

**City of Ramsey**  
**Agenda**  
**Park and Recreation Commission**  
**Thursday, February 11, 2021**

**6:30 pm**

**Council Chambers, 7550 Sunwood Drive NW**

**This meeting is being held in accordance with Minnesota Statutes 13D.021. Due to the COVID-19 Pandemic, it is not practical and prudent for all members of this board to attend in person. Current Minnesota law requires certain social distancing standards that impacts the capacity of the Council Chambers. For those at highest risk, it is advised to isolate themselves from the general public. For these reasons, it is not practical and prudent to have this meeting exclusively in person. Members of the public are welcome to attend in person or remotely.**

**Remote Attendance available at [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings). To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.**

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
  1. Approve the following meeting minutes.
    1. Park and Recreation Commission meeting dated January 14, 2021.
- 5. Commission Business**
  1. Affirm 2020 Photo Contest Winners
  2. Consider Potential Expansion for Loral I Armstrong Delaney Central Park
  3. Tennis Court Maintenance and Consider Adding Pickleball Courts
- 6. Commission/Staff Input**
- 7. Adjournment**

**Park and Recreation Commission**

**4. 1.**

**Meeting Date:** 02/11/2021

**Submitted For:** Mark Riverblood, Engineering/Public Works

**By:** MaryJo Warner, Engineering/Public Works

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**Information**

**Title:**

Approve the following meeting minutes.

1. Park and Recreation Commission meeting dated January 14, 2021.

**Purpose/Background:**

Purpose: To review the following meeting minutes.

Background: Attached are the meeting minutes for review.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

n/a

**Recommendation:**

To review and approve meeting minutes dated January 14, 2021.

**Action:**

Motion to approve meeting minutes dated January 14, 2021.

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**Attachments**

Minutes

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**Form Review**

**Inbox**

Grant Riemer

Form Started By: MaryJo Warner

Final Approval Date: 02/05/2021

**Reviewed By**

Grant Riemer

**Date**

02/05/2021 09:33 AM

Started On: 02/02/2021 09:23 AM

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

The Ramsey Park and Recreation Commission conducted a regular meeting on January 14, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:      Chair Shane Bennett  
   Vice Chair Brandon Sis  
   Commissioner Nathan Barten  
   Commissioner Jennifer Leistico  
   Commissioner Justin Loss

Commission Members Absent:      Commissioner Matthew Guck

Also Present:                              Deputy City Administrator Tim Gladhill  
   Parks & Assistant Public Works Superintendent Mark Riverblood  
   Recreation Specialist Abby Proulx  
   Public Works Superintendent Grant Riemer

**1.      CALL TO ORDER**

Chair Bennett called the Park and Recreation Commission meeting to order at 6:30 p.m.

**2.      CITIZEN INPUT**

None.

**3.      APPROVE AGENDA**

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

Motion carried. Voting Yes: Chair Bennett; Commissioners Sis, Barten, Leistico, and Loss.  
Voting No: None. Absent: Commissioner Guck.

**4.      APPROVE MINUTES**

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

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

1. Park and Recreation Commission Meeting Minutes dated November 12, 2020.

Motion carried. Voting Yes: Chair Bennett; Commissioners Leistico, Loss, Barten, and Sis. Voting No: None. Absent: Commissioner Guck.

## **5. COMMISSION BUSINESS**

### **5.01: 2020 Summer Event Series Recap**

Recreation Specialist Proulx presented a recap of the 2020 summer event series, noting that the first few events were canceled. She reviewed some of the new COVID-19 safety protocols which were implemented and highlighted the different performers. She stated that staff anticipates having similar protocols for 2021 events. She stated that Roadhouse Blue Band will be kicking off the 2021 season and highlighted some of the performers that have been invited back for 2021.

Chair Bennett thanked staff for that recap and the sneak peek into 2021. He recognized and thanked staff for implementing protocols that allowed the City to offer the series in 2020.

### **5.02: Consider Park Dedication Recommendations Related to Riverstone South; Case of Capstone Homes/Riverstone Development**

Deputy City Administrator Gladhill commented that the group reviewed this on a high-level basis almost one year ago and the preliminary plat is now moving forward. He stated that this proposal is a 230-lot subdivision with detached single homes, although some of the homes will be smaller lot residential. He stated that this project will mostly mirror the original Riverstone north development, which has been very popular. He commented that the single-family housing market continued to be strong despite the uncertainty of the pandemic. He highlighted the development request specific to Park Dedication, noting that the one-acre park proposed along with a cash contribution of \$350,000 would satisfy the Park Dedication requirement for the development. He stated that the standard trail development fee of \$1,000 per unit would also apply to the project. He continued that as part of the land use planning the City and Developer were able to negotiate a creative design that would allow for some smaller lots in return for the City acquiring long-term permanent preservation of seven acres of the wooded area. He stated that the City is seeking financial assistance from an outside group in order to make the preservation of that seven acres possible. He stated that the preserved wooded area along with greenspace and stormwater management areas will create a great buffer area and density transitioning. He stated that the focus of the discussion should be on the one-acre park and cash contribution.

Commissioner Barten asked for additional information on the connection to the existing Bowers Drive, specifically whether it would be paved.

Deputy City Administrator Gladhill commented that there has been quite a bit of discussion about connectivity to Bowers Drive, which is the longest cul-de-sac in the community. He stated that the neighborhood was created prior to the cul-de-sac length limitations. He stated that the initial recommendation of staff was to provide a connection between the neighborhoods, however the Council direction was not to include that connection based on the input received from the Bowers Drive residents. He stated that the Bowers Drive residents were strongly opposed to the

connection. He stated that the corridor will still exist, and a hydrant will be added to provide additional safety to the Bowers Drive neighborhood.

Chair Bennett asked if the tree preservation area would be left as wild space or whether there would be a trail through that area.

Deputy City Administrator Gladhill stated that at minimum it will be left in its natural state.

Parks & Assistant Public Works Superintendent Riverblood commented that there are no planned trails, but it would be expected that residents could enjoy that area and therefore staff is recommending an additional narrow access along what is shown as Street A to provide access. He stated that if that access is not provided there would still be access through the public area, which would be adequate. He stated that the staff recommendation is consistent with the recommendations generally offered by the Commission during the sketch plan review process in 2020. He stated that the Commission had requested adequate trail connections to the east, which is shown on the preliminary plat. He commented that he believes Capstone is also supportive of the recommended action.

Chair Bennett agreed that during the original discussions, tree preservation, Park Dedication and trail connections were the main requests of the Commission and noted that those appear to be addressed on the proposed plan.

Commissioner Loss asked if this park included preservation of a barn.

Parks & Assistant Public Works Superintendent Riverblood replied that the barn preservation was actually part of a different development request. He noted that as this park development moves forward staff would recommend taking advantage of the trees and perhaps use a tree fort theme for the playground within Riverstone South. He provided some example concepts that take advantage of treed areas.

Commissioner Barten stated that in the earlier sketches it appeared that the park area and tree preservation area was larger than shown on this plan.

Parks & Assistant Public Works Superintendent Riverblood stated that the first plan showed the one-acre park in a different area and since that time the one-acre park was moved to the proposed location which does include mature trees. He noted that this preserved tree area and park go well beyond the requirements of the City. He stated that Park Dedication is limited to the one-acre park land and the \$350,000.

Commissioner Leistico commented that she was glad that the developer was able to move the park location to the site which include mature trees.

Tom Bakritges, Capstone Homes, commented that this has been a collaborative process between the developer and City staff to provide a quality development. He stated that when they completed the tree survey the previous summer, the location for the one-acre park actually contains the highest quality oak trees. He stated that tree preservation was important to staff and the Pearson family, along with the residents in the adjacent Bowers Drive neighborhood. He stated that with that

preservation area, green space, and stormwater retention ponds there will be over 15 acres of area that will provide a buffer between the neighborhoods. He stated that they would prefer to have a connection to the woods as proposed in the greenspace area but noted that they would work with staff to determine if another easement could be provided off Street A. He stated that they will also continue to work with staff related to the trail requirements and trail widths. He noted that they believe that an eight-foot concrete trail connection would be adequate to the Nathe property but could provide a ten-foot bituminous trail if desired. He hoped that they could begin construction on this neighborhood in the spring of 2022 once the Riverstone North development is completely sold out.

Chair Bennett thanked Mr. Bakritges for the collaboration with City staff and the Commissions and Council over the past year.

Parks & Assistant Public Works Superintendent Riverblood stated that the recommendation in the case is consistent with the staff, developer, and previous Commission discussion. He stated that in regard to the trail width, the City equipment is up to nine feet wide and therefore it would be impossible to clear an eight-foot trail without damage to sod occurring. He stated therefore a ten-foot width would be required for trails.

Public Works Superintendent Riemer commented that snowplowing is a large task for public works and a ten-foot width is needed for trails in order to avoid damaging the sod. He noted that the wider trails also allow sufficient space for pedestrians to pass one another.

Parks & Assistant Public Works Superintendent Riverblood stated that whether concrete or bituminous is used would be the choice of the developer.

Motion by Commissioner Barten, seconded by Commissioner Leistico, to recommend that the City Council accept the proposal to satisfy Park Dedication through dedication of one acre of land along with \$350,000 cash contribution; together with a pedestrian access point to the Tree Preservation area, and the payment of Trail Fees of \$1,000 per residential lot platted in 2021.

Motion carried. Voting Yes: Chair Bennett; Commissioners Barten, Leistico, Loss and Sis. Voting No: None. Absent: Commissioner Guck.

### **5.03: Consider Land Purchase to Expand Loral I Armstrong Central Park**

Parks & Assistant Public Works Superintendent Riverblood stated that the community park system discussion has included a notion to expand Central Park for more than the past decade. He stated that until now an agreement could not be made on a purchase for additional land. He noted that most recently the adjacent property owner has developed a price concept for the land and presented that to the City. He identified the general 11-acre parcel that could be considered with a proposed value of about \$517,000 plus closing costs. He asked for input from the Commission on the potential purchase or whether those funds would be better used in creating new athletic fields in another park area. He stated that another option would be to work with the adjacent property owner on a ghost plat to achieve the highest and best land use, to include park space with a potential future subdivision, noting that if the adjacent property were subdivided, land could be required to satisfy Park Dedication for that subdivision.

Chair Bennett noted that additional land has been discussed for Central Park in past discussions, the main issues centered more on traffic management and parking for events. He stated that ARAA provided comments to staff and believed that additional work and discussion could occur with that group. He stated that the sense from ARAA is that right now additional field space is not needed. He stated that if additional fields were to be added, ARAA would look more towards artificial turf fields which would provide flexibility due to different weather conditions. He noted that ARAA is most interested in additional indoor space, whether that be through a community center or mixed-use space. He commented indoor space would be the number one want from ARAA at this point, therefore a commitment of \$500,000 for this park space could take away from those other wants and needs in the community. He stated that he does like the idea of ghost platting as that would still provide a potential opportunity to add another field or two along with traffic and parking improvements which could then be done through Park Dedication.

Parks & Assistant Public Works Superintendent Riverblood commented that in this instance the adjacent property would develop in R-1, which would be 80-foot-wide lots on City water, and therefore irrigation could be provided to any additional field space that may be added. He noted that the current well at the field does not have capacity for any more irrigation. He stated that ARAA has made the request that the City look at synthetic turf for additional fields. He noted that while there is additional cost to create that type of field, there are significantly lower maintenance needs, and impacts from weather.

Chair Bennett asked if this would be a good value for the City and the overall community and whether it is needed now.

Parks & Assistant Public Works Superintendent Riverblood reviewed details on land sales that occurred outside The COR in 2019 and 2020 and equated that to a per square foot cost for comparison purposes.

Commissioner Sis stated that he would also support the ghost plat idea. He stated that there is not a firm plan for the exact layout of the adjacent property. He believed that would be a good conversation to have in order to assess needs over time.

Commissioner Leistico asked when the appraisal was completed that was included in the case.

Parks & Assistant Public Works Superintendent Riverblood commented that he believed that was completed in 2016 or 2017 and had a valuation of \$118,000. He stated that the adjacent property owner rejected that proposal at that time and did not believe that was the correct valuation.

Commissioner Leistico stated that there is quite a difference between that valuation and this proposal. She stated that this seems like a large amount of money when there are other huge endeavors in other areas of the park system. She stated that this is an opportunity but does not seem to fit in with the vision for the other parks. She stated that there would also be an added expense for irrigation as described by staff. She recognized that adding to Central Park has been a discussion, but this cost was not part of that discussion.

Chair Bennett agreed that the number seems high and there are other priorities in the community that the Commission has discussed. He stated that while ARAA would welcome more fields, that is not the top priority of that organization at this time. He stated that those should be factored into this decision. He stated that the fix for Central Park was not necessarily to make it bigger but address the flow, traffic management and parking for the site. He did not believe that this purchase would achieve the long-term vision for the park.

Commissioner Leistico agreed.

Commissioner Loss agreed that the ghost plat option and continuing that discussion with the adjacent property owner would be the best choice. He stated that there are higher priorities that could utilize those funds.

Chair Bennett stated that there seems to be a consensus to not recommend pursuit of this purchase.

Parks & Assistant Public Works Superintendent Riverblood stated that there seems to be universal consensus to pursue this manner with planning with the adjacent property owner rather than only pursuing a purchase. He stated that if the land is sold in the future one could say that opportunity would be lost but the City would still have the opportunity to require park dedication along with a future plat. He stated that the offer for the City to purchase the 11 acres may have been a courtesy to the City. He confirmed that staff could continue discussions with the property owner as related to the ghost plat option.

Chair Bennett commented that this would not mean that the City could not go back if the circumstances change but the Commission has reached consensus that this is not the right time or need, and would prefer to take the course of working with a future landowner/developer on the needs for Central Park at that time.

Commissioner Sis asked if artificial turf would be for indoors or also for outdoor use.

Parks & Assistant Public Works Superintendent Riverblood replied that the desire is for outdoor turf. He noted that staff can continue to explore the potential cost for that improvement.

Chair Bennett noted that there is opportunity to continue discussions with ARAA on the real needs for that organization. He appreciated the approach and priorities shared by that organization.

## **6. COMMISSION/STAFF INPUT**

Parks & Assistant Public Works Superintendent Riverblood stated that the ice skating got off to a slow start because of the weather. He stated that the rinks are open and warming houses are open at 25 percent capacity. He stated that a pleasure rink was created to the northwest of City Hall as well.

Recreation Specialist Proulx advised that the virtual art programming that was previously offered was a great success and highlighted upcoming virtual art programs. She stated that they have also partnered with Anoka County Recreation to offer snowshoeing in the parks on February 6<sup>th</sup> and March 16<sup>th</sup>. She stated that another opportunity is being offered on March 20<sup>th</sup> which will be a

birding hike. She stated that staff is working to offer a few more programming opportunities related to monarchs and provided details. She stated that more fitness opportunities will be offered once indoor facilities can be opened again.

Chair Bennett thanked staff for the update. He noted that the Commission does have a vacant position and encouraged interested residents to apply for the position.

## **7. ADJOURNMENT**

Motion by Commissioner Sis, seconded by Commissioner Barten, to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett; Commissioners Sis, Barten, Leistico, and Loss.  
Voting No: None. Absent: Commissioner Guck.

The Park and Recreation Commission meeting adjourned at 7:43 p.m.

Respectfully submitted,

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Mark Riverblood  
Parks & Assistant Public Works Superintendent

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

**Park and Recreation Commission**

**5. 1.**

**Meeting Date:** 02/11/2021

**Submitted For:** Mark Riverblood, Engineering/Public Works

**By:** MaryJo Warner, Engineering/Public Works

**Information**

**Title:**

Affirm 2020 Photo Contest Winners

**Purpose/Background:**

The purpose of this case is to affirm and advance the City of Ramsey 2020 Photo contest winners to City Council.

**Notification:**

The 2020 Ramsey Photo Contest was advertised via several venues over the past year, and is now a reoccurring and successful program in its fourth year.

**Observations/Alternatives:**

**Photos were evaluated based on creativity, quality, composition, and expression of category theme.** Category themes are outlined as:

- **Nature of Ramsey:** Viewing landscapes, plants, animals, weather, and the environment
- **Parks and Trails:** Enjoying parks and trails in Ramsey, highlighting favorite outdoor spaces
- **Industry and Commerce of Ramsey:** Displaying diversity of industrial, commercial and agricultural operations in Ramsey
- **Life in Ramsey:** Celebrating the community through events, recreation, arts, culture, sports, and gathering places,

All winners may be announced, and presented their award (virtually) at a upcoming City Council.

Attached are all of the submissions (more than 100) for the 2020 photo contest, together with the name of the photographer.

**Funding Source:**

Prize money is from the Park and Recreation operations line item within the General Fund Budget.

**Recommendation:**

Winners were selected by the contest judges for affirmation by the Commission—Staff will 'announce' and show the winning photo(s) at the meeting.

**Action:**

Motion to affirm the 2020 Photo Contest Winners.

**Attachments**

Photo Contest 2020

**Form Review**

Inbox

Reviewed By

Date

Mark Riverblood  
Grant Riemer  
Form Started By: MaryJo Warner  
Final Approval Date: 02/05/2021

Mark Riverblood  
Grant Riemer

02/04/2021 09:34 AM  
02/05/2021 09:34 AM  
Started On: 02/03/2021 12:55 PM



# RAMSEY 2020 PHOTO CONTEST





# INDUSTRY & COMMERCE

*Displaying diversity of industrial and commercial  
operations in Ramsey*





By: Marvin Cara



By: Jessica Hare



By: Wendy Jacobsma





By: Lindsey Larson





By: Lindsey Larson





By: Jenna Martin





By: Jenna Martin





By: Jenna Martin



By: Michelle Osterhus



By: Michelle Osterhus





By: Michelle Osterhus



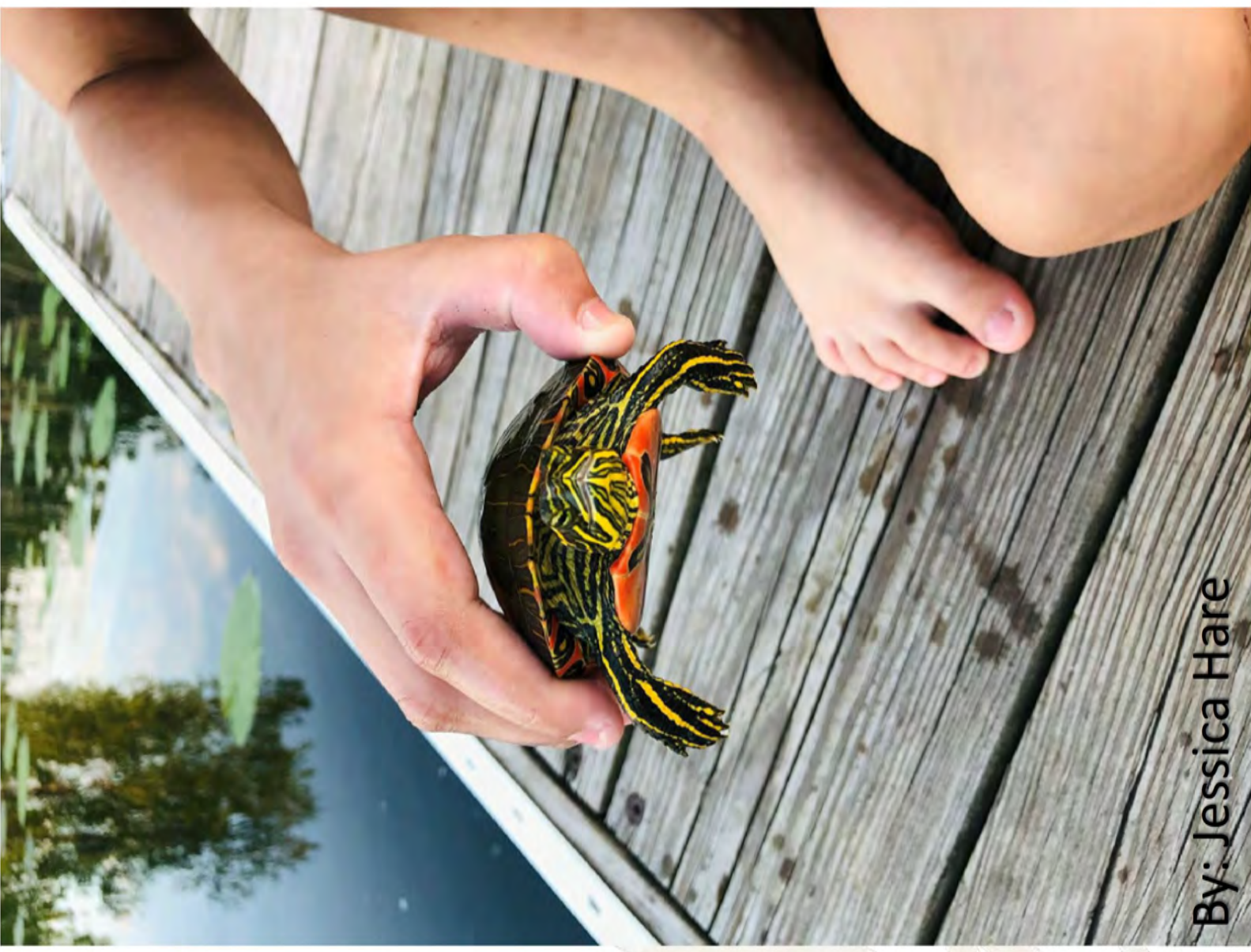
# LIFE IN RAMSEY

*Celebrating the community through events, recreation,  
arts, culture, sports, and gathering places, etc.*



By: Jessica Hare





By: Jessica Hare

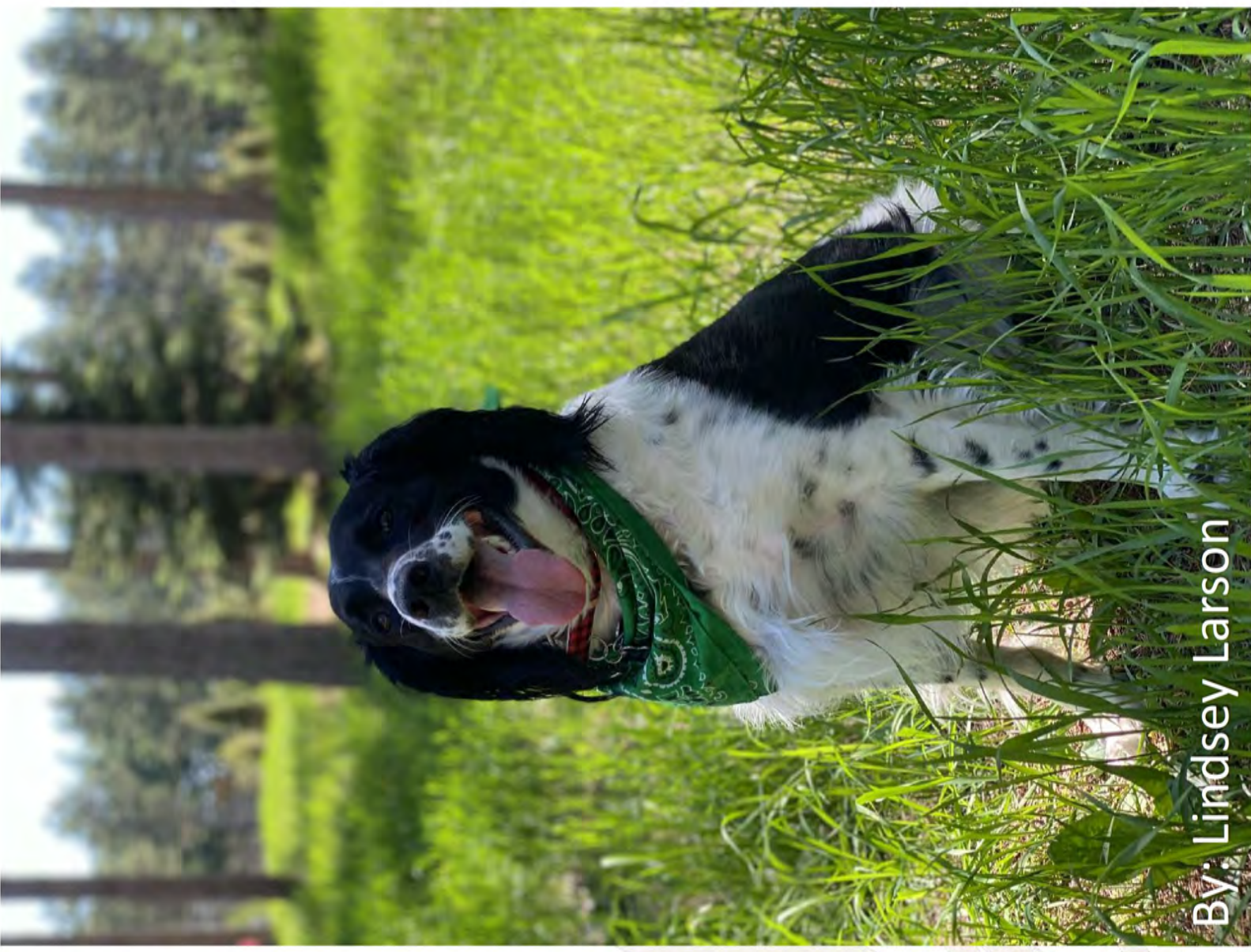




By: Melissa Knoblauch



By: Lindsey Larson

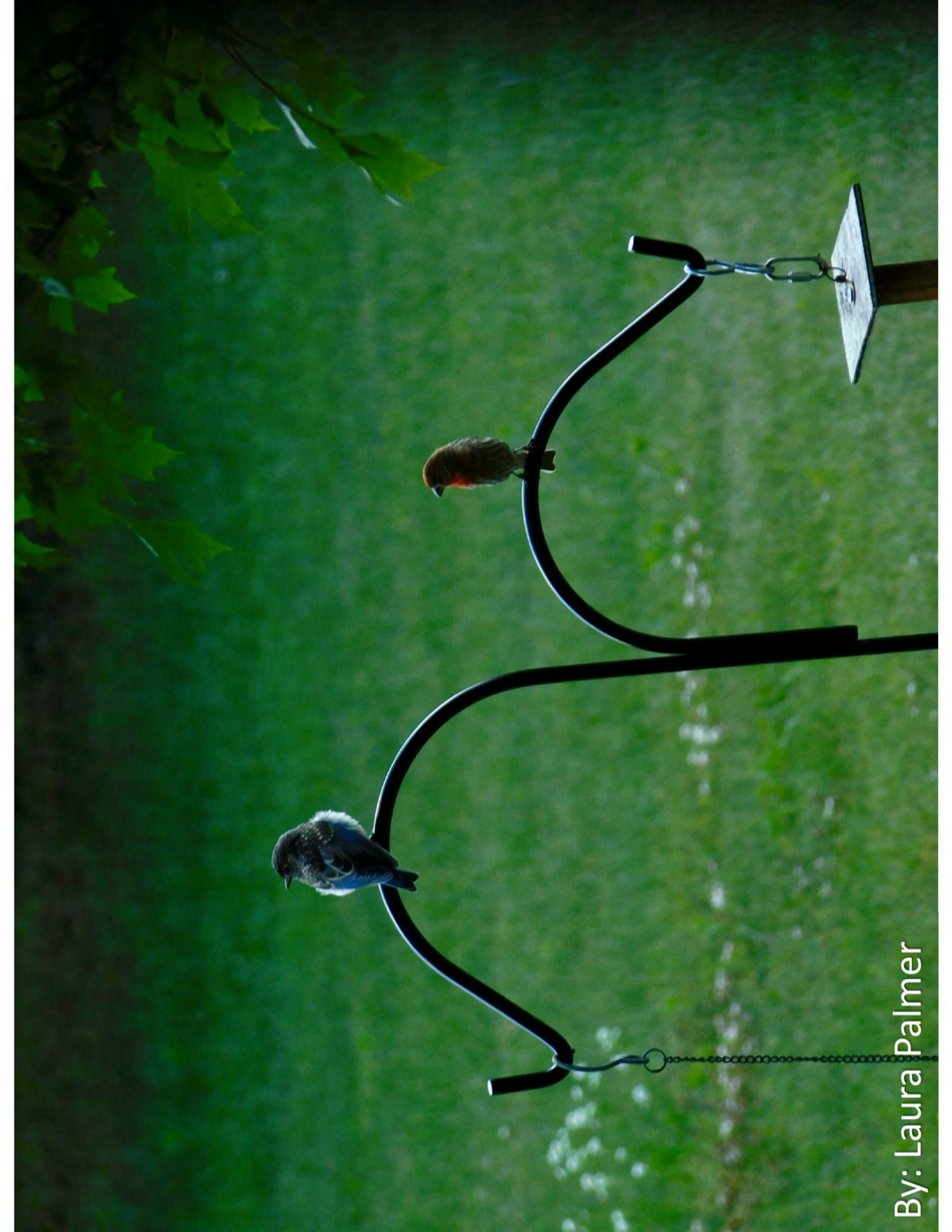


By: Lindsey Larson



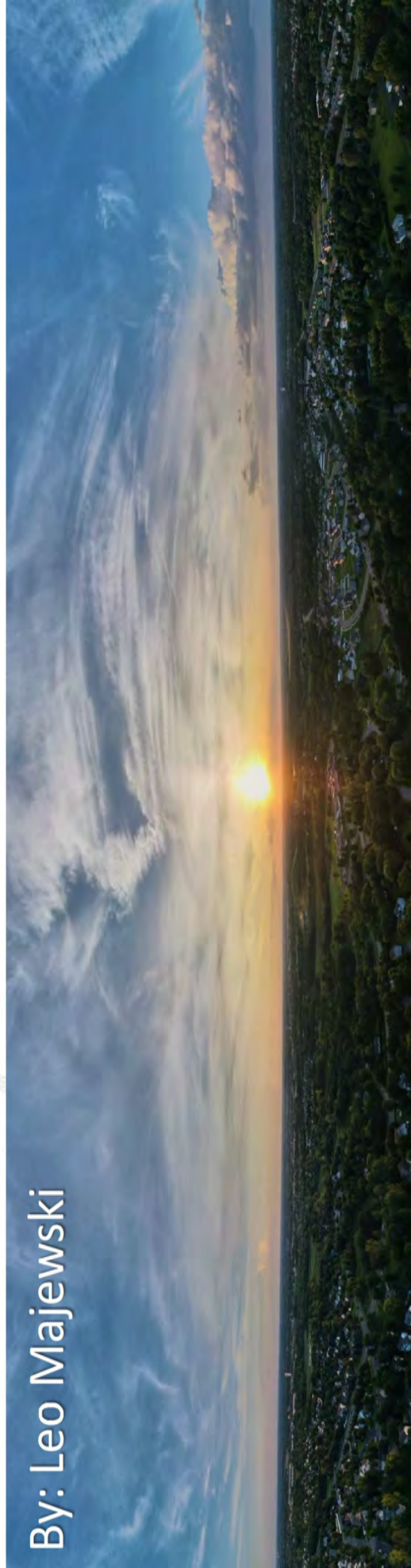


By: Laura Palmer



By: Laura Palmer

By: Leo Majewski





By: Keith Marks





By: Jenna Martin





By: Jenna Martin





By: Michelle Osterhus



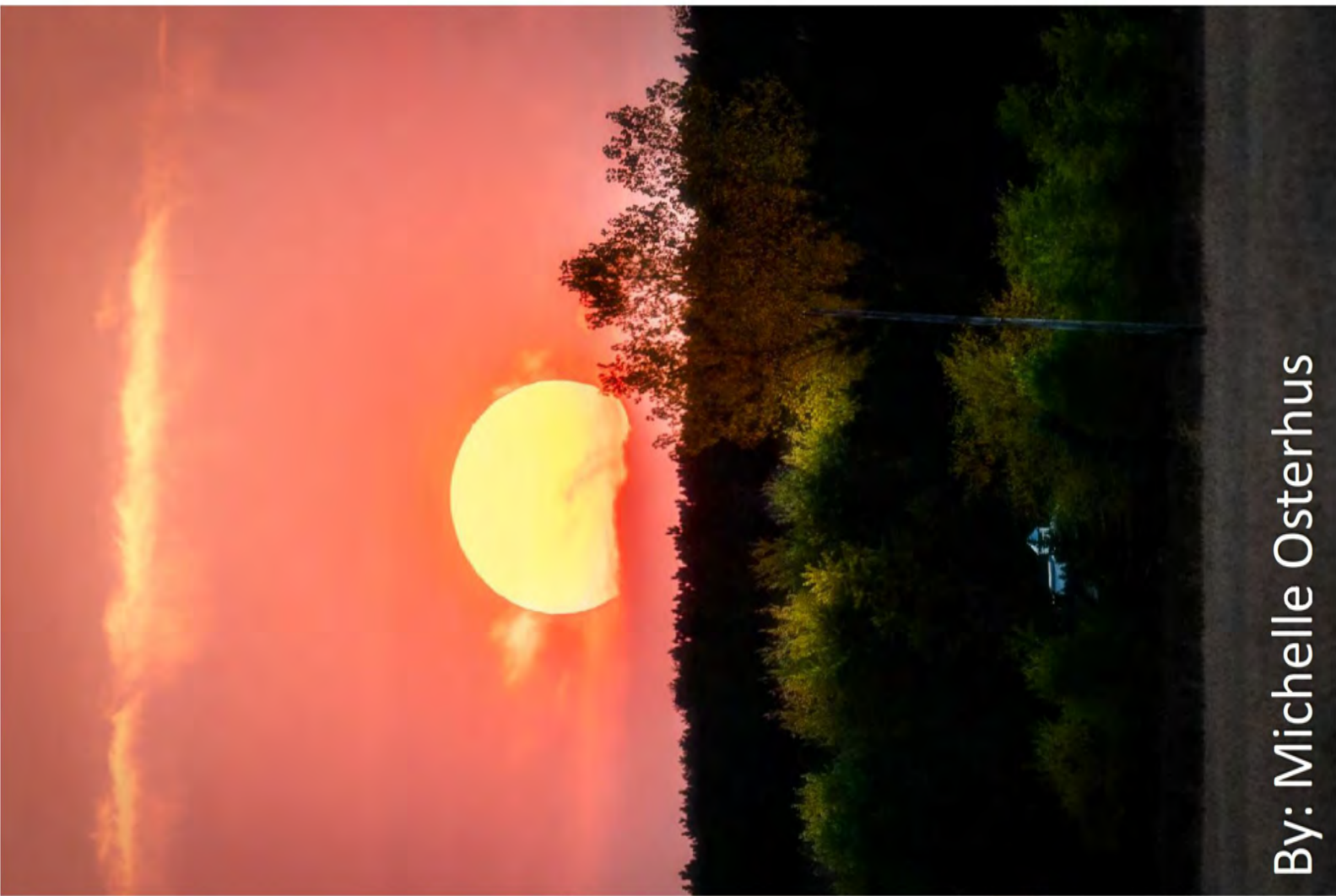


By: Michelle Osterhus



By: Michelle Osterhus





By: Michelle Osterhus



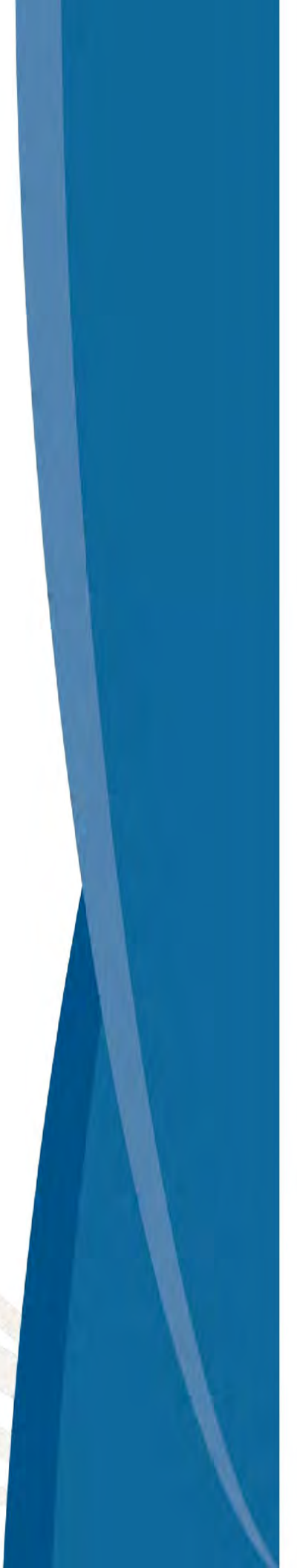
By: Jessie Rowles





# NATURE OF RAMSEY

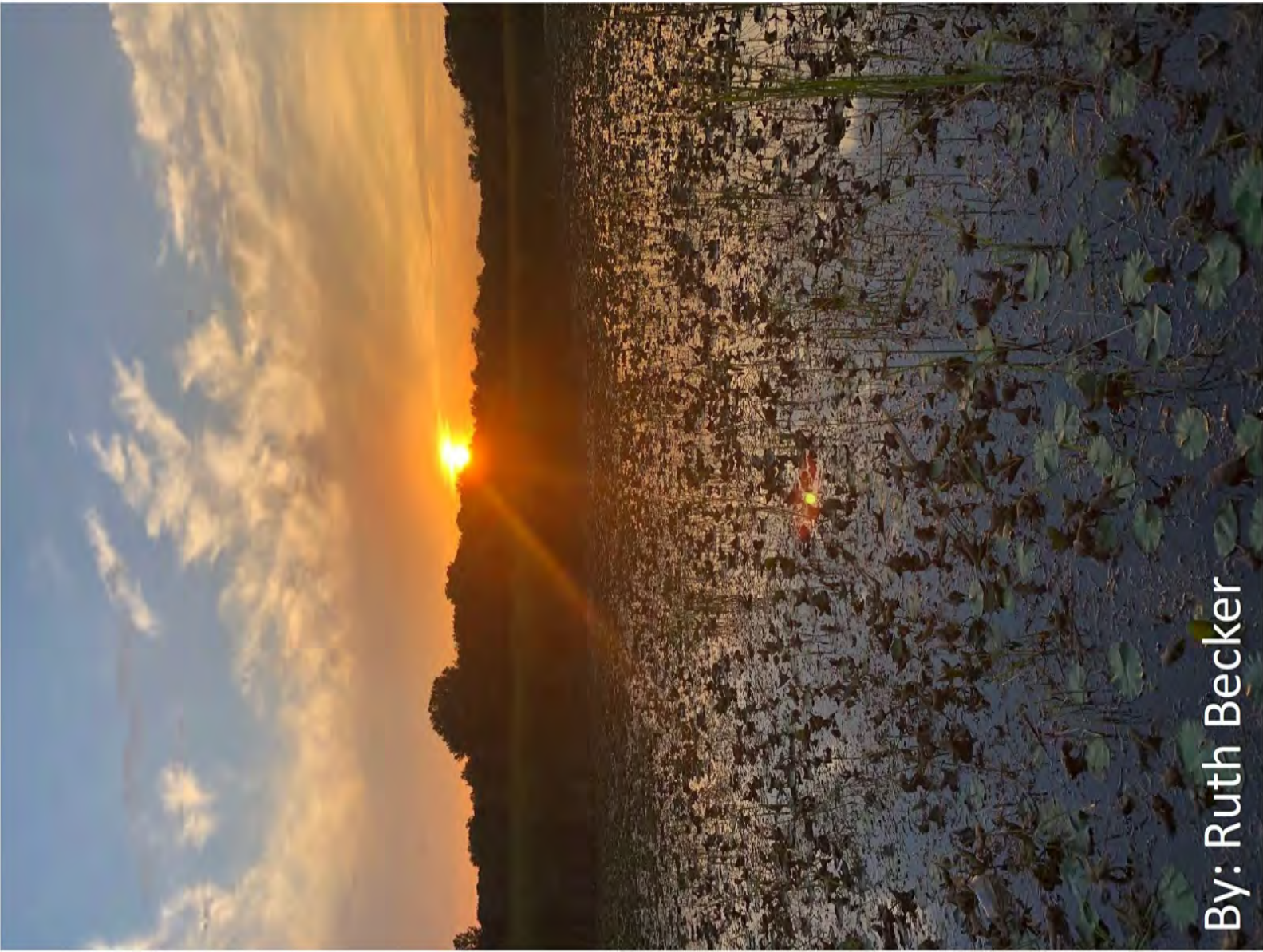
*Viewing landscapes, plants, animals, weather, etc.*





By: Ruth Becker





By: Ruth Becker





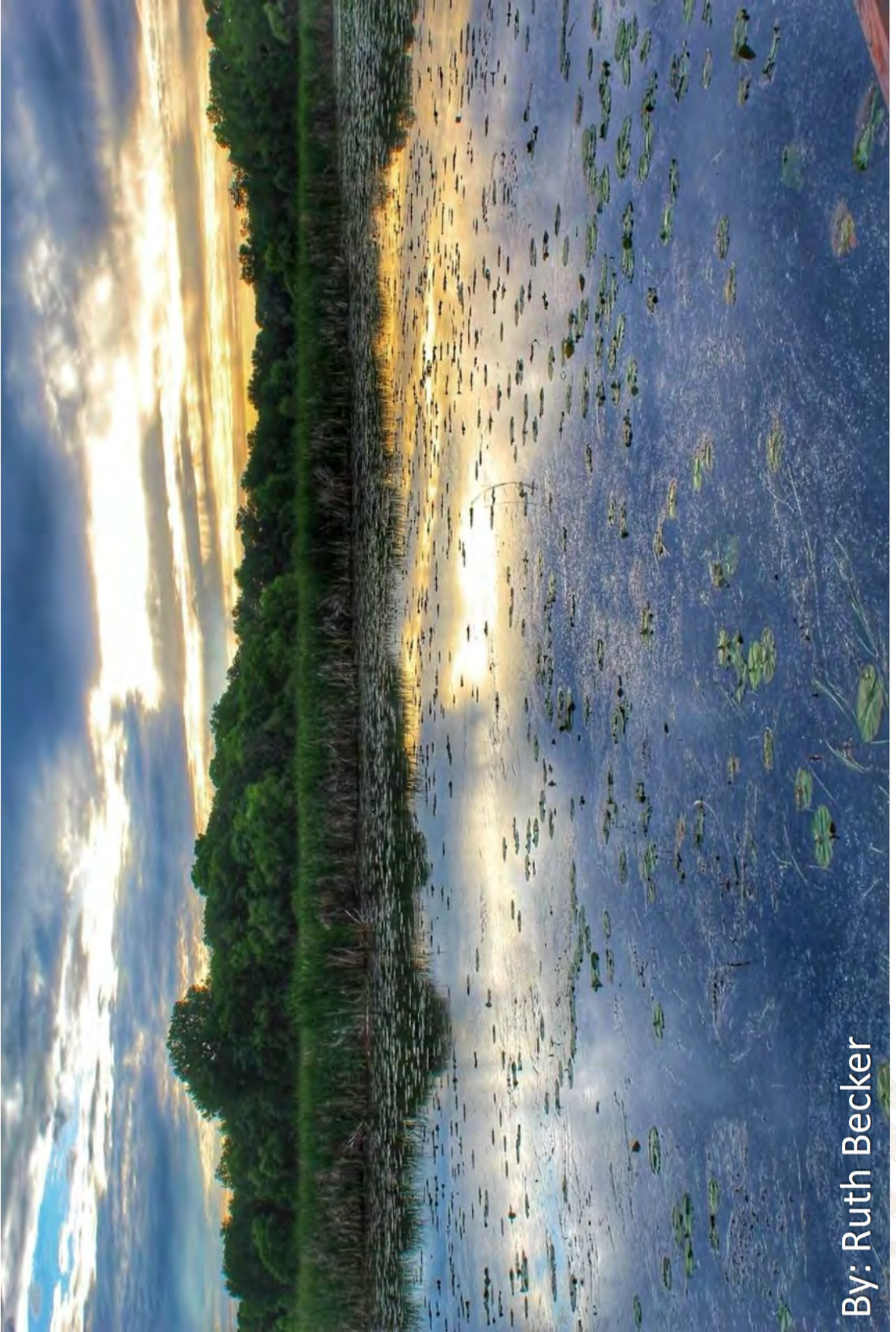
By: Ruth Becker





By: Ruth Becker





By: Ruth Becker





By: Ruth Becker





By: Jennifer Flickinger





By: Jennifer Flickinger





By: Sarah Gardner



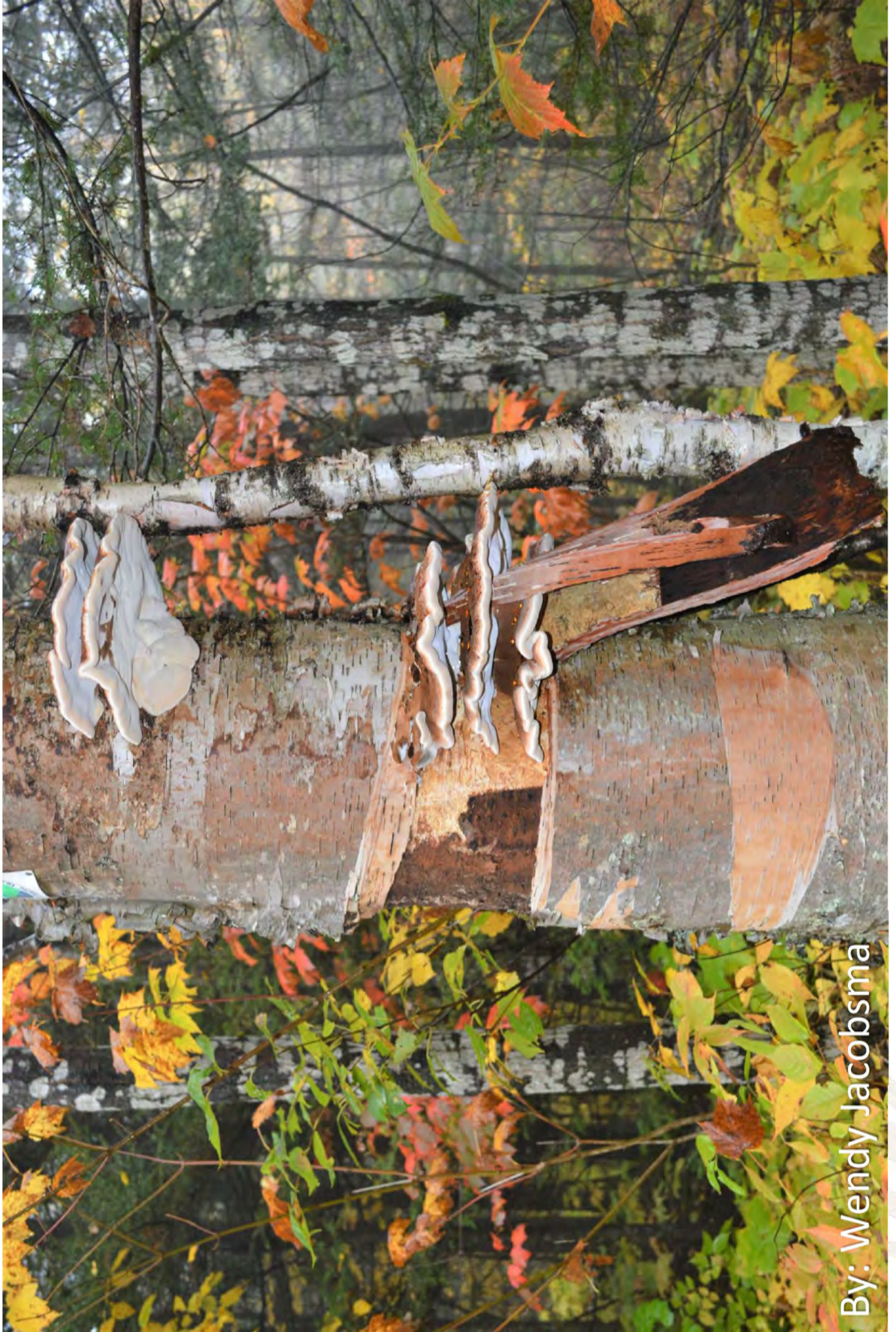
By: Sarah Gardner



By: Sarah Gardner



By: Michael Hokkanen

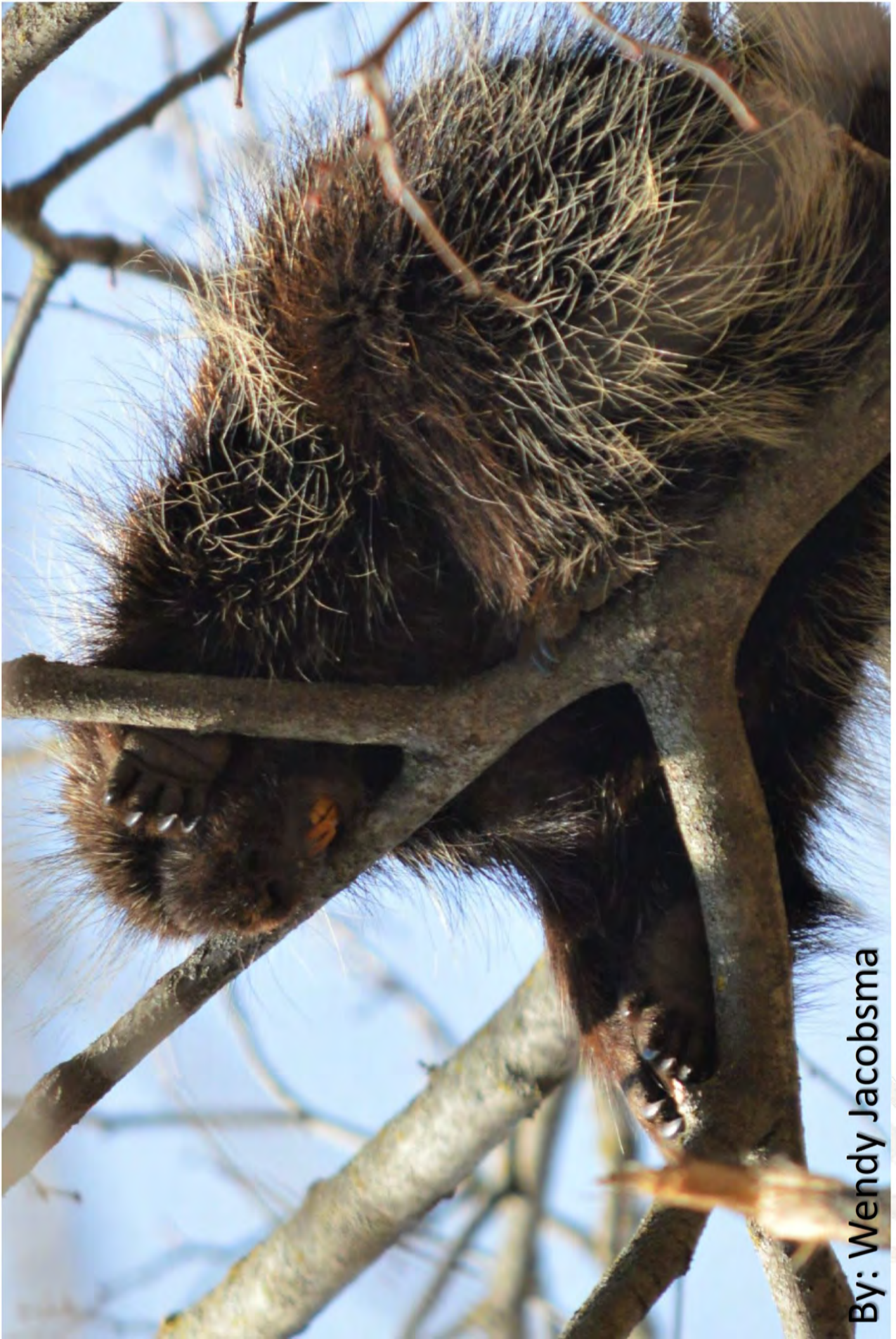


By: Wendy Jacobsma



By: Wendy Jacobsma





By: Wendy Jacobsma



By: Wendy Jacobsma



**By: Wendy Jacobsma**





By: Wendy Jacobsma



By: Wendy Jacobsma





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By: Wendy Jacobsma



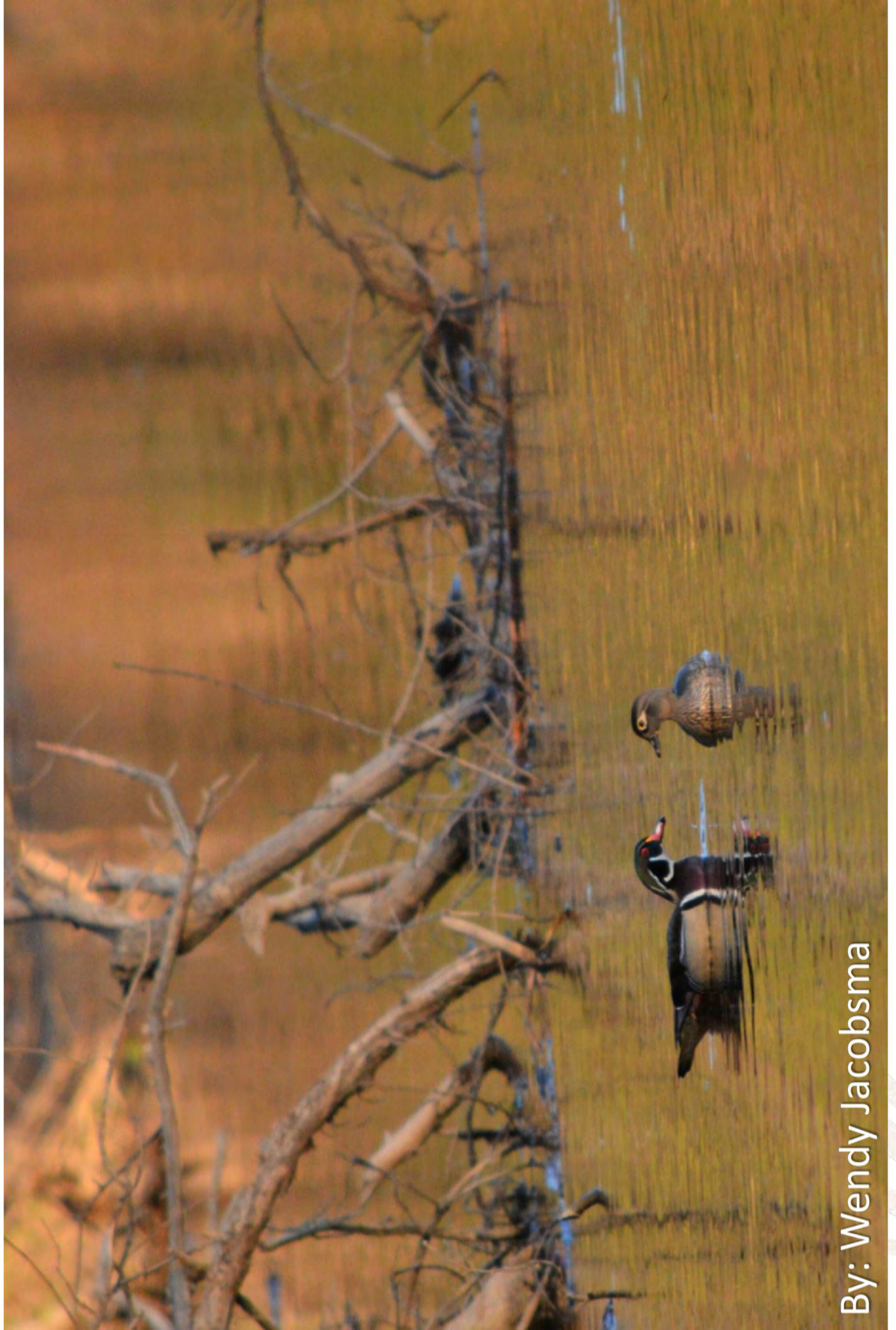
By: Wendy Jacobsma





By: Wendy Jacobsma





By: Wendy Jacobsma



By: Wendy Jacobsma



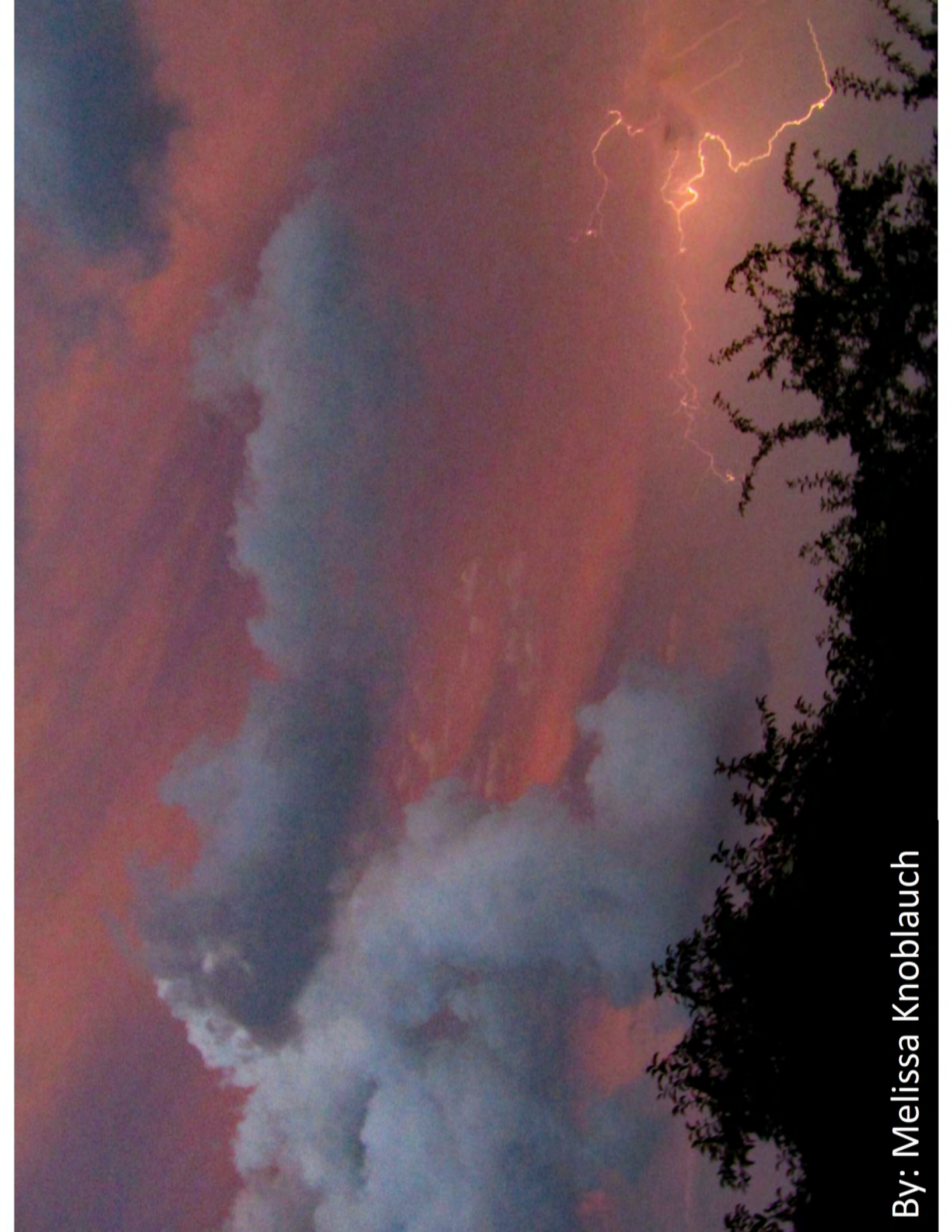


By: Wendy Jacobsma

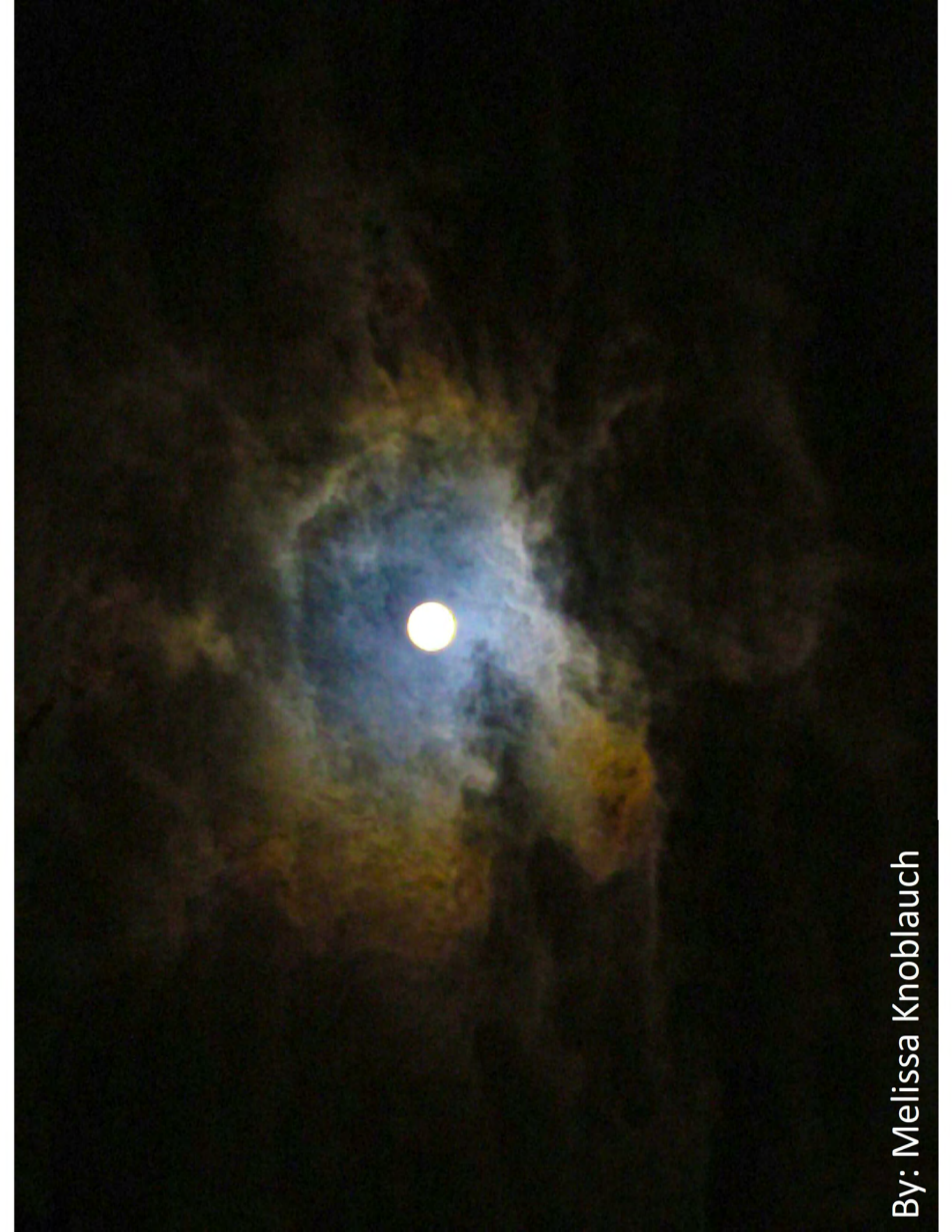




By: Wendy Jacobsma



By: Melissa Knoblauch

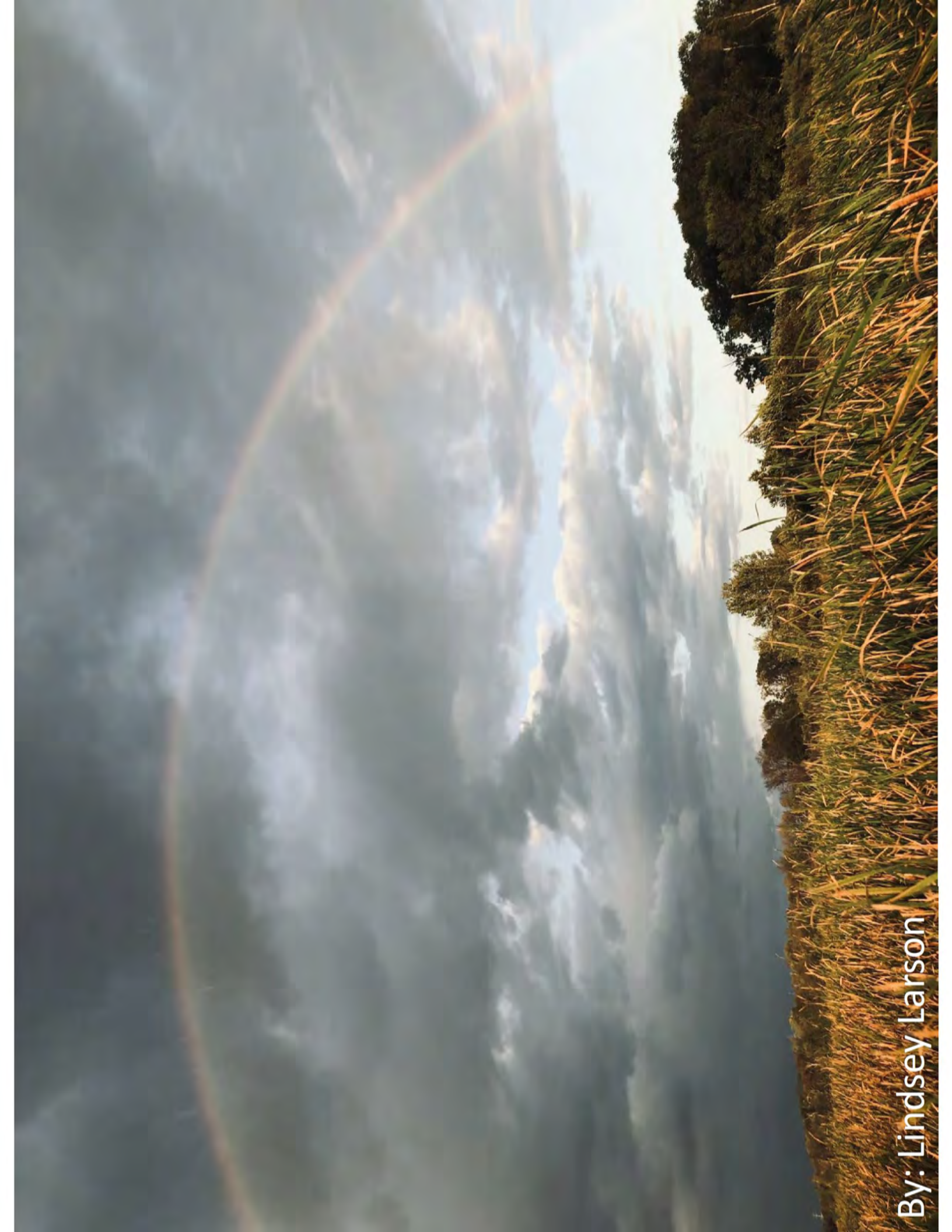


By: Melissa Knoblauch

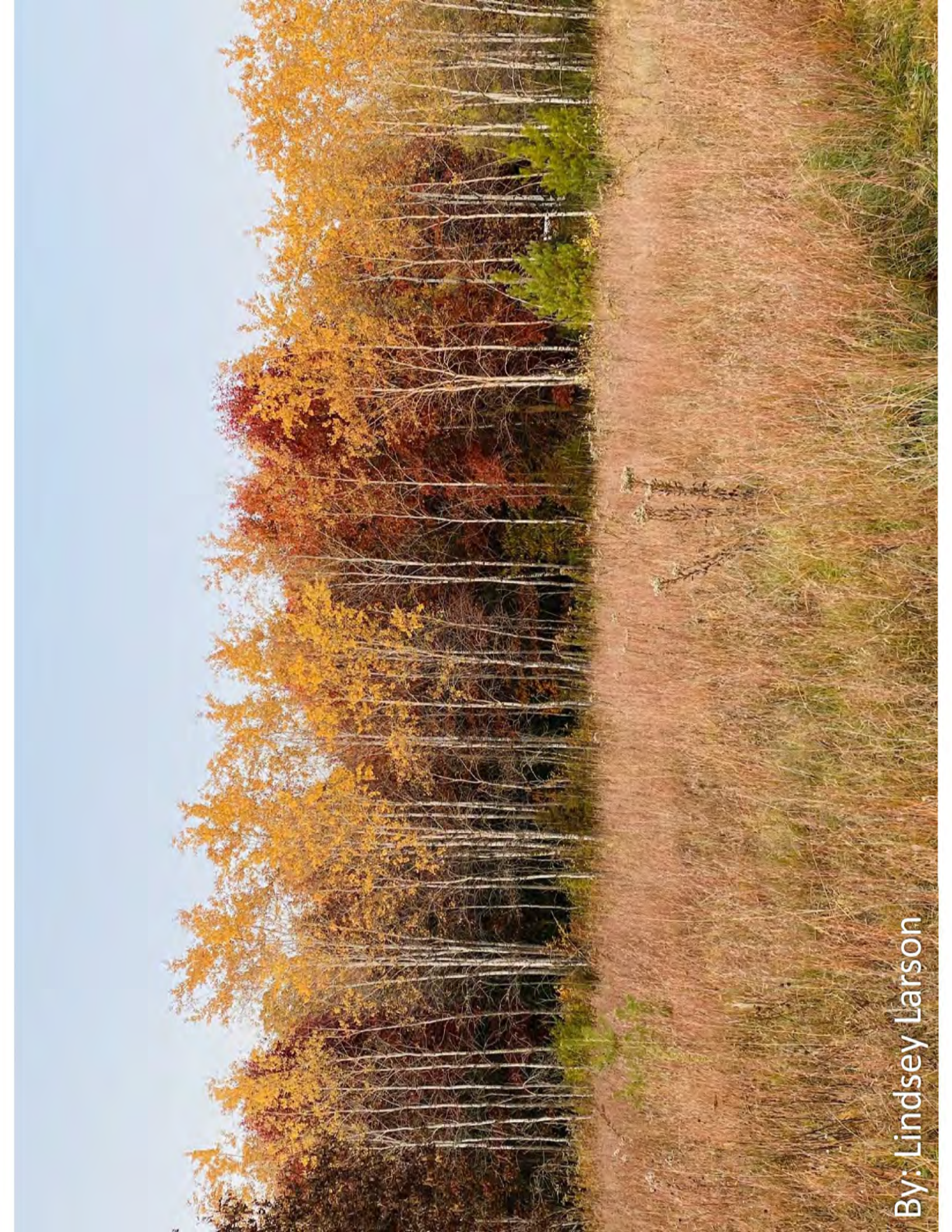


By: Lindsey Larson





By: Lindsey Larson



By: Lindsey Larson



By: Laura Palmer



By: Keith Marks



By: Keith Marks



By: Keith Marks





By: Keith Marks



By: Keith Marks



By: Keith Marks



By: Jenna Martin



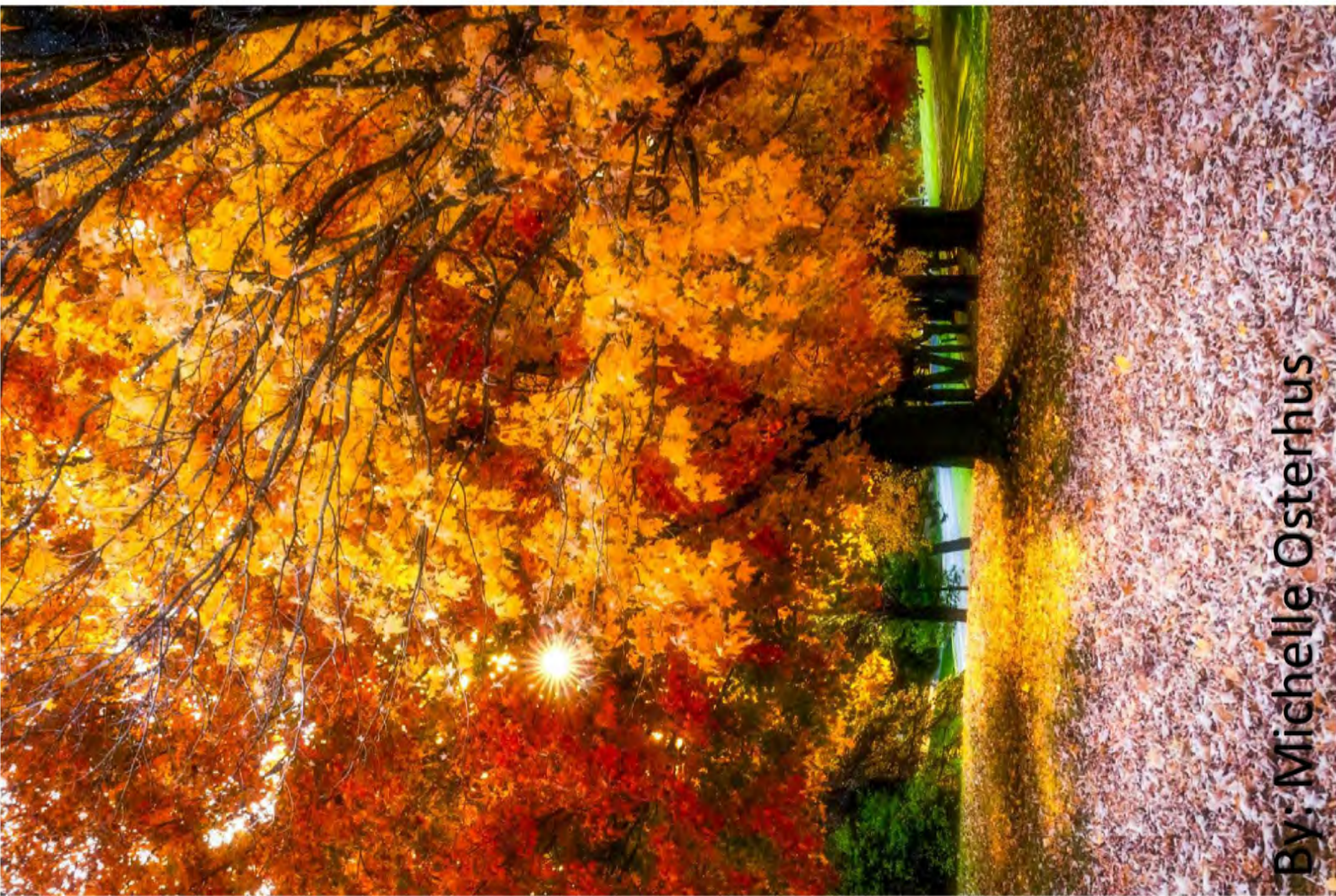


By: Jenna Martin



By: Jenna Martin





By: Michelle Osterhus





By: Michelle Osterhus





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By: Michelle Osterhus

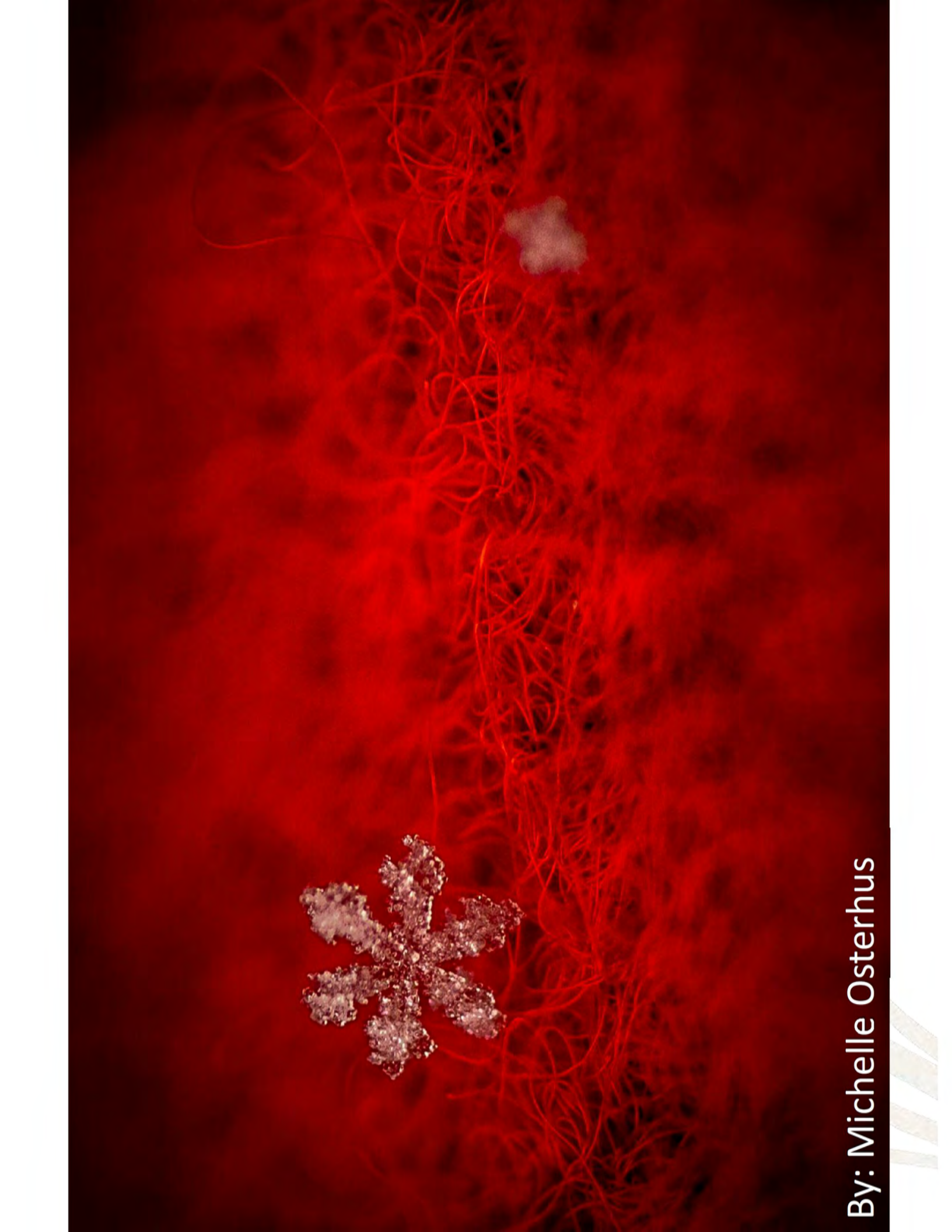




By: Michelle Osterhus

By: Michelle Osterhus





By: Michelle Osterhus





By: Igor Radzyuk



By: Bria Reimer



By: Jennifer Shoemaker



By: Jennifer Shoemaker



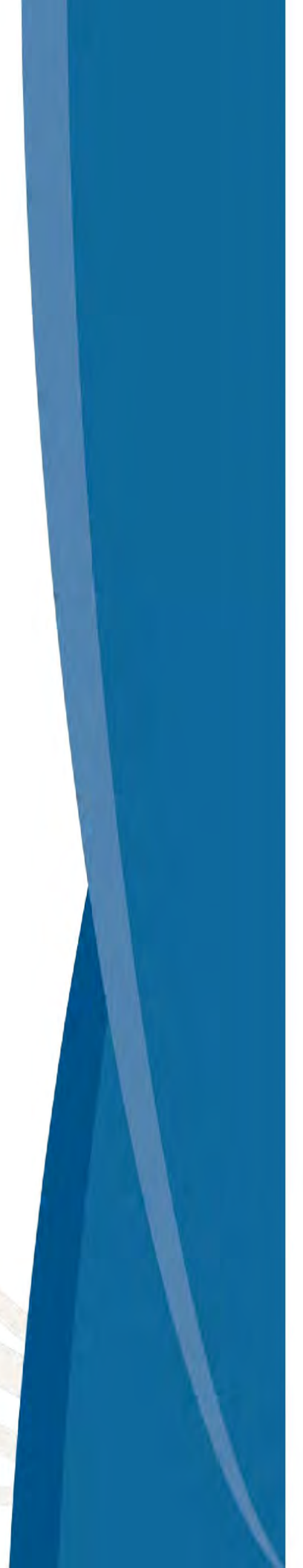
By: Michelle Super





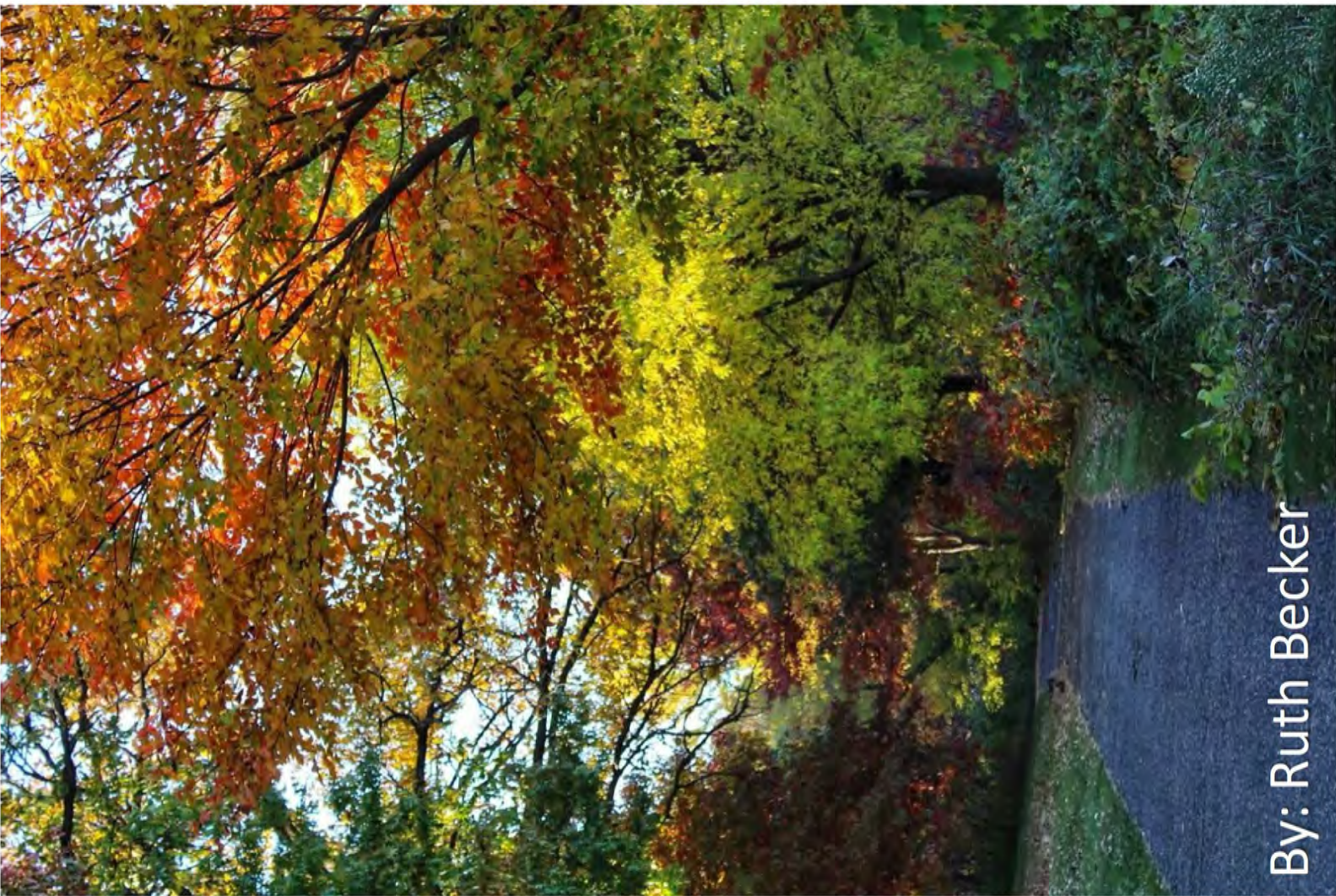
# PARKS AND TRAILS

*Enjoying parks and trails in Ramsey, highlighting your  
favorite outdoor spaces*





By: Ruth Becker



By: Ruth Becker

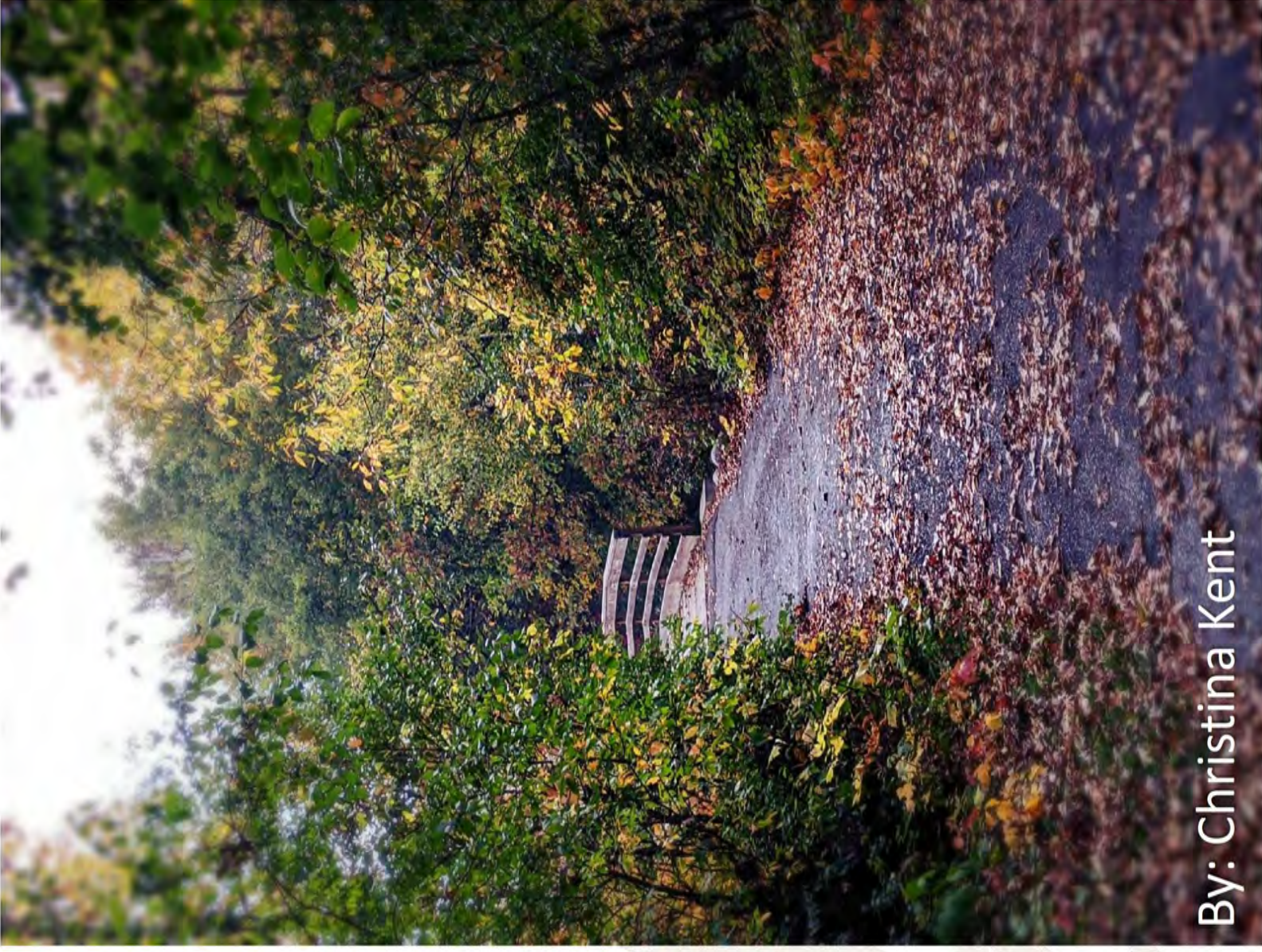




By: Laurie Hanson



By: Laurie Hanson



By: Christina Kent





By: Lindsey Larson





By: Lindsey Larson



By: Keith Marks

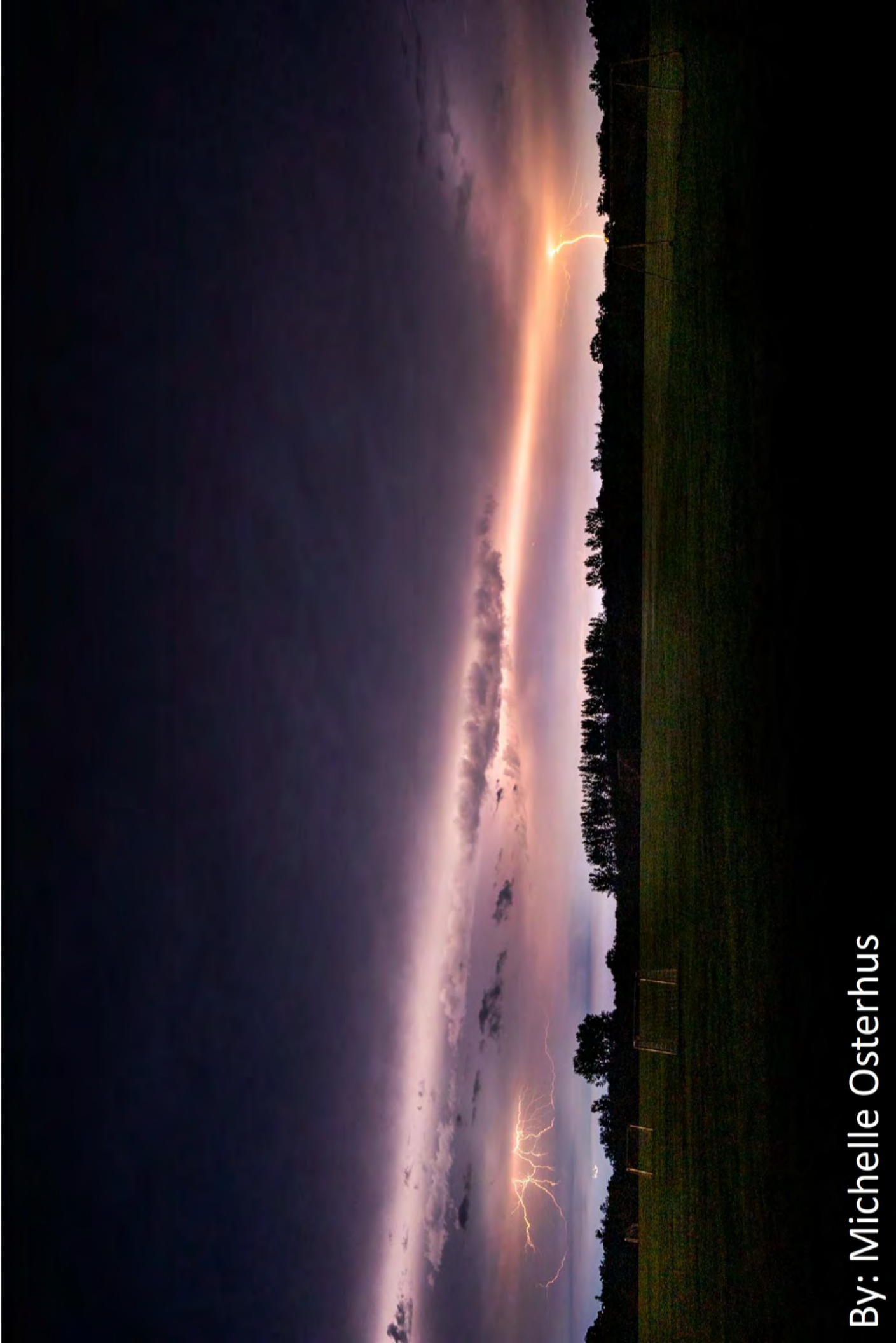




By: Keith Marks

By: Michelle Osterhus





By: Michelle Osterhus



**Meeting Date:** 02/11/2021

**By:** Mark Riverblood, Engineering/Public Works

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**Information**

**Title:**

Consider Potential Expansion for Loral I Armstrong Delaney Central Park

**Purpose/Background:**

On January 14, 2021, the Park & Recreation Commission discussed the potential purchase of approximately 11 acres of raw land east of Loral I Armstrong Central Park for expansion. The present owner, St. Katherine Drexel Church indicated an offer to sell this land to the City for approximately \$517,000, and also, that there was apparent interest from a residential developer.

The result of the Commission's deliberation on this matter, was direction to Staff to map-out what a future residential land use of the property might look like, and how Park Dedication as a requirement of the subdivision as land versus cash, may yield the City additional athletic field space, together with improved access and parking. Please see January's case, and the attached DRAFT meeting minutes for additional information.

**Notification:**

Note: At this time there is no proposed plat for the land this topic discusses, this case is to respond to the offer to the City to purchase land to add to the park and no special notifications are required. Also, the Planning Commission is expected to discuss residential land use considerations for this same area, at their work session on February 11th, 2021, as a point of information.

**Observations/Alternatives:**

**Observations:**

Following the Commission's direction to 'ghost plat' the property to see what residential land use patterns might look like, and how fulfillment of Park Dedication requirements might address perceived needs for the park, Staff obtained permission from the church to embark upon this exercise. Attached are three diagrams of potential land use scenarios, each with the southeast quadrant of the 35 acres east of Central Park reserved for potential church related uses.

These three illustrative plats are shown as:

A 'yield plan' showing 59 lots with no park expansion. A plan showing a park expansion with a new, full size flex use athletic field and 48 residential lots (3.3 acres of new parkland). And a 49 lot plan demonstrating how two new athletic fields could be established by using portions of existing softball outfields (2.15 acres of new parkland). In both of the last two scenarios additional access at the east side of Central is gained, as well as parking.

It is important to note that the above concepts are not the only configurations that may be tenable for park expansion concurrent with the subdivision of land. A hybrid between the two may be possible, or a field(s) to the north may work well, with another to the far south near 161st Avenue. With a field to the south, this also sets up an

opportunity for a shared parking area with the church and the park, which would have several tangible cost benefits to each entity. Another aspect for consideration, is if it is beneficial to connect any future residential subdivision in this area to the existing parkway that terminates as a cul de sac near the park's present, eastern boundary.

**Alternatives:**

Relative to the original question and a recommendation to City Council on the proposed purchase of approximately 11 acres to expand Loral I Armstrong Delaney Central Park for \$517,000, the options appear to be:

- 1) Take no action at this time (formally or informally decline)
- 2) Purchase 11 acres without a plan for the land's use
- 3) Attempt to negotiate different terms or acreage for a purchase
- 4) Attempt to negotiate the dedication of land to be credited against future Park Dedication
- 5) Designate minimum expectations and goals for a park expansion to satisfy future Park Dedication obligations, to be met before or no later than the time of the subdivision of land east of the park

Staff would support options 3, 4, or 5, with an emphasis on the last two alternatives—understanding, that practically, alternative 5 is the most logical to realize.

**Funding Source:**

Funding for any potential land *purchase* this case discusses would be from the Park Trust Fund. In the alternative, the City may receive park land through the subdivision process, *or* receive the land in some other manner, and by agreement, provide credit against future Park Dedication owed as a Development obligation (land or cash fee).

**Recommendation:**

Staff recommends the motion as presented below.

**Action:**

Motion to recommend to City Council, that the future subdivision of land east of Loral I Armstrong Delaney Central Park include a park expansion consisting of a minimum of two new areas for flex-use athletic fields, additional public access and parking, to be considered as fulfilling Park Dedication obligations.

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**Attachments**

approximate area of 11 acres

earlier concepts

shared flex fields

New flex field

yield plan

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**Form Review**

**Inbox**

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 02/05/2021

**Reviewed By**

Grant Riemer

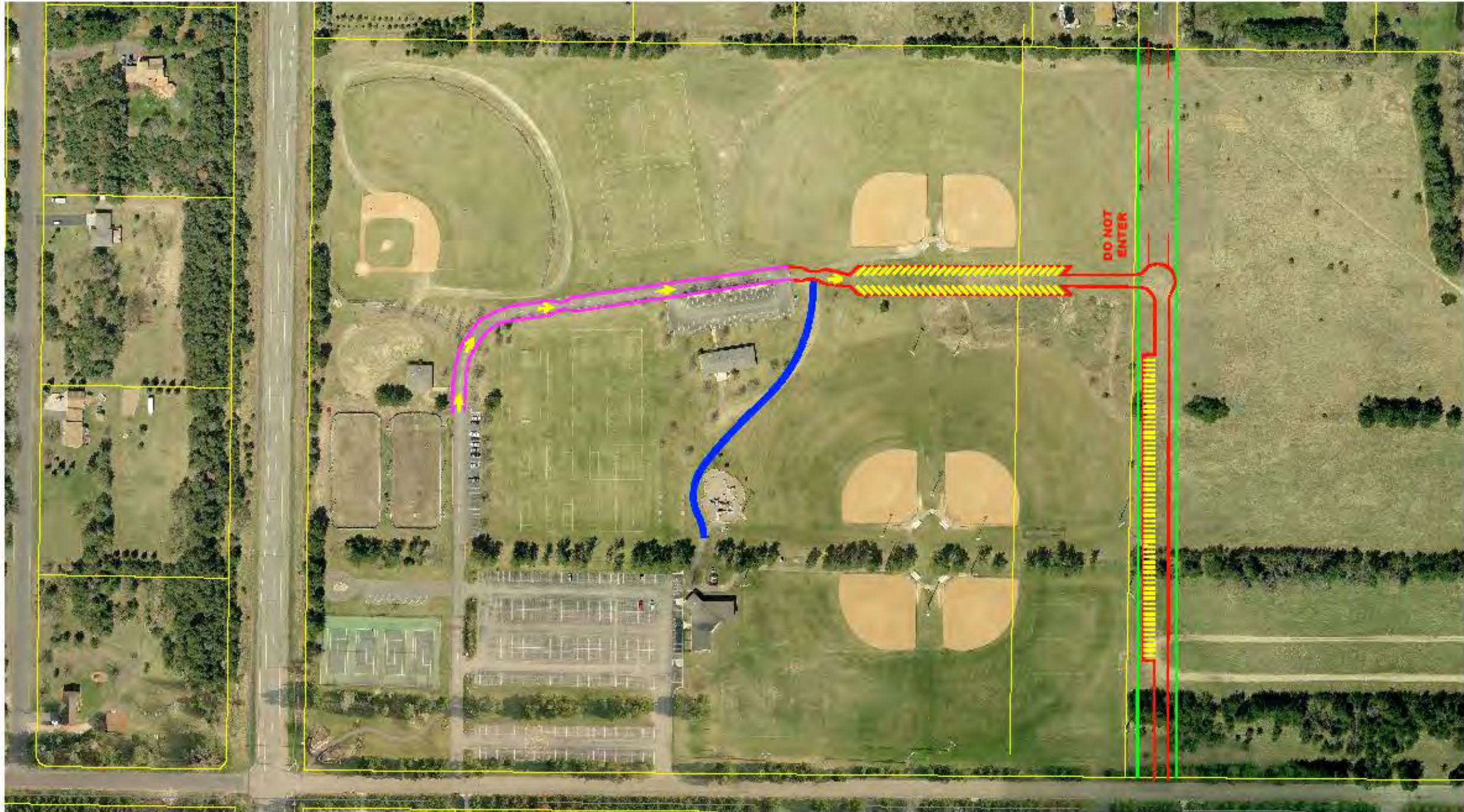
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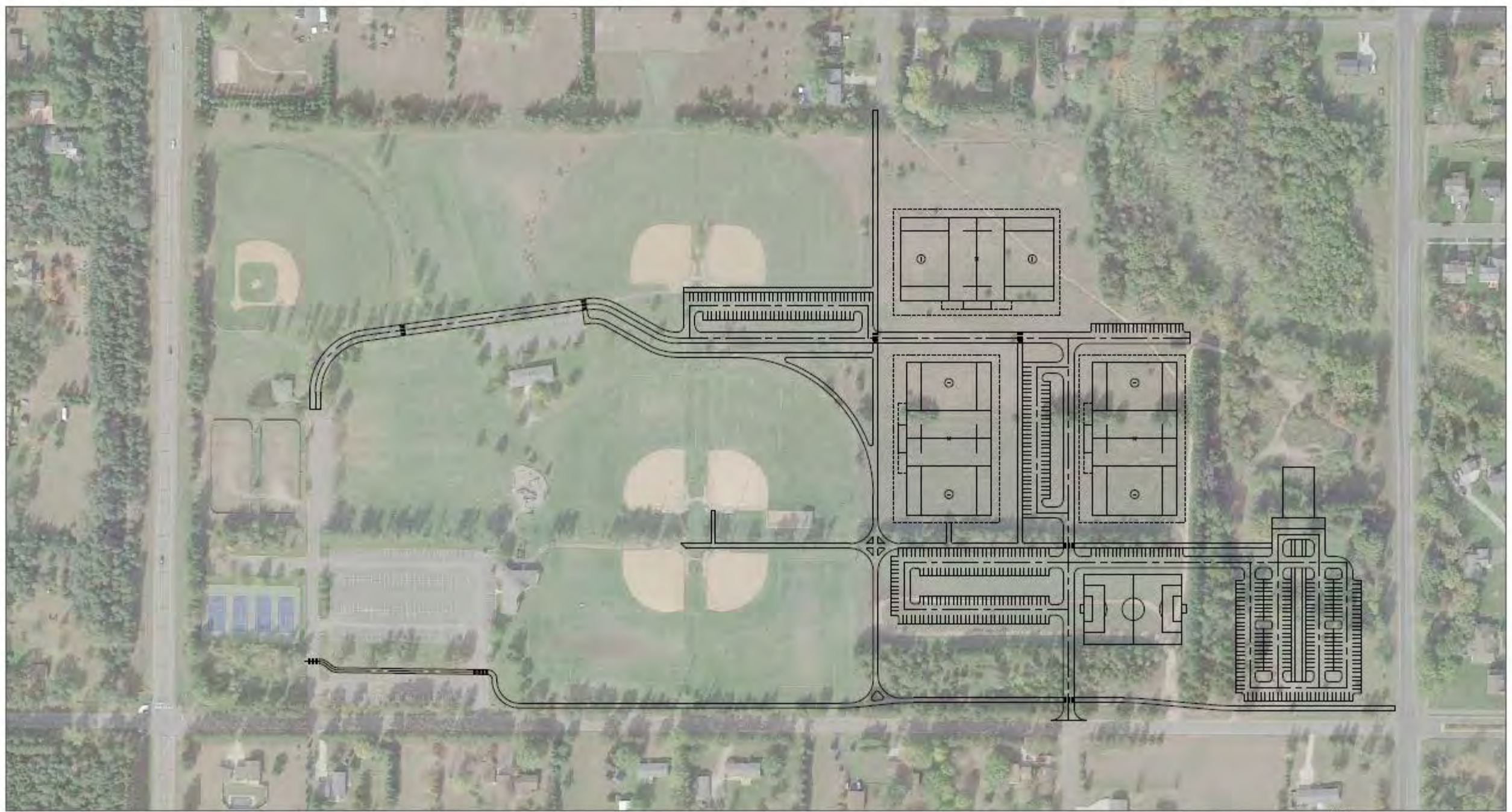
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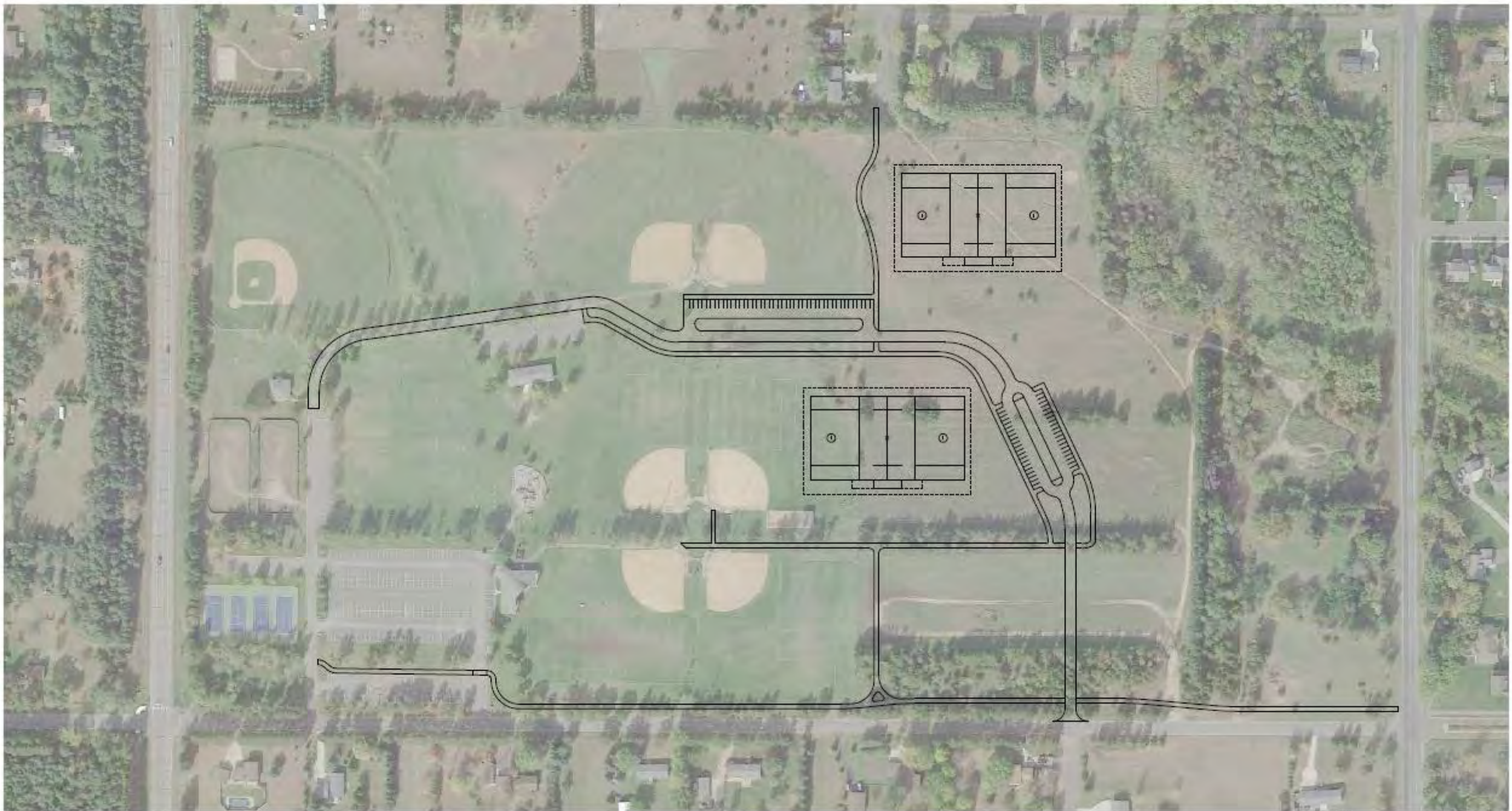


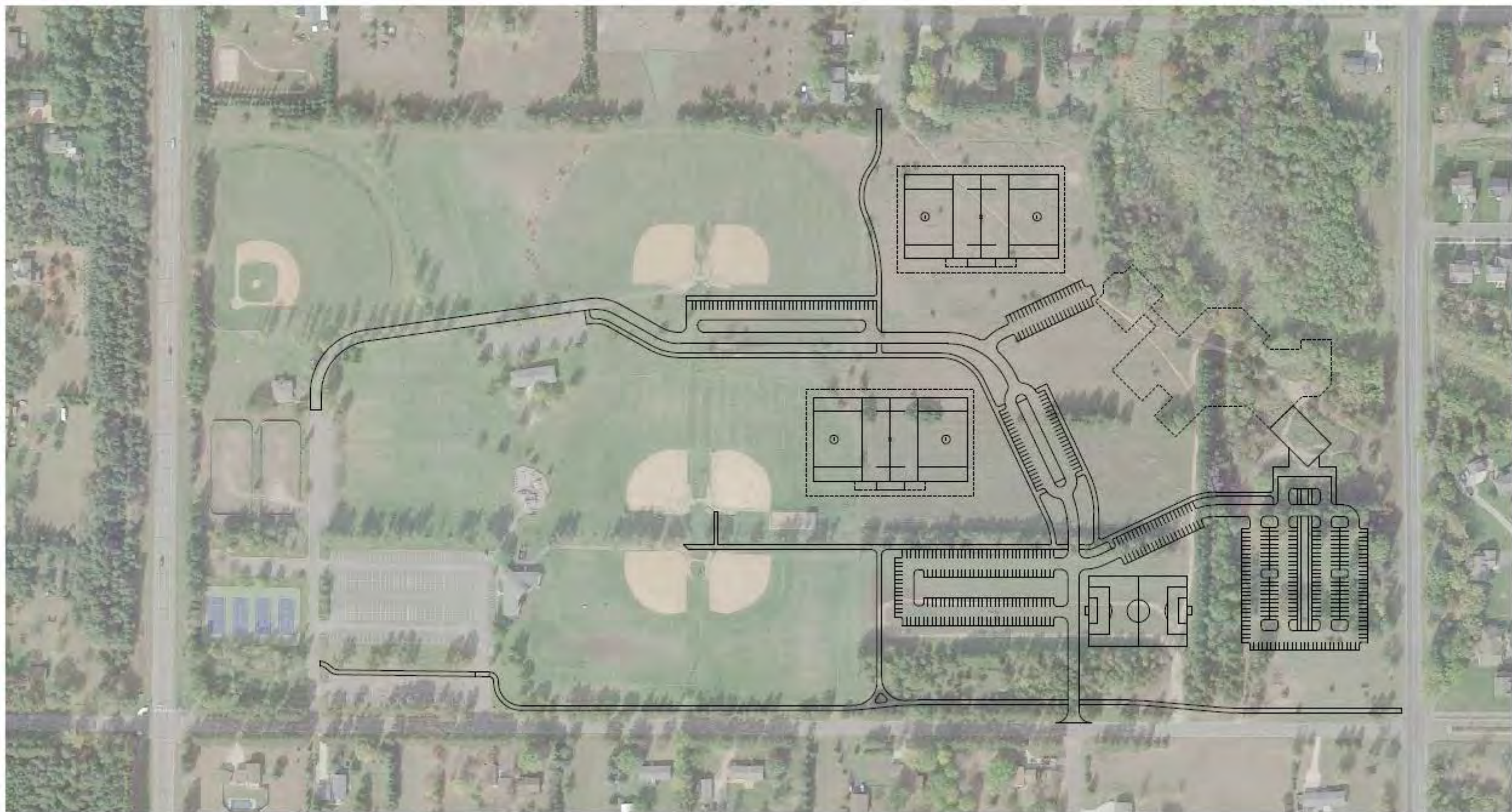
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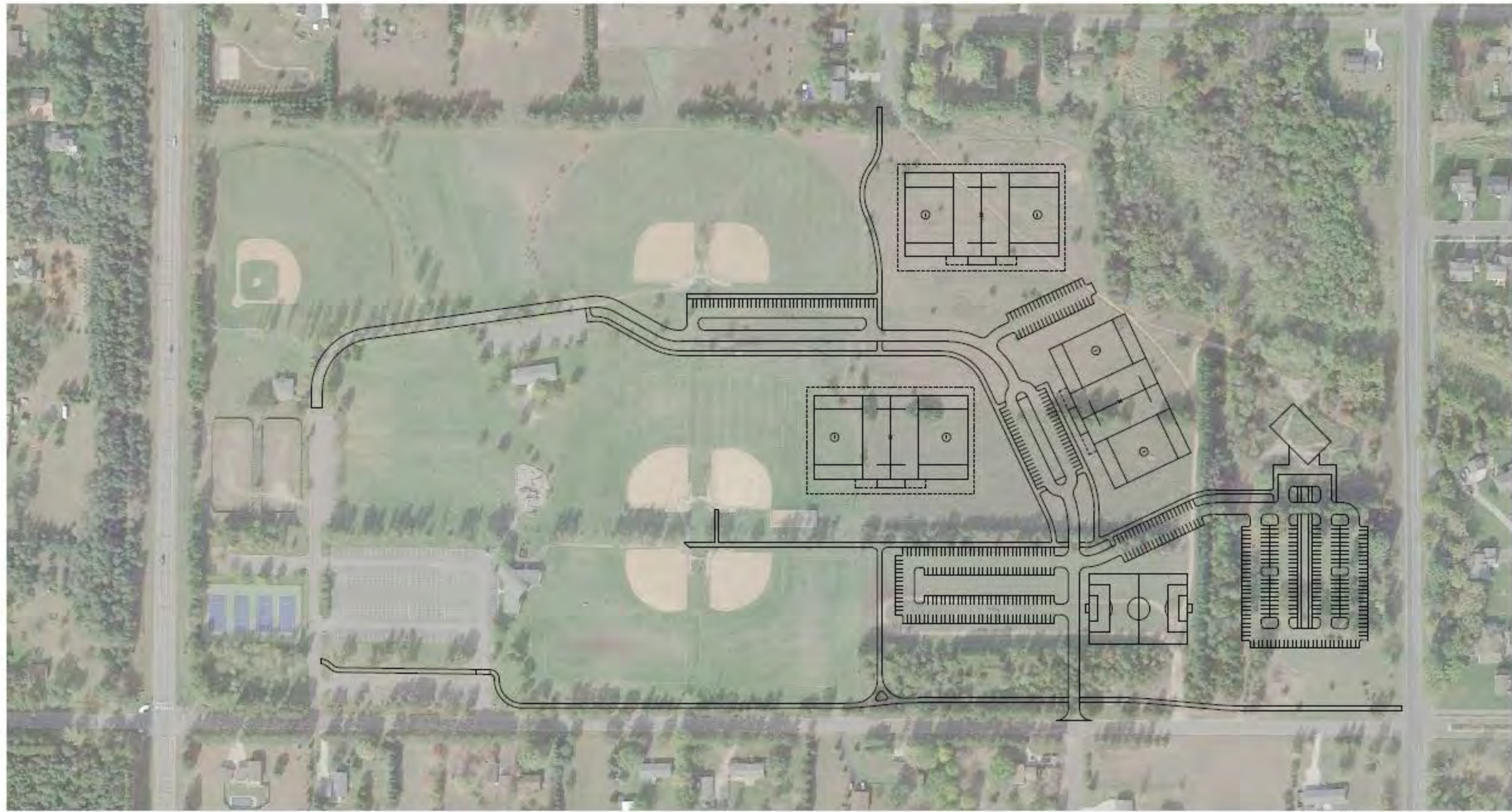


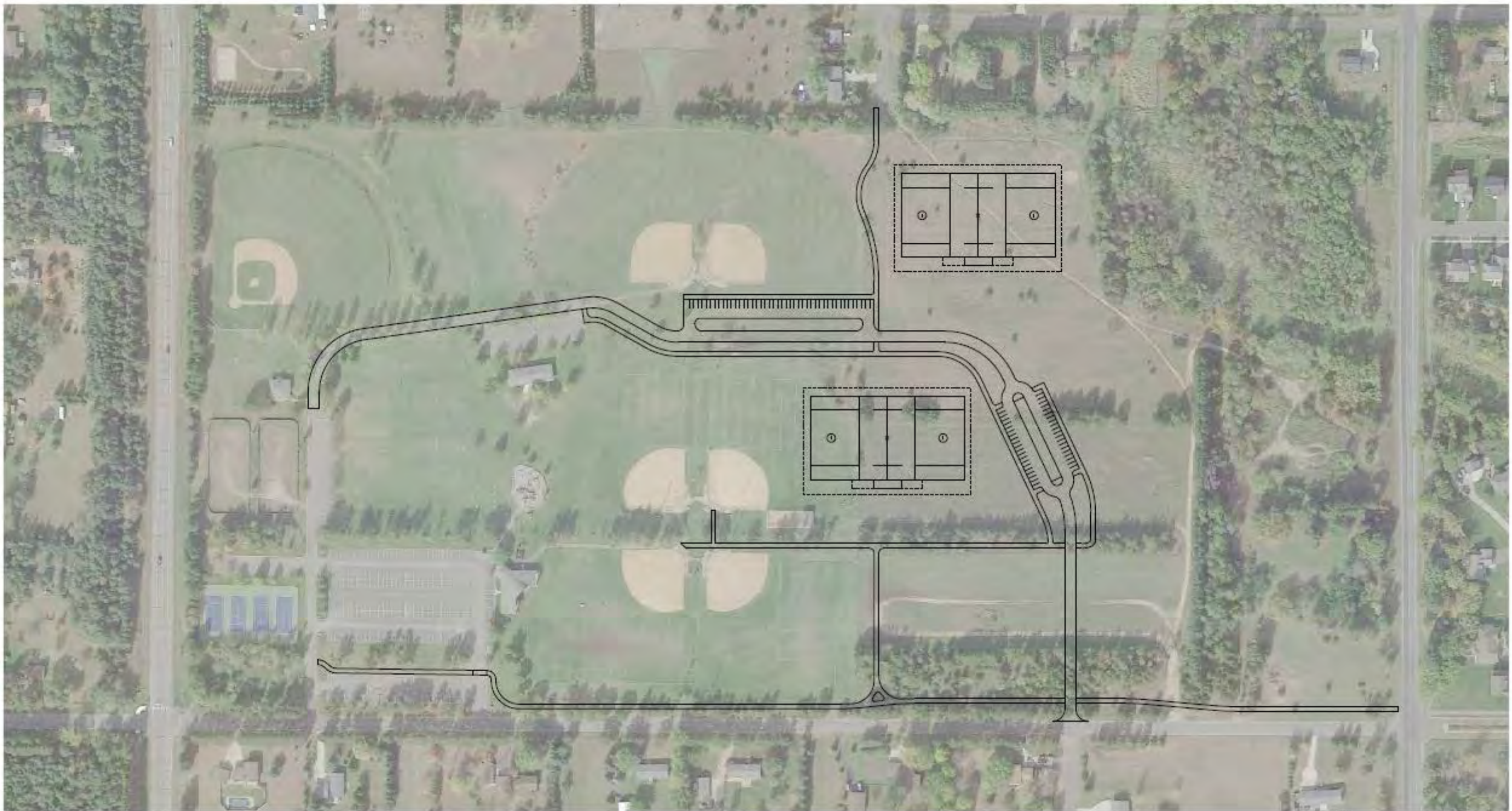
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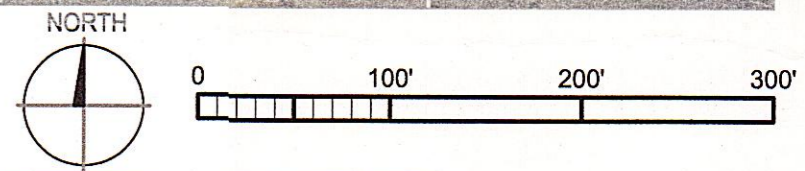
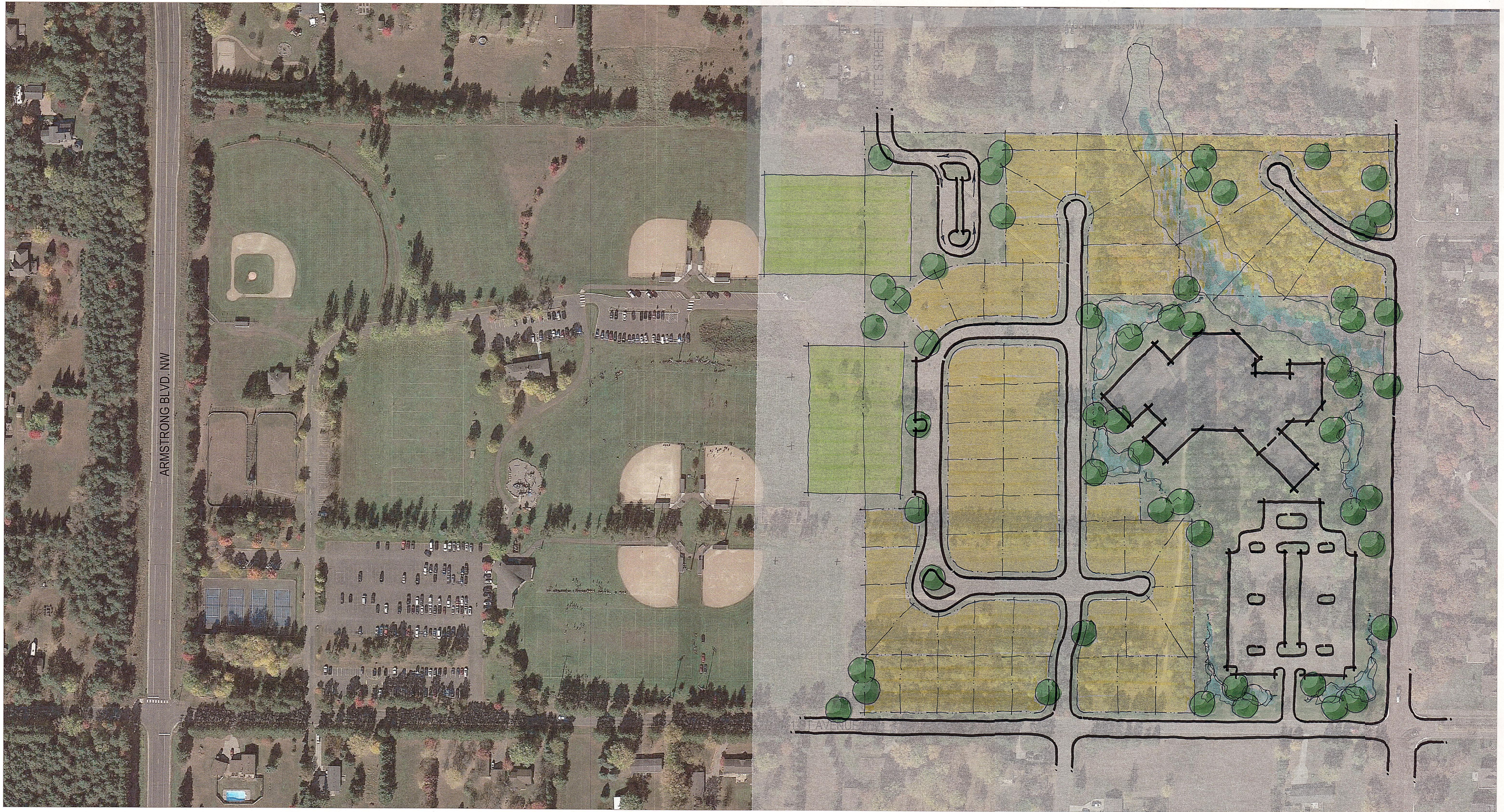










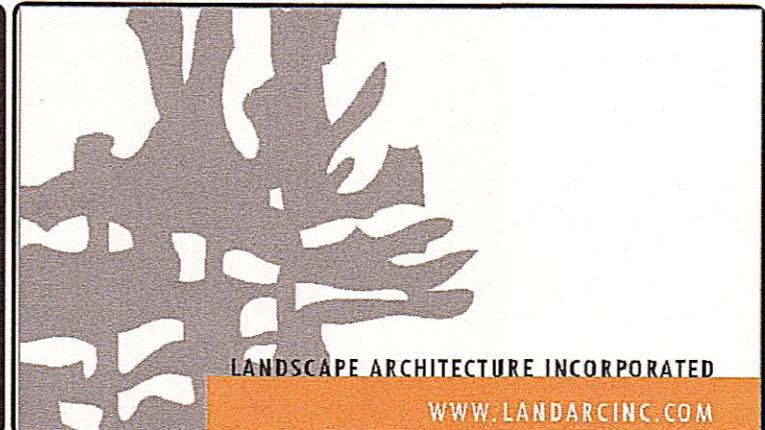


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DATE: 02/01/2021  
 DRAWN: SPM  
 DESIGNED: SPM  
 CHECKED: SPM  
 APPROVED: SPM

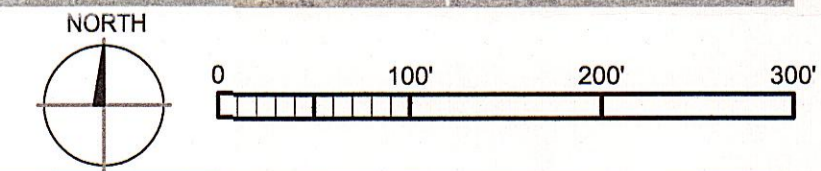
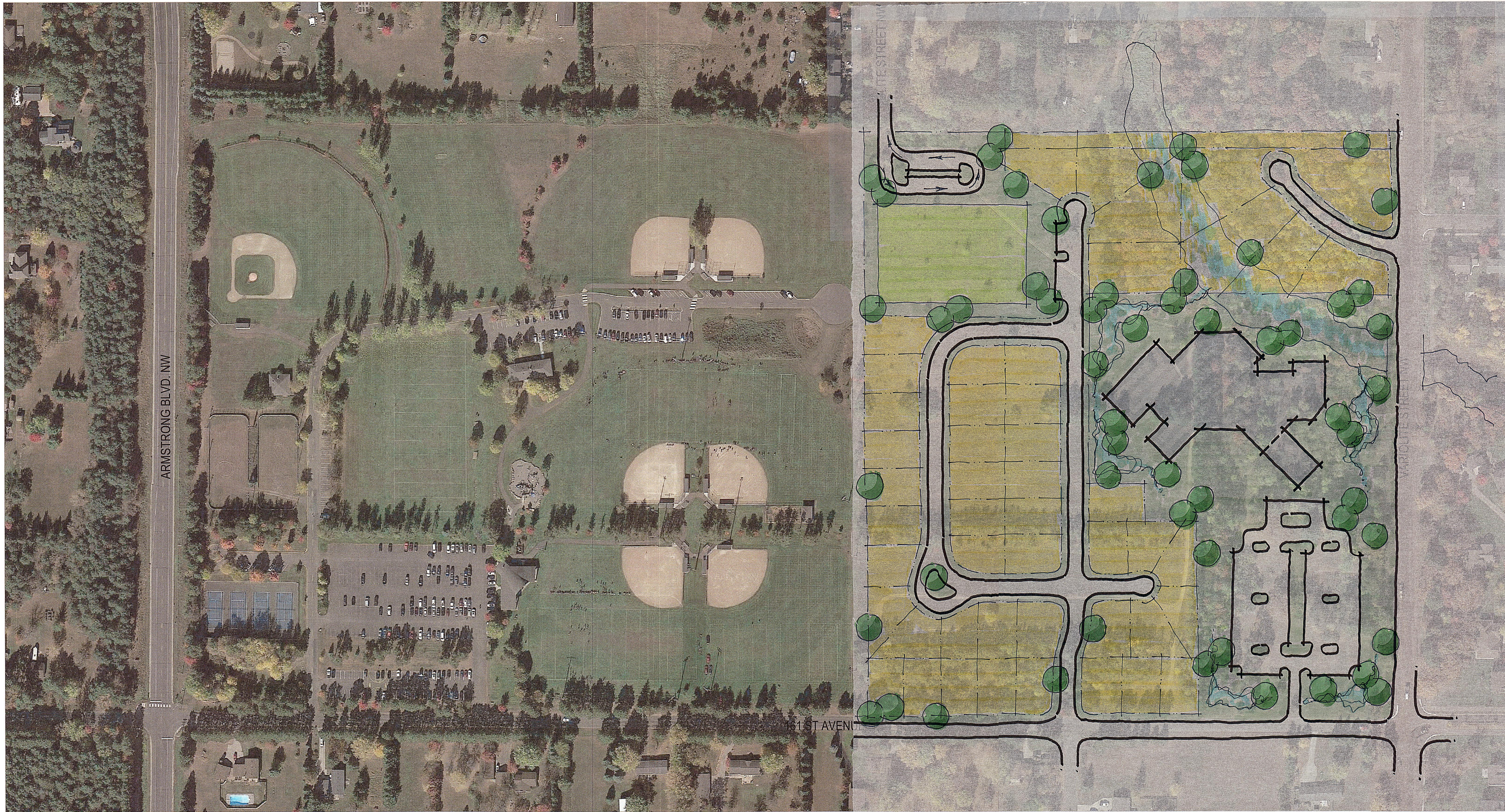
I hereby certify that this landscape architectural document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Landscape Architect under the laws of the State of Minnesota.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Printed name: **STEPHEN P. MASTEY** Reg. No. **40629**  
 My license renewal date is: **06/30/2022**  
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PROJECT: \_\_\_\_\_  
 CLIENT: **CITY OF RAMSEY, MINNESOTA**

DRAWING TITLE: \_\_\_\_\_  
 PROJECT NO.: **09-2014** DRAWING NO.: \_\_\_\_\_  
 SCALE: **AS NOTED**



NO.	DATE	ISSUE/REVISION	DRWN	CHKD	NO.	DATE	ISSUE/REVISION	DRWN	CHKD

DATE:  
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PROJECT

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CLIENT  
**CITY OF RAMSEY, MINNESOTA**

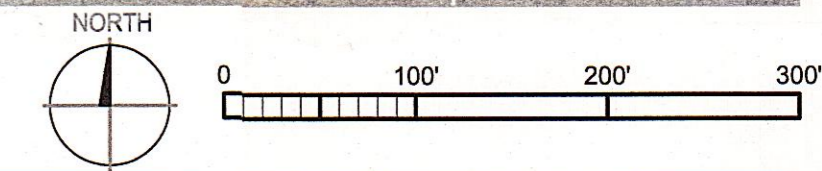
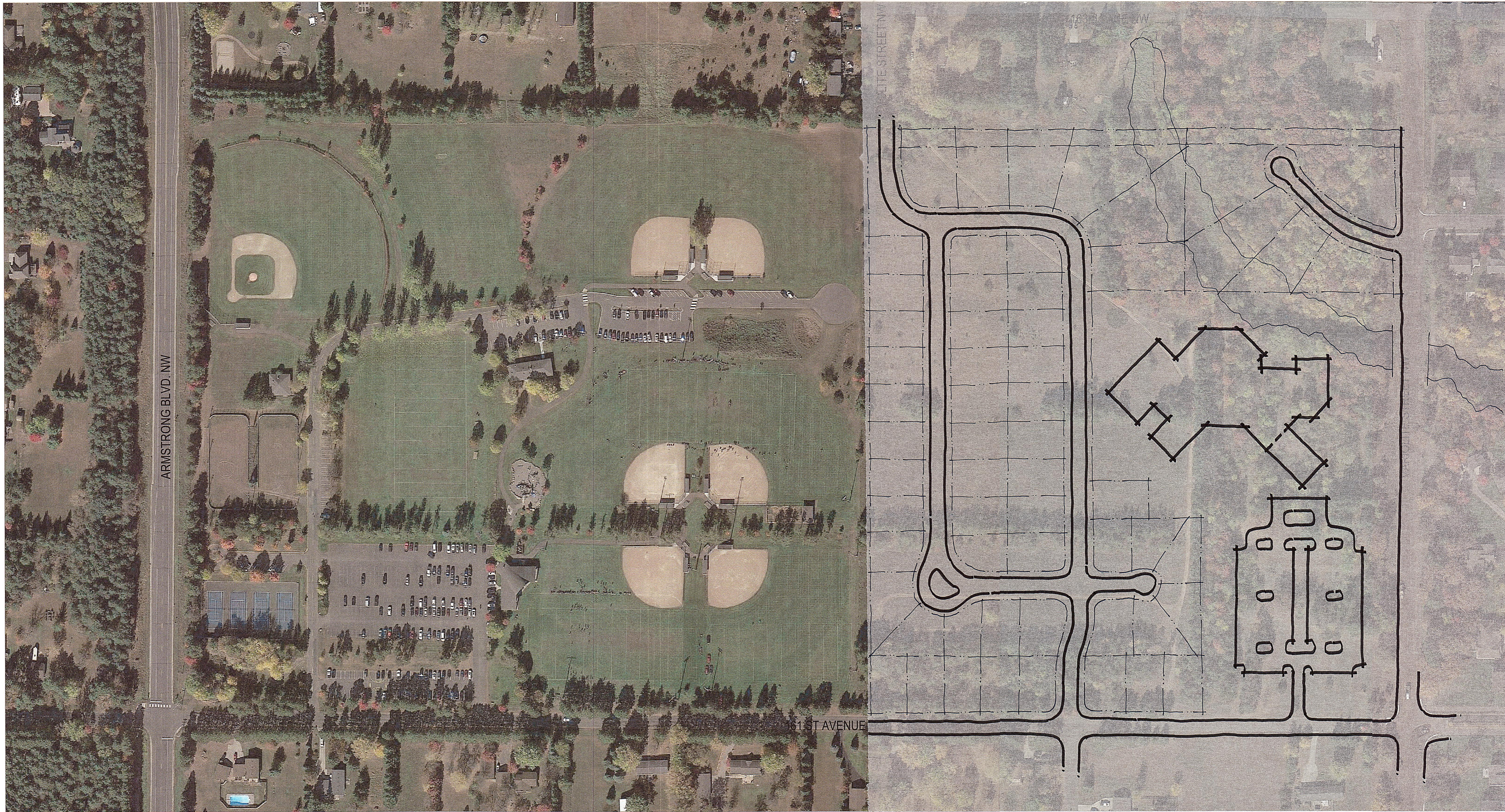
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SCALE: **AS NOTED**



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DATE:  
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Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
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 My license renewal date is **08/30/2022**  
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PROJECT

CLIENT  
**CITY OF RAMSEY, MINNESOTA**

DRAWING TITLE

PROJECT NO. 09-2014 DRAWING NO.

SCALE: AS NOTED

**Meeting Date:** 02/11/2021

**By:** Mark Riverblood, Engineering/Public Works

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**Information**

**Title:**

Tennis Court Maintenance and Consider Adding Pickleball Courts

**Purpose/Background:**

The city has tennis courts at Rivers' Bend Park (4), and one each at Fox and Riverdale Park. Loral I Armstrong Delaney Central Park also has a four court system that was constructed in the mid-1990's and last resurfaced in 2013. The following year pickleball stripping was added 'over' two of the four courts at Central, such that they could be used for either tennis or pickleball.

It may be noted that tennis courts typically need resurfacing at about a 5 to 8 year maintenance interval. For Central Park, this coming year would be the eighth year since this maintenance activity has occurred, and it is needed and should not be deferred due to concern for safety and quality of play. (At the point the color coating begins to spall off, or loosen from the bituminous surface below, players can slip and slide when making abrupt moves or stops, creating a fall hazard. The color coating is at this stage as of 2020.)

**Notification:**

**Observations/Alternatives:**

As indicated, pickleball court striping (for 4 pickleball courts), was added to half of the tennis courts at Central in 2014, and has been very popular—more so than for tennis play. There is demonstrable need for more pickleball courts at the park, and therefore Staff is recommended increasing the number of courts to 6, by converting two of the four tennis courts to dedicated pickleball. The attached exhibit shows what that configuration would look like.

As an aside, the tennis courts at Fox and Riverdale Park are in need of maintenance at this time too, however this will be addressed separately from the courts at Central.

**Funding Source:**

As for the tennis court maintenance resurfacing (\$28,028), the recommended funding source is the Capital Maintenance Fund, (formally known as 'Park Maintenance Fund #810') which has a present balance of approximately \$889,000.

The new capital costs of adding pickleball posts, nets and separation fencing at \$16,939 would be proposed to be funded by the Park Trust Fund, which has a present balance of approximately \$5.018 million.

**Recommendation:**

Staff recommends proceeding with the reconditioning of the courts at Central Park as soon as practicable, and adding 6 pickleball courts in lieu of two of the four tennis courts at the park at the same time as this maintenance activity occurs.

**Action:**

Motion to recommend to City Council, the reconditioning of the courts at Central Park in the amount of \$28,028 to be funded by the Capital Maintenance Fund, and adding 6 pickleball courts at the park for \$16,939 with proceeds from the Park Trust Fund.

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## Attachments

Court overhead view

Contract costs

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## Form Review

**Inbox**

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 02/05/2021

**Reviewed By**

Grant Riemer

**Date**

02/05/2021 09:37 AM

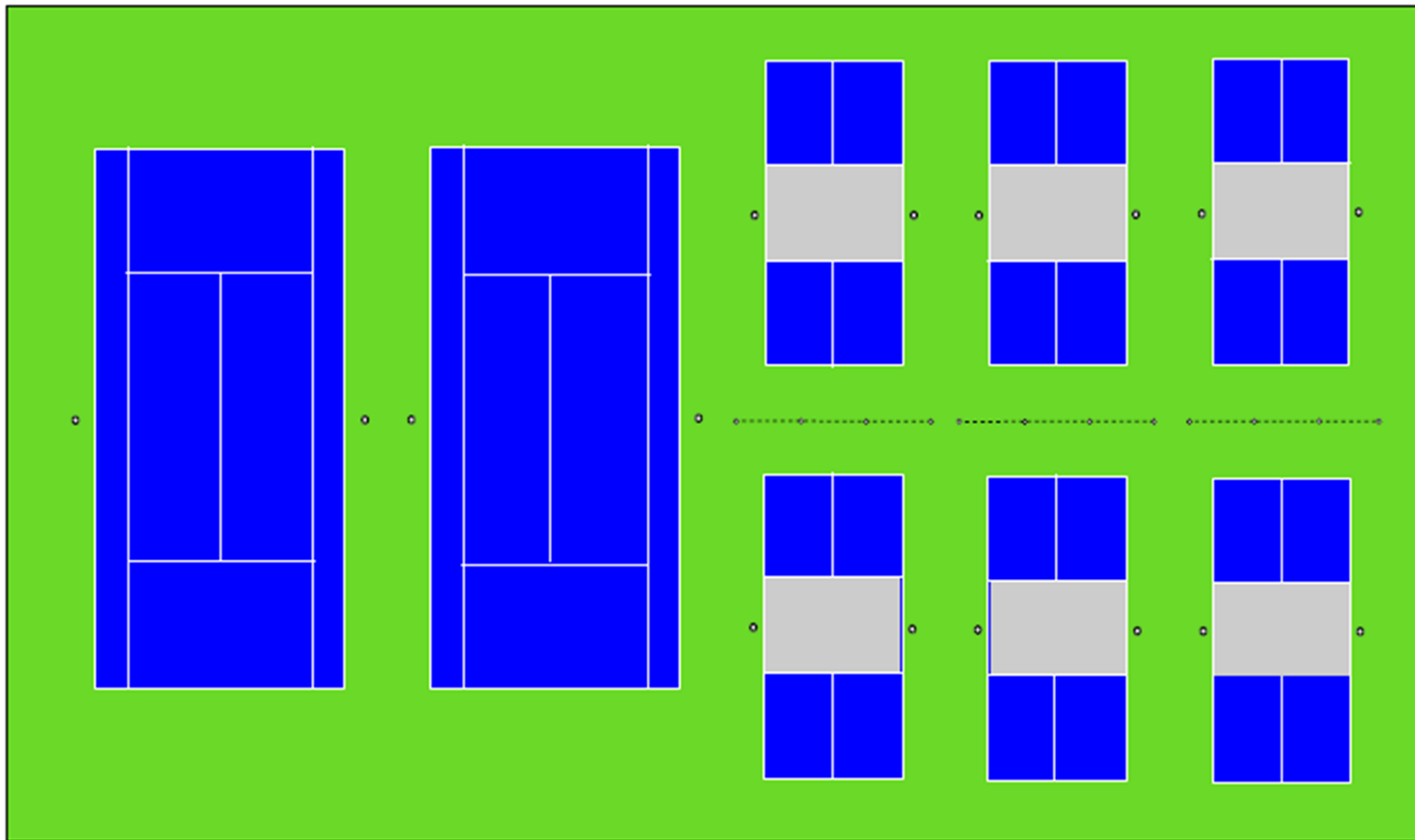
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Existing Courts at Loral I Armstrong Delaney Central Park

204'

120'



**CENTRAL PARK TENNIS / PICKLEBALL COURTS**

Proposed Configuration



Serving Minnesota, Wisconsin, Iowa, Nebraska, North Dakota, and South Dakota

3017 161<sup>st</sup> Ave NW, Andover, MN 55304  
763-753-1127 – Phone  
763-753-3619 – Fax  
eric@umathleticconstruction.com

MN Contractors No. IR722325  
IA Contractors No. C090307

February 2, 2021

City of Ramsey  
7550 Sunwood Dr NW  
Ramsey, MN 55303

Re: Central Park Tennis Court Resurfacing  
7925 161<sup>st</sup> Ave NW

We propose the following:

**Pickleball Standards**

1. Remove two pair of existing tennis net posts and tie down anchors on two tennis courts, dispose of off site
2. Fill footings with granular fill and compact to 4" from top of bituminous
3. Place 4" of concrete level with bituminous surface
4. Furnish and install 6 pair of new pickleball net posts and nets
  - a. Footings to be 18" X 60"
  - b. 4,000PSI exterior design concrete

**48" Divider Fence**

1. Furnish and install 3 sections of 48" tall x 28' long chain link fence centered between north and south pickleball courts
  - a. 3" SS40 galvanized terminal and line posts
  - b. End posts concrete set 48" deep
  - c. Line posts air driven 54" deep
  - d. 1-5/8" SS40 top and bottom rail
  - e. 2" 9GA KK galvanized chain link fabric
    - i. 1.25" maximum spacing between fence and bituminous surface
  - f. All chain link material, posts and hardware to be galvanized

**Tennis/Pickleball Court Color Coat System**

1. Hydro blast and power wash surface to remove loose paint, dirt, and debris, dispose of off site
2. Machine rout all existing cracks and clean with compressed air
3. Fill cracks with crack patch binder to level of existing surface with multiple applications and grind smooth with bituminous surface
4. Fill birdbaths with crack patch binder and grind smooth with existing bituminous surface
5. Apply two coats of sand filled acrylic emulsion resurfacer
  - a. 8-10 lbs. silica sand added per gallon of concentrate material
  - b. Coverage: .05-.07 gallons per square yard per coat
6. Apply two coats of latex acrylic paint
  - a. **Color to be selected by owner**
  - b. 6 lbs. silica sand added per gallon of concentrate material
  - c. Coverage: .05 gallons per square yard per coat
7. Reline per USTA standards **Total    \$44,967**

**Alternate 1 – Armor Crack Repair**

1. Furnish and install Armor Crack Repair System per lineal foot **ADD    \$18.50/LF**

**Notes:**

Standard 1-year material and workmanship warranty  
Crack patch binder repairs do not carry a warranty due to ground movement which will cause hairline cracks will reappear  
All above is furnished and installed complete  
**Sourcewell contract 060518-AST**

Thank you,

Eric Hicks  
Upper Midwest Athletic Construction, Inc.

