

City of Ramsey
Agenda
Park and Recreation Commission
Thursday, January 13, 2022
6:30 pm
Council Chambers, 7550 Sunwood Drive NW

- 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 November 18, 2021.
- 5. Commission Business**
 - 1. Trott Brook Crossing and Community Park Site—Preliminary Development Design and Costs**
 2. Implement Playground Replacement Policy
- 6. Commission/Staff Input**
 1. **Commission / Staff Input**
- 7. Adjournment**

Park and Recreation Commission

4. 1.

Meeting Date: 01/13/2022

Submitted For: Mark Riverblood, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title:

Approve the following meeting minutes.

1. Park and Recreation Commission meeting dated November 18, 2021.

Purpose/Background:

Purpose: To review and approve 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 November 18, 2021.

Action:

Motion to approve meeting minutes dated November 18, 2021.

Attachments

Minutes

Form Review

Inbox

Grant Riemer

Form Started By: MaryJo Warner

Final Approval Date: 01/07/2022

Reviewed By

Grant Riemer

Date

01/07/2022 10:35 AM

Started On: 01/07/2022 10:15 AM

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

The Ramsey Park and Recreation Commission conducted a regular meeting on November 18, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present: Vice Chair Brandon Sis
 Commissioner Nathan Barten
 Commissioner Jennifer Leistico
 Commissioner Justin Loss
 Commissioner Dean Olson
 Commissioner Brian Walker

Commission Members Absent: Chair Shane Bennett

Also Present: City Council Liaison Alternate Debra Musgrove
 Parks & Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Acting Chair Sis; Commissioners Leistico, Loss, Barten, Olson, and Walker. Voting No: None. Absent: Chair Bennett.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Acting Chair Sis noted on page four Commissioner Loss was noted as seconding a motion but he was not present at the meeting so staff will verify the recording to determine the appropriate

Commission member. He stated on page six, Item 5.02, it should state, "...recommend no charges changes..."

Motion by Commissioner Barten, seconded by Commissioner Walker, to approve the following Park and Recreation Commission Regular Meeting Minutes as amended:

- Park and Recreation Commission Meeting Minutes date October 14, 2021

Motion carried. Voting Yes: Acting Chair Sis; Commissioners Barten, Walker, Leistico, Loss, and Olson. Voting No: None. Absent: Chair Bennett.

5. COMMISSION BUSINESS

5.01: Consider the 2022-2031 Parks Five-Year Capital Improvement Plan

Parks & Assistant Public Works Superintendent Riverblood explained that the CIP allows the City to plan for improvements and the ability to coordinate with other projects, such as including a sidewalk or trail with a road project. He noted that things listed in the last year of the plan are often placeholders and unfunded. He noted that some of those projects often move forward in conjunction with development, such as Pearson Park. He reviewed the projects shown for 2022 including the priority and other factors.

Councilmember Musgrove asked if the boardwalk would connect to the existing boardwalk.

Parks & Assistant Public Works Superintendent Riverblood replied that there is not a boardwalk in this area. He explained that the boardwalk they talked about at the Public Works Committee was at Trott Brook, whereas this would be for Lake Itasca. He noted that it is the same trail system but a different location and boardwalk. He reviewed the trail connections proposed within the CIP, noting the segments that will continue to be opportunity/development driven.

Acting Chair Sis asked if there were any trails in the adjacent community that would connect to a potential trail segment.

Parks & Assistant Public Works Superintendent Riverblood provided additional details on the trail connections and recreation opportunities in Elk River.

Commissioner Barten noted that currently the only way to get from Andre to Elk River by bicycle is via Highway 10, therefore that trail would be helpful.

Parks & Assistant Public Works Superintendent Riverblood continued to review the proposed projects on the CIP.

Acting Chair Sis asked if there has been any conversation with the athletic association to determine if they would be interested in cosponsoring one of the aeration projects through their outdoors program.

Parks & Assistant Public Works Superintendent Riverblood replied that he has not spoken with the entity about aeration but did discuss the possibility of collaborating on programming. He noted that they are working with Anoka County to host an ice fishing program this winter at Sunfish Lake.

Commissioner Olson asked if the DNR stocks Sunfish Lake and whether it would be more attractive to the DNR if the water body were aerated.

Parks & Assistant Public Works Superintendent Riverblood replied that the DNR will not stock areas like this that have poor or no fish reproduction with no public boat access. He stated that the City can buy fish or pay the DNR to stock fish.

Councilmember Musgrove stated that the item has been on the CIP for many years and asked why this item has not moved forward.

Parks & Assistant Public Works Superintendent Riverblood replied that all the projects take time to develop. He stated that the CIP has a lot of worthy projects, but it takes time to develop and create plans and specifications. He recognized the staffing shortages and changes he has experienced in his department.

Councilmember Musgrove asked if there would be a large cost difference in having a consultant develop the plans.

Parks & Assistant Public Works Superintendent Riverblood stated that there is still staff time used to work with a consultant. He stated that he is unsure of a consultant that has done that type of project but believed there is probably one out there. He noted that hopefully an aerator would be able to use solar power.

Councilmember Musgrove suggested reaching out to the Anoka Conservation District (ACD) to find recommendations for consultants.

Parks & Assistant Public Works Superintendent Riverblood stated that he could reach out to ACD staff and perhaps they would have a recommendation on a contractor.

Commissioner Walker stated several months ago he requested for a breakdown on how \$1,500,000 is budgeted for park maintenance. He stated that he has not seen those numbers, therefore it is hard for him to approve a CIP when he is unsure of the cost to maintain what the City already has. He stated that he would not support a new boardwalk until he is aware of the current maintenance costs. He referenced the next case related to Park Dedication fees and noted that he supports \$4,400 as that falls in line with similar cities such as Andover and Blaine.

Commissioner Walker left the meeting.

Parks & Assistant Public Works Superintendent Riverblood commented that the City budget is available online, which includes the park department line items. He provided additional details on potential aeration equipment that could be used.

Commissioner Loss asked if people would still be able to ice fish on Sunfish Lake if an aerator is installed.

Parks & Assistant Public Works Superintendent Riverblood stated that would be part of the design process. He believed that newer systems would not create open water but stated that signage would still be posted to alert to possible thin ice. He stated that he would prefer to find a system that does not create thin ice. He continued to review projects within the CIP. He noted that the playground replacement policy has also been included within the CIP and reflectively shows one playground replacement per year. He noted that although streetscape is not technically a park element, park staff maintains that asset and therefore that has been included in the CIP as well.

Councilmember Musgrove stated that as described, the City would pay to plant the trees, which would normally be provided through development. She asked if the City would want to attempt to be reimbursed through development.

Parks & Assistant Public Works Superintendent Riverblood replied that he would propose to use TIF funds. He noted that TIF and other City programs are sometimes used to encourage development and therefore this would be similar in that the trees would already be planted and growing in the right place. He stated that the public would benefit by traffic calming and beautification, the land price would potentially increase, and the developer would not need to pay for the trees.

Councilmember Musgrove commented that she would want to ensure that Ramsey residents that would in essence pay for the trees would be reimbursed.

Parks & Assistant Public Works Superintendent Riverblood provided additional explanation on how TIF is generated, noting that it is not property tax dollars, and how the City can use those funds.

Acting Chair Sis asked if that side would also receive sidewalk.

Parks & Assistant Public Works Superintendent Riverblood replied that side would eventually have sidewalks when development occurs, but that would not be a part of the tree planting project.

Councilmember Musgrove asked if that project would cover some of the trees within the existing planted area that have not survived.

Parks & Assistant Public Works Superintendent Riverblood confirmed that those would be replaced through regular maintenance activity. He noted that one was blocking a pedestrian crossing sign and will not be replaced. He provided details on a potential disc golf course and second off-leash area, which are new additions.

Councilmember Musgrove provided input on the potential location for an off-leash area, landscaping and questioned whether the site is within the wellhead protection area.

Parks & Assistant Public Works Superintendent Riverblood replied that he did not believe that a dog park would have an impact on the wellhead protection area.

Commissioner Olson stated that he supports the idea for another off-leash area. He noted that the area within The COR is very busy with many apartment buildings and therefore it would be helpful to have an off-leash area as an additional amenity within The COR.

Parks & Assistant Public Works Superintendent Riverblood commented that many of the dogs are pausing on the streetscape and killing the flowers and shrubs. He noted that having an off-leash area off Veterans Drive might curb that behavior and improve the condition of the streetscape.

Acting Chair Sis proposed moving that project up in the CIP because of the need and interest in that project.

Commissioner Olson agreed that it would be helpful to have the off-leash area before replacing trees and other landscaping.

Parks & Assistant Public Works Superintendent Riverblood stated that completes the projects proposed for 2022 along with the new additions. He noted that all the projects included within the CIP would still need to come forward for individual consideration and approval.

Commissioner Loss stated that it would be great to have aeration in Sunfish Lake. He stated that his children love water parks and splashpads and would love to see that project move forward as it would provide an amenity for residents and can bring in additional users as well. He stated that he would like to see movement on the water feature/splashpad feature.

Acting Chair Sis stated that in previous years they have discussed the earth work that would be needed for the water feature park [The Waterfront] and Municipal Park. He noted that perhaps that could occur with the boulevard improvements for Sunwood.

Parks & Assistant Public Works Superintendent Riverblood replied the soil work is not a \$100,000 project and would be much more expensive. He stated that perhaps when soil is needed for the northwest area, it can be taken from that site. He noted that the City could proceed with the splashpad corner but cautioned against developing a splashpad with nothing around it. He stated that perhaps it would be helpful to bring back the waterfront and Municipal Plaza plans, and the presentation could include sequencing and potential funding.

Commissioner Loss asked if the apartments within The COR paid Park Dedication in cash and whether those funds would be used for Municipal Plaza and The Waterfront improvements.

Parks & Assistant Public Works Superintendent Riverblood replied that there is about \$5,000,000 in the park trust fund currently and improvements paid within The COR should be invested within that area. He confirmed that the Affinity, Aeon, and Sapphire projects all paid cash Park Dedication that should be used for Municipal Plaza and The Waterfront improvements.

Councilmember Musgrove asked if aeration of Sunfish would qualify for funding through the watershed. She explained that the WMO will receive legacy dollars to use within the Rum River watershed for water quality projects.

Parks & Assistant Public Works Superintendent Riverblood replied that he was pretty confident that it would not qualify as a standalone project. He noted that perhaps if it were combined with a stormwater project it could be a project eligible for a match. He noted that Sunfish Lake is unique because it is ground water without an inlet or outlet. He stated that only a very small portion of stormwater goes into Sunfish Lake. He commented that he would follow up with the appropriate City staff to determine if it would be a possibility.

Councilmember Musgrove asked if this is adopted and action is taken on the off-leash item tonight, would that impact the approval of the CIP.

Parks & Assistant Public Works Superintendent Riverblood explained that the CIP is meant to be a fluid document and it is not uncommon for a project to move up or down based on opportunity.

Commissioner Walker returned.

Motion by Commissioner Leistico, seconded by Commissioner Olson, to recommend a 2022-2031 Parks Capital Improvement Plan to the City Council as presented.

Motion carried. Voting Yes: Acting Chair Sis; Commissioners Leistico, Olson, Barten, Loss, and Olson. Voting No: Commissioner Walker. Absent: Chair Bennett.

5.02: Recommend 2022 Park Development Fees

Parks & Assistant Public Works Superintendent Riverblood presented that the rates and charges were discussed in great detail at the October meeting, at which time the consensus was to continue the discussion tonight. He stated that he included the requested information showing comparison Park Dedication and Trail Fees from other communities.

Commissioner Walker commented that he believes that Ramsey fits more with Andover, Blaine and Champlin more than some of the other cities. He noted that fees have not been increased since 2018. He asked where these funds are collected.

Parks & Assistant Public Works Superintendent Riverblood replied that these funds go into the Park Trust Fund, which funds the parks' capital improvements. He stated that there are about \$30,000,000 in potential projects listed within the CIP and currently the Park Trust Fund has a balance of about \$5,000,000. He explained that each municipality charges park dedication in different ways. He noted that Elk River previously had higher Park Dedication Fees but also the city uses the revenue from its municipal liquor stores to fund park improvements. He stated that Elk River additionally uses franchise fees to fund road improvements and will also use its franchise fees to fund sidewalk and trail pavement improvements. He explained that the City cannot set its Park Dedication based on the rates of other communities and must set it accordingly to its planned park and trail improvements and projects.

Acting Chair Sis asked if the current fee structure would fund the projects included in the CIP with an estimated balance of \$30,000,000.

Parks & Assistant Public Works Superintendent Riverblood replied that would be difficult to determine conclusively, because it cannot be certain when and how properties will develop. He stated that estimates could be done based on the current zoning or projection growth.

Acting Chair Sis stated that the fee structure has to be based on reality and need and therefore he wondered whether there is a metric that would establish such a need.

Parks & Assistant Public Works Superintendent Riverblood replied that the need is the CIP. He stated that plan also includes a community center which is often a public/private partnership. He provided details on the interfund loan that was used to purchase properties within The COR. He stated that land sales are currently paying back that loan, but once that is paid off, staff would propose to use a majority of the land sales within The COR used for construction of Municipal Plaza and The Waterfront. He noted that another option would be to perhaps gain additional funding through referendum to support community desires, such as a community center to include other park needs.

Councilmember Musgrove asked if the Park Trust Funds must be used for new development.

Parks & Assistant Public Works Superintendent Riverblood replied that it is legal for the City to impose development fees, as every home permitted places new need on City infrastructure and facilities. He noted that some developments are already near larger city parks that meet that need. He explained that there needs to be a nexus between Park Dedication fees collected and how the funds are used. He stated that the trail system helps to provide that geographical connection to existing park features. He stated that the nexus is more important in The COR because of the density and need for additional outside space for apartment residents. He stated that when a city does not do a good job allocating park dedication dollars, there can be liability from developers that may take the city to court. He stated that the previous year they reviewed the 2021 and 2022 projects, which had a very good geographic distribution.

Commissioner Leistico asked if the City has the funding and projects identified but is lacking the manpower or labor to implement the projects. She noted that some of these projects are not that large in scale of funding but have remained on the list for years.

Parks & Assistant Public Works Superintendent Riverblood replied that people and funding is required for projects. He noted that the boardwalk project required a certain amount of time and energy to develop the plans and specifications along with the time needed to go through the proper Commissions for review. He stated that even when a contract is brought on for the project, staff still has oversight of the project and there needs to be ongoing maintenance. He noted that the Commission would probably be surprised to hear the amount of maintenance that is required for the dog park. He estimated that 30,000 dog waste bags are used throughout the city as an example. He stated that the larger the park and trail system grows, the more time and energy is needed for maintenance, therefore it is a balancing act.

Acting Chair Sis stated that the additional information that was requested has been provided, and asked the Commission on input on the direction it would like to take.

Commissioner Loss stated that it appears that Ramsey is lower than some communities, and also higher than some communities. He stated that given that the fees have not been increased in the past four years and the rate of inflation, he believed that an increase would not scare off potential developers. He stated that perhaps raising the fees by 10 or 15 percent would be appropriate.

Commissioner Leistico stated that she agrees that fees should increase because of inflation but questioned the reasoning for ten percent.

Parks & Assistant Public Works Superintendent Riverblood stated that he would not want to provide a recommendation on the fee rate. He stated that a five percent increase would equate to \$175 to the existing \$3,500 rate. He stated that perhaps the justification would be that a five percent increase would be reasonable. He stated that the last increase was in 2018 and therefore a five percent increase after four years may seem reasonable, and the increase would help to better fund the new projects within the CIP.

Commissioner Walker referenced the trail fee of \$1,000 and asked how that rates to other communities.

Parks & Assistant Public Works Superintendent Riverblood stated that each community handles that differently. He noted that some communities have separate trail fees, while others include that in Park Dedication as a whole. He noted that some cities build their own trails and sidewalks with road reconstructs and many require them to be built with the development. He provided examples where the City required the trail construction as part of a development.

Commissioner Walker stated that with \$30,000,000 in potential projects, he would like to see \$4,200 to \$4,400 for Park Dedication and leave Trail Fees at the current rate. He stated that perhaps Trail Fees are raised the following year.

Acting Chair Sis stated that he was unsure why there would be a need to stagger the increases.

Commissioner Walker commented that he is attempting to negotiate support for \$4,400.

Parks & Assistant Public Works Superintendent Riverblood stated that one rationale to that proposal would be that certain large landowners have deals with developers based on the anticipated development fees. He noted that raising the fees in a reasonable manner would not impact those pending sales.

Commissioner Loss asked if there is a reason there has not been an increase since 2018. He also asked if this recommendation would then go before the Council, that may or may not agree with the increase.

Parks & Assistant Public Works Superintendent Riverblood replied that the Council has the discretion to set the fees where it wants. He stated that the Council appreciates the work the Commission does in making a recommendation that reflects the community it represents. He stated that staff did not recommend any increase in attempt to continue to welcome new, quality development. He stated that raising development fees can slow development and therefore an increase has not been recommended for industrial or commercial park and trail fees for quite some

time. He stated that while residential development pays taxes, it does not necessarily pay its fair share for the demand it places on the system.

Commissioner Leistico stated that she would recommend that the Commission provide a motion in support of its needs and if the Council does not agree, it can make that choice.

Commissioner Walker asked if the fees are paid at the time of development per phase.

Parks & Assistant Public Works Superintendent Riverblood confirmed that respective development fees are paid at the time of final plat. He stated that preliminary plat provides entitlement to development the land and is typically when the purchase agreement is signed for the land. He stated that the final plat is the time the appropriate fees are paid.

Commissioner Walker provided a comparison between raising Park Dedication to \$4,400 and not increasing trail fees to raising both park and trail fees by 15 percent. He stated that he would like to see the City get the funds that it can. He noted that a proposed development near his home would have 347 lots which would generate \$1,500,000 in just park fees.

Commissioner Barten stated that if there was a five percent increase per year for the next four years that would be a park fee of \$4,254 in the fourth year. He stated that he could see the reasoning in increasing the Park Dedication in a larger amount this year but could also see the reasoning to split that over four years.

Commissioner Walker commented that there are pending developments for two properties in his area of the City and was unsure that fees could go up enough to make either one of those developers leave the project. He stated that there are not many areas within Ramsey that have that amount of land available to develop. He noted that a developer will pass the cost onto the new residents that purchase the homes.

Commissioner Loss stated that he would support an increase of 10 to 15 percent for Park Dedication. He stated that perhaps \$4,000 is the right number. He stated that he would agree to delay any increases to the trail fee if they are increasing the park dedication.

Commissioner Walker noted that there is no guarantee that the City Council will approve the increase the Commission recommends.

Councilmember Musgrove stated that some of the cities that have higher fees are more built out in order to capture what they can from remaining development. She stated that as Ramsey continues to develop and collect fees, it will reach a similar point. She stated that she was torn because there is a large bank of money available.

Acting Chair Sis recognized that there is a healthy balance but there are also large projects on the horizon that will need much more in funding.

Commissioner Walker commented that the balance is one sixth of the amount that would be needed to fund the projects within the CIP.

Commissioner Loss asked when the change in the fee would be implemented if an increase is recommended by the Commission and approved by the Council. He used the scenario of a development that is already in the works but has not yet paid the fees through final plat and asked if that development would then pay the new Park Dedication fee.

Acting Chair Sis explained that would be the case unless the development agreement specifies a specific amount for Park Dedication using the 2021 fee structure.

Parks & Assistant Public Works Superintendent Riverblood clarified that the Park Trust Fund does not fund park maintenance as that is funded from the General Fund. He stated that whether the Council chooses to keep the Park Dedication fee as it is today, or raise it on the recommendation of the Commission, those fees would only be applicable for residential lots that are final platted in 2022. He stated that the City Council has completed the first reading of the ordinance related to the rates and fees for 2022, with no change to the Park Dedication fee. He stated that the Council will consider the second reading and adoption of the ordinance on December 14th and the recommendation from the Commission will be included in that presentation.

Acting Chair Sis stated that there does not seem to be consensus for keeping the rates as they are today, but there is question as to what the increase should be. He stated that ten percent seems to be the middle ground.

Motion by Commissioner Walker to recommend to City Council that Park Dedication and Trail Fees for 2022 be adjusted to \$4,400 per residential dwelling for Park Dedication and remain at \$1,000 per residential dwelling for trail fees.

Motion died for lack of second.

Motion by Commissioner Loss, seconded by Commissioner Walker, to recommend to City Council to increase Park Dedication and Trail Fees, for 2022, be adjusted to a rate of \$1,150 per residential unit for the Trail Fees and \$4,050 per residential unit for Park Dedication fees.

Motion carried. Voting Yes: Acting Chair Sis; Commissioners Loss, Walker, Barten, Leistico, and Olson. Voting No: None. Absent: Chair Bennett.

Councilmember Musgrove recognized that the fees have not been increased in a while and if the increase would have been a few percent each year, this would catch the fee up.

5.03: Off-Leash Area Consideration

Parks & Assistant Public Works Superintendent Riverblood stated that this was carried forward after the long discussion brought forth during citizen input at the October meeting. He stated that the request was to have an off-leash area dedicated for small dogs, therefore the Commission can consider that request or choose to do nothing.

Acting Chair Sis stated that there is already a separated area at the dog park, so they were to place a sign stating that the area is reserved for smaller or timid dogs, or they could continue to allow general access. He stated that he has not visited the park enough to view the conflict that was

described by the resident. He stated that the simple addition of a sign could be a way to move forward.

Parks & Assistant Public Works Superintendent Riverblood stated that he has concern with that the area would be oversized for that purpose. He stated that if a timid dog area is designated, that would require a level of self-policing. He stated that the problem seems to be that there are some people that are not controlling their large, rambunctious dog while others have small timid dogs that are perhaps not suited to that environment. He commented that there are many areas where dogs can be off leash in Ramsey other than the dog park. He liked the suggestion of Councilmember Heineman that if there is a small dog area in the future, it be done with a tiny fence so that it is clear that is what the area is intended for, as that would prevent large dogs. He stated that the original request was to increase the size of the dog park, which they did. He stated that there is a sign on the front gate that mentions behavior and people may or may not pay attention to it. He commented that signs are often ignored.

Commissioner Loss stated that he has two dogs, one medium and one large. He stated that he has never seen a small dog in the dedicated small dog area at the Coon Rapids dog park and that is the only dog park where he experienced a problem with other dogs. He stated that often the smaller dogs tend to be more aggressive. He stated that it was his understanding that the expansion of the dog park would be completely open, therefore he was surprised to see the fence between. He stated that he also likes the idea of adding another off-leash area in The COR. He commended the Commission for not making a kneejerk reaction and discussing the topic.

Commissioner Leistico agreed that switching the use for one request would not make sense. She also recognized the concern that dedicating one side of the dog park would be too much space for little dogs. She suggested leaving the issue alone at this time and moving forward on another off-leash area in The COR.

Commissioner Olson agreed that this discussion should be tabled, and the new off-leash area should be explored more. He noted that perhaps the new off-leash area could be split 70/30 between large and small dogs.

Commissioner Barten stated that he did some research on this topic and while some dog park designers prefer to split the area for small and large dogs, many have the main park with additional special use area like there is at the dog park. He agreed that leaving the park as is seems to be the best way to go.

Acting Chair Sis confirmed the consensus of the Commission to leave the dog park as is. He asked if the Commission would be interested in moving the second off-leash area up in priority. It was noted that it was planned for 2026. He stated that there is a demonstrable need within The COR and therefore planning for it to determine cost would seem reasonable. He believed the project should be moved to 2022.

Parks & Assistant Public Works Superintendent Riverblood responded that he believes the \$20,000 estimate would seem reasonable.

Consensus of the Commission was to direct staff to develop the project cost and determine feasibility as time allows.

6. COMMISSION/STAFF INPUT

6.01: Commission/Staff Input

Parks & Assistant Public Works Superintendent Riverblood advised of upcoming holiday events. He stated that earlier this year the Commission recommended replacement of the Trott Brook boardwalk. He stated that the Public Works Committee recommended that the City Council approve the project and the Council will review that request at its next meeting on November 23rd.

7. ADJOURNMENT

Motion by Commissioner Leistico, seconded by Commissioner Loss, to adjourn the meeting.

Motion carried. Voting Yes: Acting Chair Sis; Commissioners Leistico, Loss, Barten, Olson, and Walker. Voting No: None. Absent: Chair Bennett.

The Park and Recreation Commission meeting adjourned at 8:50 p.m.

Respectfully submitted,

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Meeting Date: 01/13/2022

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Trott Brook Crossing and Community Park Site—Preliminary Development Design and Costs

Purpose/Background:

The purpose of this case is to continue the process of defining how the proposed sixth community park, within the proposed Trott Brook Crossing subdivision may serve Ramsey residents in the future. Staff is in the process of refining the earlier, first draft concept plans, and also collecting estimates for future park development and for the barn's future use as a public space. These will be presented at the meeting.

The Park Dedication and Trail Fee recommendation to City Council for the Trott Brook Crossing occurred in October of 2021. To reiterate, this next level of planning by the Commission may generate useful information for the Trott Brook Crossing plat and future Development Agreement (like topography for the mass grading and turf establishment for the athletic fields)—but is not part of any condition of the plat's approval.

The October 2021 Park & Recreation Commission case is the first attachment. This, together with City Council's Public Hearing case scheduled for January 11th, 2022 should be consulted for important background information.

Notification:

Observations/Alternatives:

Funding Source:

Future park and trail improvements will have the funding source identified within the Capital Improvement Program.

Recommendation:

Staff recommends comment on any level of park planning and design as presented at the meeting, and also would note that most actual park development would occur two to five + years into the future if City Council approves the Preliminary Plat for Trott Brook Crossing on January 11th.

Action:

By consensus or motion, provide feedback on preliminary park designs, and on future park development costs and revenue.

Attachments

Commission case affirming Park Dedication

Sixth Community Park Background & Concepts

Pre Plat Rendering

Phasing Plan

Preliminary Estimates

Form Review

Inbox

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 01/07/2022

Reviewed By

Grant Riemer

Date

01/07/2022 03:27 PM

Started On: 01/06/2022 11:14 AM

Meeting Date: 10/14/2021

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Recommend Park Dedication for Trott Brook Crossing

Purpose/Background:

Purpose

The purpose of this case is to affirm the Park Dedication recommendation made by consensus in May of 2020 for an approximate 270 lot residential subdivision that includes multiple parcels generally located west of Nowthen Blvd, east of Variolite Street, south of 175th Avenue and north of Trott Brook (previously known as the Makowsky property).

The Preliminary Plat application has been filed with the City, and this Park Dedication and Trail Fee recommendation from the Commission at this time, will aid Staff and the Developer in forwarding the Preliminary Plat to City Council for consideration.

Last year the Planning Commission, Park and Recreation Commission, and City Council, together with public comment provided feedback on a proposed subdivision that was very similar to the attached sketch plan (though now has fewer lots). The Park Dedication and Trail Fee recommendation below, though more specific, is nearly identical to what was outlined in 2020 and is consistent with the 2040 Comprehensive Plan, and desired trail connections to the Circle of Ramsey Greenway, as well as trail connections to the existing neighborhood to the South.

The City of Ramsey has projected the need for a future Community Park #6 in this area, north of Trott Brook for decades, and more recently as part of the 2040 Comprehensive Plan. A Community Park is generally defined as a large park space with a variety of attractions, often with unique aspects and a park that serves multiple neighborhoods and that is also a destination. The Applicant has proposed a park in the northeast portion of the site which includes 13 acres of upland area with space for two flex fields, and the existing farmstead. Over the years the City has received a number of observations from the Brookfield neighborhood regarding the lack of park and recreation space in that neighborhood immediately south of the project site. The proposed park within the Trott Brook Crossings will serve the park and recreation needs for this new neighborhood (and the Hunt property development to the north)—and connection via a pedestrian bridge over the brook would also serve the needs of the neighborhood to the south—as well providing improved trail access to the larger city-wide trail system in this north-central area of Ramsey.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners in 2020 within 700 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was also published in the Anoka Union Herald, the City's Official newspaper. The City also sent an invitation for an online open house hosted before the April 2020 Planning Commission Meeting. Upon Preliminary Plat submittal, additional public notices will be made.

Observations/Alternatives:

Observations and general declarations

The Plat is 200.5 acres and if Park Dedication would be satisfied by all land dedication, would equate to 20.05 acres. The Plat is proposed to consist of 270 lots and if Park Dedication would be satisfied solely by cash, it would be in the amount of \$3,500 per dwelling unit (the 2021 rate), or \$945,000. Trail Fees are \$1,000 per dwelling unit (the 2021 rate), or \$270,000.

The Developer and the City agree that Park Dedication and Trail Fees for the proposed Trott Brook Crossing shall be best satisfied by a combination of land, cash and credit for certain park and trail improvements. This proposed combination and calculation is as follows:

Acres of credit eligible land for Park Dedication

10.79 acres of fully usable land are proposed to be dedicated for park, and 4.31 acres encumbered by the overhead electric transmission lines and tower are to be credited at 50% or the equivalent of 2.15 acres for a total of 12.95 acres. (The partial land credit, based upon discussion by the Park & Recreation Commission in 2020, referenced above.)

12.95 acres satisfy 65% (\$614,250) of the Park Dedication due, leaving 35% to be satisfied by a cash contribution (\$330,750). Staff proposes that the full Park Dedication cash amount in effect at the time of platting be collected on the last 35 lots platted, with the first 175 lots platted considered satisfied. (The alternative and customary manner would be to require 35% of the cash contribution on each lot platted for each phase.) Park fee to be satisfied via cash contribution would be \$330,750 (2021 rate).

Trail Fees

The Developer will be constructing 2,820 of bituminous trail in the appropriate phase of the subdivision, this shall be credited at \$25 per lineal foot or \$70,500. The Developer will be constructing 160' feet of boardwalk installed on mud pans at \$185 per lineal foot, and accordingly \$29,600 shall be credited against Trail Fees owed. The Developer shall also be constructing 40' feet of floating boardwalk (bridge) anchored by 4" galvanized spuds at \$400 per foot, and accordingly \$16,000 shall also be credited against Trail Fees owed.

The total of credit against Trail Fees for the bituminous trail and boardwalk is \$116,100, leaving 57% of Trail Fees to be satisfied by a cash contribution of the rate at the time of platting each lot. Trail fee to be satisfied via cash contribution would be \$153,900 (2021 rate).

Observations continued

The aforementioned prediction for the need for a 6th community park in this area of north/central Ramsey had much to do with serving the anticipated *numbers* of new residents and their need for recreation space in this area, north and near Trott Brook. The proposed park with various amenities like the athletic fields, trails, playground, shelter, restroom etc, will fulfill that need.

Also over the same decade(s) of envisioning the need for a 6th community park to support more residential growth, Ramsey residents have continually expressed a lament that the community is losing its rural character. The opportunity to 'save' the existing farmstead instead of demolishing the century-old structure's represents a symbolic preservation of Ramsey's past culture or heritage. However, more valuable yet, will be the adaptive reuse of these same wood buildings and barn for public use. The opportunities are many, and align with the communities top refrain (from the 2040 Comprehensive Plan) to 'balance urban growth while preserving our rural character'. The farmstead park may include community gardens, a cooperative style CSA (community supported agriculture), a charming backdrop for photos, and certainly many opportunities for public use of the buildings like the existing farm house for rentals. As a point of reference, Elmcrest Park's building in one month this summer generated \$2,400 in rental revenue. The farmstead park, with a renovated barn for large receptions and gatherings would easily quadruple that amount. The farmstead would also lend itself well as the site for a Fall Heritage type festival in addition to weekly Farmer's Market. (For all of the above reasons, staff is proposing using the working name of 'Heritage Farm' as a descriptive, working title for the proposed park.)

Upon the Commissions recommendation to City Council on the Park Dedication for Trott Brook

Crossings, staff will continue to refine concept plans leading up, and including the Final Platting timelines and processes.

Funding Source:

The Applicant is responsible for all costs associated with review. Park and trail fees, required for any residential subdivision may be credited to certain improvements, in different phases of the project. Cash Park Dedication and Trail Fees will be held in the Park Trust Fund, and are understood to be used primarily for the future development of the community park discussed for this subdivision.

Recommendation:

Staff recommends that Park Dedication and Trail Fees be satisfied as follows:

Park Dedication —That, 10.79 acres of fully usable land are proposed to be dedicated for park, and 4.31 acres encumbered by the overhead electric transmission lines and tower are to be credited at 50% or the equivalent of 2.15 acres for a total of 12.95 acres of upland.

And that, 12.95 acres satisfy 65% (\$614,250) of the Park Dedication due, leaving 35% to be satisfied by a cash contribution (\$330,750), with the full Park Dedication cash amount in effect at the time of platting be collected on the last 35 lots platted, with the first 175 lots platted considered satisfied. Park fee to be satisfied via cash contribution would be \$330,750 (2021 rate).

Trail Fees—The Developer shall construct 2,820 of bituminous trail in the appropriate phase of the subdivision, which will be credited at \$25 per lineal foot or \$70,500. The Developer will be constructing 160’ feet of boardwalk installed on mud pans at \$185 per lineal foot, and accordingly \$29,600 shall be credited against Trail Fees owed. The Developer shall also be constructing 40’ feet of floating boardwalk (bridge) anchored by 4” galvanized spuds at \$400 per foot, and accordingly \$16,000 shall also be credited against Trail Fees owed.

The total of credit against Trail Fees for the bituminous trail and boardwalk is \$116,100, leaving 57% of Trail Fees to be satisfied by a cash contribution of the rate at the time of platting each lot. Trail Fee to be satisfied via cash contribution would be \$153,900 (2021 rate).

Action:

Motion to recommend to City Council that Park Dedication and Trail Fees for the Trott Brook Crossing shall be satisfied by a combination of land, cash, and credit for certain park and trail improvements as specified within this case.

Attachments

[Site Location Map](#)

[Site Plan](#)

[Park Area Exhibit](#)

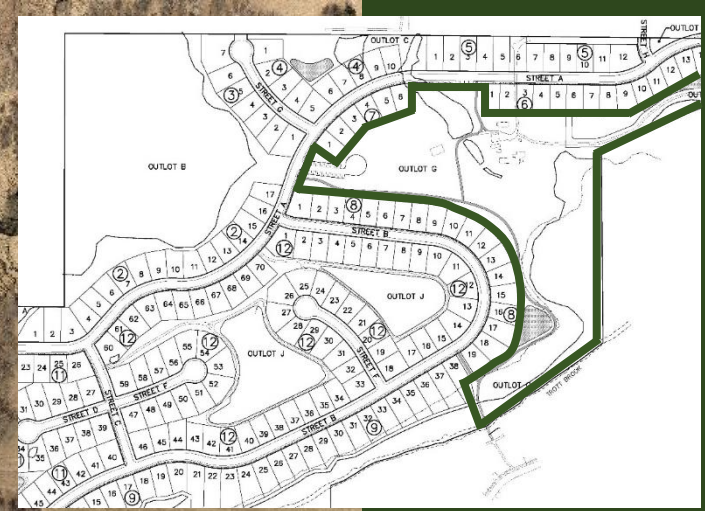
[Map](#)

Form Review

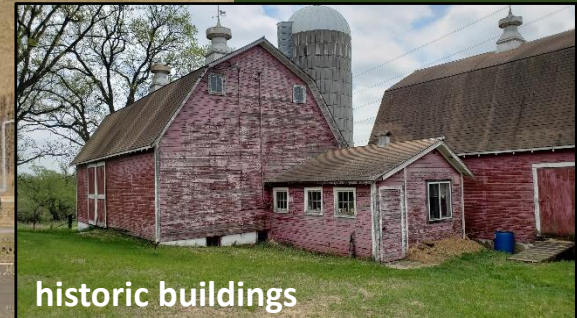
Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	10/08/2021 10:30 AM
Mark Riverblood (Originator)	Mark Riverblood	10/08/2021 10:50 AM
Grant Riemer	Grant Riemer	10/08/2021 10:55 AM
Bruce Westby	Bruce Westby	10/08/2021 01:09 PM
Form Started By: Mark Riverblood		Started On: 10/07/2021 10:41 AM



'HERITAGE FARM' park



The City of Ramsey has projected the need for a future Community Park #6 in this area, north of Trott Brook for decades, and more recently as part of the 2040 Comprehensive Plan. A Community Park is generally defined as a large park space with a variety of attractions, often with unique aspects and a park that serves multiple neighborhoods and that is also a destination. The proposed Trott Brook Crossing subdivision would include a 23 acre park with 13 acres of upland area with space for two flex fields, and the existing farmstead. The park would serve the park and recreation needs for this new neighborhood, North Brook Meadows (the development to the north)—and connection via a boardwalk over the brook would also serve the needs of the existing neighborhood to the south—as well providing improved trail access to the larger city-wide trail system in this north-central area of Ramsey.



historic buildings



Brookside Elementary School



HERITAGE FARM* – context + opportunities

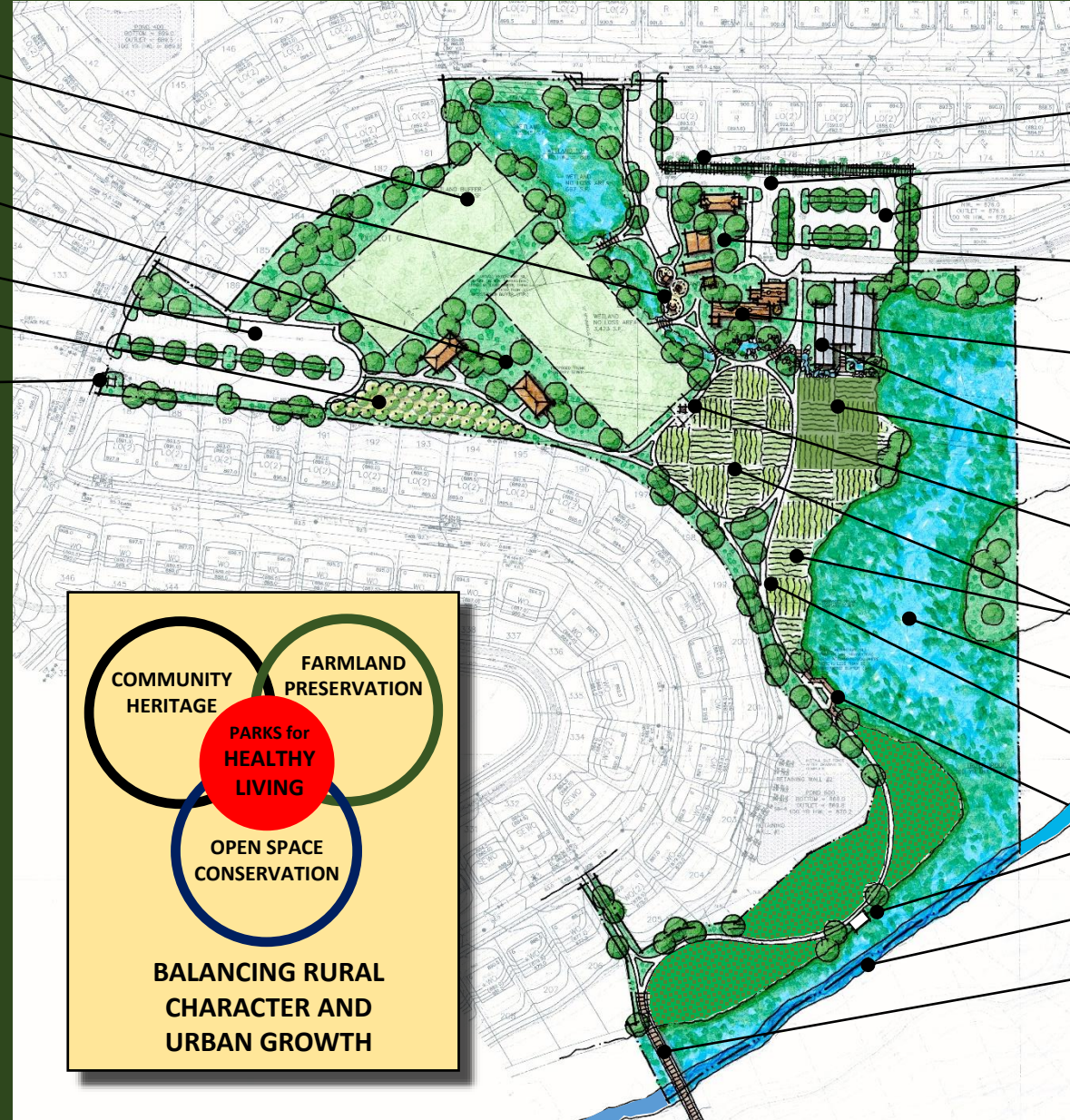
*(working name for this proposed community park)

Parks and Recreation Commission Findings – October 14, 2021

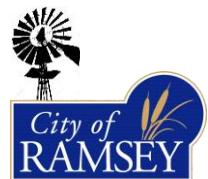
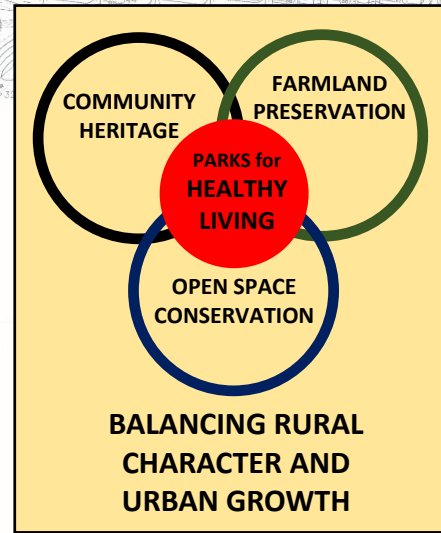
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Also over the same decade(s) of envisioning the need for a 6th community park to support more residential growth, many long-time Ramsey residents have expressed a lament that the community is losing its rural character. The opportunity to 'save' the existing farmstead instead of demolishing the century-old structures represents a symbolic preservation of Ramsey's past culture or heritage. However, more valuable yet, will be the adaptive reuse of these same wood buildings and barn for public use**. The opportunities are many, and align with the community's top refrain (from the 2040 Comprehensive Plan) to 'balance urban growth while preserving our rural character'. The farmstead park may include community gardens, a cooperative style CSA (community supported agriculture), a charming backdrop for photos, and certainly many opportunities for future public use of the buildings like the existing farm house for rentals.

- FLEX PLAY FIELDS
- PLAYGROUND
- PICNIC AREA + PICNIC SHELTERS
- PARKING LOT
- ORCHARD
- IRRIGATION PUMP STATION



- VINEYARD + GRAPE ARBOR
- ENTRY DRIVE + PARKING LOT
- EXISTING FARMSTEAD
- BARN + EVENTS CENTER
- GREENHOUSES + COMMUNITY GARDENS
- APIARY
- PRODUCTION FIELDS
- WETLANDS
- LOOP TRAILS
- WILDLIFE VIEWING
- TROTT BROOK
- BOARDWALK + FLOATING BRIDGE



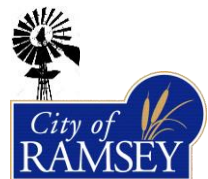
HERITAGE FARM – concept diagram + program description

****As a point of reference, Elmcrest Park's building in one month this summer generated \$2,400 in rental revenue. The farmstead park, with a renovated barn for large receptions and gatherings would easily quadruple that amount. The farmstead would also lend itself well as the site for a Fall Heritage type festival in addition to weekly Farmer's Market. (For all of the above reasons, staff is proposing using the working name of 'Heritage Farm' as a descriptive, working title for the proposed park.)**



BEFORE

AFTER



HERITAGE FARM – recreation + education + events + economic activity

What is a CSA ?

For over 25 years, Community Supported Agriculture (CSA) has become a popular way for consumers to buy local, seasonal food directly from a farmer.

Here are the basics: a farmer offers a certain number of "shares" to the public. Typically the share consists of a box of vegetables, but other farm products may be included. Interested consumers purchase a share (aka a "membership" or a "subscription") and in return receive a box (bag, basket) of seasonal produce each week throughout the farming season.

Advantages for farmers:

- Market the food early in the year;
- Receive payment early in the season;
- Get to know the people who eat the food.

Advantages for consumers:

- Eat ultra-fresh food;
- New vegetables and new ways of cooking;
- Get to visit the farm at least once a season;
- Develop a relationship with the farmer.

BOUNDLESS GUIDE

WHY JOIN A CSA?

ULTRA FRESH & NUTRIENT DENSE



Your food is picked hours before you take it home (not days or weeks like conventional grocery stores). Making it super fresh and chock full of vitamins and beneficial enzymes.

KNOW YOUR FARMER KNOW YOUR FOOD

We invite you out to the farm to see our practices in action and see the land your food comes from. We get to see you every week to talk varieties and recipes!



HELP YOUR PERSONAL AND LOCAL ECONOMY

CSAs help provide the farmer with income before the growing season begins, while saving you 20 to 30% on farmers market fresh vegetables.

GO GREEN

Our market style pick up decreases the use of plastic bags, our central pick up decreases drive time, and our practices renew the earth, not degrade it.

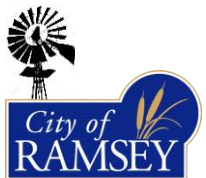


BUILD COMMUNITY

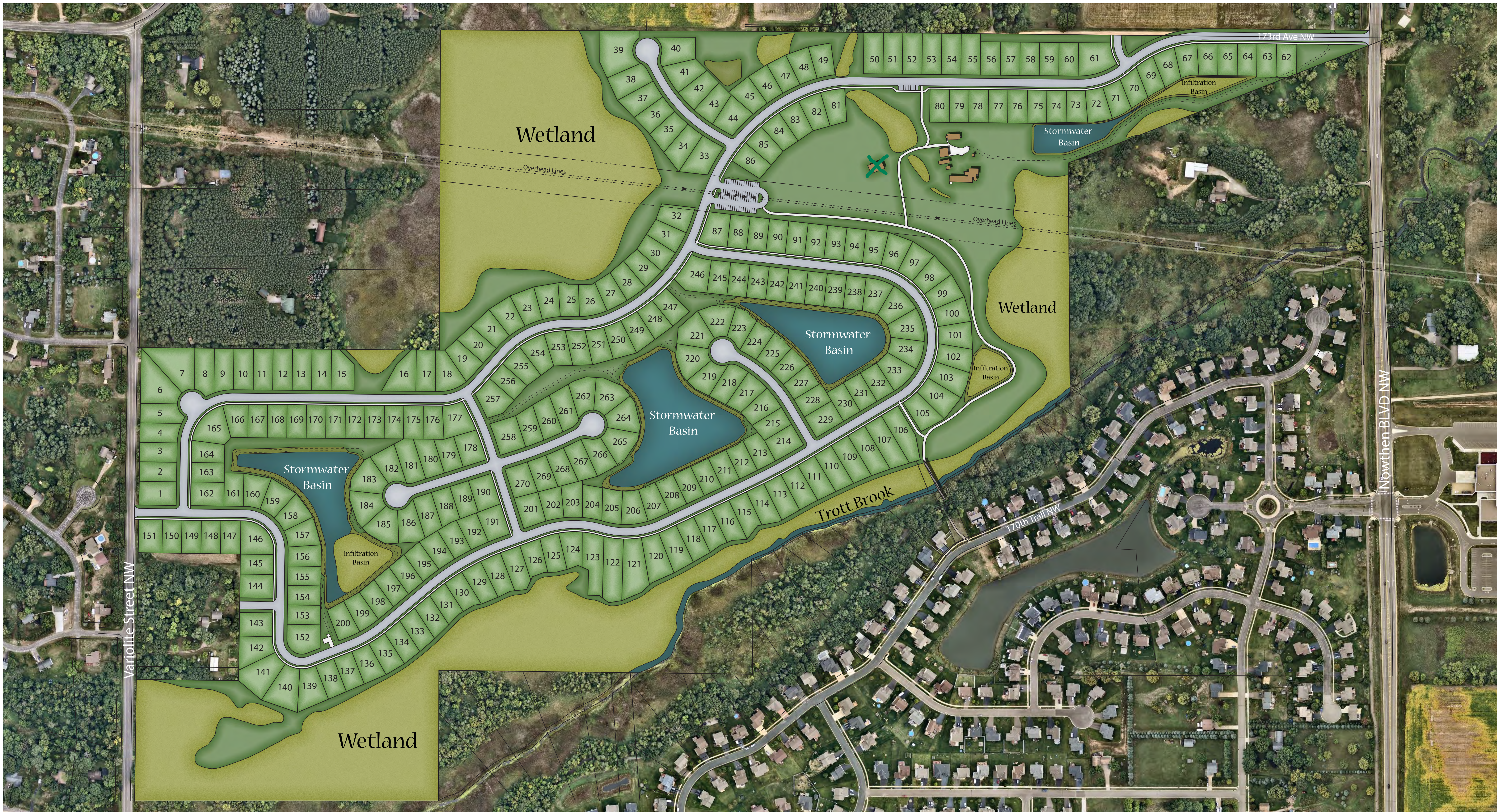
We strive to grow community as much as veggies. We invite our CSA members to monthly potlucks, love chatting recipes at our weekly pick ups, and hosting farm events to celebrate each other and the season.

FOOD BECOMES EXCITING

CSAs can be an adventure. We will introduce you to new colors and varieties. You will have opportunities to cook with vegetables you don't normally buy and you will get the chance for foodie talk with fellow members and your farmers. There are no food "ruts" with CSAs!



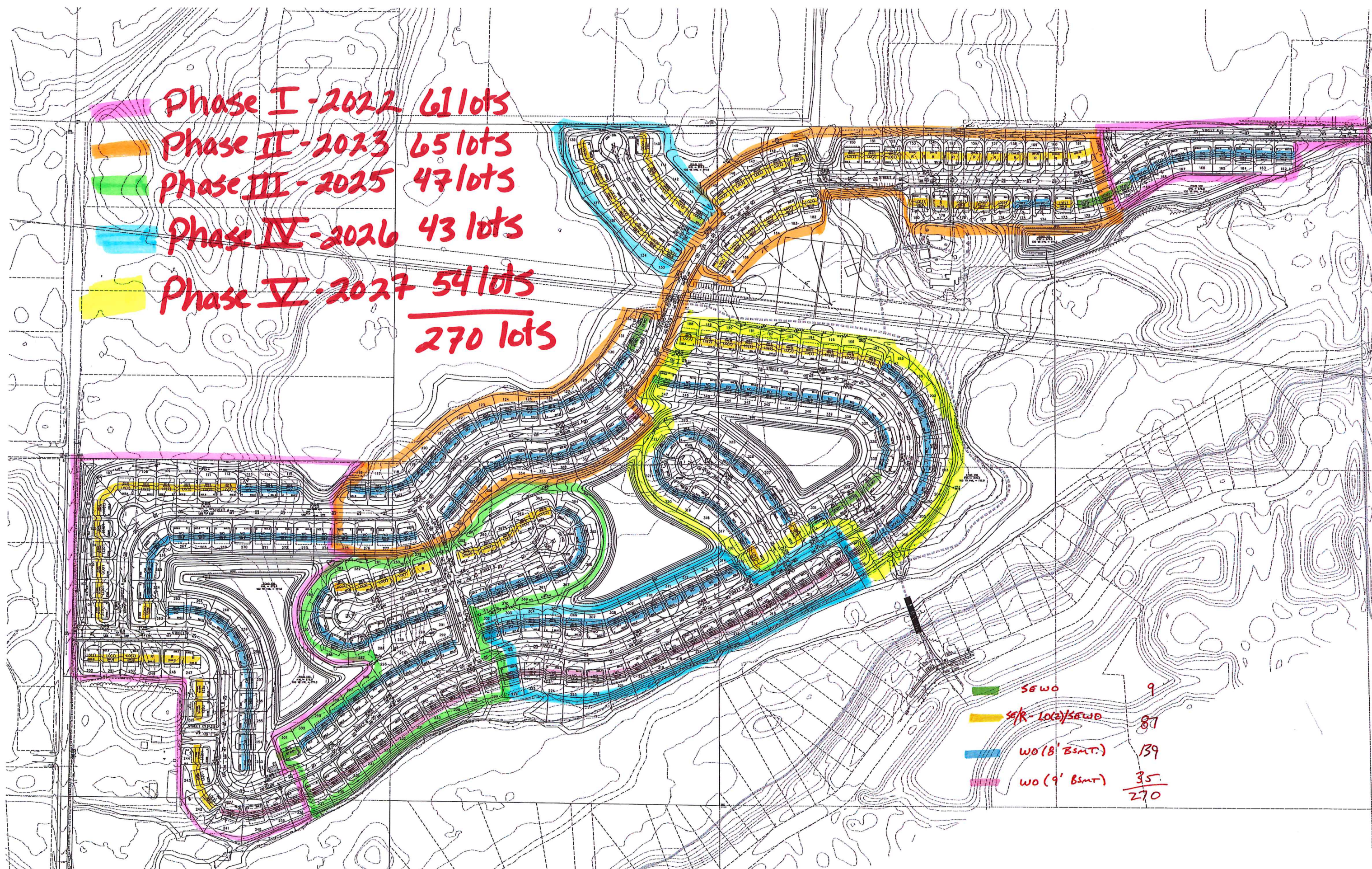
HERITAGE FARM – creating the CSA



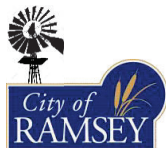
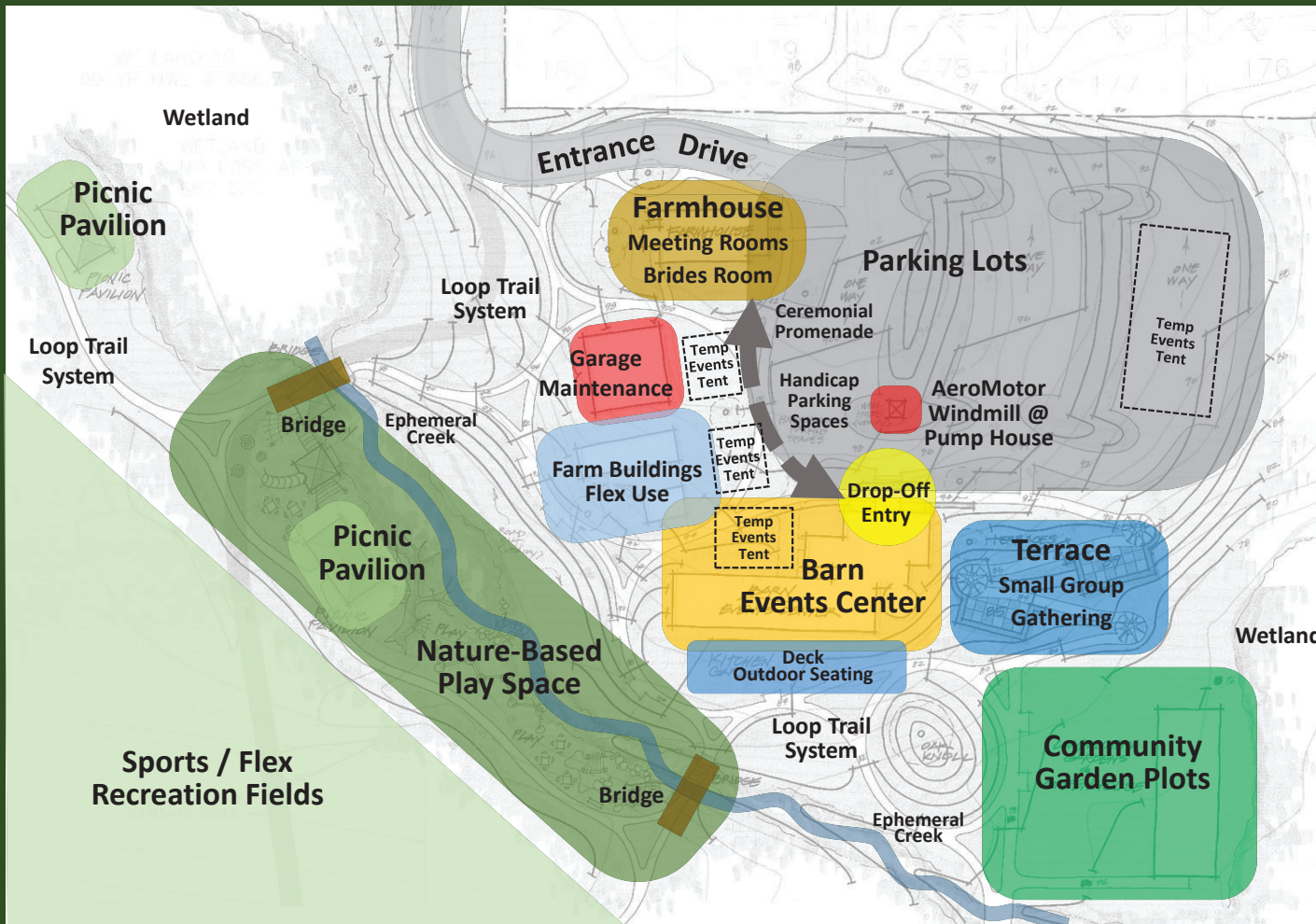

TROTT BROOK
CROSSING

Ramsey, MN 

Phase I - 2022 61 lots
 Phase II - 2023 65 lots
 Phase III - 2025 47 lots
 Phase IV - 2026 43 lots
 Phase V - 2027 54 lots
270 lots



SEWO	9
SE/R - Local/SEWO	87
WO (8' BSMT.)	139
WO (9' BSMT.)	<u>35</u>
	270



HERITAGE FARM – Proposed Program + Use Area Diagram



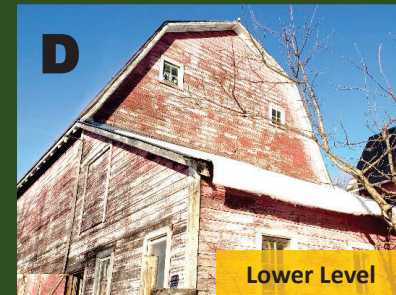
East Barn



Milk House



West Barn



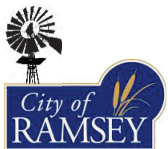
Lower Level



Storage Space



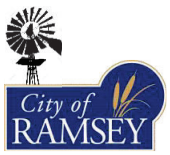
Silo



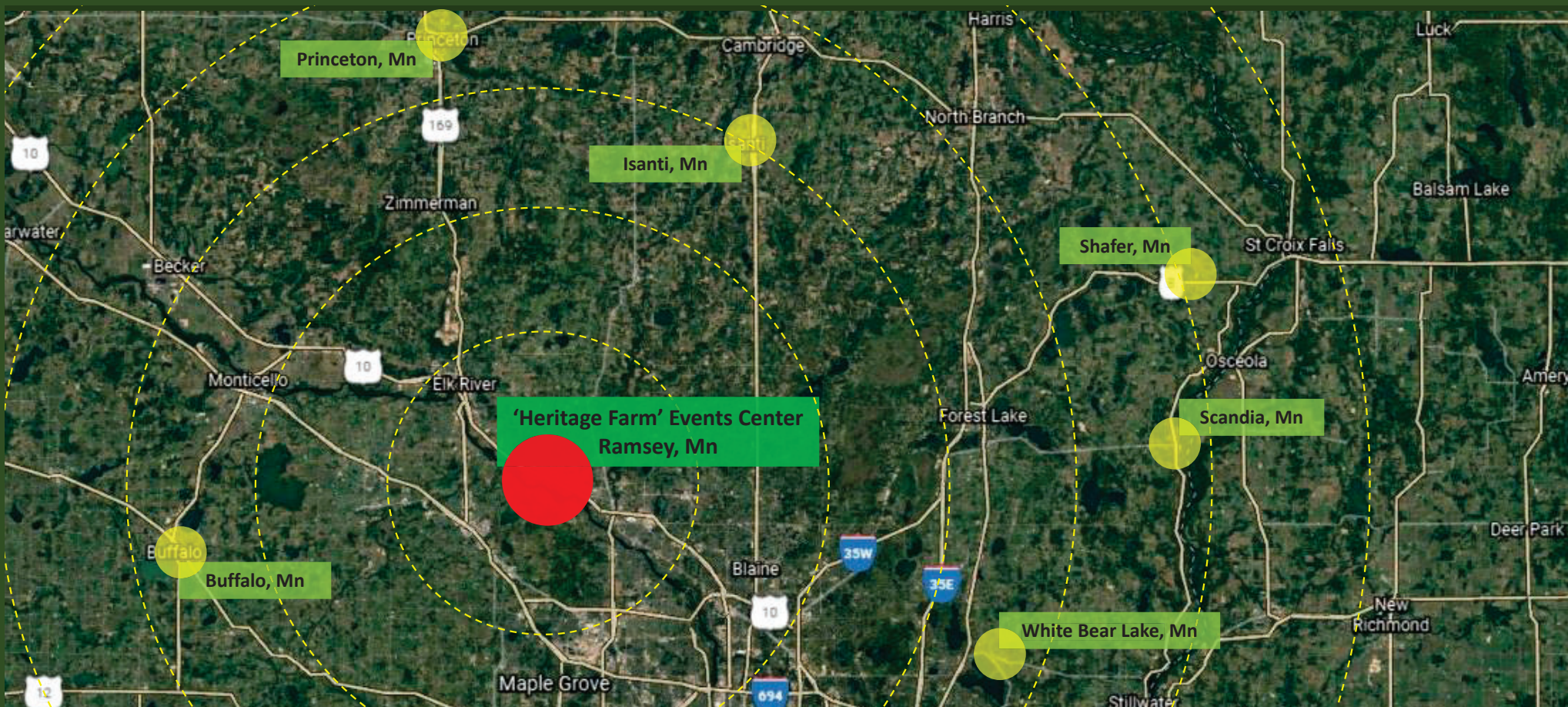
HERITAGE FARM – existing barn components



- 1 – Milk House
+ Primary entrance
+ Greeting area
+ Restrooms
+ Prep/catering kitchen
- 2 – East Barn
+ Secondary entrance
+ Smaller group space
+ Storage
- 3 – West Barn
+ Secondary entrance
+ Larger group space
+ Lower Level Storage
+ Lower Level Mechanical
- 4 – Deck Outdoor Seating
+ South Facing
+ Great Views and Vistas



HERITAGE FARM – proposed program at Events Center



HERITAGE FARM – proximity to similar farmstead + barn venues



PROJECT |

HERITAGE FARM - VENUE COMPARISONS

DESIGNED BY |

LANDSCAPE ARCHITECTURE INCORPORATED

Click link to go to site:
[Legacy Hill Farm | Wedding and Event Venue](#)

BLOOM LAKE BARN

SHAFER, MN

10,000 square feet of barn space for your use | Large covered outdoor areas | Party until
Midnight Fri/Sat | 298 guests for seated dinner | Nearby lodging with shuttle service |
Spectacular original architecture | Proximity to the picturesque river bluffs of Taylor's Falls

Pricing Fridays \$7995 | Saturdays \$9495 | Sundays \$6995 | Friday-Sunday of
Holiday Weekends \$9495

Click link to go to site:
[Bloom Lake Barn | Minnesota Wedding Barn + Event Venue](#)



THE FARM AT FAIRHILL BUFFALO, MN

Event Pricing

- 1 \ Friday Event
\$6,900
- 2 \ Saturday Event
\$7,500
- 3 \ Sunday or Weekday Event
\$6,500
- 4 \ Day before a National Holiday
\$7,500

Click link to go to site:
[Venue | Thefarmatfairhill](#)



THE HISTORIC DEGLMAN FARM

PRINCETON, MN

Venue Pricing

THE HISTORIC DEGLMAN FARM | MINNEAPOLIS, MN

Only one wedding is booked per weekend. Prices reflect access to the property for the duration of the weekend. Please call 612-867-8657 to find out more information about pricing for your wedding.

Base Wedding Cost: \$4,500

Ceremony in yard - \$300

Hayride to and from ceremony for wedding party, pulled by 1944 Farmall Model B tractor - \$100

Chauffeur driven ride to and from ceremony in 1930 Ford Model A - \$240

Have Farmer Dave perform your ceremony - \$150

Friday evening rehearsal diner - \$400

After-event clean-up - \$500

Rental of pro audio system in barn in lieu of DJ - \$240

Rental of portable pro audio system for ceremony site - \$100

White, polyester tablecloths - \$8/each

Ceremony backdrop: refurbished, vintage doors - \$50/both

Payment schedule

\$2,500 non-refundable deposit for date reservation

Balance due day before event

Click link to go to site:

[The Historic Deglman Farm | Wedding Venue](#)



REDEEMED FARM

SCANDIA, MN

WEDDINGS FOR 2022 + 2023

Experiences Starting at \$7000

[Inquire for Available Dates](#)

BEST OF WEDDINGS: The Knot - 2022, 2021, 2020, 2019

COUPLES CHOICE AWARDS: Wedding Wire - 2022, 2021, 2020, 2019

GLOBAL WEDDING AWARDS: Best Luxury Rural Wedding Venue - 2021 Minnesota

LUXLIFE: Client Service Excellence Award - 2021

MN BRIDE: - 2022, 2021, 2020, 2019

TOP 100 IN THE USA: The Venue Report

Click link to go to site:
[Redeemed Farm - Vineyard & Farmstead](#)



CIRCLE B RANCH
ISANTI, MN

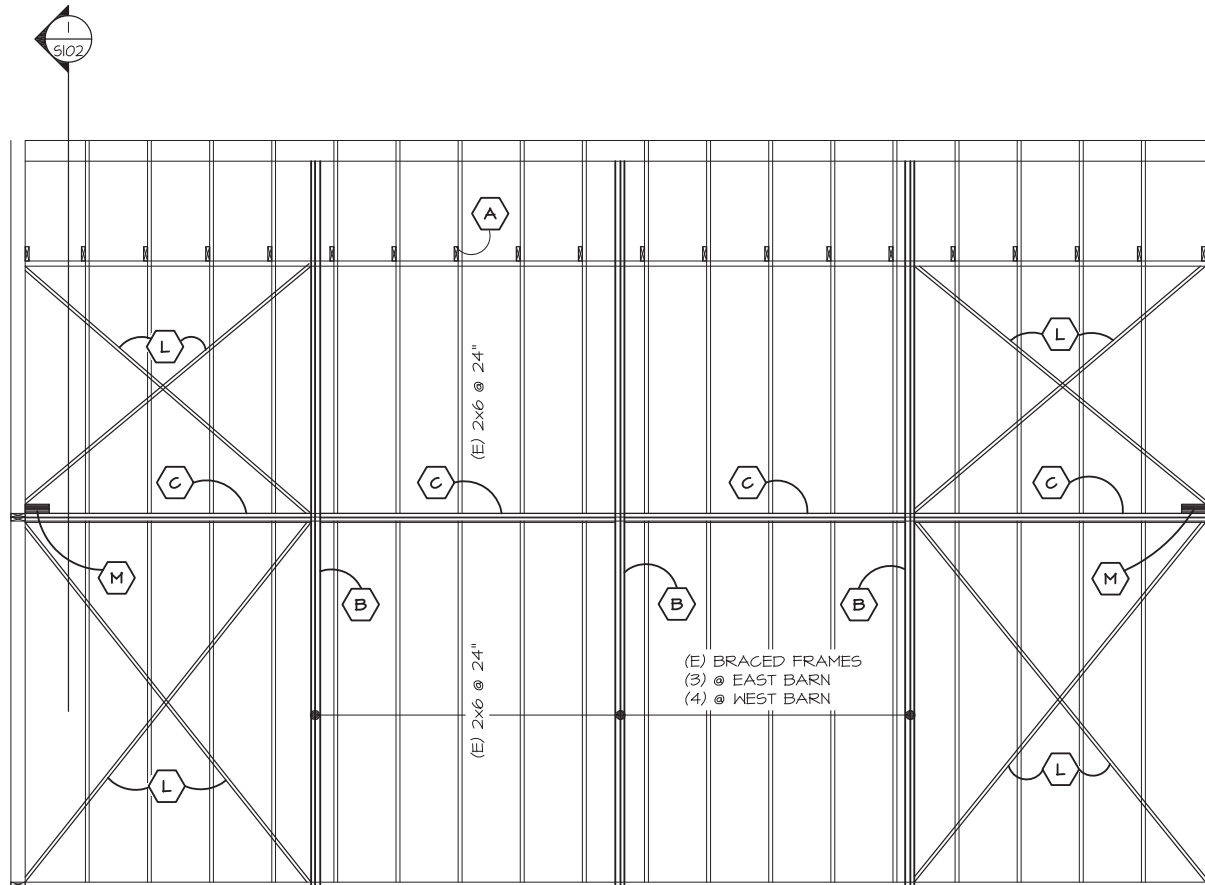
The Barn

NOW BOOKING 2021 & 2022 WEDDINGS

Prices starting at \$7,000.00

Click link to go to site:
Wedding Venue | Circle B Ranch





DRAWING ILLUSTRATES THE EAST BARN.
THE WEST BARN HAS ONE ADDITIONAL BAY.

1 TYPICAL BARN SIDEWALL
5101 1/4" = 1'-0"

REFER TO KEYNOTES ON 5100

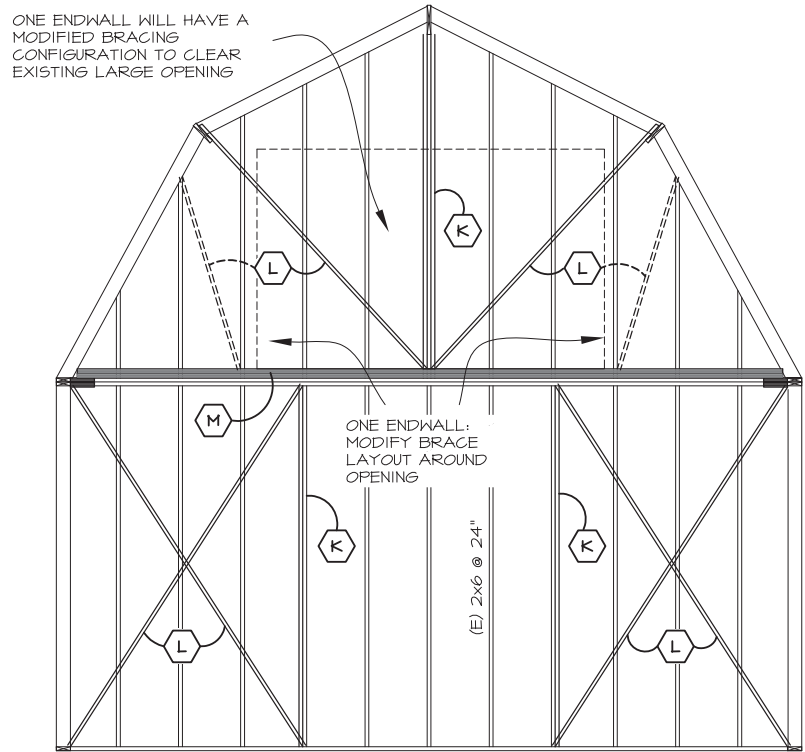
Project No. 21246
Date 12/20/2021
Drawn By dlm

Mattison Macdonald Young
structural engineers
Bassett Creek Business Center
901 North 3rd Street, Suite 100
Minneapolis, MN 55401
612-827-7825 voice
612-827-4662 fax



Heritage Park Barns
Schematic Restoration Notes

5101



1 TYPICAL BARN ENDWALL
 S102 1/4" = 1'-0"

REFER TO KEYNOTES ON S100

Project No. 21246
 Date 12/20/2021
 Drawn By dhm

Mattison Macdonald Young
structural engineers
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 901 North 3rd Street, Suite 100
 Minneapolis, MN 55401
 Tel: 612-827-0800
 Fax: 612-827-0805



Heritage Park Barns
 Schematic Restoration Notes

S102

GENERAL CONDITIONS

Section	Description	Base Qty	Unit	Cost	Fixed \$	Extension Base
01000	General Requirements					
	Depreciation / Bus, GL, Auto, W/C					
00500(g)	Insurance (First \$2,500,000)	75	Job Cost K's	\$4.95	0	\$371.25
00620(g)	Insure (GL 2M+Umb 1M) 3M Agg	75	1,000's	\$2.20	0	\$165.00
00622(g)	Insurance (Bldg Risk) Wood	0	1,000's	\$2.85	\$450 Min	\$450.00
	Prorate for actual Months on job	0	Month	\$0.00	0	\$0.00
00890(g)	Permits (\$100,000)	75000	LS	2.00%	0	\$1,500.00
01000(g)	Architectural Services	0	LS		0	\$0.00
01006(g)	Engineering Services	0	LS		0	\$0.00
01310(L)	Project Manager 10hrs/contract	0	HRS	\$50.00	0	\$0.00
01312(L)	Supt Salary w/burden	4	WKS	\$2,000	0	\$8,000.00
	Supt Auto Allowance	4	WKS	\$300	0	\$1,200.00
01322(g)	Mileage	1500	Miles	\$0.565	0	\$847.50
01324(g)	Subsistence		Day	\$35	0	\$0.00
'01326(g)	Plan Copies	1	LS	\$40	0	\$40.00
01450(g)	Testing		LS		0	\$0.00
	Steel Bolting	1	LS	\$300	0	\$300.00
01511(g)	Cell Phone / Pager	1	Month	\$75	0	\$75.00
01524(g)	Sanitation (Temporary)	2	Month	\$125	0	\$250.00
01740(g)	Clean-up		Hr.	\$15	0	\$0.00
	Office (300 SF/Hr)		SF	\$0.05	0	\$0.00
	Warehouse Sweeping (1000SF/Hr)	2340	SF	\$0.015	0	\$35.10
01742(g)	Dumpsters (30 Yd Mixed)	0	Ea.	\$385	0	\$0.00
	Dumpsters (20 Yd Mixed)	1	Ea.	\$376	0	\$376.00
	GRAND TOTAL					\$13,609.85

GENERAL CONDITIONS

Section	Description	Base Qty	Unit	Cost	Fixed \$	Extension Base
01000	General Requirements					
	Depreciation / Bus, GL, Auto, W/C					
00500(g)	Insurance (First \$2,500,000)	1200	Job Cost K's	\$4.95	0	\$5,940.00
00620(g)	Insure (GL 2M+Umb 1M) 3M Agg	1200	1,000's	\$2.20	0	\$2,640.00
00622(g)	Insurance (Bldg Risk) Wood	1200	1,000's	\$2.85	\$450 Min	\$3,420.00
00890(g)	Prorate for actual Months on job	0	Month	\$0.00	0	\$0.00
00892(g)	Permits (\$100,000)	1E+06	LS	1.16%	0	\$11,600.00
	SAC & WAC	2	Unit	\$2,485	0	\$4,970.00
	City SAC & WAC	2	Unit	\$0.00	0	\$0.00
01000(g)	Architectural Services	1	LS		0	\$0.00
01006(g)	Engineering Services	1	LS		0	\$0.00
01310(L)	Project Manager 10hrs/contract		HRS	\$50.00	0	\$0.00
01312(L)	Supt Salary w/burden	26	WKS	\$2,000	0	\$52,000.00
	Supt Auto Allowance	26	WKS	\$300	0	\$7,800.00
01322(g)	Mileage	8000	Miles	\$0.565	0	\$4,520.00
01326(g)	Photos		LS	\$40	0	\$0.00
	Plan Copies	10	LS	\$40	0	\$400.00
01450(g)	Testing	1	LS		5000	\$5,000.00
	Gradations - Sand		Ea.	\$75	0	\$0.00
	Gradations - Class V		Ea.	\$90	0	\$0.00
	Soil Compaction / Observation		Ea.	\$60	100	\$100.00
	Asphalt Cores		Ton	\$0.25	0	\$0.00
	Concrete Cylinders (per set)		Ea.	\$100	0	\$0.00
	Concrete Mix, Slump		Ea.	\$100	0	\$0.00
	Steel Bolting		LS	\$200	0	\$0.00
01511(g)	Cell Phone / Pager	6	Month	\$75	0	\$450.00
01515(g)	Temporary Electrical		MSF/Mo	\$40	\$0	\$0.00
	Trailer Hook-up	1	Ea.	\$0	\$200	\$200.00
01520(g)	Office Trailer 8' x 32'	6	Month	\$200	0	\$1,200.00
	Stairs	6	Month	\$49	0	\$294.00
	Pick Up & Delivery	2	Ea.	\$150	0	\$300.00
01524(g)	Sanitation (Temporary)	6	Month	\$125	0	\$750.00
01740(g)	Clean-up	2848	SF	\$15	0	\$0.00
	Office (300 SF/Hr)		SF	\$0.05	0	\$142.40
	Warehouse Sweeping (1000SF/Hr)	2500	SF	\$0.015	0	\$37.50
	Restroom (60 SF/Hr)	612	SF	\$0.25	0	\$153.00
	Exterior Windows 1 story	40	Ea.	\$15	0	\$600.00
	Interior Windows	40	Ea.	\$5	0	\$200.00
	Sheetrock Sweep & Mop (200 SF/H	1120	SF	\$15	0	\$84.00
	Spray Painting Sweep & Mop (350	1120	SF	\$15	0	\$48.00
01742(g)	Dumpsters (30 Yd Mixed)	4	Ea.	\$385	0	\$1,540.00
	Dumpsters (20 Yd Mixed)		Ea.	\$376	0	\$0.00
	Roll Off Demo See 02070 (30 Yd)		Ea.	\$385	0	\$0.00
	Office Remodel (7 yds/1000SF)		SF	\$0.0863	0	\$0.00
	Office (15 yds/1000SF)		SF	\$0.1685	0	\$0.00
	Warehouse (5yds/1000SF)		SF	\$0.056	0	\$0.00
01744(g)	Snow Removal		Snowfall	\$150	0	\$0.00
01745(g)	Street Sweeping				0	\$0.00
	GRAND TOTAL					\$104,388.90

RAMSEY BARN STABILIZATION AND FARMHOUSE

CSI	Description	Qty	Unit	Matl	Matl Ext	Hrs	L Ext	Matl	Sub	Extension
BARN STABILIZATION										
02220(s)	Selective Demolition	1	LS	\$0	\$0	0	\$0			\$0
	Clean Up & Dispose Of	1	LS	\$0	\$0	120	\$9,000			\$9,000
	Dumpsters	2	Ea	\$400	\$800		\$0			\$800
06000(L)	Barn Stabilization	1	LS	\$0	\$0	240	\$18,001			\$18,001
06100(m)	Lumber Framing	1	LS	\$0	\$0		\$0	\$15,000		\$15,000
06105(m)	Misc. Hardware	1	LS	\$0	\$2,000		\$0			\$2,000
06190(m)	Secure Doors & Windows	1	LS	\$0	\$0	40	\$3,000	\$500		\$3,500
	Lift Rental	1	LS	\$0	\$0		\$0	\$900		\$900
	SUBTOTAL									\$49,201
06200(s)	HOUSE CODE COMPLIANCE									
	Exterior Painting - NIC	1	LS	\$0	\$0		\$0			\$0
	Gutters & Downspouts - NIC	1	LS	\$0	\$0		\$0			\$0
	Repair Windows	1	LS	\$0	\$0		\$0	\$600		\$600
	Improper Yard Drainage - NIC	1	LS	\$0	\$0		\$0			\$0
	Electric - Move Service Drop	1	LS	\$0	\$0		\$0	\$5,000		\$5,000
	Smoke Detectors	1	LS	\$0	\$0		\$0	\$2,000		\$2,000
	Furnace Condensate	1	LS	\$0	\$0		\$0	\$300		\$300
	Replace Water Filter	1	LS	\$0	\$0		\$0	\$100		\$100
	Water Heater TPR Tube	1	LS	\$0	\$0		\$0	\$300		\$300
	Repair Traps	1	LS	\$0	\$0		\$0	\$500		\$500
	Ghosting - NIC	1	LS	\$0	\$0		\$0			\$0
	Stair Handrail	1	LS	\$0	\$0		\$0	\$300		\$300
	Spray Fungus	1	LS	\$0	\$0		\$0	\$200		\$200
	Foundation Cracks - NIC	1	LS	\$0	\$0		\$0			\$0
	Radon Mitigation	1	LS	\$0	\$0		\$0	\$2,000		\$2,000
	SUBTOTAL									\$11,300
01000	COMBINED SUBTOTAL									\$60,501
	General Conditions									\$13,610
	SUBTOTAL									\$74,111
17000	Overhead/Profit	20%								\$14,822
	SUBTOTAL									\$88,934
00600(G)	Perf/Pay Bond	1.461%	First	\$500,000				Max \$7303	\$1,299	\$1,299
	TOTAL									\$90,233
	Bid Price									

BARN RENOVATION FOR PUBLIC USE AS EVENT CENTER

CSI	Description	Qty	Unit	Matl	Matl Ext	Hrs	L Ext	Matl	Sub	Extension
	BARN REPAIRS									
02220(s)	Selective Demolition (Floor)	1	LS	\$0	\$0		\$16,876			\$16,876
03300(s)	CIP Concrete (New Floor)	1440	SF	\$0	\$0		\$0		\$11,520	\$11,520
	Patch Floor East Barr	1	LS	\$0	\$0		\$0		\$5,000	\$5,000
	Concrete Pilnths @ Columns	1	LS	\$0	\$0		\$0		\$10,000	\$10,000
04900(s)	Masonry Restoration	1	LS	\$0	\$0		\$0		\$0	\$0
	Patch and tuckpoint basements	1	LS	\$0	\$0		\$0		\$20,000	\$20,000
	Structural Wall Repair	1	LS	\$0	\$0		\$0		\$25,000	\$25,000
06000(L)	Siding & Trim Repair	1	LS	\$0	\$0	160	\$12,001			\$12,001
06100(m)	Lumber Rough Framing	1	LS	\$0	\$0		\$0		\$3,000	\$3,000
06100(m)	Lift Rental	1	LS	\$0	\$0		\$0		\$3,000	\$3,000
06105(m)	Misc. Hardware	1	LS	\$0	\$5,000	120	\$9,000			\$14,000
07310(m)	Asphalt Shingles Repair	1	LS	\$0	\$0		\$0		\$7,500	\$7,500
09900(s)	Lead Paint Abatement Exterior	1	LS	\$0	\$0		\$0		\$50,000	\$50,000
	Scaffolding	1	LS	\$0	\$0		\$0		\$25,000	\$25,000
09900(s)	Lead Paint Abate Basement	1	LS	\$0	\$0		\$0		\$20,000	\$20,000
02300(s)	Demo Milk House	1	LS	\$0	\$0		\$0		\$7,000	\$7,000
	GC's & Profit									\$45,979
										\$275,876
	BARN RENOVATION									
	Sandblast Interior	1	LS	\$0	\$0		\$0		\$20,000	\$20,000
	Wood Barn Doors	2	Ea	\$0	\$0		\$0		\$5,000	\$5,000
	Windows - High	8	Ea	\$800	\$0	32	\$2,400		\$6,400	\$8,800
	Windows - Main Floor (New)	32	Ea	\$2,400	\$0	256	\$19,201		\$76,800	\$96,001
	Basement Window Infill	20	Ea	\$0	\$0	80	\$6,000		\$4,000	\$10,000
	Rem Old Windows / Prep	20	Ea	\$0	\$0	40	\$3,000			\$3,000
	Sliding Door For Deck	4	Ea	\$4,000	\$0	32	\$2,400		\$16,000	\$18,400
	Hardwood Floors	2400	SF	\$15	\$0		\$0		\$36,000	\$36,000
	Fire Sprinkler	2400	SF	\$25	\$0		\$0		\$40,000	\$40,000
	Electrical	1	LS	\$0	\$0		\$0		\$100,000	\$100,000
	Baseboard Heat	28	Ea	\$800	\$0		\$0		\$22,400	\$22,400
	Ceiling Fans	9	Ea	\$2,000	\$0		\$0		\$18,000	\$18,000
	Basement Lighting	1	LS	\$0	\$0		\$0		\$20,000	\$20,000
	Wood Deck	1	LS	\$0	\$0	240	\$18,001		\$20,000	\$43,001
	GC's & Profit									\$88,120
										\$528,722
	NEW FOYER									
1560(L/m)	Temporary Partitions	1	LS	\$0	\$0		\$0		\$850	\$850
02300(s)	Earthwork (Footings)	1	LS	\$0	\$0		\$0		\$20,000	\$20,000
03300(s)	CIP Concrete & Fdtn	1	LS	\$0	\$0		\$0		\$30,000	\$30,000
06000(L)	Rough Carpentry	1	LS	\$0	\$0		\$0		\$0	\$0
	Wall Framing	1	LS	\$0	\$0	144	\$10,801		\$7,000	\$17,801
06190(m)	Trusses & Roof Framing	1	SF	\$30	\$30	144	\$10,801		\$12,000	\$22,831
06105(m)	Misc. Hardware	1	LS	\$0	\$3,000	80	\$6,000			\$9,000
07200(s)	Building Insulation	1	LS	\$0	\$0		\$0		\$6,500	\$6,500
07240(m)	Air Barrier / Fdtn Insulation	1	LS	\$0	\$0		\$0		\$6,500	\$6,500
07310(m)	Asphalt Shingles	1	LS	\$0	\$1,472		\$2,160		\$1,000	\$4,632
	Smart Siding & Soffits	1	SF	\$0	\$0		\$0		\$10,000	\$10,000
07700(m)	Roof Accessories	1	LS	\$0	\$0		\$0		\$500	\$500
08100(m)	Steel Doors Frames/Hdwr	1	LS	\$0	\$0		\$1,916		\$7,500	\$9,416
08305(m)	Access Panels	1	LS	\$0	\$0		\$300		\$300	\$300
08400(s)	Aluminum Entrances	1	LS	\$0	\$0		\$0		\$8,000	\$8,000
08550(s)	Wood Windows	1	LS	\$0	\$0		\$0		\$4,000	\$4,000
09250(s)	Gyp. Bd / Steel Framing	1	LS	\$0	\$2,219		\$9,283			\$11,501
	Gyp Bd Taping Subbed	1	LS	\$0	\$0		\$0		\$296	\$296
09300(s)	Ceramic Tile	1332	SF	\$12	\$15,984		\$0		\$296	\$15,984

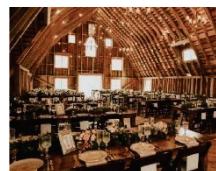
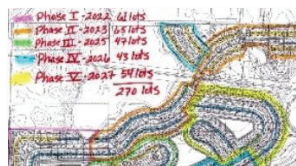
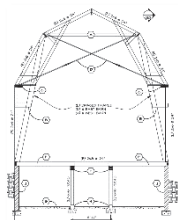
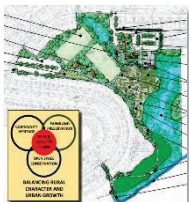
BARN RENOVATION FOR PUBLIC USE AS EVENT CENTER

CSI	Description	Qty	Unit	Matl	Matl Ext	Hrs	L Ext	Matl	Sub	Extension
09650(s)	Resilient Floor	1	LS	\$0	\$0		\$0			\$0
	Resilient Base	142	LF	\$2.00	\$284		\$0			\$284
09670(s)	Stained Concrete Flooring	280	SF	\$8	\$2,240		\$0			\$2,240
09900(s)	Painting Interior	3160	SF	\$1.50	\$4,740		\$0			\$4,740
	Painting Exterior	800	SF	\$2.50	\$2,000		\$0			\$2,000
10155(m)	Toilet Compartments	1	LS	\$0	\$0		\$3,525	\$7,500		\$11,025
10440(m)	Interior Signs	1	LS	\$0	\$0		\$56	\$250		\$306
10520(m)	Fire Extinguishers	1	LS	\$0	\$0		\$225	\$250		\$475
10800(m)	Toilet Accessories	1	LS	\$0	\$0		\$1,313	\$2,500		\$3,813
11400(s)	Food Service Equipt. NIC	1	LS	\$0	\$0		\$0			\$0
11450(m)	Residential Appliances NIC	1	LS	\$0	\$0		\$0			\$0
12490(m)	Window Treatments	1	LS	\$0	\$0		\$0		\$650	\$650
13700(s)	Security Systems NIC	1	LS	\$0	\$0		\$0			\$0
15300(s)	Fire Protection	1000	SF	\$20	\$0		\$0		\$15,000	\$15,000
	Riser & Valves	1	LS	\$5,000	\$0		\$0		\$5,000	\$5,000
15400(s)	Plumbing	17	Ea	\$6,000	\$0		\$0		\$102,000	\$102,000
15850(s)	HVAC	1	LS	\$0	\$0		\$0		\$25,000	\$25,000
16000(s)	Electrical	1	LS	\$0	\$0		\$0		\$75,000	\$75,000
16810(s)	Voice & Data	1	LS	\$0	\$0		\$0		\$5,000	\$5,000
	GC's & Profit									\$86,188
	Subtotal									\$517,129
	GRAND TOTAL									\$1,321,728
	Bid Price									

Barn/Farmhouse Capital Investments and Revenue (projections)

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1-11-22
Not proofed

2022 2023 2024 2025 2026 2027 2028 2029 2030 2031



Barn(s) and Event Center

Barn and house stabilized/repairs
\$87,000

Barn and farm house renovated for public use + new foyer building
\$1,320,000

First Barn rental @ \$6k per weekend X 4
\$24,000

Barn rental @ \$7k per weekend X 10
\$70,000

Barn rental @ \$7k per weekend X 20
\$140,000

Barn rental @ \$7k per weekend X 20
\$140,000

Park Ded. and Trail Fees

City receives Deed to 23 Acres of land, and structures
\$730,000 est. cash value to community

Phase 6 Park Dedication & Trail Fee cash
\$484,650 est.

Farmhouse Revenue

House rental @ \$2,400 per month X 12
\$28,800

House rental @ \$2,400 per month X 12
\$28,800

House rental @ \$2,400 per month X 12
\$28,800

House rental @ \$2,400 per month X 12
\$28,800

Farm house public rental per day @ \$175 X 100 days
\$17,500

Farm house public rental per day @ \$175 X 115 days
\$20,125

Farm house public rental per day @ \$175 X 125 days
\$21,875

Farm house public rental per day @ \$175 X 125 days
\$21,875

Running Cash Accounting/Value to Community

\$758,000

\$700,600

\$729,400

-\$561,800

\$118,650

\$208,775

\$370,650

\$532,525

Notes:

~ Farmhouse with garage to be rented as single-family rental as soon as 2023 which provides site security while generating revenue.

~ Renovating barn(s) coincides with final phase of proposed Trott Brook Crossing. Barn, farmhouse and grounds public rental begins after this timeframe.

~ These projections do not include park and site improvements and is limited to the 'renovation/restoration (including fire suppression, electrical, plumbing and interior/exterior renovation and any structural repairs that are necessary) of the farmhouse and barns' discussed at the November 23rd work session.

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Meeting Date: 01/13/2022

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Implement Playground Replacement Policy

Purpose/Background:

The purpose of this case, is to begin the implementation of the Playground Replacement Policy and plan, which guides the programmatic replacement of the city's approximate 17 existing playgrounds, consistent with the Capital Improvement Program. .

It may be noted that this work is an extension of the City's 2021-2022 Strategic Plan action item #16 which states: *"Establish a Funding Plan to Complete Parks Capital Replacement Improvements"*.

Notification:

Observations/Alternatives:

The Park & Recreation Commission developed the Playground Replacement Policy over June, July, and August 2021—and in September, City Council adopted by Resolution, the policy and plan. The plan specifies that two, very old and rudimentary play structures (Shawn Acres and Autumn Heights parks) are recommended for removal without replacement—and that the first playgrounds to be considered in the next year(s) are; Rabbit, Alpine and Solstice Parks.

As Rabbit Park's playground ranked the highest for replacement, staff proposes that the city develop a plan to either replace the play structures in 2022, or remove them and add some sort of landscape improvements or other amenity in their place (consistent with the policy). This planning would begin by inviting the neighbors to the park (within the 1,500' walking distance) to express their interests . If for instance, there is little or no support for the playground's replacement, the Commission can focus on another playground this year that is also due for replacement.

Polling the neighbors would begin by sending a post card, with the aforementioned invite. Attached is an exhibit that shows those homes that are within the 1,500' walking distance.

Funding Source:

The funding source identified within the Capital Improvement Plan is the Lawful Gambling Fund.

Recommendation:

Staff recommends sending the post cards out as soon as practicable, and if there is not demonstrable interest in replacing the play equipment at Rabbit, the Commission can proceed with planning for removal of the equipment there, and shift focus to Solstice or Alpine Parks.

Action:

By motion or consensus, direct staff to invite comment on a plan to address the playground at Rabbit Park

Attachments

Mailer area exhibit

Playground Replacement Policy

Presentation adopting policy

Resolution

Form Review

Inbox

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 01/07/2022

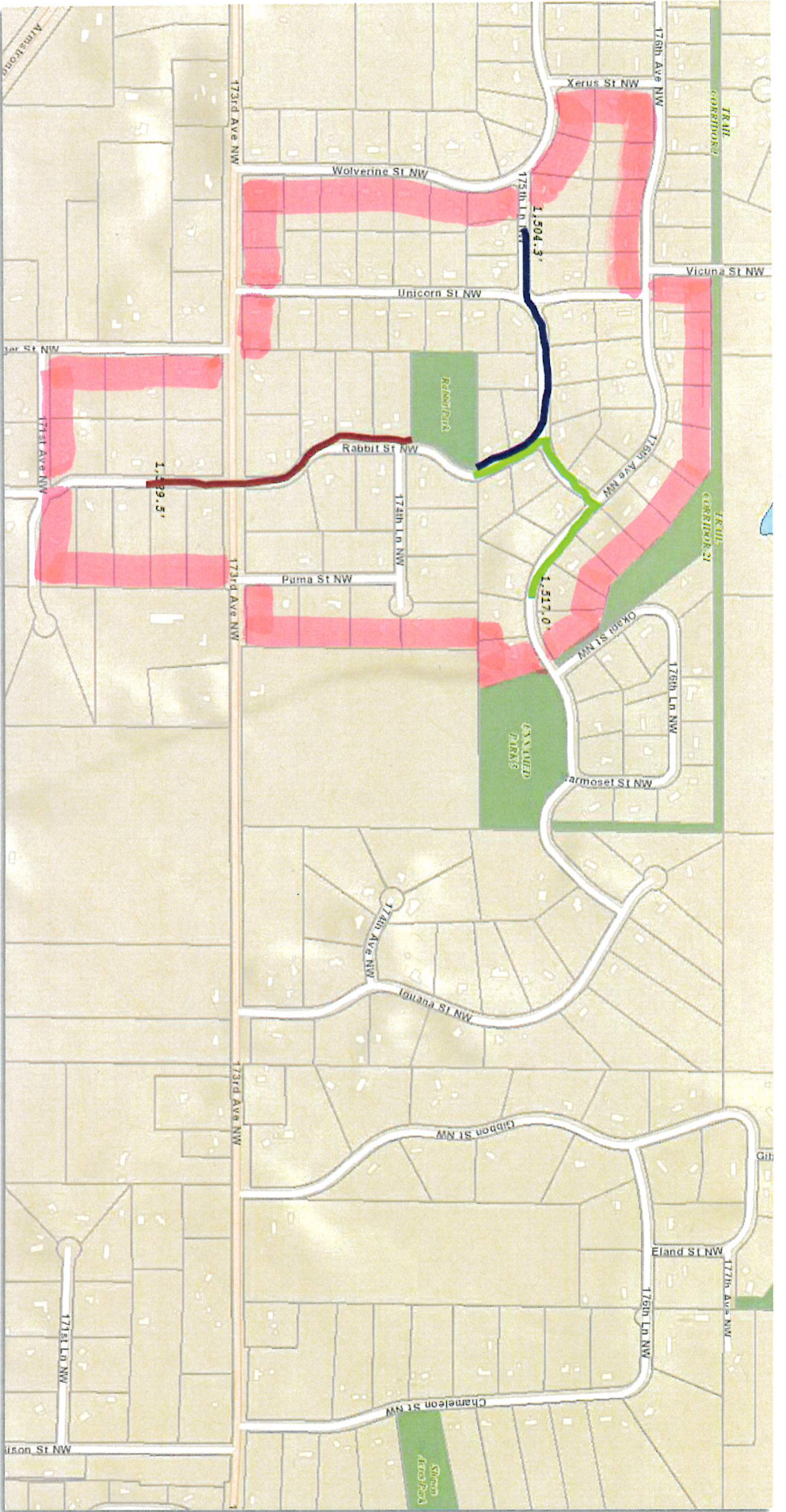
Reviewed By

Grant Riemer

Date

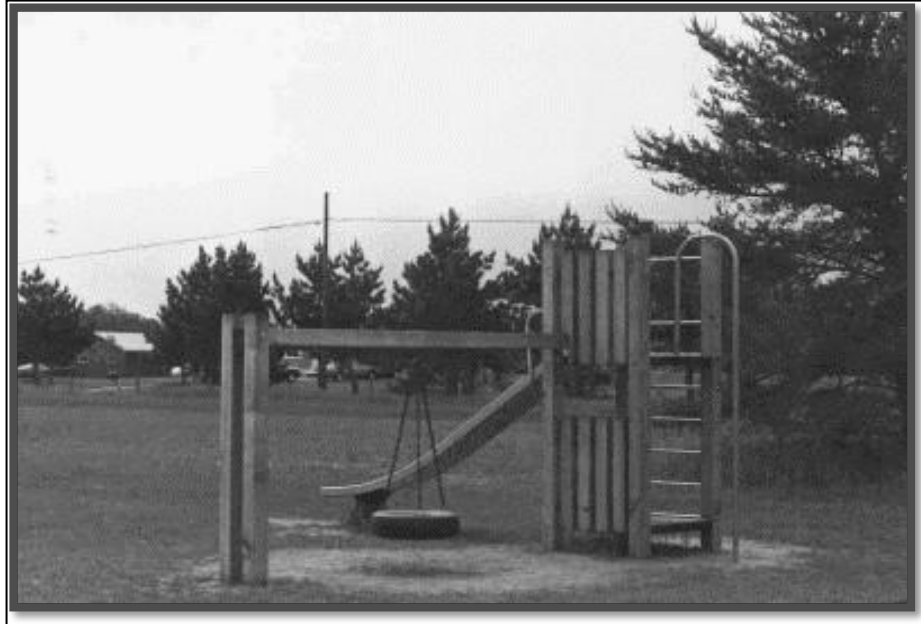
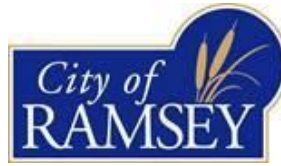
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Started On: 01/06/2022 11:12 AM



Blue, green, and red lines approximate 1,500' foot walking distance from Rabbit Park

Rose colored border outlines 89 households to receive invitation



Central Park, Circa 1984



Central Park, Circa 2012

***Interim* Playground Replacement Policy**

City of Ramsey, Minnesota

Adopted: x/x/2021

TABLE OF CONTENTS

Section 1: Introduction	3
Section 2: General Policy Statement	3
Section 3: Playground Evaluation Matrix.....	4
Section 4: Public Input and Demonstrated Need.....	5
Section 5: Alternatives to Play Structure Components	5
Section 6: Playground Surfacing	6
Section 7: Funding Sources	7
Section 8: Definitions	8
Section 9: Scoring of Playground Equipment.....	8
Section 10: Timeline of Playground Replacement	8
Section 11: Playground Descriptions.....	9
Alpine Park	9
Autumn Heights Park.....	10
Central Park	11
Elmcrest Park.....	12
Emerald Pond Park	13
Flintwood Terrace Park	15
Ford Brook Park.....	16
Fox Park.....	17
North Commons Park	18
Pearson Park	19
Peltzer Park	20
Rabbit Park	21
Riverdale Park.....	22
Rivers Bend Park	24
Shawn Acres Park	25
Solstice Park	26
Titterud Park	27
Woodland Green Park.....	28
Appendix.....	29

SECTION 1. INTRODUCTION.

Playgrounds provide children with a safe and exciting connection to the outdoors during a time when electronic devices increasingly occupy their attention. They are associated with immense physical benefits—upper- and lower-body strength, muscular and cardiovascular endurance, balance, agility, and hand-eye coordination; in the long-run, reduced risk for cardiovascular ailments (e.g. heart disease and stroke), obesity, type-2 diabetes, and certain cancers—as well as boosts to self-confidence and improvements in social skills. Many of children’s fondest memories are formed at parks. Playgrounds help build relationships between parents, grandparents, neighbors, and between children and their peers. Additionally, they provide a community gathering place for young parents and their children who may otherwise experience isolation. It may not be an exaggeration to state that playgrounds metaphorically serve as the backbone of neighborhoods within the community, and as such are a valuable resource that must be properly maintained. Playground equipment and associated improvements unfortunately do not last forever, and so this policy serves as a guide to replacing the city of Ramsey’s playgrounds so that they remain a safe and enjoyable place for the community to gather around.

SECTION 2. GENERAL POLICY STATEMENT.

The city of Ramsey has seventeen playgrounds that will need to be replaced in the future. Due to fiscal and administrative constraints, as well as the varying ages and conditions of the city’s playgrounds, the replacements are to be carried out over the span of more than a decade. As of the writing of this policy, six of the city’s playgrounds have reached the end of their twenty-year useful lifespan and over the next decade, nine more will have reached that point. Consequently, the next capital improvement program (CIP), covering years 2022 through 2031, as well as subsequent CIPs will need to account for the city’s playground replacement needs. This policy will guide the city in determining which playgrounds to replace and program into a given year of the CIP.

SECTION 3. PLAYGROUND EVALUATION MATRIX.

The evaluation matrix considers six factors (and an additional screening factor) when prioritizing playgrounds for replacement and the playgrounds are scored based on their adherence to those categories. A playground can receive a maximum score of 90 points, and the higher a score a playground receives, the greater the need for replacement. Four of the seven factors, accounting for 60% of the points, assess the playground itself, while the remaining two factors, accounting for 40% of the points, consider the context of the playground. The remaining factor, while not accounting for any points, is considered before any of the other six factors, because it serves to screen out playgrounds that are not recommended for replacement. The following is a description of that screening factor:

Home Density Surrounding Playground—Yes/No to pass go:

Housing density may be considered a proxy for the regular frequency of usage of a particular playground. Because community parks are likely to be used significantly by outside visitors in addition to the surrounding neighborhood, home density does not factor into the scoring for community parks. Accordingly, playgrounds in community parks are automatically recommended for replacement scoring. Playgrounds in neighborhood parks however, must meet a threshold of 35 homes within 1,500’ feet of walking distance to the park to be recommended for replacement consideration. In cases where a playground might be removed, alternative actions (described below) are to be considered. In the table below, playgrounds meeting this threshold are scored “Y” for those that have appropriate densities, and those not meeting the threshold are scored “N.” Home density is determined based on how many homes (or townhome/apartment units) are within the 1,500 feet walking distance of a park’s boundary along streets, sidewalks and trails.

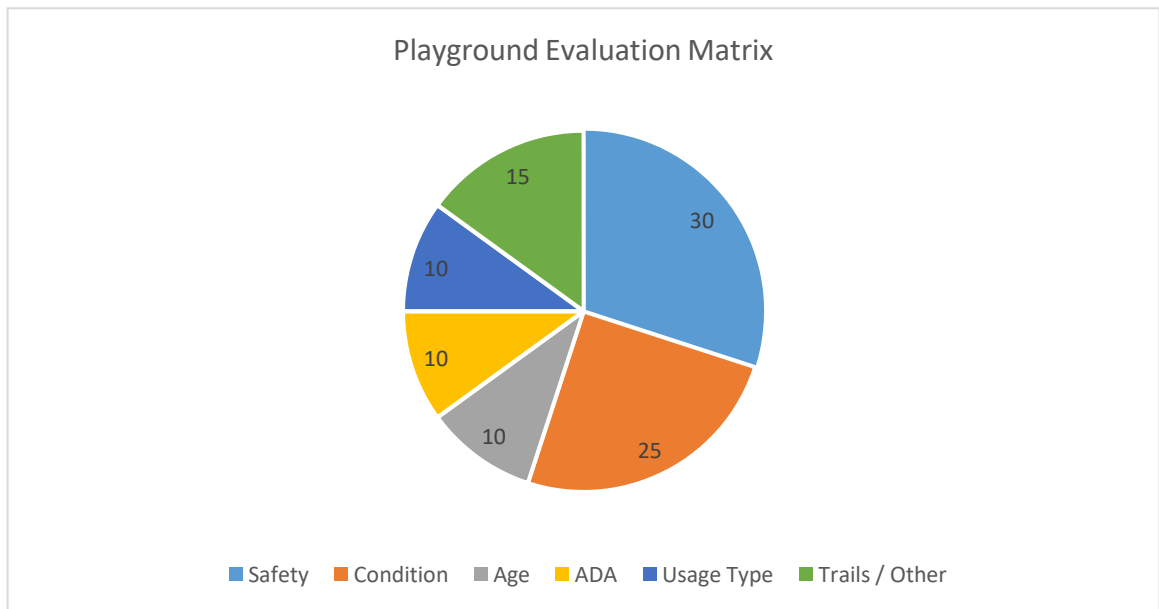
The following are the four scoring factors that consider the playground itself. Combined they account for 60% of the points:

- A. Features Posing Safety Concerns.** A thorough inspection is to be performed on all elements of the playground structures, including but not limited to swings, slides, transfer decks, railings, and surfaces. If one feature is determined to pose a potential safety concern, the playground automatically receives fifteen points in this category, or one half of the total. If more than one feature is found to pose a concern, the playground receives the full thirty points.
- B. Visual Condition of the Playground Set.** The inspection will also determine the visual quality of the playground. The presence of faded or chipped paint, or rusted metal, are indicators of poor condition. Playgrounds in great condition receive zero points; playgrounds in fair condition receive five points; playgrounds in poor condition receive the full ten points.
- C. Age of the Playground Set.** If the playground is less than ten years old, it receives zero points. If it is between ten and twenty years old, it receives two points. If it is between twenty and thirty years old, it receives eight points. If it is greater than thirty years old, it receives the full ten points. The disparity between scores of playgrounds older than twenty years and those younger than twenty years is due to the assumed useful lifespan of a playground being twenty years.
- D. Compliance with ADA Standards.** ADA standards are defined below. Compliance is worth zero points whereas noncompliance is worth ten points.

The matrix additionally considers two factors that encompass the context of the playground. Combined they account for 40% of the points:

- E. Community Park vs. Neighborhood Park.** This distinction refers to the usage of the park containing the playground in question. Neighborhood parks are smaller parks with fewer amenities that primarily serve the immediate neighborhood. They are mostly used by people who live within walking distance of the park. Community parks are larger parks that serve considerably larger constituencies and that feature a greater variety of amenities, particularly athletic fields. They are the sites of athletic tournaments and major gatherings. Playgrounds in community parks are likely to receive much greater usage and wear more quickly, needing replacement sooner than their neighborhood counterparts. Consequently, this category gives priority to playgrounds in community parks over those in neighborhood parks, with the former receiving twenty-five points compared to fifteen points.
- F. Accessibility via Trails and Other Considerations.** Many of Ramsey's older playgrounds are inaccessible via an ADA compliant path which makes them more difficult to access for persons with mobility limitations. Any potential playground replacement would include a paved surface to allow for easier access, thus playgrounds without such a surface are prioritized in this category and may receive the 15 points.

This category also maintains room for other considerations as well, an example would be structures that need frequent repair components. Due to the overall lack of gradience in the scoring metrics, several playgrounds may receive the same score. This category may also be used to break ties.



SECTION 4. PUBLIC INPUT AND DEMONSTRATED NEED.

The evaluation matrix may not be the sole determinant of the order in which playgrounds are replaced. Input by the community with respect to neighborhood parks is crucial to ensure that residents are well served by their city. A playground scoring higher than another does not necessarily mean that it will be replaced first, particularly if public input demonstrates significant justification for another park’s playground to be replaced sooner.

Another tool for assessing the need for playground replacement is actual neighborhood demographics. In some cases, school district data may be obtained that provide the numbers and ages of children within a logical distance of the park under consideration (likely the same 1,500’ foot radius). This may reveal very young children that will be coming into that 6+ age where playgrounds are important features of their lives. In other instances it may be found that the population are older residents, and less likely to have children in the household regularly. In 2012, the City installed a game trail camera to monitor the numbers, frequency and real-time use of a playground. This was found to be an effective way to support retaining this particular play area.

SECTION 5. ALTERNATIVES TO PLAY STRUCTURE COMPONANTS.

In instances where the public may not support the elimination of a playground per se, but full or partial replacement is not feasible, other actions can be taken to preserve space for children to engage in outdoor recreation without entirely new play structure components. Alternative play spaces however are best considered with appropriate public input. Residents may embrace for example, ‘nature based’ play areas made with trees, branches, boulders etc. which *may* be less expensive to install and maintain than traditional playground equipment. Pearson Park has elements like these, which are proven to be popular.



Figures 1-2: Nature-based play features at Pearson Park: (left to right) figure-eight stair stepping logs; sand and artificial turf surfacing, scattered ‘tree cookies’

Another option to traditional playgrounds is converting parkland, including the former playground area, into naturalized landscapes, providing a different type of valued outdoor amenity.

Tree forts are almost a rite of passage for children, like this one in the wooded area of Ford Brook Park, or one below at Pearson Park manufactured from imported branches.



Ford Brook Park



Pearson Park

Natural woods allow for the creation of lean-to’s and stick forts as well as hide-n-seek games or self-guided exploration of these shady enclaves. In other neighborhood parks, it may even be appropriate to simply leave areas open, and available to make bicycle tracks in the soil with shovels and hand tools—another rite of passage for many children.

At parks where the landscape is to be converted from playgrounds (or turf), there should be a plan for both the conversion, but also the appropriate care and management which can be simple and less costly than some maintenance intensive formal playgrounds. Regardless of the type of alternative landscape, these areas are not to be left for weeds and invasive plants to become established—which can result in a degradation of the park or adjoining private lands.

SECTION 6. PLAYGROUND SURFACING.

The city of Ramsey primarily uses two different types of surfaces for its playgrounds—engineered wood fiber (known colloquially as wood chips) and pea gravel (reused seal coating rock). Both surfaces are considered safe as long as kept at a depth of at least twelve inches, though pea gravel may have concerns due to its shape, making it an attractive nuisance for young children to put in their mouth. Additionally, the surfaces—as well as rubber mulch—are desirable due to generally low upfront installation costs (with pea gravel being the cheapest), but require regular maintenance (raking and levelling to maintain a proper depth for cushioning falls but still remaining accessible) and need to be replaced roughly every five years. Funding for the reoccurring surface replacement could be from the Lawful Gambling Fund, instead of the General Fund as has been the case.



Figures 3-4: (left to right) engineered wood fiber (EWF); pea gravel

SECTION 7. FUNDING SOURCES.

The *potential* funding sources for playgrounds and their replacement are many, including the Park Trust Fund, General Fund, the Capital Maintenance Fund, or even bonding—however, the most logical funding source may be the Lawful Gambling Fund, which is proceeds the city receives from a tax on charitable gambling (pull tabs) in Ramsey. Pursuant to MN State Statute Chapter 349, the Lawful Gambling Fund monies may only be used for expenditures that primarily benefit youth in the community. The 2021 present fund balance is approximately \$325,000.

SECTION 8. DEFINITIONS

- **Americans With Disabilities Act** or “ADA” refers to the civil rights legislation passed in 1990 that prohibits discrimination against individuals based on disability. Its provisions were updated in 2008 to include a larger number of people under the umbrella of ‘disabled.’ Pursuant to that law, the Department of Justice developed *Standards for Accessible Design* in 2010. Any playgrounds constructed or modified after March 15, 2012 are subject to the new standards. Examples of these standards include:
 - a) Running slopes may have grades no steeper than 5% with cross slopes no steeper than 2%; slopes with grades larger than 5% must have handrails and landings
 - b) An accessible route 60 inches wide with 80 inches of overhead clearance must be available
 - c) Transfer platforms must be between 11 and 18 inches high with width and depth at least 24 inches and 14 inches, respectively; transfer steps may be no higher than 8 inches and should include handholds; a 30-inch by 48-inch space must be available adjacent to the transfer platform
 - d) Elevated ramps connecting play structures must be no steeper than 8.25%, no longer than 12 feet, and at least 36 inches wide; they must contain handrails with spots for gripping between 20 and 28 inches off the ground; a 60-inch by 60-inch

- landing area must be provided if the elevated ramp changes directions
- e) Manipulative and interactive sensory and communicative components must have reach ranges of 18 to 44 inches for 5- to 12-year old children, and 20 to 36 inches for 2- to 5-year old children
- f) At least 50 percent of elevated play components should be accessible; for play structures with more than 20 elevated play components, at least 25 percent should be accessible

- **Community Park** refers to a park with numerous amenities, such as athletic fields, meant to serve those from around the city as well as from neighboring communities. They are also considerably larger than neighborhood parks, (often 40 acres or more).
- **Neighborhood Park** refers to a park with fewer amenities, typically anchored by a small playground. They draw people mainly from the immediate neighborhood and accordingly, have smaller parking capacities. They are considerably smaller than community parks (generally 1 to 15 acres of developed area).



Figures 5-19: Playground Equipment: (left to right, top to bottom) transfer surface; spring rider; chain ladder; talk tube; spinner; track-ride; sandbox excavator toy; metal ladders; stepping pods; corkscrew climber; clatter bridge; belt bridge; globe spinner; climbing wall with rope; enclosed rope climber.

SECTION 9. SCORING OF PARKS WITH PLAYGROUND EQUIPMENT

<i>Playground</i>	<i>Aging Score</i>	<i>Condition</i>	<i>Meets Density</i>	<i>Park Type</i>	<i>ADA</i>	<i>Trails /other Considerations</i>	<i>Safety Concerns</i>	<i>Total</i>
Rabbit	10	10	Y	15	10	5	30	80
Alpine	8	10	Y	25	10	0	0	53
Solstice	8	5	Y	15	0	0	15	43
Riverdale	8	5	Y	15	10	2	0	40
Central	8	5	Y	25	0	0	0	38
Peltzer	8	5	Y	15	0	5	0	33
Rivers' Bend	2	5	Y	25	0	0	0	32
Fox	8	5	Y	15	0	2	0	30
Emerald Pond	8	5	Y	15	0	1	0	29
Woodland Green	8	5	Y	15	0	0	0	28
Titterud	2	5	Y	15	0	5	0	27
Flintwood Terrace	2	5	Y	15	0	0	0	22
Ford Brook	0	5	Y	15	0	0	0	20
North Commons	0	0	Y	15	0	0	0	15
Pearson	0	0	Y	15	0	0	0	15
Autumn Heights	-	-	N	-	-	-	-	-
Shawn Acres	-	-	N	-	-	-	-	-

SECTION 10. PROPOSED TIMELINE OF PLAYGROUND REPLACEMENT

<i>Playground</i>	<i>Year</i>
Rabbit Park	2022
Alpine Park	2023
Solstice Park	2024
Riverdale Park	2025
Central Park	2026
Peltzer Park	2027
Rivers Bend Park	2028
Fox Park	2029
Emerald Pond Park	2030
Woodland Green Park	2031
Titterud Park	2032
Flintwood Terrace Park	2033
Elmcrest Park	2034
Ford Brook Park	2035
North Commons Park	2036
Pearson Park	2037

SECTION 11. PLAYGROUND DESCRIPTIONS

Alpine Park

Alpine is a larger community park located in central Ramsey along the south side of Alpine Drive, approximately 1 mile east of Ramsey Boulevard and 1/3 mile west of Sunfish Lake Boulevard. Park amenities include four baseball diamonds and batting cages, off-leash area, as well as a skate park. Its playground was completed in 2000. The playground uses engineered wood fiber for surfacing.

The playground consists of two components, a wooden swing set and a wooden composite play structure. The swing set has two sections, one section with a single plastic chair swing and the other section with two normal belt swings. The playground structure consists of one plastic slide with parallel ramps. A metal, vertically curved set of six parallel monkey bars is connected to the rest of the set via a low transfer surface. Opposite the monkey bars is a wooden ladder with two steps that connect to the rest of the structure.

There are five means of entry—the aforementioned transfer surface and ladder, a wooden staircase, a chain link ladder (with four parallel chains) with metal footings, a chain link ladder on the interior of the structure which three rubber tires serving as steps, and a wooden climbing wall (sloped roughly 60 degrees with the ground) with six wooden steps and a rope for balance. The bottom of the climbing wall is worn, likely due to use as an additional step. The protective covering on the rope is worn and the metal inside of the rope is exposed in places. The rope has also been stretched considerably.

The entire surface of the structure is wooden with the exception of a bridge, which has a rubber mat for a surface. The bridge is sloped slightly (less than 15 degrees) from one end to the other, however there are four peaks on the rubber surface with thin wooden planks on top. The rubber surface is somewhat worn and there are cross slopes in some places that are unrelated to the design. The chains for both ladders are in fairly good condition. The wood throughout the structure ranges from okay to poor condition visually. The wood on the supports for the tallest portion of the structure (i.e. the area with the wooden climbing wall) is in the poorest condition with several of the planks making up horizontal and diagonal supports being splintered. The playground also has talk tubes (metal megaphone toys through which children may communicate with one another through opposite ends), which are both in good working condition.



Figure 20: Alpine Park Playground



Figures 21-23: (from left to right) Splintered wood on horizontal and diagonal supports; Splintered wood on support for swing set; Worn rope covering on climbing wall

Autumn Heights Park

Autumn Heights is a neighborhood park located in northwestern Ramsey at the intersection of Rabbit Street and Nutria Street, just east of Armstrong Boulevard and south of 173rd Avenue. Its playground was assembled by staff in 1985. Wooden timbers (6" x 6") bound the play area, with the play area not accessible via an ADA access path. The playground uses pea gravel for surfacing.

The playground consists of a single wooden play structure with a tire swing and a metal pull-up bar. The tire itself is in good condition, but the chain it is attached to is rusted and shows wear. The top surface of the play structure consists of five parallel wooden planks, all of which are loose (with the exception of the second-to-rightmost plank). There are two means of entry, neither of which are ADA-compliant. One is a ladder with two metal bars serving as steps. The other is a curved surface with narrow gaps for footholds, comprised of eight wooden planks, all of which are fully attached. The flat surface between this surface and the top surface (which is three inches above this surface) is comprised of six wooden planks (none of which are fully secured) perpendicular to those on the top surface and parallel to those on the curved surface. There is a single straight stainless steel slide, which is in fair condition, (however it is South facing, which is not desirable). *The terms of this Interim Playground Replacement Policy point to the playground components' removal, without replacement.*



Figure 24: Autumn Heights Park Playground

Loral I Armstrong Delaney Central Park

Central Park is a 45-acre community park located at the intersection of Armstrong Boulevard and 161st Avenue. Park amenities include football fields, seven softball/baseball diamonds, two lacrosse/football/soccer fields, four tennis courts, and four horseshoe pits. Its current playground was constructed in 1998 as a community-built project. The playground uses pea gravel for surfacing.

The structure is largely wooden, but there are multiple plastic and metal components as well, such as two plastic slides—one enclosed and one open with three parallel tracks—and a plastic tunnel. The wood is in fair condition, but is exhibiting some wear and tear. There are two track-rides, one straight with a single track and one curved with five parallel tracks. The grip for the first track-ride is metal, with chipped paint, and the grips for the latter are plastic and are in good condition, albeit with slightly faded paint.

Linking the two track-rides is a series of four wooden transfer platforms. The topmost platform is accessible via a metal chain-link ladder as well as two parallel metal bars for climbing. Linking the track-rides and transfer platform between them with the rest of the playground structure is a series of seventeen arched plastic platforms. Additional means of entry include a rope climbing wall, metal ladder, a wooden climbing wall with a rope, a step with handrails for accessing a transfer platform, a corkscrew climber, and a wooden ramp.

Additional playground features include two playground excavator toys, two spinners, and a balance beam. Overall, the playground is in fair condition, but the wooden components are worth monitoring.



Figure 25: Central Park Playground wide shot; Figures 26-27: (left to right) seventeen curved platforms; several means of entry, including a metal ladder, a wooden climbing wall with a rope,

a corkscrew climber, and a step with handrails

Elmcrest Park

Elmcrest is a large community park located in east-central Ramsey, west of State Highway 47 / Saint Francis Boulevard and south of 167th Avenue along Quicksilver Street. Park amenities include twelve soccer fields. Its playground was erected in 2015, the year after the adjacent park building was completed. The playground uses engineered wood fiber for surfacing.

The farm-themed playground features a main playground structure, a swing set with two bucket swings, a play barn, two spinners (one globe spinner), two chicken sculptures and one bee sculpture for climbing. The main play structure contains an obstacle course with a rope ladder, four angled platforms secured into the ground by a chain, a curved metal bar with four ropes crossing one another for balancing, a set of inclined monkey bars comprised of three rings forming six handholds, and five stepping pods. Additionally, the playground has three zigzagging slides and five means of entry—one transfer surface, two platforms forming a quasi-staircase, a ladder consisting of three platforms, an enclosed chain-link ladder with five metal semicircular footholds, and a climbing wall with slots cut out for footholds. All components of the playground are in excellent condition.



Figures 28-31: (clockwise from the top left) main play structure; chicken sculpture, bee and flower sculpture, swing set with bucket swings, and play barn

Emerald Pond Park

Emerald Pond is an approximate 14-acre neighborhood park in southeastern Ramsey, located east of CSAH 57 / Sunfish Lake Boulevard, north of CSAH 116 / Bunker Lake Boulevard, and south of Alpine Drive. Park amenities include a single baseball diamond and a soccer field, a pergola with fountain, as well as a basketball hoop in the parking lot. Its playground was built in 1997. The playground uses pea gravel for surfacing.

Emerald’s playground consists of three components—a seesaw spring rider, a swing set, and a large composite play structure. The seesaw’s surface is well-worn from use, with paint chipped and metal beginning to rust in some places, but it is still functional. The swing set is mostly in good condition, albeit with some of the chains exhibiting rust. The swing set consists of three bays, two with two belt swings each, and the third with two bucket swings.

The play structure consists of eight means of entry—a curved metal ladder with eight semi-rectangular rungs; a pair of transfer platforms next to a clatter bridge; another transfer platform on the opposite side of the clatter bridge; a chain-link ladder with three rungs for footholds and two curved metal bars for handholds; a corkscrew climber; two sets of wide metal ladders with two footholds each and two semicircular bars (opposite one another) each; and a narrow staircase with three steps and two curved metal bars for handholds.

Additionally, it features five slides—one short straight slide with two parallel tracks, one straight slide with a single hump in the middle, one short curved slide rotating 90 degrees, one curved slide rotating 360 degrees, and one enclosed zig-zagging slide. The enclosed slide has drainage issues, with water occasionally pooling at the bottom, but this does not pose a safety issue. All of the slides are in good condition otherwise. The other plastic components—two tunnels, two interactive sensory components with 3 x 3 rotatable blocks with letters on them, most of the guardrails, and a roof—are in good condition.

Adjacent to the clatter bridge is a set of flat monkey bars with a curved path. Two of the metal shafts in adjacent sections of the monkey bar structure are not completely flush, which is not a safety issue in and of itself, but should be repaired outside of a full playground replacement. On the opposite side of the playground structure, there are two sets of monkey bars as well as a track-ride, linked together by a triangular transfer platform. One of the sets has flat bars while the other has six rings suspended by short chains, the latter linking the former as well as the track-ride with the rest of the play structure.



Figure 32: Emerald Pond Park Playground (looking northeast)



Figure 33: Emerald Pond Park Playground (looking west)



Figure 34: Section of monkey bars with minor misalignment



Figure 35: Seesaw spring-rider

Flintwood Terrace Park

Flintwood Terrace is a neighborhood park in southeastern Ramsey, located west of MN 47 / Saint Francis Boulevard, north of CSAH 116 / Bunker Lake Boulevard, and south of CSAH 5 / Nowthen Boulevard. Its playground was completed in 2004. The playground uses pea gravel for surfacing.

The playground consists of three components—a swing set, a small play set, and a large play set. The swing set has three bays—two with two belt swings each, and one with two bucket swings. The small play set has two slides—one straight with two parallel tracks and one curved 90 degrees—as well as a staircase and two opposing handrails for entering the structure.

There are five different ways one can enter the main structure—a staircase, a metal ladder with five alternating semicircular rungs forming ten footholds, a curved metal ladder with four semi-rectangular rungs, a chain-link ladder with six rungs, and a corkscrew climber. The main play set has five slides—a straight slide, a straight slide with a hump, a straight slide with two parallel tracks, a curved slide rotating 90 degrees and a curved slide rotating 360 degrees. Linking the different elements of the structure are two bridges—a clatter bridge and a belt bridge—and a plastic tunnel. Additionally, there is a track-ride and two sets of monkey bars. One set of monkey bars has seven upwardly curving bars, while the other has seven rings suspended by chains. Overall, the playground is in great condition.



Figures 36-37: Flintwood Terrace Park Playground (looking east and west, respectively)

Ford Brook Park

Ford Brook is a neighborhood park in northeastern Ramsey located north of CSAH 27 / 179th Lane, east of MN 47 / Saint Francis Boulevard, and one mile west of the entrance to Rum River Central Regional Park along CSAH 7 / 7th Street. Its playground was constructed on site in 2020, as a ‘gently used’ replacement sourced from the county park to the east, with monies from the Lawful Gambling Fund. The playground uses engineered wood fiber for surfacing.

The playground consists of two distinct play structures, a balance beam, as well as a swing set with two separate bays—one with two belt swings, the other with a bucket swing and a chair swing. The first playset contains two curved plastic tunnels—one with two sections fastened together and the other with six sections; three slides—each straight with two parallel tracks, but one with a hump and a dip on respective track; and three means of entry—a stair case with metal bars for handholds, a chain-link ladder, and a corkscrew climber.

The other playset has three main means of entry—a staircase and two metal ladders—and two slides—one straight, the other enclosed and rotating 360 degrees. It also features an obstacle course consisting of three platforms connected to metal poles, a track-ride, a pull-up bar, and a log roll.



Figures 38-39: Ford Brook Park Playground, facing southeast and southwest, respectively

Fox Park

Fox Park is a small neighborhood park in northeastern Ramsey, with a single tennis court and adjoining wetland boardwalk. It is located along Potassium Street, east of MN 47 / Saint Francis Boulevard, north of 167th Avenue and south of Green Valley Road. Its playground is 1994 in vintage. The playground uses pea gravel for surfacing.

The playground is composed of two components, a swing set and the main playground structure. The swing set is divided into two sections, one with two tot swings and one with two normal sbelt wings.

The main playground has three means of entry—one transfer surface, one chain link ladder with metal steps, and one corkscrew climber—and three slides—one straight slide with two parallel tracks, one straight slide with a hump, and one curved slide that turns 180 degrees. Different components of the structure are connected by one plastic tunnel and one upwardly curving belt bridge. Lastly there is a set of monkey bars with seven bars that curl upwards, as well as a track-ride. All playground components are in good condition.



Figure 40: Fox Park Playground

North Commons

North Commons is a neighborhood park in southern Ramsey, at the northern border of The COR (the city's downtown), located north of CSAH 116 / Bunker Lake Boulevard and between CSAH 83 / Armstrong Boulevard and CSAH 56 / Ramsey Boulevard. Its playground was built in 2012. The playground uses engineered wood fiber for surfacing. Overall, the playground is in excellent condition.

The playground consists of four components—the main playset with an attached climbing wall and monkey bars, a metal swing set, and two spinners (one globe spinner). The swing set has two bays, one for bucket swings and one for belt swing, with each bay containing two swings each. The main play set has three slides—one short and straight near the bottom, two long and winding near the top of the structure. One of the longer slides zig zags while the other turns 360 degrees. There are six points of entry—one transfer surface; one chain-link ladder; one ladder with circular footholds rotated 90 degrees from one another; three stepping platforms; a ladder with two flat platforms directly on top of one another; and the monkey bars.

The monkey bars consist of five triangular bars. The climbing wall is plastic with nine holds on the front side and seven holds on the back side and a hole near the bottom of the wall (on the right side when viewed from the front) that can serve as a hand hold or foot hold. The top portion of the structure is accessible via two separate ladders made from walls with two slots cut out for foot holds. The bottommost of these ladders may have accessibility concerns—although one can use the guardrails as handholds, there is not a lot of room to maneuver through the opening.



Figure 41: North Commons Park Playground wide shot; **Figures 42-44:** (left to right) bridge connecting to upper portion of the playground structure, ladder in the background, climber with five orthogonal rings; monkey bars and climbing wall

Pearson Park

Pearson Park is the city’s smallest neighborhood park in southwestern Ramsey at less than an acre, located along Rabbit Street, north of U.S. 10 and Bunker Lake Boulevard, and south of Alpine Drive. Its playground was built in 2018.

The Pearson Park playground is a nature-based play area. Most of its components are made from minimally-processed naturally occurring materials. The structural supports holding up the main play area are made from Tamarack logs, and the guardrails are logs cut into thin sheets. Another play feature, located on a hill to the north of the main playground structure, consists of short ‘stepper’ logs arranged in a figure-eight shape. Adjacent to the figure-eight feature is a ring of seven rocks with flat surfaces known as the Story-circle. Being Ramsey’s first nature-based playground, it is unique within the city in a number of ways. It utilizes both sand and artificial turf for surfacing, and also has three maple trees planted within the sand the play area for shade. Moreover, it has cut pieces of logs scattered throughout the play surface. All of the logs are from tamarack trees sourced from northwest of Duluth, Minnesota.

The playground includes a \$35,000 long stainless steel slide (enclosed near the top, but open near the bottom) that bends slightly near the middle. The main point of entry is a wooden bridge accessible via a concrete sidewalk. The other three means of entry are a thin wooden climbing wall (background of *Figure 15*) and two rope climbing structures. The larger one lines the southeast corner of the playground structure, while the smaller rope structure is located in the center. An octagonal opening in the wooden deck of the playground structure allows one to enter via the smaller rope structure. The smaller rope structure is enclosed and also has large curved footholds for ease of use. All playground components are in near-new condition.



Figures 45-46: (left) Pearson Park Playground (not pictured: bridge); (right) Bridge

Peltzer Park

Peltzer is a neighborhood park located in southern Ramsey, east of CSAH 56 / Ramsey Boulevard and north of CSAH 116 / Bunker Lake Boulevard. Its playground was built in 1995 and has an ADA accessible by trail. The playground uses pea gravel for surfacing. The playground consists of three main components—the main play structure, a swing set, and a spring rider.

The spring rider is in fair condition, though its paint is faded and some of the metal is in the initial stages of rust formation. The swing set consists of two bays with two swings each; one bay contains belt swings and the other contains bucket swings. The swings are all in good condition.

The play set contains four slides—two straight slides on the east side of the structure (one of which has a hump and the other of which has two tracks) and two slides on the west side (one enclosed and one curved 360 degrees). There are seven points of entry—one transfer surface and staircase on the southern end of the playground; one transfer surface at the end of a track-ride; five stepping platforms; one chain-link ladder with a curved metal handrail; one curved ladder with four semi-rectangular footholds; one straight ladder with five footholds; one corkscrew climber. There are also two plastic tunnels—one with a single 90-degree turn and one with two 90-degree turns.

Overall, the playground is in fair condition. The paint on the plastic components has faded and the wood on the decks and supports is slightly worn but the playground is structurally in working condition.



Figure 47-48: Peltzer Park Playground (facing North and Southeast, respectively)

Rabbit Park

Rabbit is an approximate 5-acre neighborhood park located in northwestern Ramsey along Rabbit Street, roughly 2/3 of a mile east of CSAH 83 / Armstrong Boulevard and 1/5 mile north of 173rd Avenue. The park meets density requirements for replacement consideration, but is not as visited as most parks in the system. Its playground was placed in 1997, however some of the equipment had been previously used elsewhere and is now more than 30 years old. The playground uses pea gravel for surfacing.

The playground consists of four components: a wooden-pole swing set with two belt swings, two separate play structures, and a metal slide atop an artificial mound. On one play structure, there are two slides—one curved and one straight—one transfer surface and one stationary metal ladder for entry, a roof over the top of the play structure, and an interactive sensory component.

The other play structure has two slides (one enclosed), three means of entry—one transfer surface, one chain-link ladder, and one-metal ladder—and a track-ride. The transfer surface steps are narrow and steep, and appear to not be ADA compliant. The chains for both swings are also worn and/or surface rusted. The playground is not accessible via an ADA trail.



Figure 49: Rabbit Park Playground

Riverdale Park

Riverdale is a neighborhood park located in southern Ramsey along Riverdale Drive (just south of U.S. 10) between CSAH 56 / Ramsey Boulevard and CSAH 57 / Sunfish Lake Boulevard. Its playground was built in 1991, and one of the few in Ramsey that was funded by Tax Increment Financing (when that was permitted). The playground uses pea gravel for surfacing. An interesting aspect of this park, is its location along the National Mississippi River Trail, and its connection to the nearby Regional Park

The playground consists of three main components—two distinct play structures and one swing set—as well as four other components—a concrete camel sculpture, an excavator toy, and two spring-riders (one in the shape of a horse, the other in the shape of a bulldozer). The four components are in fair condition (however the concrete sculpture does have small cracks). The swing set has two bays with two swings each (two bucket swings and two belt swings in separate bays). The two talk tubes linking the two main play structures are deteriorating.

The smaller play structure consists of two points of entry—a transfer surface and a staircase, both with handrails—and two slides—one with two parallel tracks and one with a hump. One of the transfer surfaces is connected to a trail via a series of mats laid on top of the pebbles that comprise the playground surface. The top of the structure contains a house-like feature with two walls (each with a window), a bench, and a table. There is also a steering wheel and an interactive sensory component where children can customize animals by rotating nine blocks in a 3 x 3 grid, attached to three parallel bars. A similar sensory component is located at the bottom of the structure.

The larger play structure has a corkscrew climber and two slides—one straight with a single hump and one curved 360 degrees. Additionally, there is a set of monkey bars with eleven straight bars and a track-ride. Both are in good condition, though there is a small area on the grip for the track-ride with chipped paint. The transfer surfaces are in good condition but there are some accessibility concerns. The play set is not accessible via a flat surface and the transfer platforms are spaced vertically from one another by 18 to 24 inches. The six transfer surfaces are triangular and arranged together in a hexagonal shape with the last three being level with one another, forming a trapezoid. This top platform is alternatively accessible via a ladder formed by three slots cut into a wall, which is supplemented by two handholds. Even with the handholds, there are still accessibility concerns.



Figure 50: Riverdale Park Playground



Figures 51-52: Transfer Surfaces on the Larger Playground at Riverdale Park (note that the picture on the left is part of a vertical panorama and is compressed vertically and angularly distorted)

Rivers' Bend Park

Rivers' Bend is a 60-acre community park along the Rum River located in southeastern Ramsey, east of MN 47 / Saint Francis Boulevard and straddling CSAH 116 / Bunker Lake Boulevard, though the playground is to the north. Park amenities include four tennis courts, one softball diamond, one soccer field, and a basketball hoop in the parking lot. Its playground was last replaced in 2001. The playground uses engineered wood fiber for surfacing, which occurred recently in 2020. The playground has seven components—the main play structure, a swingset, a set of four stepping pods (one in the middle and three surrounding the middle 180 degrees from one another), a dolphin-shaped spring rider, two “houses,” and a tic-tac-toe board.

The two play houses are mirror-images of one another, each consisting of two plastic walls held together by three wooden posts. The walls facing each other both have a small window with a 3 x 3 pattern as well as a bench below the window. The other two corners of each of the houses are open. The houses are both in good condition. The swing set has two bays, one with two bucket swings and one with two belt swings. The entire structure is in good condition. The paint on the dolphin spring-rider is chipped and the concrete base is worn, but it is otherwise in good condition.

The main play structure is a mix of plastic (slides, tunnels, roofs, and sensory components), metal (transfer platforms, some guardrails and supports), and wood (most platforms and supports). Visually the playground is in great condition, besides some faded paint and mud on the side of some of the plastic components. The main play structure has six entrances—two transfer surfaces, one chain-link ladder, one metal ladder with four alternating semicircular rings forming eight footholds, one metal ladder with four flat rungs, and one corkscrew climber. The main play structure also consists of five slides—one straight enclosed slide, one curved enclosed slide rotating 360-degrees, one straight slide with two parallel tracks, one straight slide with a hump, and another curved slide rotating 360-degrees. Additionally, there is a set of monkey bars with seven round rings. Tying the structure together are a clatter bridge, a belt bridge, and two tunnels each with two 90-degree turns.

The play structure also has four interactive sensory components—a board with letters on it, an abacus, a tic-tac-toe board (similar to the one outside of the main play structure), and a toy similar to the tic-tac-toe boards but with numbers painted on them.



Figure 53: Rivers' Bend Playground

Shawn Acres Park

Shawn Acres is a neighborhood park located in a low-density area in northern Ramsey along Chameleon Street, 1/5 mile north of 173rd Avenue, and west of Thorn Lake. Its playground was placed there before 1980, and it is believed that it was used components at that time. The playground consists of three separate small elements: a rusted metal-pole swing set with three swings, a stand-alone metal slide, and a parallel set of metal bars akin to monkey bars without rungs. The paint on each of three components is peeling. Two of the three swings are inaccessible to younger children and those with mobility limitations without the help of an adult. The slide is also inaccessible to those with mobility impairments. The playground is not ADA compliant, nor does it have resilient surfacing, and has limited or low 'play value'. *The terms of this Interim Playground Replacement Policy point to the playground components removal, without replacement.*



Figure 54: Shawn Acres Park Playground

Solstice Park

Solstice is a neighborhood park located in southeastern Ramsey at the end of Erkium Street, 1/5 mile east of CSAH 5 / Nowthen Boulevard and 1/4 west of MN 47 / Saint Francis Boulevard via Sunwood Drive. The park has a grass infield softball field, and misting station adjacent to the play structures. Its playground was built in 1995, following input on the design by the new neighbors. Originally red in color, some of the components have faded to pink, showing their 26 years of service. The playground uses pea gravel for surfacing, within the boulder containment system.

The playground is composed of four components—a composite play structure with monkey bars and track-ride attached to the end, a swing set (containing three bays with two swings each), a climbing structure in the shape of a Stegosaurus dinosaur, and a sandbox excavator toy.

There are two curved slides, the shorter one turning 90 degrees and the longer one turning 360 degrees. There is a third straight slide. All of the slides are in good condition, however there are scratch marks in several places.

There are three main points of entry for the main composite playground structure—one transfer surface / staircase, one metal ladder curving upwards then horizontally, and one chain link ladder. Additionally, a corkscrew climber can be used for entry. Transfer platforms serving the monkey bars can also serve as a means of entry. There is a tunnel linking different parts of the structure that is in fair condition.

The sandbox excavator like many, due to their popularity, is in poor condition with paint chipped and metal rusted in several places. The swing set has three sections, divided by supports with two legs each, with two swings per section. One of the sections has two tot, bucket swings. All of the swings are in good condition. The monkey bars, comprised of nine triangular metal rings, are in good condition, as is the track-ride, though there is chipped paint in one place. There are two miscellaneous interactive sensory components, a tic-tic-toe board and a steering wheel, both of which are in good condition. Finally, there is a pull-up bar and talk tubes, both of which are in fair condition.

The dinosaur-shaped climbing structure has a spine of parallel metal bars with 17 rectangular ‘ribs’ on the underside for climbing, linking the two bars. On the top there are 12 pentagonal scales on alternating sides of the spine for climbing. The structure is held up by four of the Stegosaur’s legs. All components of this structure are in good condition.



Figure 55: Solstice Park Playground

Titterud Park

Titterud is a neighborhood park in central Ramsey along CSAH 56 / Ramsey Boulevard, just south of the intersection of CSAH 5 / Nowthen Boulevard. There is a single softball field at the park, and the playground was replaced in 2005, and located entirely within the pastoral Bur Oak stand. The playground uses engineered wood fiber for surfacing, with two separate boulder borders. One unique element is the porous ADA concrete sidewalk connecting the parking lot, which allows precipitation and air to reach the tree's rooting zone beneath.

There are three areas for playing—one with the main play set, one with a swing set and two pieces of equipment for bouncing, and an empty sandbox (with pea gravel for surfacing). The bouncing equipment is in good condition. One consists of a spiral pole with a singular platform from bouncing and the other is in the shape of a ring, allowing for two children to take turns jumping and launching the other upward.

The swing set is made of wooden posts and a metal crossbar, and has two belt swings. The main structure is largely wooden, but with metal guardrails and a single plastic slide with three parallel tracks and a plastic tunnel. The main means of entry is a transfer platform and staircase. Another entrance is via a gray plastic rock climbing wall attached to a series of twelve green arched climbing platforms arranged in circular patterns. Adjacent to this is a rope climbing ladder with four parallel ropes at the top for handholds. On the opposite end of the playground structure is another means of entry—a ladder consisting of seven rungs and another ladder connected at a 135-degree angle with four rungs. The fifth and sixth means of entry are a narrow ladder with a rope for balancing, and a corkscrew climber. One of the boards on the transfer surface was recently replaced, with the structure in overall in good condition.



Figure 56: Titterud Park Main Play Area



Figure 57: Titterud Park Secondary Play Area

Woodland Green Park

Woodland Green is a neighborhood park in eastern Ramsey located east of MN 47 / Saint Francis Boulevard and north of Alpine Drive. Amenities include a single soccer field, and a hexagonal shelter in proximity to the playground, which was replaced in 1998. The playground uses engineered wood fiber for surfacing, with a timber border.

The playground features four components—the main structure with an attached jungle gym, a swing set, and two spring riders (both of which are in good condition). The swing set, consisting of two bays with two belt swings and two bucket swings in the respective bays, is in fair condition, though the crossbar is beginning to rust.

The main play structure has two curved slides, one with parallel tracks and curving roughly 45 degrees and another slide (longer than the first) zigzagging, but curving roughly 45 degrees as well. There are six means of entry, the main one being a transfer surface and staircase. There are three metal rope-like ladders—one enclosed with a metal ring on top, one with two parallel metal bars on the sides, and one with a single climbing track. A fifth means of entry is a green plastic climbing structure adjacent to the longer slide. A sixth possible method of entry is the jungle gym attached to the main structure. It also consists of a rope climbing wall, a set of monkey bars made up of five rings each attached to the end of a chain, a pull-up bar, and a set of monkey bars with three tilted, rotating, circular handholds. The second set of monkey bars is slanted. The jungle gym and main playground structure are both in good condition.



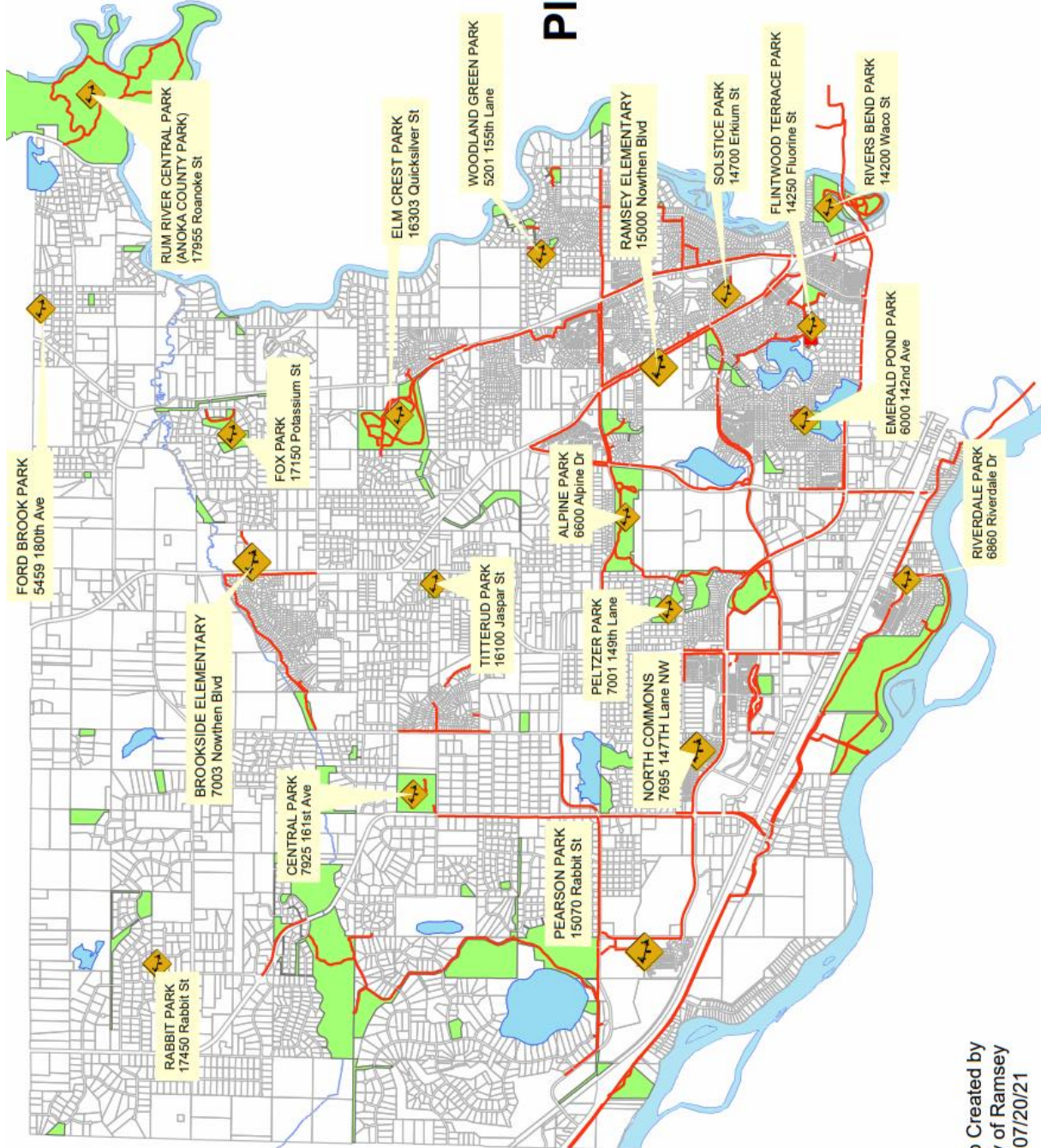
Figures 58-59: Woodland Green Park Playground (looking east and west, respectively)

Join the City of Ramsey for a
**Neighborhood
Listening Session**
at Ford Brook Park
Thursday, May 9, 2019
at 6:30 pm
at Ford Brook Park,
5459 180th Avenue in Ramsey

Share what amenities you'd like considered in the renovation.
In the event of inclement weather, this meeting will be moved
to City Hall.

Ford Brook Park Listening Session

Example of Public Engagement re 2020 Playground replacement



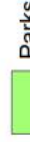
Playground Finder Map

Legend

Play Equipment



Trails



Parks



Lakes & Ponds



Ideas? Questions?

CITY OF RAMSEY
763-433-9883

Map Created by
City of Ramsey
07/20/21

Solstice Park's Play Structure – safety inspections, maintenance labor and repair expenses

Safety inspections, minor labor/repairs in first 15-20 years of playgrounds, approximately \$784 annually.
 After useful life period, \$784 + \$2,860 in labor costs annually (approximated).

The above does not include playground 'weeding' or vandalism expenses, nor resilient surfacing replacements.



\$1,560



\$480



\$1,500



\$400 (x2)



1995 '96 '97 '98 '99 2000 '01 '02 '03 '04 '05 '06 '07 '08 '09 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021

-----Assumed Useful Life -----|

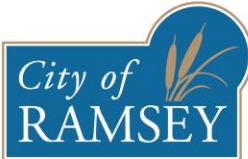
ADOPT RESOLUTION #21-255 ADOPTING INTERIM PLAYGROUND REPLACEMENT POLICY AND PLAN



Central Park, Circa 1984



Central Park, Circa 2012



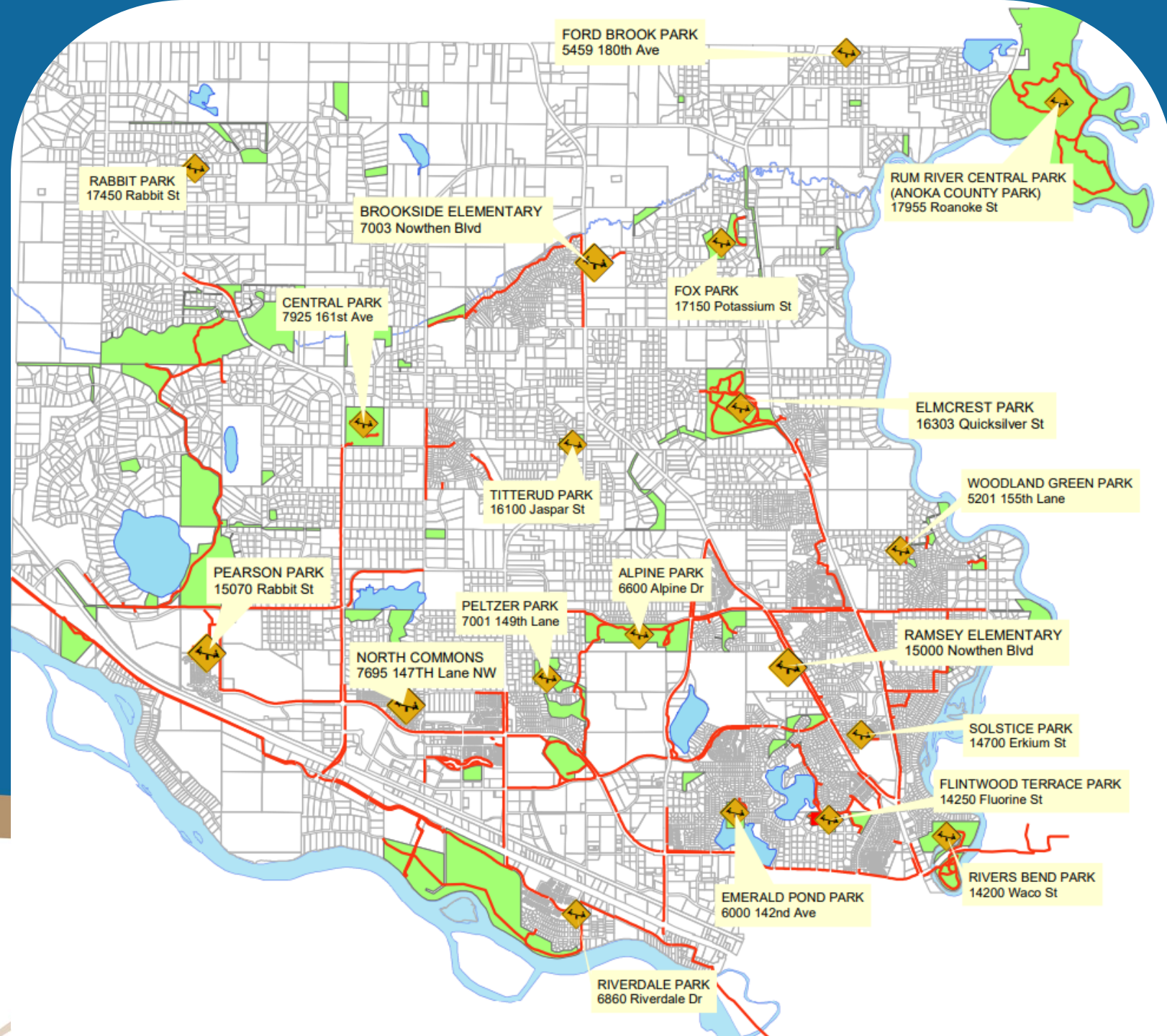


TABLE OF CONTENTS

Section 1: Introduction

Section 2: General Policy Statement

Section 3: Playground Evaluation Matrix

Section 4: Public Input and Demonstrated Need.....

Section 5: Alternatives to Play Structure Components.

Section 6: Playground Surfacing

Section 7: Funding Sources

Section 8: Definitions.....

Section 9: Scoring of Playground Equipment

Section 10: Timeline of Playground Replacement.....

Section 11: Playground Descriptions

TABLE OF CONTENTS

Section 1: Introduction

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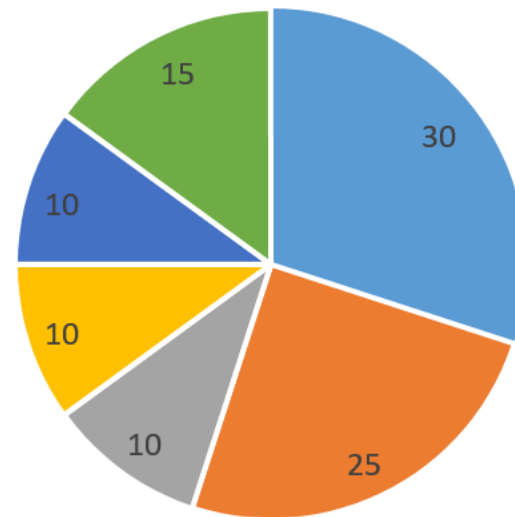
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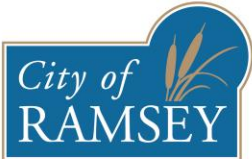
Playground Evaluation Matrix



■ Safety ■ Condition ■ Age ■ ADA ■ Usage Type ■ Trails / Other

SECTION 10. PROPOSED TIMELINE OF PLAYGROUND REPLACEMENT

<i>Playground</i>	<i>Year</i>
Rabbit Park	2022
Alpine Park	2023
Solstice Park	2024
Riverdale Park	2025
Central Park	2026
Peltzer Park	2027
Rivers Bend Park	2028
Fox Park	2029
Emerald Pond Park	2030
Woodland Green Park	2031
Titterud Park	2032
Flintwood Terrace Park	2033
Elmcrest Park	2034
Ford Brook Park	2035
North Commons Park	2036
Pearson Park	2037



SECTION 10. PROPOSED TIMELINE OF PLAYGROUND REPLACEMENT

Playground

Year



Rabbit Park
Alpine Park
Solstice Park

2022

2023

2024

2025

2026

2027

2028

2029

2030

2031

2032

2033

2034

2035

2036

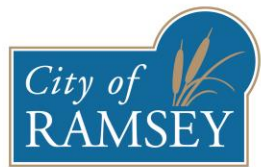
2037



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\$400 (x2)



\$1,500



\$480



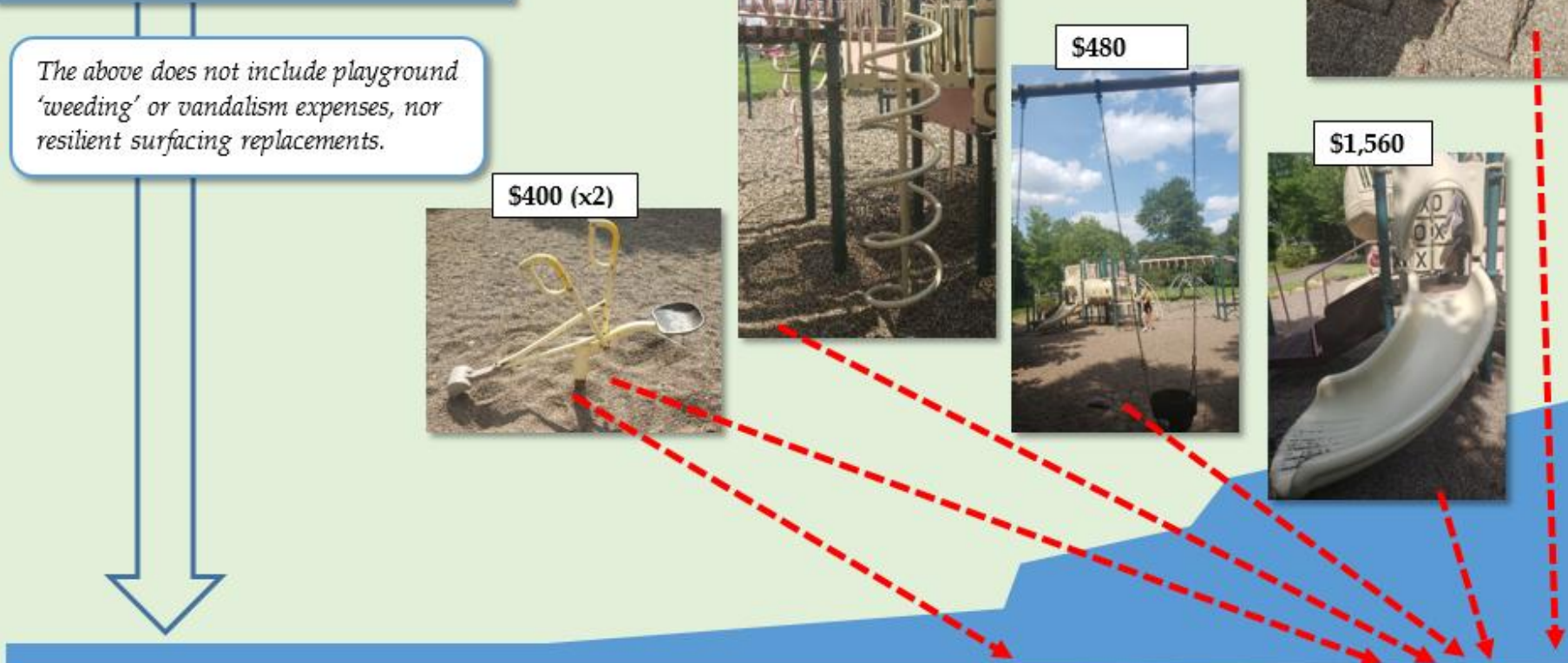
\$1,560



No longer Available

1995 '96 '97 '98 '99 2000 '01 '02 '03 '04 '05 '06 '07 '08 '09 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021

-----Assumed Useful Life-----





Shawn Acres equipment to be eliminated



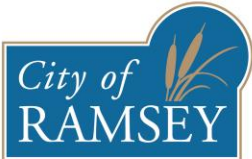






Autumn Heights equipment to be eliminated





Councilmember Heineman introduced the following resolution and moved for its adoption:

RESOLUTION #21-255

RESOLUTION APPROVING INTERIM PLAYGROUND REPLACEMENT POLICY

WHEREAS, Ramsey City Council and the Park and Recreation Commission recognizes the importance of Parks, Trails, Open Space and Recreation to the quality of life for Ramsey residents; and

WHEREAS, Neighborhood playgrounds are essential areas for play, creative and cognitive expression, as well as the positive physical development of children; and

WHEREAS, the City has significant investments in play equipment components, and each playstructure ultimately will need to be replaced; and

WHEREAS, renovation and reinvestment in existing parks represents a commitment and service to residents throughout the City, and supports favorable property values and sustaining neighborhoods; and

WHEREAS, the City annually receives proceeds from Lawful Gambling conducted in the community, and these monies are to be invested in benefitting the youth of Ramsey; and

WHEREAS, the Park and Recreation Commission developed a Playground Replacement Policy, and recommends its implementation to begin a systematic and logical replacement of playgrounds and the associated park's rejuvenation—each of which will have been in service for more than two-decades.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA:

- 1) That, adopting the Interim Playground Replacement Policy sets into motion the programmatic replacement of the City's playgrounds, as well as the evaluation of this process, and that each project, with the associated park renovation will come before the Park and Recreation Commission for an effective recommendation to City Council; and
- 2) That, pursuant to MN State Statute Chapter 349, Lawful Gambling Fund monies may only be used for expenditures that benefit youth in the community, and that accordingly, this funding source be considered for playground replacements as part of the annual General Fund budget, and Capital Improvement Program procedures.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Musgrove and upon vote being taken thereon, the following voted in favor thereof:

Mayor Kuzma
Councilmember Heineman
Councilmember Musgrove
Councilmember Howell
Councilmember Riley
Councilmember Specht
Councilmember Wostehoff

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of September, 2021.



Mayor

ATTEST:



City Clerk

Park and Recreation Commission

6. 1.

Meeting Date: 01/13/2022

Submitted For: Mark Riverblood, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title:

Commission / Staff Input

Purpose/Background:

- ~ Donated bench for Elmcrest Park
- ~ Riverstone South update
- ~ Park Operations and Maintenance costs
- ~ Note start date of new Recreation Specialist
- ~ Bluebird Advocacy and Programming Event(s)

Notification:

Observations/Alternatives:

Funding Source:

n/a

Recommendation:

Action:

Attachments

Donated Bench

Form Review

Inbox

Grant Riemer

Form Started By: MaryJo Warner

Final Approval Date: 01/07/2022

Reviewed By

Grant Riemer

Date

01/07/2022 03:27 PM

Started On: 12/08/2021 01:05 PM

