

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

The Ramsey Park and Recreation Commission conducted a regular meeting on August 9, 2018, at The Draw, 7401 East Ramsey Parkway, located at The COR.

Commission Members Present:      Chair Shane Bennett (arrived at 6:40 p.m.)  
   Vice Chair Brandon Sis  
   Commissioner Jennifer Leistico  
   Commissioner Jon Trappen  
   Commissioner Russell Bayer

Commission Members Absent:      Commissioner Andrew Andrusko

Also Present:                              Parks & Assistant Public Works Superintendent Mark Riverblood

**1.      CALL TO ORDER**

Vice Chair Sis called the Park and Recreation Commission meeting to order at 6:35 p.m.

**2.      CITIZEN INPUT**

None.

**3.      APPROVE AGENDA**

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

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

**4.      APPROVE MINUTES**

**4.01:   Approve Park and Recreation Commission Meeting Minutes**

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

- 1) Park and Recreation Commission Regular Meeting Minutes dated July 12, 2018.

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

## **5. COMMISSION BUSINESS**

### **5.01: Acknowledgement of the Preliminary Cost Estimates for Municipal Plaza in the Waterfront**

Parks & Assistant Public Works Superintendent Riverblood presented the preliminary cost estimates for Municipal Plaza and the Waterfront. These preliminary costs are based on square footages, approved by the Park and Rec Commission during their last meeting. He noted these estimates will be helpful in updating the CIP and also by way of comparison to the cost estimates done in 2014. These will also help staff evaluate the phasing for the two park spaces, if that route is chosen. The apartment next to the park is breaking ground on Monday of this week, and there should be some rudimentary landscaping improvements to match their finished landscaping when that project is completed next year. Staff will begin looking at tree costs and hardscapes and look at what some of those first-phase costs will be. A splash pad may also be looked at as a first phase, given the community desire for a splash pad, but not necessarily. There is no action necessary by the Commission. He simply wants the Commission to see the work that led into developing the cost estimates. He pointed out the color-coded system for understanding the financial figures.

Chair Bennett arrived at 6:40 p.m.

### **5.02: Acknowledge Restaurant Incubator Feasibility Study—a Resilient Communities Project**

Parks & Assistant Public Works Superintendent Riverblood presented the feasibility study, which is very pertinent to the future plans for the waterfront. The community is desiring more restaurants, especially in The COR. At the same time as that planning has occurred, a resilient communities project has been happening. Staff asked the Resilient Community folks to look at that park space as a business incubator, and they prepared a report, which is an attachment to the staff report. He highlighted a Restaurant Customer Draw Area (CDA), which has research showing that for a good restaurant, a CDA is 30 minutes. That is to say, a family will not drive 30 minutes for a fast-food restaurant but will drive up to 30 minutes for a nice restaurant. The goal for the waterfront area is to create a destination outing, allowing families to spend several hours there and partaking of the amenities and the restaurants.

Parks & Assistant Public Works Superintendent Riverblood also pointed out research on the median age, median income, disposable income, and annual expenditure for food outside the home. Within a 30-minute CDA, \$132 million is spent presently on food outside the home. The report shows that the Ramsey customer draw area will spend \$110 million for lunch and dinner annually.

Vice Chair Sis pointed out the study shows restaurants in this area seem to have a better chance of succeeding.

Parks & Assistant Public Works Superintendent Riverblood concurred, noting this report shows encouraging numbers. Also connected is job creation and the role of the Economic Development Authority, encouraging entrepreneurial endeavors and local investment.

Vice Chair Sis asked about the aesthetics of the new restaurants, such as roof lines.

Parks & Assistant Public Works Superintendent Riverblood commented the City owns the park and so will build it. But beyond that, there are COR design guidelines and zoning regulations. In terms of licensing and business development strategy, the City is uniquely positioned to help an entrepreneur start a business and also assist. For example, the City recently developed a subsidy to help Kitchen Table with awning costs. He noted that most restaurants will lose money for the first three years, so any assistance the City can offer in start-up costs, the more likely they will succeed.

Commissioner Bayer commented that Minneapolis is having an issue with food trucks, which are not paying the same food taxes as brick-and-mortar restaurants.

Parks & Assistant Public Works Superintendent Riverblood commented that the City may develop policies that say that until a certain number of restaurants, food trucks will be allowed, but thereafter, food trucks may be limited to certain special events. That is something a restaurant entrepreneur would consider favorably.

Commissioner Leistico asked whether there is a local example of this concept of a restaurant incubator.

Parks & Assistant Public Works Superintendent Riverblood stated he is not aware of anything locally.

Chair Bennett noted that Sea Salt in Minneapolis is operated by Minneapolis Parks.

Parks & Assistant Public Works Superintendent Riverblood stated the Park Board owns the facilities, and they do an RFP with certain stipulations, and whoever offers the best proposal gets to provide the concessions.

### **5.03: Schedule Ribbon Cutting Ceremony for the Trott Brook Boardwalk—September 13, 2018**

Parks & Assistant Public Works Superintendent Riverblood asked the Commission to have a ribbon-cutting and a regular meeting at the Boardwalk.

Motion by Chair Bennett, seconded by Commissioner Bayer, to relocate the regular Park and Rec Commission meeting to Trott Brook Boardwalk, along with a ribbon-cutting ceremony, on September 13<sup>th</sup>.

Motion carried. Voting Yes: Chair Bennett, Commissioners Bayer, Leistico, Trappen, Sis.  
Voting No: None. Absent: Commissioner Andrusko.

Vice Chair Sis asked whether ramps will be added up to the boardwalk.

Parks & Assistant Public Works Superintendent Riverblood confirmed that ramps will be added on both the west and east sides.

**6. COMMISSION/STAFF INPUT**

Parks & Assistant Public Works Superintendent Riverblood provided an update on the 2018 CIP projects as well as the Capital Asset program.

**7. ADJOURNMENT**

Motion by Chair Bennett, seconded by Commissioner Trappen, to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett, Commissioners Trappen, Bayer, Leistico, Sis.  
Voting No: None. Absent: Commissioner Andrusko.

The Park and Recreation Commission meeting adjourned at 7:02 p.m.

Respectfully submitted,



---

Mark Riverblood  
Parks & Assistant Public Works Superintendent

Drafted by Allison Burr  
*TimeSaver off Site Secretarial, Inc.*