STATUS

- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT
- COMPLETED

Parks and Public Realm Plan Working Document

ACCESS

- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- FULL INTERSECTION
- NO LEFT OUTBOUND MOVEMENTS
- PARKING RAMP

TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES



Meeting Date: 06/08/2017

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Review Goals and Strategies within Ramsey’s Chapter 10 of the Comprehensive Plan

Purpose/Background:

The purpose of this case shall be the review of the Goals and Strategies within the City's existing Comprehensive Plan, relating to parks, trails and open space. This review will be useful in the context of the update to the Comp Plan (underway now), and also as the Park and Recreation Commission begins the Master Park Plan endeavor.

Notification:

Observations/Alternatives:

For the meeting, Staff will provide a status report on each of the Goals and Strategies. Based upon discussion, the Commission should identify which Goals and Strategies remain germane for the Comp Plan update—and other Goals and Strategies as may be envisioned.

Funding Source:

N/A

Recommendation:

Staff recommends the Commission thoroughly acquaint themselves with Chapter 10 of the Comprehensive Plan.

Action:

Based upon discussion and consensus, the Commission should identify which Goals and Strategies remain germane for the Comp Plan update—and other Goals and Strategies as may be envisioned.

Attachments

Chapter 10 Comp Plan

Park and Trail Map

Form Review

Inbox

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 06/01/2017

Reviewed By

MaryJo Warner

Date

06/01/2017 01:09 PM

Started On: 06/01/2017 01:05 PM

10. PARK, RECREATION AND OPEN SPACE

A. Existing Park and Recreation Facilities

Parks and natural open space are vital to the quality of life in Ramsey and in many ways define the community. Ramsey is fortunate to have retained many natural resources within its boundaries. One such example is Trott Brook with its associated wetlands and uplands, creating a natural greenway spanning the northern 1/3rd of the city. Another is Elmcrest Park with the future potential of trails along Ditch #66, crossing the center of Ramsey, connecting Central Park, the Lake Itasca Trail, and neighborhoods along the way.

Ramsey by area is more than 17% wetlands of varying types and classes. Of the many wetland complexes, some have valuable oak and other forested areas in association providing residents opportunities to live and recreate in these natural settings. These patches of habitat are valuable vestiges for the wildlife that residents value.

Mississippi River and Rum River are significant water resources, and both part of the State's Wild and Scenic Rivers system and literally define the community. These two rivers are also state designated canoe routes, or recreational water trails. It is Ramsey's bituminous trail and sidewalk system that can be said to be the recreational fabric that knits all of these parks and resources together, while providing a recreational resource unto itself.

The City of Ramsey is also unique in that it has two county parks within its boundaries that are a part of the Metropolitan Council's regional system. Mississippi West Park includes bluffs, wooded areas and two islands on the Mississippi River. The 273 acre park is proposed to be developed within the next several years. The concept plan suggests a sustainable design center in addition to the usual county park facilities. One important feature will be a small boat landing and fishing pier, which will provide additional access to this most prominent river in the nation.

Rum River Central Park is 434 acres, 304 acres of which are in the City of Ramsey (the remaining is in the City of Oak Grove) and occupies the northeast corner of the city. The park has received over two million dollars in investments in recent years, including miles of bituminous and equestrian trails as well as a large pavilion, and canoe and small boat landing.

In addition the county facilities, Ramsey also benefits from the Mn/DOT Wayside Rest between Highway 10 and the Mississippi River in western Ramsey that has visitor contact building with restrooms, canoe access and picnic facilities. This site may also serve as a trailhead for the future Mississippi River Trail that will traverse from the Headwaters in Minnesota, through 10 states to New Orleans.

Several community and neighborhood parks ranging in size from less than one acre to over 100 acres are to be found throughout the City. These parks were typically deeded to the City as part of the subdivision park dedication requirements. Neighborhood parks include play structures, play fields and trail connections, while many non-urbanized public land remains undeveloped or is recognized as open space. Emerald Pond Park is unique in terms of a pergola and faux stream and like many neighborhood parks, popular for day care providers. Two notable community parks include the 45-acre Central Park (primarily an athletic complex), and also River's Bend Park with a mix athletic facilities, natural resources, and access to fishing.

In terms of significant outdoor recreation available from the private sector, Ramsey has two 18-hole golf courses open to the public; the Links at Northfork located in northwest of Lake Itasca and Rum River Hills

Golf Course to the east, adjacent to the river at the 167th Avenue alignment. An additional outdoor recreation facility that is privately owned and operated but open to the public is the 160 acre Boy Scouts of America site along the Rum River. This is used for recreational camping and outdoor activities for scouts, as well as the city's Safety Camp.

The total amount of acreage devoted to the park and open space system is over 1,800 acres or approximately 10% of the of the City's 28 square miles. Table 10-1 includes a basic park inventory for the City of Ramsey.

Table 10-1 Park, Recreation and Open Space Inventory

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
AUTUMN HEIGHTS	56.9	NEIGHBORHOOD				X					1					X					
BEAR		NEIGHBORHOOD									X										
BEAUDRY'S	5.6	OPEN SPACE																			X**
BROOKVIEW PARK NORTH	1.7	SPECIAL USE															X			X	
BROOKVIEW PARK SOUTH	1.5	OPEN SPACE																			
CAROLINE ACRES PARK	2.3	OPEN SPACE																			
CENTRAL PARK	41.3	COMMUNITY	2	X	X	X	X	X	2L		6	1	X	X		X					

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
CLOQUET ISLAND		COUNTY																			
COTTONWOOD		NEIGHBORHOOD																	X		
DEERWOOD	10.9	OPEN SPACE																			
EMERALD POND	11.2	NEIGHBORHOOD			X	X					X		X	X		X	X				
FLINTWOOD TERRACE	15.9	NEIGHBORHOOD									X					X	X		X		X ***
FORD BROOK	3.8	MINI-PARK														X	X				
FOREST HIDEAWAY		OPEN SPACE																			
FOSTER CEMETERY		CEMETERY																			
FOXPARK	22.4	NEIGHBORHOOD								X						X			X		X ***

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
GORHAM SANDY ACRES		OPEN SPACE																			
GREENLAND HILLS EAST	14.9	OPEN SPACE																			X**
GREENLAND HILLS WEST	8.5	OPEN SPACE																			X**
HUNTER'S HILL	3.7	MINI-PARK														X	X				
LAKE ITASCA	28.5	COMMUNITY																			
ITASCA TRAIL		TRAIL																	X		
MISSISSIPPI WEST	204.2	REGIONAL/ COUNTY																			
OAKRIDGE	32.2	OPEN SPACE																			
PELTZER PARK	32.9	NEIGHBORHOOD						X								X	X				

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
RABBIT PARK		NEIGHBORHOOD									X					X					
ELEMENTARY SCHOOL	53.3	COMMUNITY				X	X	X	2		2										
REILLEY EAST	3.3	MINI-PARK																			
REILLEY WEST	2	MINI-PARK																			
RIVERDALE	2.7	TRAIL CORRIDOR								X	X			X		X				X	
RIVERS BEND	47.3	COMMUNITY				X				4	X		X			X			X	X	
RIVERWOOD HILLS NORTH	1.4	MINI-PARK																			
RIVERWOOD HILLS SOUTH		NEIGHBORHOOD																			
BOY SCOUT CAMP		PRIVATE PARK																			

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER
RUM RIVER CENTRAL	308.8	REGIONAL/ COUNTY		X	X	X													X	X	
SHAWN ACRES	4.4	MINI-PARK														X	X				
SOLSTICE	1.6	MINI-PARK			X											X			X		
SPORTS HAVEN NORTH	23.4	OPEN SPACE SPECIAL USE																			
SPORTS HAVEN SOUTH	1.7	OPEN SPACE SPECIAL USE																			
STANHOPE RIVER HILLS		OPEN SPACE																			
TITTERUD	6.8	NEIGHBORHOOD								2L	X		X			X	X				
TRAPROCK COMMONS	3.8	OPEN SPACE				X															
TROTT BROOK CORRIDOR	6	TRAIL CORRIDOR																			

PARK NAME	ACRES	TYPE	BUILDING	RESTROOMS	PAVILLION	PARKING	WARMING HOUSE	SKATING	HOCKEY	TENNIS COURT	SOFTBALL FIELD	BASEBALL FIELD	SOCCER/ FOOTBALL FIELD	BASKETBALL COURT	VOLLEYBALL COURT	PLAY AREA	PICNIC AREA GRILLS	SWIMMING BEACH	TRAILS	FISHING	OTHER	
WAYSIDE REST	18	REGIONAL/STATE	X	X	X	X														X	X *	
WHISPERING PINES NORTH		OPEN SPACE																				
WHISPERING PINES SOUTH		OPEN SPACE																				
WOODLAND GREEN PARK	4.7	MINI-PARK			X											X	X		X			
<p>X * = INTERPRETATION X ** = WETLAND X *** = BOARDWALK</p>																						

B. The Parks and Recreation Plan

In addition to the inventory, the Ramsey Park system is also divided into 17 Recreation Districts. These districts are delineated by major roadways or other barriers and provide a means for more effective planning in determining future park needs at the larger neighborhood level. A broad overview of the existing park system in Ramsey reveals a number of small underutilized neighborhood parks scattered throughout rural areas of the community that have developed at very low densities. This low-density development (or large lot development) does not support high use of a neighborhood park system and thus can lead to inefficiencies. A larger scale community park, which would provide park and recreation opportunities not available within private yards of large lots, would prove a more effective and efficient use of a park and recreation system to serve the rural areas of Ramsey. It is this opportunity, as well as the need for additional spaces for the growing youth athletic program that call for a sixth Community Park in the north central part of the city. The remaining major emphasis in the rural area of Ramsey should be in providing trail connections to get people to larger park facilities such as Central Park, Elmcrest and Rum River Central Regional Park as well as in preserving open space corridors consistent with more rural land use.

This same focus does not apply to the more urban areas of the city. Higher density development demands more parks that are within walking distances and provide a greater variety of activities. It would be wise to start planning for the provisions of neighborhood parks in future urban areas as well as looking to fill gaps in existing urban developed areas. Also as traffic patterns become denser within the urban areas, more neighborhood barriers exist increasing the need for more neighborhood park facilities. Trail development is a significant element of future park planning as a means to connect residents, and place to work, shop and recreate. Therefore, the City should continue installing paved trails or sidewalks along all collector streets concurrent with their construction.

The Mississippi River Regional Trail (Anoka County Segment) is an existing trail east of the Rum River in the city of Anoka. The trail is proposed to be extended to the west to connect to Mississippi West Regional Park and on to Sherburne County. Anoka County will work with the City of Ramsey and others on the completion of a master plan for this part of the trail. The Central Anoka County Regional Trail is an existing trail east of the City of Anoka. This trail is also proposed to be extended to the west to connect to Mississippi West Regional Park and Anoka County will work with the City of Ramsey and others on the completion of this trail in the future. A future segment of the Rum River trail is also being proposed, connecting to Rum River Central Regional Park. General alignment of these three trails are shown on Figure 10-2.

As an implementing agency for Metropolitan Council's Regional parks and Open space system, Anoka County essentially functions as the lead coordinator for regional trails. Planning is often performed in a macro sense with the individual jurisdictions, who are more likely to develop detailed plans and provide for specific routing of trails within these municipalities like Ramsey.

In reviewing future park and recreation needs to serve future and existing Ramsey residents, the following, generalized park type definitions will be used:

1. Park Type Definitions:

Mini-Parks: These are very small parks, often less than 1 acre in size, and are used to address limited or isolated recreational needs. These parks typically serve residents less than ¼ mile from the site.

Neighborhood Parks: Neighborhood parks are usually centrally located within neighborhoods and are designed primarily for use by neighborhood residents within easy walking and biking distances.

The Neighborhood Park should be a positive focal point of pride for the neighborhood. They are intended for both passive and active activities with facilities such as play equipment, court games, and picnicking. They are generally not intended to accommodate organized athletic activities. Neighborhood parks should be a minimum of 5 acres. These parks typically serve residents ¼ to ½ mile distance and uninterrupted by non-residential roads or other physical barriers or have connecting trails with safe street crossings.

School Parks: Combining parks with school sites can be an efficient use of facilities. Care should be taken to not over use these facilities beyond what the landscape and scheduled maintenance can keep up with.

Community Parks and Athletic Complexes: Community Parks serve a broader purpose than neighborhood parks. The focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces. A high priority for these parks should be connecting them through a trail system which then serves residents within ½ to a 3 mile distance, for those not traveling by auto.

The sports components of these facilities are often heavily programmed athletic fields. In Ramsey a strategy for Community Parks has been to ensure the park has a diversity of facilities, yet congregate like sports fields together.

Open Space: Land set aside for preservation of significant natural resources. Usually lacks any developed facilities.

Special Use: These parks consist of recreational facilities that are orientated toward a single-use.

Greenways: A greenway is a continuous corridor of natural vegetation that provides for critical habitat and the movement of wildlife and humans. They often follow natural waterways or land features.

2. Trail Types:

Off Road (Urban): Paved surface for non-motorized use, and paved or non-paved surface for users, both trails removed from roadway. These facilities should be developed in corridors a minimum of 35' feet in width.

On Road : Paved, striped and signed shoulder on roadway.

On Road Separated: Paved trail parallel to roadways, separated by a ditch, curb or other buffer.

Multi-Purpose: Paved surface and separate non-paved skiing or equestrian trail, both removed from roadways. These facilities should be developed in corridors a minimum of 75' feet in width.

Table 10-2 represents standards for park facilities needed to serve a community like Ramsey with the focus of the park development occurring within existing and future urban areas. These standards provide a basis for determining if the existing park system adequately serves today's population and if it will be able to handle the expected growth to the year 2020. These standards should only be used as a guide or rule of thumb.

Table 10-2 National Recreation and Park Association Standards

Facility Type	Acres/1000 Population	Desirable Size (Acres)	Population Served	Service Radius	Preferred Location	Typical Facilities
Playgrounds	.25 to .5	1 or less	500 to 1000	¼ mile or 5 minute walk	Within urban neighborhoods, close to multi-family residential	Play structure, small court games, turf area, picnic tables
Neighborhood Parks	2.0	6 to 8	1000 to 2000	½ mile or 10 minute walk	Within urban area, centrally located	Court games, field games, playgrounds
Community Parks	5 to 8	20 to 35	Community	1 to 4 miles	Centrally located and easily accessible to entire community	Ball fields, tennis courts, picnic facilities, active recreation facilities
Regional Parks	5 to 10	200 +	Regional Population	1 hour drive	Natural features, usually associated with water	Activities of community park, nature observation areas, cultural and historic learning facilities
Trails	-	-	-	-	Connecting important community features	-
Special Facilities	-	-	-	-	Varies, convenient access, central to community	Ice arena, community center, golf course, gun club

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In terms of Ramsey's park land area per resident, Ramsey may be adequately served by park and recreation opportunities. However, as future residential development occurs and new areas are developed, land must be dedicated and funds must be committed to meet the recreation needs of the community. Through subdivision ordinance, the City currently requires parkland dedication at a rate indexed to residential densities for new development to fulfill the need for park facilities.

Ramsey is fortunate to have many natural resources within its boundaries. Many of these resources are preserved and made accessible through existing large community parks and tracts of protected open space. The Future Mississippi West Regional Park has the great potential of strengthening Ramsey's connection and identity with the Mississippi River. Continued cooperation with regional partners like the National Park Service through the Mississippi National River and Recreation Area on the Regional Trail through Ramsey will be important as Ramsey works to improve its image along Highway 10. Presently, Anoka County provides regional trail organization relative to the MNRRA corridor. Cities like Ramsey are full players with respect to the Trails and Open Space Partnership (TOSP), which is a group that meets quarterly to guide and refine trails within the MNRRA corridor from Ramsey, south 72 miles to Hastings. Pedestrian connections across Highway 10 will likewise be critical in making this new park accessible and contributing to a vibrant Town Center.

With these great recreational facilities existing and planned, an important focus will be on making these larger systems of parks accessible to all Ramsey residents. Acquiring and constructing additional links to the Trail system are critical to the success of the future Parks and Recreation Plan

Smaller neighborhood parks remain appropriate in higher density areas where they serve more residents and are designed to be focal points of gathering for the neighborhood. Every attempt should be made to develop sidewalk and trail connections to these neighborhood resources. Similarly, future underpasses and elevated crossings should be carefully mapped, so as to identify funding and schedules, so as to time them with other infrastructure improvements.

3. Parks and Recreation Goals

The following goals and strategies came from the community meetings held in 2007 and 2008 under the Ramsey3 effort.

a) A comprehensive, balanced park and trail system consisting of large and small scale parks, active and passive parks, natural preserves, and recreational facilities.

STRATEGIES:

1. Incorporate planned parks and trails into all new development where appropriate
2. Design for connectivity with local and regional parks
3. Improve coordination of park and trail planning within City and adjacent communities
4. Establish a regional trail along the Mississippi River
5. Develop a Trott Brook Trail Corridor
6. Explore providing pedestrian access from the Mississippi River to the north side of Highway 10
7. Design trails with a variety of surfaces appropriate for different uses

8. Seek out alliances and partnerships with non-profit and governmental agencies to assist in securing funding and other resources that will assist in implementing the park and trail plan
9. Improve quality of existing parks, through careful planning, continued maintenance and adequate funding
10. Explore options for an additional community park
11. Where appropriate, consolidate existing parks to improve quality and provide more efficient service
12. Explore options for a revenue source for permanent protections of parks, trails and open space

b) A system of safe parks and trails

STRATEGIES:

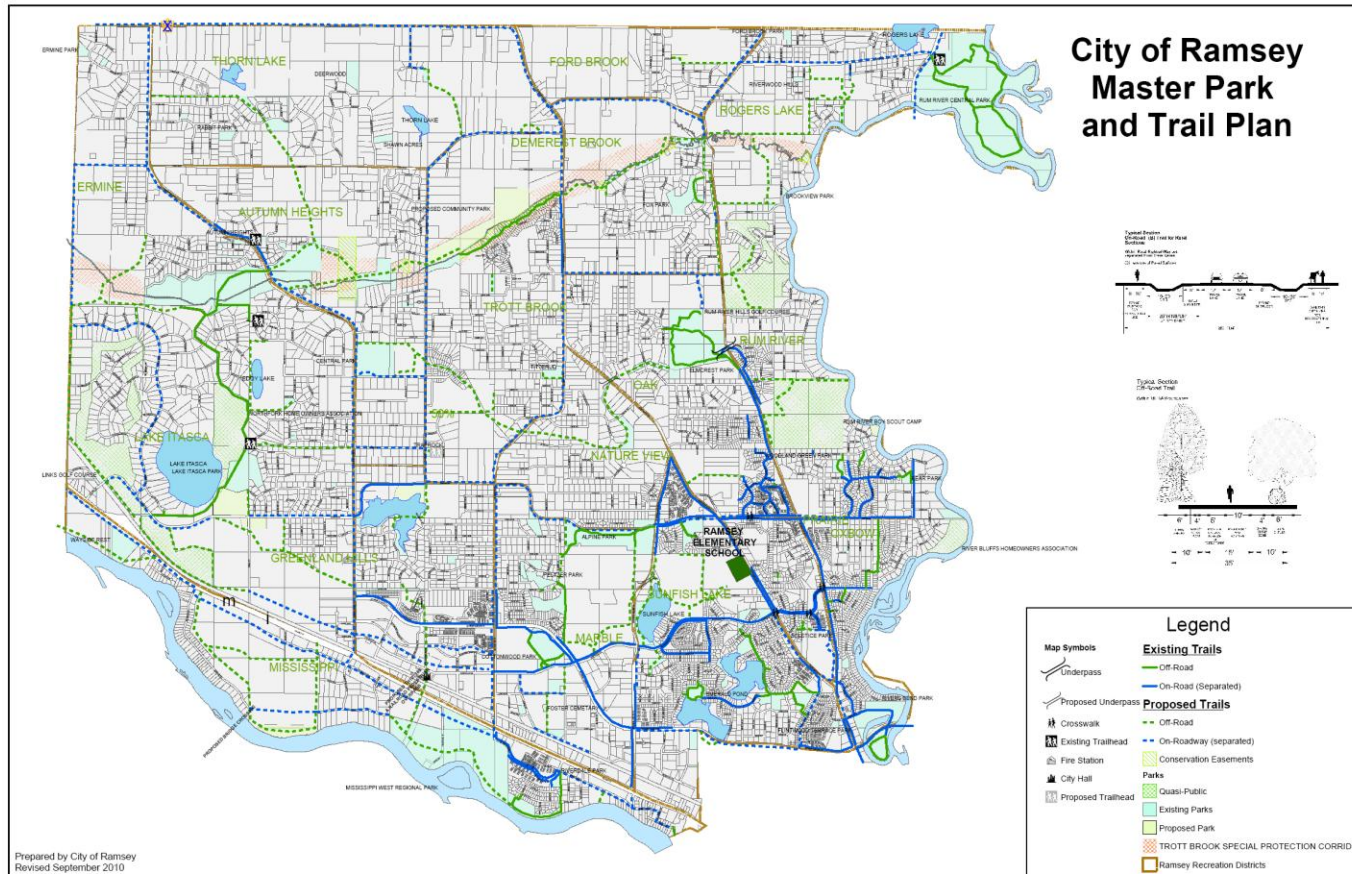
1. Locate trails where appropriate in greenway corridors and natural areas
2. Promote Crime Prevention Through Environmental Design CPTED and other techniques
3. Where appropriate, use existing power/utility easements for the trail system
4. Provide adequate signage and pavement markings to warn automobile traffic of park and trail traffic
5. Explore use of pedestrian-activated signals, continuous flashing signage, and mid-block crossings where safe and appropriate, to further increase park and trail safety
6. Minimize at-grade crossings of trails and roads and other interactions between trail users and automobiles, with underpasses or overpasses

e) A variety of park facilities and programs that meet the life cycle needs of residents.

STRATEGIES:

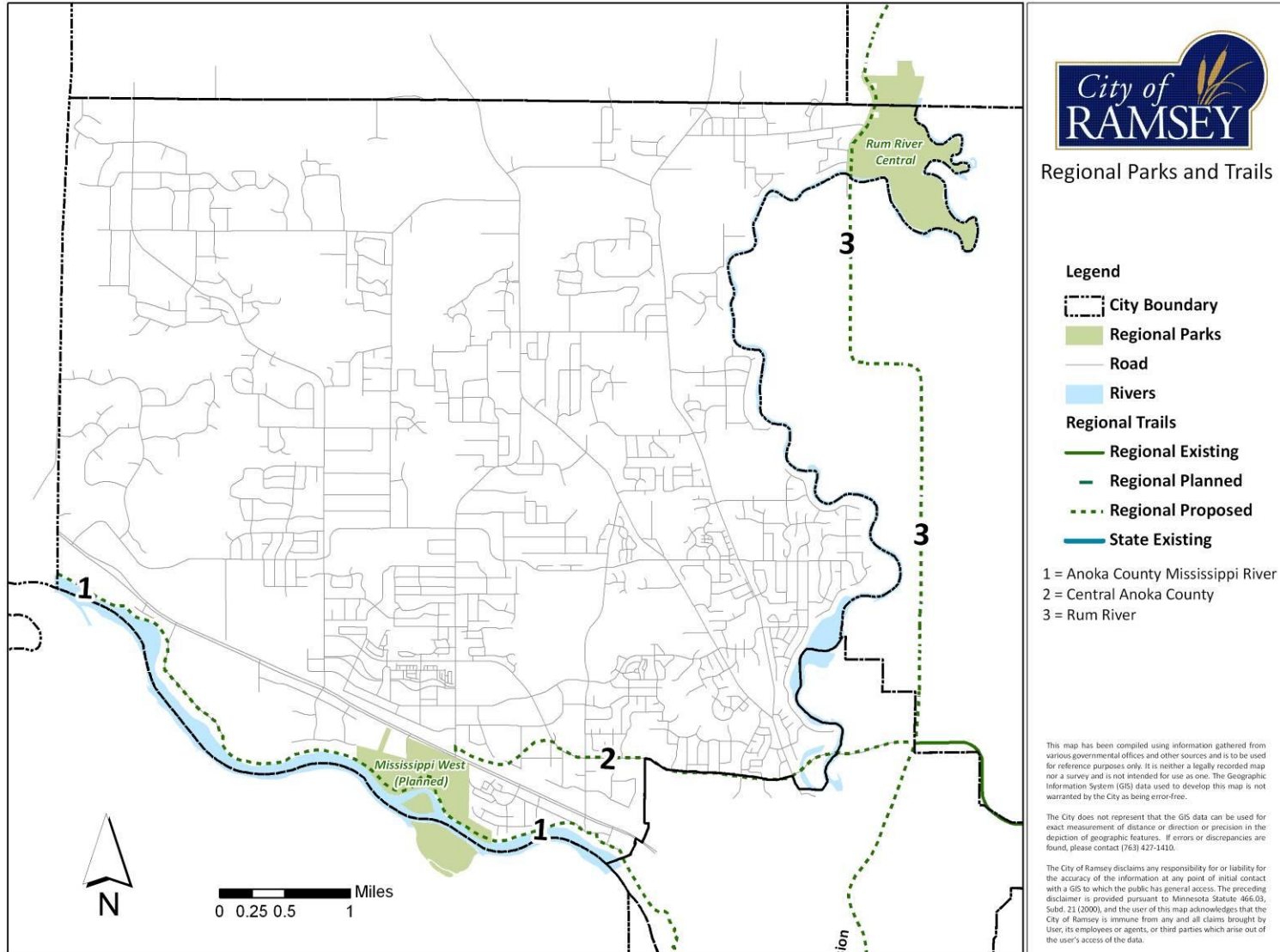
1. Work with the schools and community organizations to plan for athletic fields and facilities that will accommodate the growing community
2. Explore options for a revenue source for recreational facilities and programming
3. Study the need for a Community Center that offers a variety of recreational uses for all age groups

Figure 10-1 Park, Trail and Recreation Plan



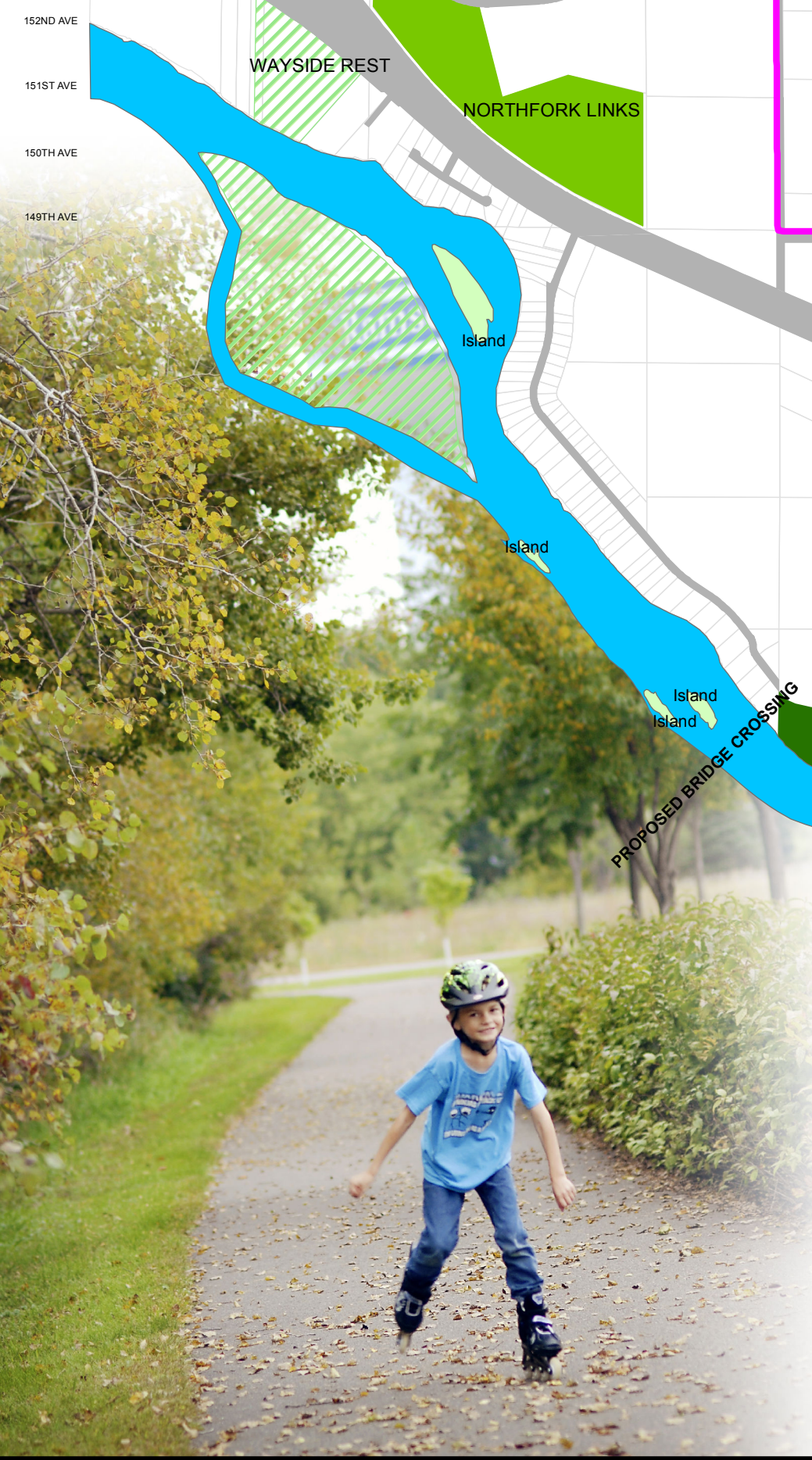
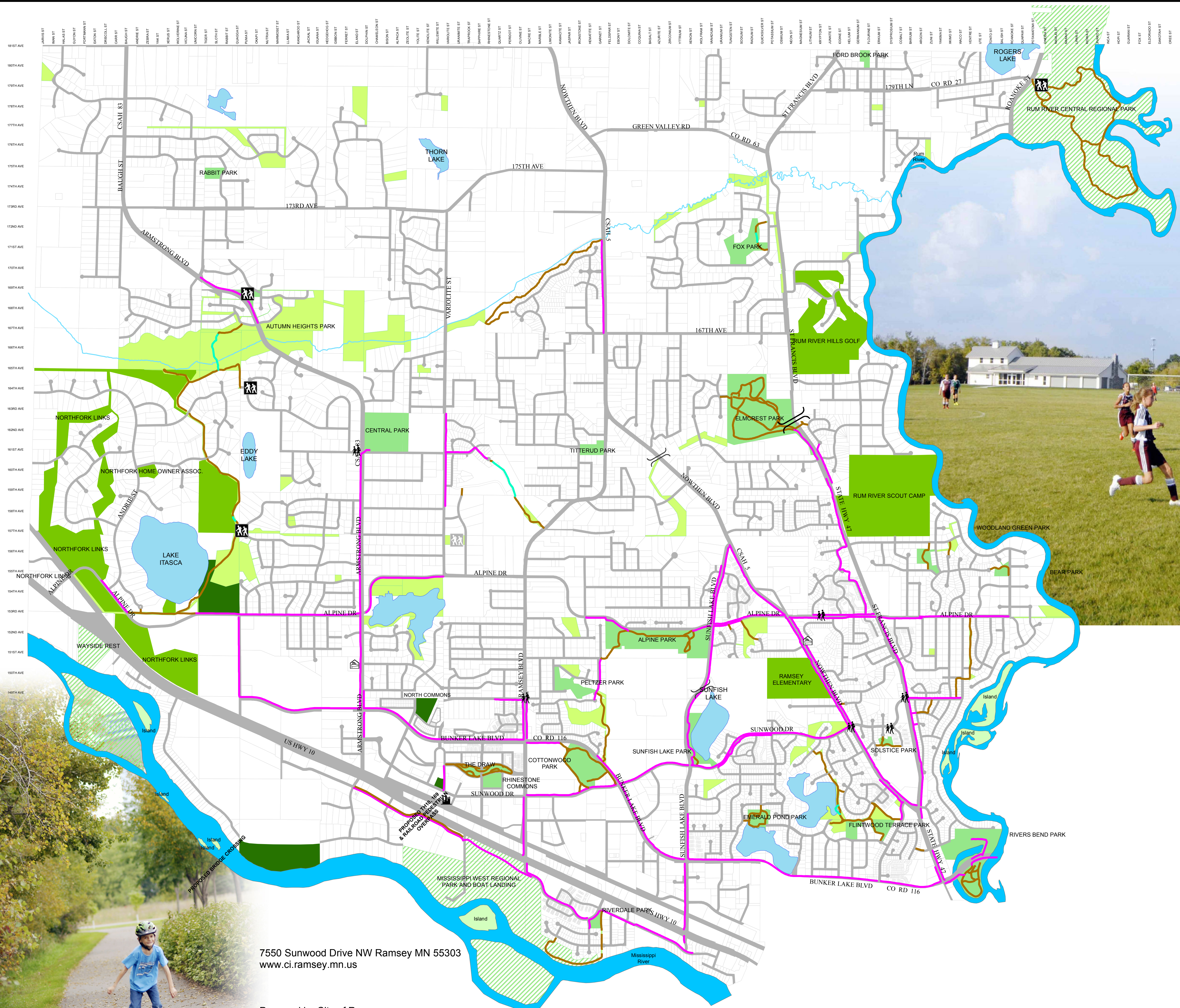
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Figure 10.2: Regional Parks and Trails



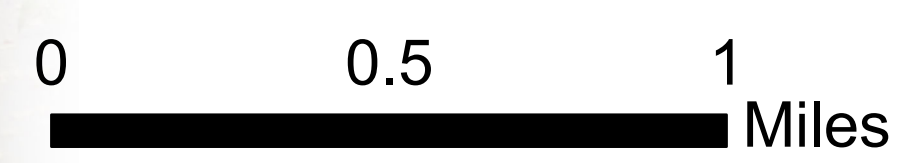
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City of Ramsey 2016 Park and Trail User Map



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

Prepared by City of Ramsey
Revised September 2016



Legend

Park Map Symbols

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

TYPE

- OFF-ROAD (OUT OF ROW)
- BOARDWALKS
- ON-ROAD (WITHIN ROW)
- Right of Way (ROW)

Park and Open Space

- PARKS
- QUASI-PUBLIC
- REGIONAL
- PROPOSED PARK
- OPEN SPACE/ TRAIL CORRIDOR

Park and Recreation Commission

5. 4.

Meeting Date: 06/08/2017

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Commission Work Session on Master Parks Plan—Visioning exercise

Purpose/Background:

The purpose of this case is to conduct an informal work session for a visioning exercise relative to the long-range plan for the future of Ramsey's park and trail system.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

No file(s) attached.

Form Review

Inbox

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 06/01/2017

Reviewed By

MaryJo Warner

Date

06/01/2017 03:15 PM

Started On: 06/01/2017 02:44 PM

Park and Recreation Commission

6. 1.

Meeting Date: 06/08/2017

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Commission/Staff Input

Purpose/Background:

~ Review May/June projects and events

~ Next Comp Plan Workshop June 12th, 2017—Natural Resources and Economic Development

Notification:

Observations/Alternatives:

Funding Source:

.

Recommendation:

Action:

Attachments

No file(s) attached.

Form Review

Inbox

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 06/01/2017

Reviewed By

MaryJo Warner

Date

06/01/2017 03:15 PM

Started On: 06/01/2017 02:58 PM