

**City of Ramsey**  
**Agenda**  
**City Council Work Session**  
**Tuesday, March 28, 2023**

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

Remote Attendance available at [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings).  
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

**1. Call to Order**

**2. Topics for Discussion**

1. Request for Feedback on Preliminary Development Proposals for Parcel 46
2. Rental Inspection Program Ordinance Review
3. Discuss 2023 Citizen Survey

**3. Topics for Future Discussion**

1. Review Future Topics/Calendar

**4. Mayor/Council/Staff Input**

1. Attorney-Client Privileged Discussion of Litigation: PSD Holdings, LLC v. City of Ramsey - Closed to the Public

**5. Adjournment\***

**\*Note: the City Council may motion to recess this Work Session meeting and reconvene after the regular City Council meeting if items on the agenda are not completed.**

Meeting Date: 03/28/2023

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**Information**

**Title:**

Request for Feedback on Preliminary Development Proposals for Parcel 46

**Purpose/Background:**

Background:

City Staff, at the direction of the City Council, has received an updated COR Analysis Update (2023 COR Report) dated February 2023. This report updated a 2018 report and went into a more detailed analysis into the existing wetlands, costs to begin work on the excavation of the Waterfront, site preparation/soil correction for low sites owned by the City and estimated costs for City Sewer, City Water, City Stormwater and Road costs. Summary exhibits are attached to this case due to the lengthy size of the full report.

City staff has received development inquiries the past few years for Parcel 46 but has not been in a position to begin meaningful negotiations with interested parties due to the lack of relevant information on this site. Parcel 46 was identified as a large commercial site for "Big Box Retail" in the original master plan and for COR. The City Council, EDA and Planning Commission within the past five years have reviewed preliminary concepts varying from all residential to a blend of residential and commercial. Staff has received mixed feedback from the Council, Planning Commission and EDA but all have been supportive of a blend of uses on this site due to changing market conditions.

The 2023 COR report has provided some clarity relating to wetlands and the ability to fill them, road alignments and estimated costs to bring the site up to a buildable/developable elevation. City Staff has shared relevant data from the 2023 Study with multiple developers that have expressed a recent interest in development of the site and has asked them to bring forth some preliminary development proposals to the City Council. (See attached). Staff has asked the developers to use this site template for their concept plans reserving an area for a future 98 unit Hilton Home 2 Suites and to show how the projects would complement each other. PDF's for each preliminary development proposal layout and narratives are attached. Brief summaries of the proposals are included in the text below:

**Norhart (Projects 1 and 2)**

3.2 Acre Lot

150 Unit, Mixed Use, 5 Story, Market Rate Apartment

Norhart glass corner feature

Multiple Building Amenities - See Narrative

Multiple Unit Amenities - See Narrative

Multiple Exterior Amenities - See Narrative

5,000 SF ground level retail space (i.e Jimmy Johns, Jamba Juice, Coffee Shop)

Heated Underground Parking Available

\$37,500,000 - Tax Assessed Valuation Estimate (250K/Unit)

\$517,000 - Annual Taxes (4A - Apartment)

\$432,000 - Local Taxes (4A - Apartment)

**Capstone Homes Project 1**

168 - 2 Story Townhomes

For Sale - Owner Occupied

23.7 Gross Acres

+/- 18 acres developed

\$300,000 - \$335,000 - Price Point

Homeowners Association

3 bedrooms, 3 bathrooms

1,500-1,800 SF

Enhanced Architecture along Bunker Lake Blvd

Developer to work through process to fill Wetland 2, portion of Wetland 1 and move pond

\$275,000 - Tax Assessed Valuation per Unit

46,200,000 Total Tax Valuation

\$3,046 - Estimated Taxes per Unit (1A Homestead)

\$2,420 - Local Taxes per Unit

\$511,728 - Annual Estimated Taxes Upon Project Completion (1A Homestead) (less wetland and pond acreage)

\$406,560 - Annual LOCAL Tax Estimate Upon Project Completion (1A - Homestead) (less wetland and pond acreage)

### **Capstone Homes Project 2 (reserve retail)**

137 - 2 Story Attached Townhomes

For Sale - Owner Occupied

3.0 Acres reserved for retail to be retained by City

23.7 Gross Acres

+/- 18 acres developed

\$300,000 - \$335,000 - Price Point

Homeowners Association

3 bedrooms, 3 bathrooms

1,500-1,800 SF

Enhanced Architecture along Bunker Lake Blvd

Developer to work through process to fill Wetland 2, portion of Wetland 1 and move pond

\$275,000 - Tax Assessed Valuation per Unit

42,000,000 Total Tax Valuation

\$3,046 - Estimated Taxes per Unit (1A Homestead)

\$2,420 - Local Taxes per Unit

\$417,302 - Annual Estimated Taxes Upon Project Completion (1A Homestead) (less wetland and pond acreage)

\$331,540 - Annual LOCAL Tax Estimate Upon Project Completion (1A - Homestead) (less wetland and pond acreage)

### **Centra Homes Project 1 (reserve retail)**

124 - 2 Story Townhomes

For Sale - Owner Occupied

23.7 Gross Acres

All Wetlands filled and pond solved for

For Sale - Owner Occupied

\$350,000 - \$400,000 - Price Point

Homeowners Association

3 - 4 bedrooms, 2.5 bathrooms

1,742-1,875 SF

Developer to work through process to fill Wetland 2, Wetland 1 and move / solve for pond

\$325,000 - Tax Assessed Valuation per Unit

40,300,000 Total Tax Valuation

\$3,663 - Estimated Taxes per Unit (1A Homestead)

\$2,923 - Local Taxes per Unit

\$454,212 - Annual Estimated Taxes Upon Project Completion (1A Homestead) (less wetland and pond acreage)

\$364,560 - Annual LOCAL Tax Estimate Upon Project Completion (1A - Homestead) (less wetland and pond acreage)

**Centra Homes Project 2**

147 - 2 Story Townhomes

For Sale - Owner Occupied

23.7 Gross Acres

All Wetlands filled and pond solved for

For Sale - Owner Occupied

\$350,000 - \$400,000 - Price Point

Homeowners Association

3 - 4 bedrooms, 2.5 bathrooms

1,742-1,875 SF

Developer to work through process to fill Wetland 2, Wetland 1 and move / solve for pond

\$325,000 - Tax Assessed Valuation per Unit

47,775,000 Total Tax Valuation

\$3,663 - Estimated Taxes per Unit (1A Homestead)

\$2,923 - Local Taxes per Unit

\$538,461 - Annual Estimated Taxes Upon Project Completion (1A Homestead) (less wetland and pond acreage)

\$429,681 - Annual LOCAL Tax Estimate Upon Project Completion (1A - Homestead) (less wetland and pond acreage)

**Large Format Retail Development (very preliminary interest shown)**

(Potential users - Walmart, Target, Fleet Farm, Hy-Vee, Menards, Home Depot, Lowes or others)

Might be visibility and or access issues

Room for other smaller users possible

Approximately 15-20 Acres

\$12-16M Estimated Tax Assessed Value

\$368,000 - \$491,000 Annual Taxes (3A)

\$250,000 - \$340,000 Local Taxes + FD

The developers will be present but have not been asked to present their project proposals. Additional information may be available at the work session. The developers will be present to answer questions relating to each proposal.

**Timeframe:**

2024-2025 projects

**Funding Source:**

To be determined based on each development proposal

**Responsible Party(ies):**

Economic Development Manager, Sean Sullivan

Community Development Director, Stephanie Hanson

**Outcome:**

Staff is looking for feedback from the City Council relating to the specific development proposals and development types.

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**Attachments**

Parcel 46 Site Location Map

Norhart Proposal 1 and 2

Centra Homes Proposal 1 and 2

Capstone Homes Proposal 1 and 2  
Summary of Development Proposals 2  
COR Study Relevant Summary Graphics

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**Form Review**

**Inbox**

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 03/23/2023

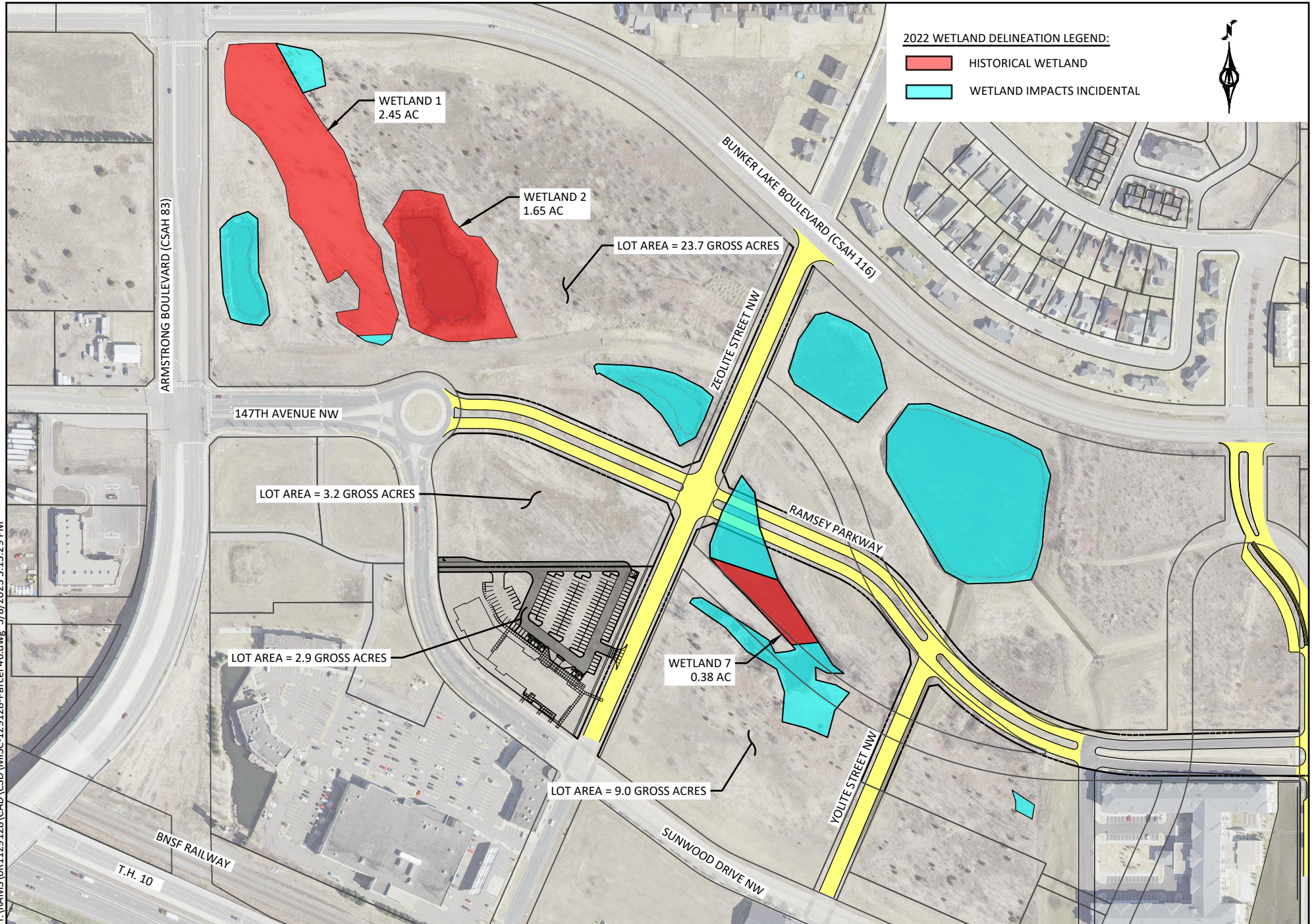
**Reviewed By**

Brian Hagen

**Date**

03/23/2023 04:18 PM

Started On: 03/21/2023 03:13 PM





# NORHART RAMSEY

## Narrative

### INTRODUCTION

Norhart is pleased to present two designs for a market rate multifamily development playing an important role in the City of Ramsey's COR housing needs. The 150-unit development offers luxury amenities and housing options for a variety of lifestyles. Norhart Ramsey apartments will contribute to the city's walkable, urban feel bringing a streetscape look and vibe to the community.

### SITE DESCRIPTION

The proposed development is located on the northern corner of Sunwood Drive NW, Ramsey Parkway and Zeolite Street NW. The parcel totals approximately 3.20 acres and will share an entrance driveway with the proposed Hilton hotel. Access points will be via Sunwood Drive NW and Zeolite Street NW.



## PROJECT DESCRIPTION

Both designs are a 5-story market rate multifamily building offering a mix of studio, one-, two- and three-bedroom units. An impressive glass front corner houses tenant amenities spanning four floors. Ample building amenities enhance the way residents work, live and interact with others. Co-working space, a community lounge, game room and fitness facility provide areas where they can connect with other tenants and elevate their living experience. Parking is a combination of surface and sunken spaces creating a 1<sup>st</sup> floor living vibrancy.

The outdoor amenities offer something for everyone. A feature pool on an elevated deck will be prominently placed with surrounding lounge chairs, table and chairs and fire pits. Depending on the layout, a pickleball court and/or bocce ball area will be provided. Sidewalks lined with trees, bike racks and benches are positioned throughout the development and lead to major streets that connect to town roads.

Our four-legged tenants are catered to with multiple doggy bag stations throughout the development, a dog run and a pet washing station to keep them looking their best.

Approximately 5000 SF of retail space is conveniently located near the development driveway entrance off Sunwood Drive NW. Dedicated parking spaces will be provided. Desired retail tenants include restaurants, services and products that cater to the needs of the residents, i.e. Jimmy Johns, Jamba Juice, coffee shop, etc. Retail signage will be visible from Sunwood Drive NW.

## AMENITIES

### Building Amenities

- On-site staffing office
- Community room
- Game room
- Lobby area with coffee station
- Movie room
- Fitness & yoga center
- Pet washing station
- Co-working space
- Mail room
- Bike racks
- Heated sunken parking
- Storage

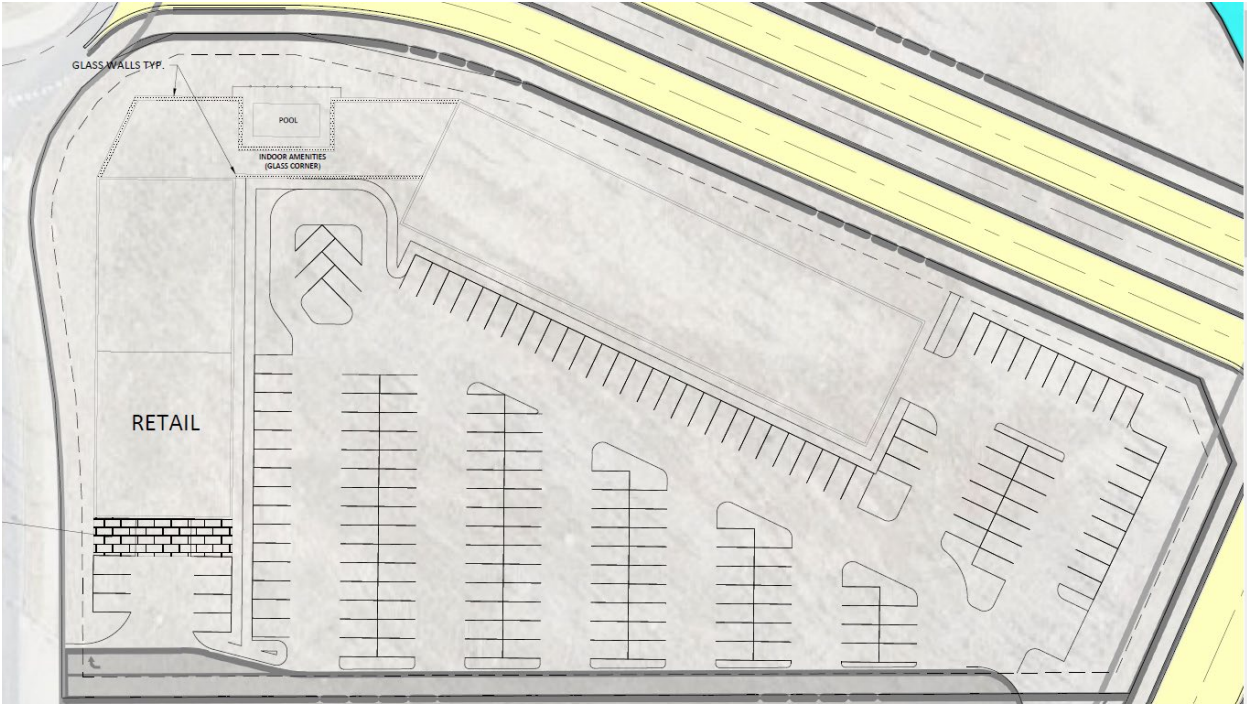
### Unit Amenities

- Granite countertops
- Luxury vinyl plank flooring
- Central heat & A/C
- Fiber optic internet
- In unit washer & dryer
- Private balcony
- Stainless steel appliances
- Master walk-in closet

### Exterior Amenities

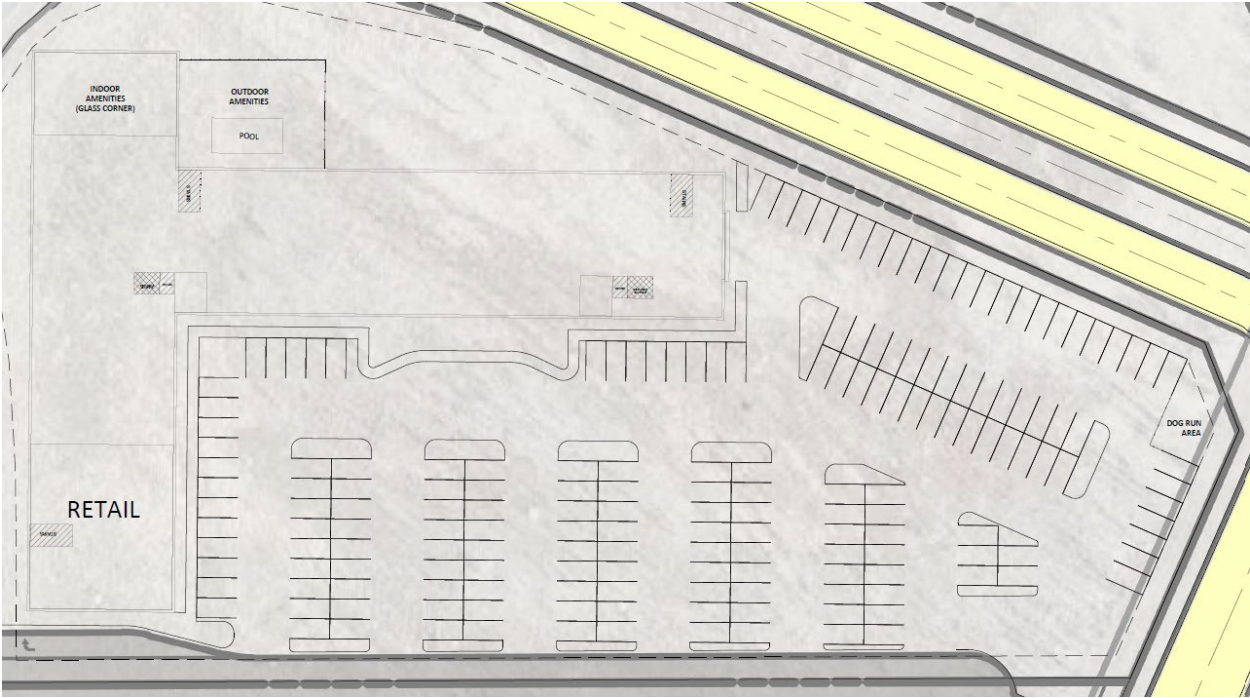
- Heated pool
- Lounge seating
- BBQs
- Fire pits
- Table and chairs
- Dog run
- Pet stations
- Bike racks
- Pickleball and/or bocce ball (design dependent)

**DEISGN 1**



Lot size	3.20 acres
Number of buildings	1
Building size	32,500 SF
Building height	5 Stores
Density	42.86 units/acre
Units	150 total
Parking ratio	1.6 stalls/unit
Parking	260 total
Surface	193
Sunken	67

**DESIGN 2**



Lot size	3.20 acres
Number of buildings	1
Building size	33,000 SF
Building height	5 Stores
Density	42.86 units/acre
Units	150 total
Parking ratio	1.6 stalls/unit
Parking	260 total
Surface	185
Sunken	75

## **NORTHART GLASS CORNER**



### **BUILDING MATERIALS**

Building material will consist of a combination of stone veneer and efis.

### **NORHART DEVELOPMENT PHILOSOPHY**

Norhart builds exceptional apartments that create a better way for people to live. We are hyper-focused on creating a best-in-class customer experience for our residents. Our 10-year roadmap is to be the largest smart apartment developer in the greater Minneapolis/St. Paul area with a focus on lifestyle living, building community and giving back.

Norhart has been family owned and based in Forest Lake since 1995. Named one of the “Top Work Places” in 2022, our employees are problem solvers, achievers, optimists, and leaders. We do not just construct apartment buildings - we create communities where people can build their families and live out their lives. We aspire to give people a safe, clean, and comfortable place to live.

When we build an apartment building, we aim to change the entire neighborhood for the better. Bringing new people into the community increases business for local shops, markets and restaurants. As a result, often new businesses are established to serve the growing community as well. We are proud to be part of this growth.

### **NORHART COMMUNITIES**

Each Norhart building is designed with the community in mind and the resident experience foremost including luxury amenities, attractive aesthetics and well-designed units. Below are two recent Norhart projects depicting this style.



**NORHART OAKDALE**



**LEXINGTON LOFTS, CIRCLE PINES**

**We look forward to being a part of the City of Ramsey!**





Mar 23, 2023

To:  
City of Ramsey  
City Council  
Planning Commission  
City Staff

Re: Concepts Plans for City Owned Land

We are excited to share with you our ideas and thoughts regarding how some excess land within The COR might develop.

Introduction:

Centra Homes is a locally owned builder and developer with offices in Coon Rapids. We have been involved in neighborhoods across the Twin Cities from Chaska to Woodbury to Blaine to Otsego. We have recently completed the Cottages at the COR subdivision and are currently building the Parkside Townhome neighborhood within the City of Ramsey. We are honored to be given the opportunity to continue to work with the City on this exciting location.

We prioritize infill and redevelopment sites and we have had the opportunity to partner with many Cities on redeveloping land according to City priorities. As you know, each redevelopment property is unique and requires close coordination among all interested parties. We are excited to work closely with the City on how this site might develop.

Concept Plan:

The Parcel of land under consideration is the approximately 23 acres at the southeast corner of Bunker Lake Blvd and Armstrong Blvd. Since this is a large piece of land in a good location, we contemplated multiple uses and two different concept plans. In addition we are open to suggestions and feedback regarding the proposal we have brought forward.

As we started to plan for this site, we tried to consider the connections that could be made with this parcel of land.

We understand that the City is considering a park/open space amenity (The Waterfront) adjacent east of this land. Thus we wanted to connect to this future use and planned a public trail that would meander through the site from the corner of Bunker Land Blvd and Armstrong Blvd to Zeolite St NW and eventually the future use across the street. This trail would be owned by the City and open to the public.

In addition to this public trail, we have contemplated a mix of public and private sidewalks and trails through the site. The public sidewalks are adjacent to the public roads whereas the private trails and sidewalks are throughout the residential portion in various locations.

In addition to using trails as a connection, we saw an opportunity to maximize the use of the roundabout by planning a public road running north to Bunker Lake Blvd. All of the remaining internal roads are contemplated to be private roads.

After considering these important connections, our concept plan breaks down into three distinct neighborhoods - Retail Corner, High-Density Multi-Family and Detached Residential Uses.

#### Retail Corner:

We located a potential Retail Corner at the intersection of 147th Ave NW and Armstrong Blvd. We have reserved over 3 acres for this potential use. We don't have a user for this space at this time, so we have not put a specific building in this area.

Option #1 of our Concept Plan layout shows how access would serve this parcel and shares one idea of the size of building with associated parking would work on this land. We don't have a specific user at this time, so please just refer to this area for space planning purposes.

As you know there is additional Retail Land available in this area and the Retail world is changing. Thus we created Option #2 of our Concept to give an idea how this Retail Corner could easily convert to additional Residential use if we are not able to find a user for this Retail Space.

#### High-Density Multi-Family:

We propose a High-Density Multi-Family use south of the 147th Ave/Ramsey Blvd Extension (adjacent to the proposed Hotel Land). We have planned just over 3 Acres for this High-Density Use. Based on some very preliminary estimates we feel like this land would be able to support a 60+ Unit Apartment Neighborhood with the required mix of covered and uncovered parking per code.

We have not spent the time to pull together architecture or spacing for the area at this time. We have just reserved the land area for high density uses.

#### Detached Residential:

The remaining land has been planned for detached residential uses. We have contemplated two types of detached residential uses - 20 foot wide rear loaded homes and 30 foot wide rear loaded homes.

We have designed the detached residential portion of the concept plans into two distinct neighborhoods with the Twenty (20') Wide Homes on the western side and the Thirty (30') Wide Homes on the eastern side of the Neighborhood.

The 20 foot wide homes would be essentially the same homes that we built at the neighborhood 'Cottages at the COR' located at the corner of Bunker Lake Blvd and Ramsey Blvd. This neighborhood is completely built out. We have included a photo of a row of completed homes from the neighborhood for reference as well as marketing flyers that show floorplans and elevations.

The 30 foot wide homes would be a new product that we would design specifically for this neighborhood. We envision a home with garages in the rear and front porches seen from the public streets. We do not have a picture or architectural renderings of these plans because we have not designed them yet. We would design homes that are similar in architectural finishes and would complement the two story homes that are part of this submittal.

As you know the Housing Market is going through some tremendous changes as Interest Rates continue to increase. We expect our homes to be priced in the Mid to Upper \$ 300,000 and depending on the options that a Buyer might select some homes could sell for over \$ 400,000.

We proposed the following specifics of house and lot details of both home types we propose:

- Architectural Asphalt Shingles
- Vinyl Siding with a variety of exterior masonry accents
- Landscaping to include One front yard tree per lot and fully irrigated and sodded yard - there would be additional landscaping along the public trail and road
- Variety of Exterior Color selections
- Do not allow the same color and elevation of homes next to or across the street from each other
- 5 foot side yard setbacks

Wetland Impact:

The Wetlands on this site provided a unique challenge to developing the site.

Our concept contemplates filling all of the wetlands and mitigating the filling of these wetlands by either off-site wetland creation or purchasing wetland credits. As a more detailed review of the cost of mitigation and the generation of future TIF/Tax Revenue are completed, the total amount of Wetland Impact might be reduced.

As stated earlier we are excited to present our proposal to the City and would appreciate any feedback as we are open to make adjustments. We understand that developments like this have many stakeholders and the process of planning is a fully collaborative process and ask for your feedback.

Sincerely,



David Pattberg  
Vice President of Land  
Centra Homes, LLC



# The ALPINE

3 Beds • 2.5 Baths • 2 Garage Bays • 1,751 fsf



Elevation A - Craftsman



Elevation B - Colonial

**FEATURES:**  
Open Floor Plan  
Covered Porch  
Patio  
Mud Room  
Kitchen with Oversized Island  
Walk-In Pantry  
Spacious Great Room  
Three Bedrooms Up  
Convenient Upper-Level Laundry  
Master Suite with Large Bath and Walk-In Closet

**AVAILABLE OPTIONS INCLUDE:**  
Extended Garage  
Mud Room Bench & Cubbies or Desk  
Gas Fireplace with Built-In Cabinets  
Tray Vault in Master Bedroom  
Barn Door at Master Bath  
Deluxe Shower Master Bath  
Laundry Tub and Cabinets  
Sidelight

Ask your Sales Consultant to see more exterior color options!

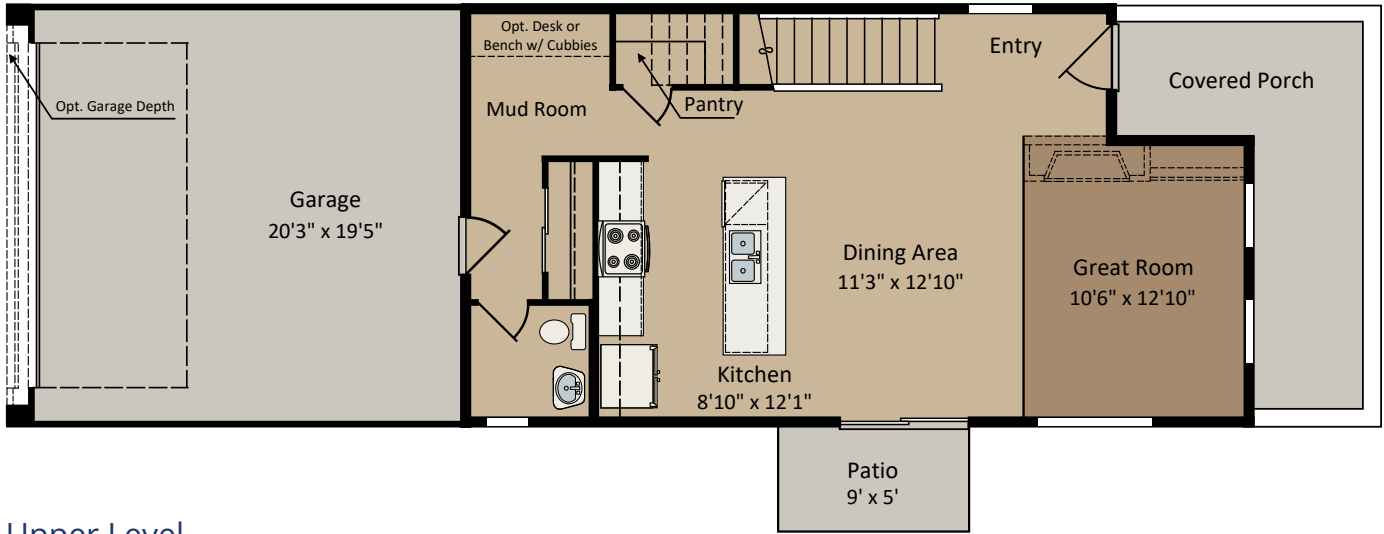
**CENTRA HOMES** LLC

CentraHomes.com

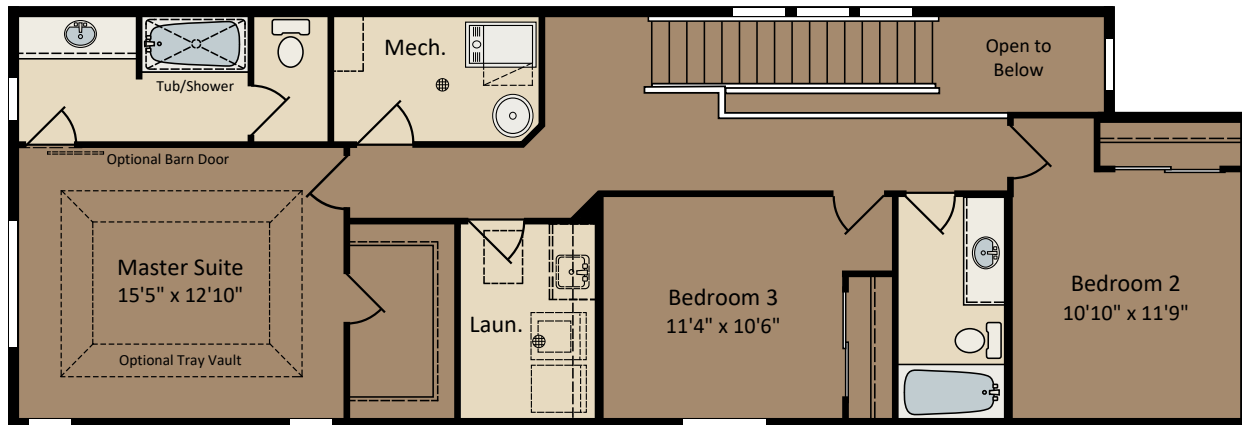
# The ALPINE

3 Beds • 2.5 Baths • 2 Garage Bays • 1,751 fsf

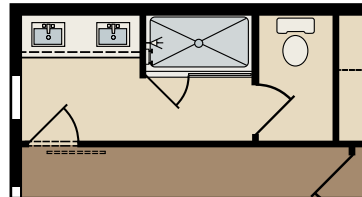
## Main Level



## Upper Level



Optional Deluxe Shower  
Optional Double Bowl Vanity



# The ELMCREST

3 Beds • 2.5 Baths • 2 Garage Bays • 1,742 fsf



Elevation A - Craftsman



Elevation B - Cottage

## FEATURES:

- Open Floor Plan
- Covered Porch
- Patio
- Mud Room
- Kitchen with Oversized Island
- Walk-In Pantry
- Spacious Great Room
- Three Bedrooms Up
- Convenient Upper-Level Laundry
- Master Suite with Large Bath and Walk-In Closet

## AVAILABLE OPTIONS INCLUDE:

- Mud Room Bench & Cubbies or Desk
- Gas Fireplace with Built-in Cabinets
- Tray Vault in Master Bedroom
- Barn Door at Master Bath
- Deluxe Shower Master Bath
- Sidelight

Ask your Sales Consultant to see more exterior color options!

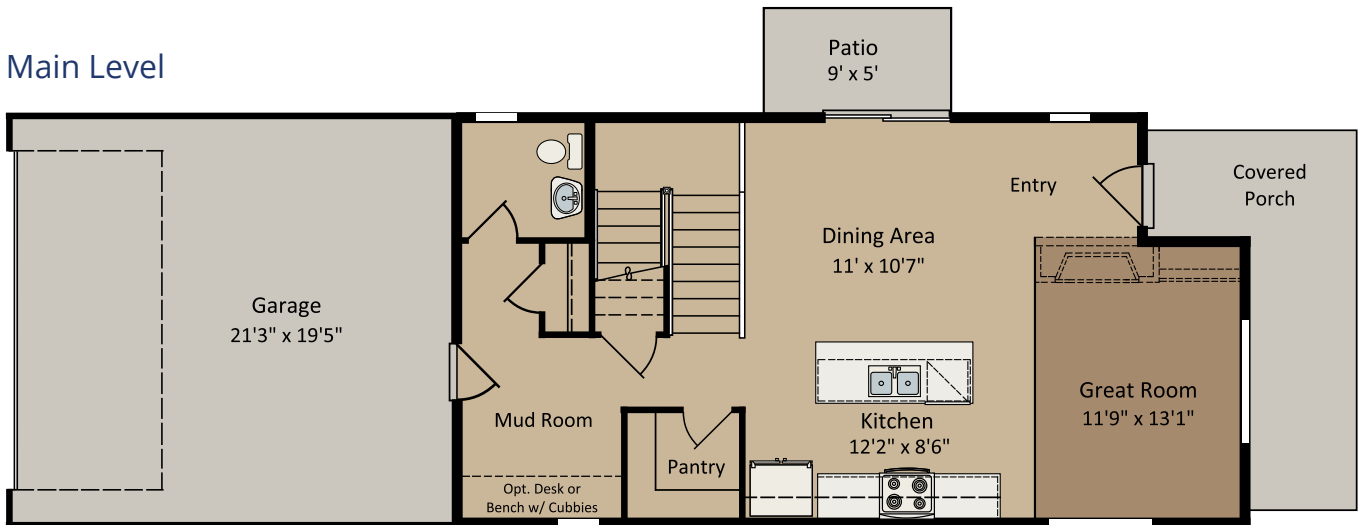
## CENTRA HOMES<sub>LLC</sub>

CentraHomes.com

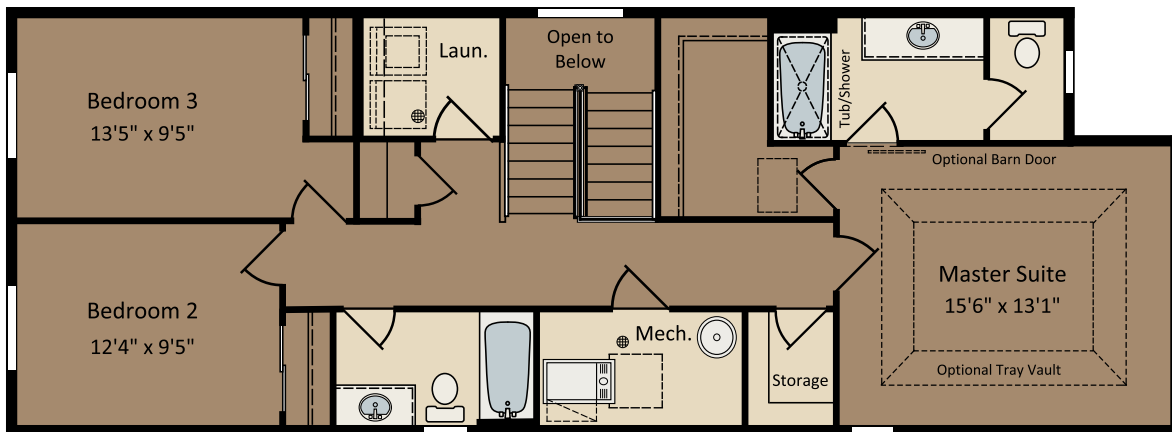
# The ELMCREST

3 Beds • 2.5 Baths • 2 Garage Bays • 1,742 fsf

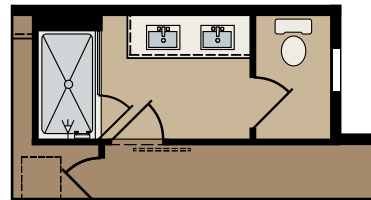
## Main Level



## Upper Level



Optional Deluxe Shower  
Optional Double Bowl Vanity



# The TERRACE

3 – 4 Beds • 2.5 Baths • 2 Garage Bays • 1,875 fsf



Elevation A - Cottage



Elevation B - Colonial

## FEATURES:

- Open Floor Plan
- Covered Porch
- Patio
- Mud Room
- Kitchen with Oversized Island
- Walk-In Pantry
- Spacious Great Room
- Three Bedrooms Up + Loft
- Convenient Upper-Level Laundry
- Master Suite with Large Bath and Walk-In Closet

## AVAILABLE OPTIONS INCLUDE:

- Extended Garage
- Mud Room Bench & Cubbies or Desk
- Gas Fireplace with Built-in Cabinets
- Tray Vault in Master Bedroom
- Barn Door at Master Bath
- Deluxe Shower Master Bath
- Fourth Bedroom
- Sidelight

Ask your Sales Consultant to see more exterior color options!

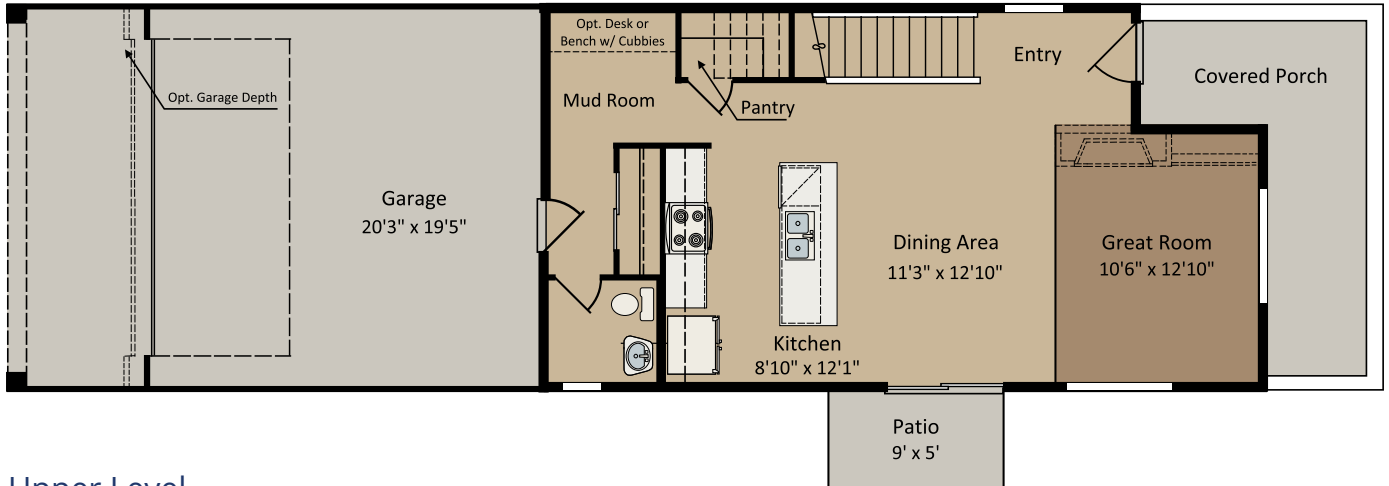
## CENTRA HOMES<sub>LLC</sub>

CentraHomes.com

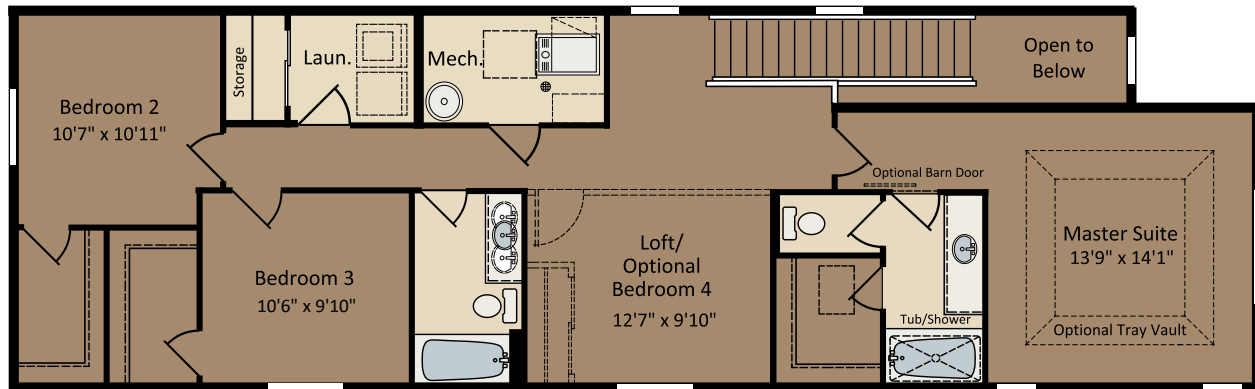
# The TERRACE

3 – 4 Beds • 2.5 Baths • 2 Garage Bays • 1,875 fsf

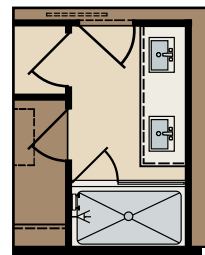
## Main Level



## Upper Level



Optional Deluxe Shower  
Optional Double Bowl Vanity



# UNIT MIX

SF 30' WIDE: 64 Units  
SF 20' WIDE: 60 Units

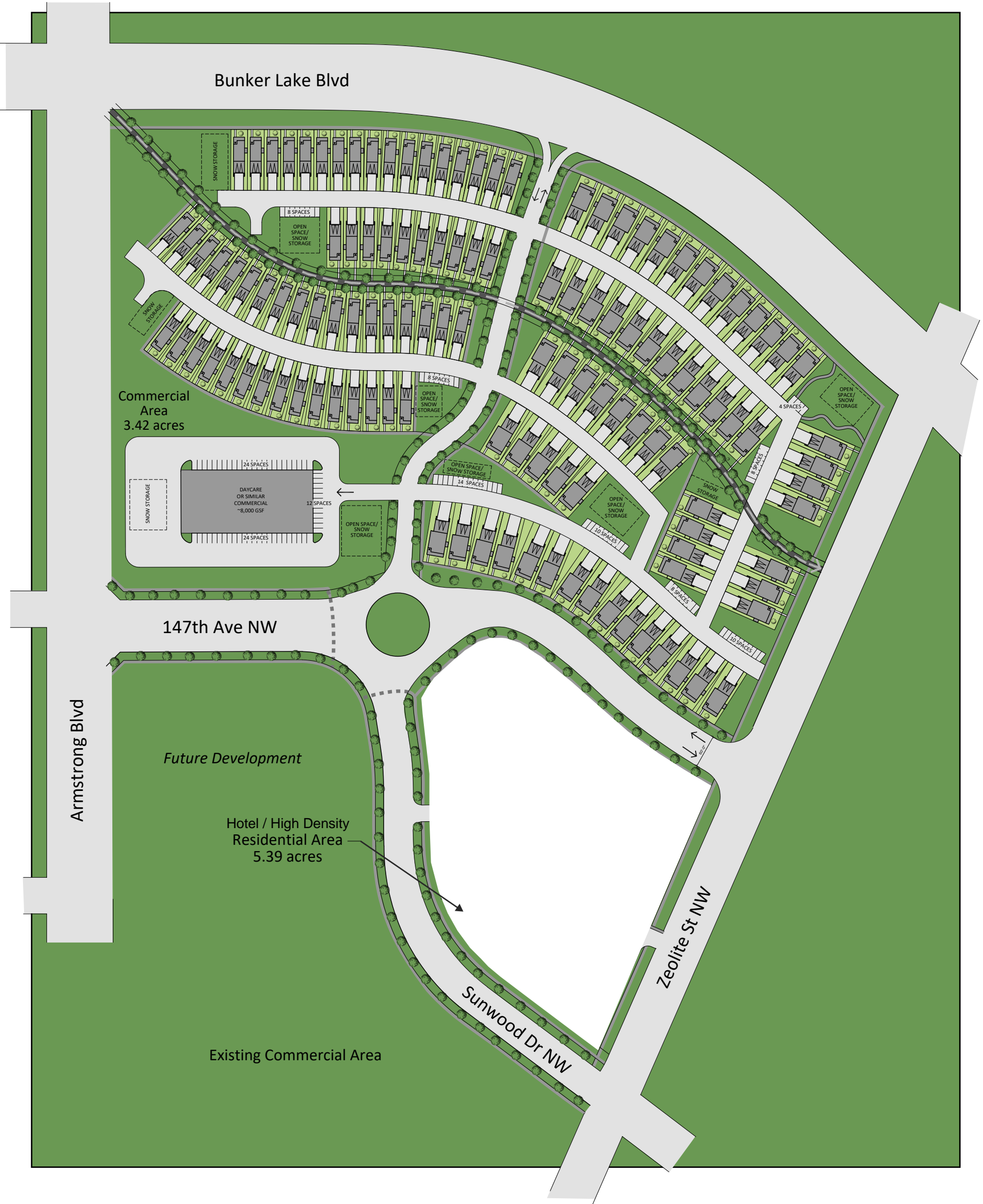
TOTAL: 124 UNITS

## OPTION #1

OFF-SITE PARKING: 70 SPACES

DRIVEWAY PARKING: 248 SPACES  
GARAGE STALLS: 248 SPACES

---> TRAIL THROUGH PROPERTY



# UNIT MIX

SF 30' WIDE: 64 Units

SF 20' WIDE: 83 Units

TOTAL: 147 UNITS

## OPTION #2

OFF-SITE PARKING: 78 SPACES

DRIVEWAY PARKING: 294 SPACES

GARAGE STALLS: 294 SPACES

---> TRAIL THROUGH PROPERTY



# CAPSTONE

## — H O M E S —

March 20, 2022

Mr. Sean Sullivan  
Economic Development Director  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

Mr. Sullivan,

As you know, Capstone Homes has been in communication with City Staff since last October when we submitted a sketch plan on Parcel #46. At that time, we learned that the City was in the process of a wetland delineation and feasibility study for the area.

The wetland delineation has identified 4.1 acres of wetlands on Parcel #46 requiring mitigation if impacted with development. The feasibility study identified the anticipated volume of material required to raise the site to allow the site to balance during site grading. While additional considerations that largely include timing and City contribution costs to the City's vision of the COR where discussed, wetlands and material assessments have been helpful to design a revised sketch plan for submittal today.

This initial sketch includes 168 townhome units. The neighborhood will offer trails, an HOA maintained recreational open space for neighborhood play and be in close proximity to the future waterfront park, COR retail and restaurants, and trail connection to Lake Itasca Park. The price range for these homes will be \$300,000.00-\$335,000.00. Townhomes along Bunker Lake and Sunfish Boulevard will include enhanced rear architecture.

As the northwesterly entrance to the COR at Armstrong and Sunwood, Parcel #46 has great development potential to enhance the comprehensive vision for the city. The townhomes presented here are newly designed and have been drafted with Parcel #46 in mind. The architecture fits the character of the COR and will complement well the vision the city has for the COR. The sketch plan introduced here can be the 'bookend' the city has been looking for to develop Parcel #46 within the Sunwood corridor. Additional homeowners within the COR will promote walkability in the COR and thus entice more restaurants and retail to come into the COR.

As a Ramsey based company, Capstone Homes has enjoyed working closely with City staff and elected bodies to bring highly sought-after quality homes in the Brookfield, Riverstone, Riverstone South and The Preserve at Northfork neighborhoods. We look forward to working with the city staff and elected bodies once again to bring Parcel #46 to life.

Regards.



Heather Lorch  
Land Manager

Encl: Capstone Parcel #46 Sketch Plan  
Capstone Parcel #46 PDF  
Capstone Parcel #46 Aerial

# CAPSTONE

— H O M E S —

Located in Ramsey, Capstone Homes has been building homes and developing neighborhoods for 25 years.

- Recognized as the largest privately owned residential builder in Minnesota.
- Our Mission is to build quality new homes at an exceptional value, while serving and positively impacting the community we are building in.
- Trust, Humility and Excellence are our core values that we strive to demonstrate at Capstone consistently in every aspect of our business.





# CAPSTONE

## — HOMES —

In addition to Riverstone, Riverstone South, Brookfield and the Preserve at North Fork (home construction) in Ramsey, Capstone has designed, developed and built homes in many neighborhoods throughout the Twin Cities. Some of those neighborhoods include:

- Legacy Bay Farms in St Michael
- Harvest Run East in Otsego
- Settlers' Bluff in Cottage Grove
- Andover Village in Andover
- Rose Bluff in Burnsville and Savage



Capstone Homes is proud to offer a full spectrum of house plans to meet the needs of today's home buyer. These plans include:

- Two-story home plans
- Multi-level home plans
- Villa home plans
- Detached townhome plans
- Attached townhome plans

## Neighborhood Features

- 168 Townhomes
- Open Recreational Space
- Lake Itasca Trail Connection
- Proximity to COR Retail & Restaurants
- Proximity to Commuter Rail and Hwy 10
- Proximity to Future Waterfront Park

Trail connection currently shown along Bunker Lake Boulevard to extend existing trail at Zeolite to Armstrong Boulevard. Connection could be made within the neighborhood as well.




# CAPSTONE

— HOMES —

## Townhomes

- Modern Attractive Architecture
- Two-Story Townhomes
- Priced from \$300,000-\$335,000
  - 3 Bedroom, 3 Bath
  - 1500-1800 Sq FT
- Enhanced rear architecture along Bunker Lake Boulevard and Sunwood.



*Enhanced rear architecture along Bunker Lake Boulevard and Sunwood Drive*



# CAPSTONE

## — H O M E S —

### Professionally Managed Townhome Association



**Capstone Homeowners Associations are managed by expert management firms. Professional townhome management services include:**

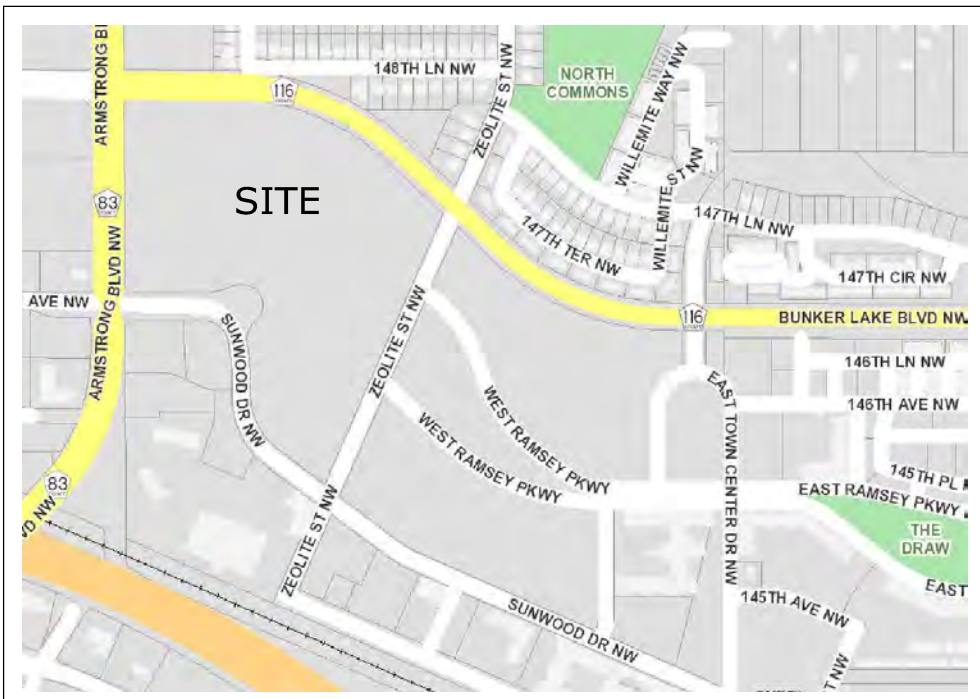
- Snow and lawn maintenance, as well as common areas maintained by the Association.
- Management of architectural standards.
- Exterior building maintenance and replacement.
- Community Rules and Regulations are fully enforced by the management company.
- The management company provides homeowner board training and handles full transition services from developer to homeowner board control.

# CAPSTONE

— H O M E S —

*We look forward to working with the City of Ramsey to make this concept of Parcel #46 a reality.*





**SITE DATA**

TOTAL SITE AREA	±23.57 AC.
TOTAL NUMBER OF ROW HOME UNITS	162

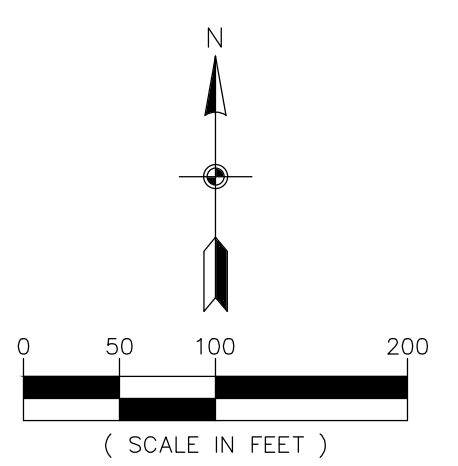
**MINIMUM RESIDENTIAL SETBACK DATA:**

FRONT (HOUSE)	20 FT.
FRONT (GARAGE) TO CURB	25 FT.
SIDE (CORNER)	20 FT.
SIDE (BETWEEN BUILDINGS)	20 FT.
REAR SETBACK (BUILDING)	30 FT.

**ROAD LINEAR LENGTH** — 6,050 L.F. (PRIVATE DRIVES)

**OFF-STREET PARKING STALLS** — 72

- NOTES**
- No field work has been completed at this time.
  - Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
  - No Title Work has been furnished for this survey, property is subject to all easements of record, if any.
  - Wetlands furnished by City of Ramsey.
- - - - - Denotes Historical Wetlands  
 - - - - - Denotes Incidental Wetland Impacts

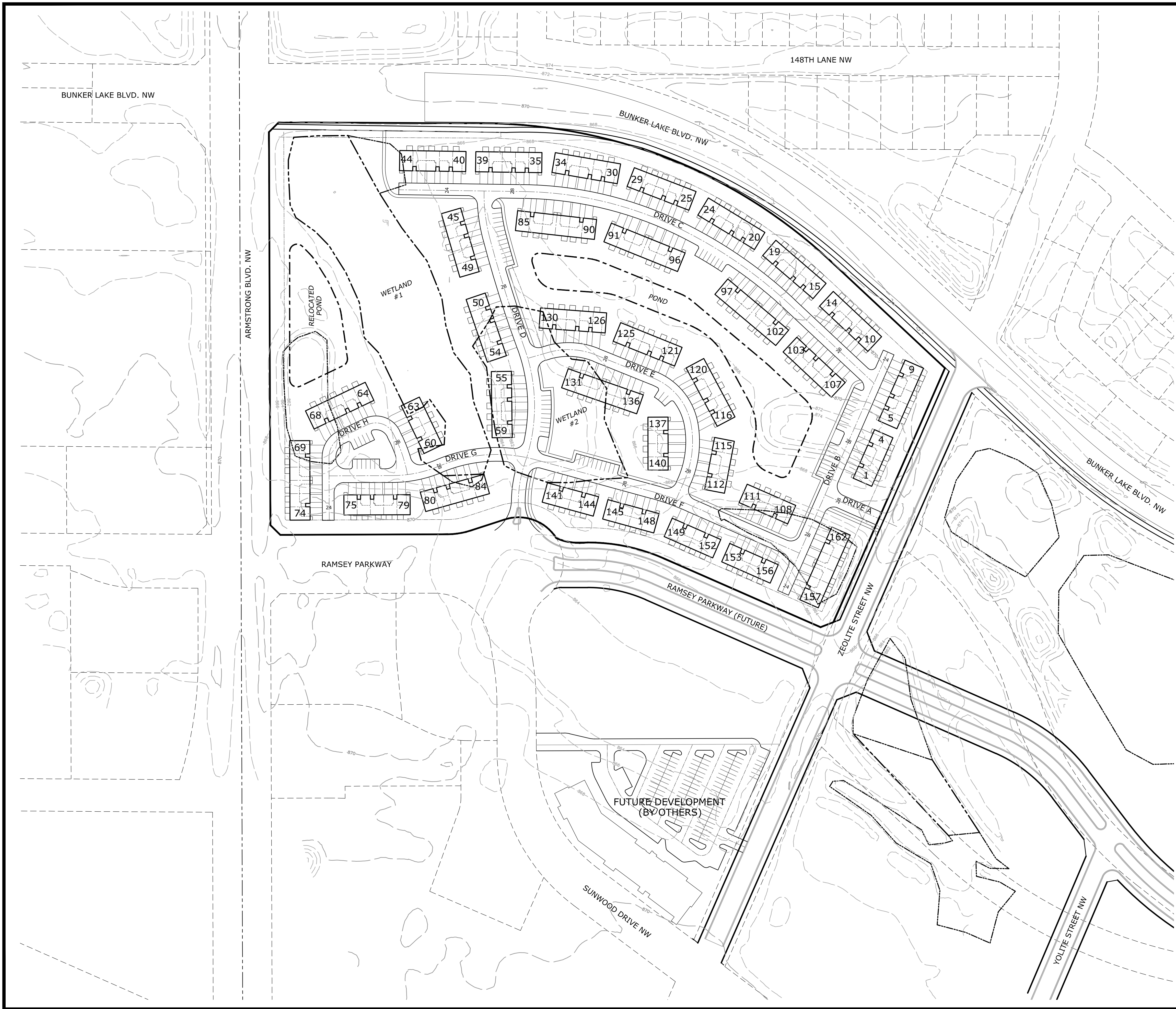


**REVISIONS**

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DRAWN BY: C#  
 ISSUE DATE: 03/20/2023  
 FILE NO: XXX

Site: 03/20/23 \ 14015\10381 - 14015\10388 - ramsey\concept\CD\survey\layouts\10388\_layout\_1.dwg



**SITE DATA**

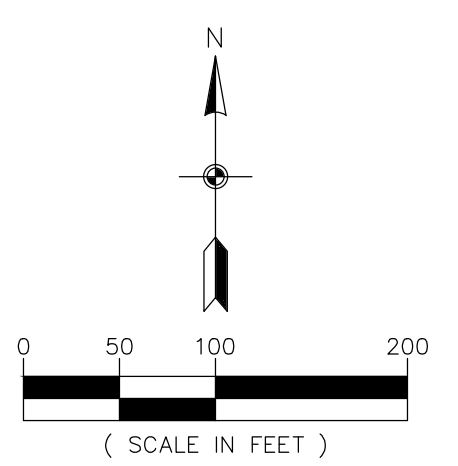
TOTAL SITE AREA — ±23.57 AC.  
 TOTAL NUMBER OF ROW HOME UNITS — 162

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT (HOUSE)	20 FT.
FRONT (GARAGE) TO CURB	25 FT.
SIDE (CORNER)	20 FT.
SIDE (BETWEEN BUILDINGS)	20 FT.
REAR SETBACK (BUILDING)	30 FT.

ROAD LINEAR LENGTH — 6,050 L.F.  
 (PRIVATE DRIVES)  
 OFF-STREET PARKING STALLS — 72

- NOTES**
- No field work has been completed at this time.
  - Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
  - No Title Work has been furnished for this survey, property is subject to all easements of record, if any.
  - Wetlands furnished by City of Ramsey.
- Denotes Historical Wetlands  
 - - - - - Denotes Incidental Wetland Impacts



REVISIONS

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DRAWN BY: C#  
 ISSUE DATE: 03/20/2023  
 FILE NO: XXX





## Summary of Development Proposals 3.24.23

### Capstone Homes Project 1

168 - 2 Story Townhomes  
For Sale - Owner Occupied  
23.7 Gross Acres  
+/- 18 acres developed  
\$300,000 - \$335,000 - Price Point  
Homeowners Association  
3 bedrooms, 3 bathrooms  
1,500-1,800 SF  
Enhanced Architecture along Bunker Lake Blvd  
Developer to work through process to fill Wetland 2, portion of Wetland 1 and move pond  
\$275,000 - Tax Assessed Valuation per Unit  
46,200,000 Total Tax Valuation  
\$3,046 - Estimated Taxes per Unit (1A Homestead)  
\$2,420 - Local Taxes per Unit  
\$511,728 - Annual Estimated Taxes Upon Project Completion (1A Homestead) (less wetland and pond acreage)  
\$406,560 - Annual LOCAL Tax Estimate Upon Project Completion (1A - Homestead) (less wetland and pond acreage)

### Centra Homes Project 2

147 - 2 Story Townhomes  
For Sale - Owner Occupied  
23.7 Gross Acres  
All Wetland filled and pond solved for  
For Sale - Owner Occupied  
\$350,000 - \$400,000 - Price Point  
Homeowners Association  
3 - 4 bedrooms, 2.5 bathrooms  
1,742-1,875 SF  
Developer to work through process to fill Wetland 2, Wetland 1 and move / solve for pond  
\$325,000 - Tax Assessed Valuation per Unit  
47,775,000 Total Tax Valuation  
\$3,663 - Estimated Taxes per Unit (1A Homestead)  
\$2,923 - Local Taxes per Unit  
\$538,461 - Annual Estimated Taxes Upon Project Completion (1A Homestead) (less wetland and pond acreage)  
\$429,681 - Annual LOCAL Tax Estimate Upon Project Completion (1A - Homestead) (less wetland and pond acreage)

### Norhart (Projects 1 and 2)

3.2 Acre Lot  
150 Unit, Mixed Use, 5 Story, Market Rate Apartment  
Norhart glass corner feature  
Multiple Building Amenities - See Narrative  
Multiple Unit Amenities - See Narrative  
Multiple Exterior Amenities - See Narrative  
5,000 SF ground level retail space (i.e Jimmy Johns, Jamba Juice, Coffee Shop)  
Heated Underground Parking Available  
\$37,500,000 - Tax Assessed Valuation Estimate (250K/Unit)  
\$517,000 - Annual Taxes (4A - Apartment)  
\$432,000 - Local Taxes (4A - Apartment)

### Capstone Homes Project 2 (reserve retail)

137 - 2 Story Attached Townhomes  
For Sale - Owner Occupied  
3.0 Acres reserved for retail to be retained by City  
23.7 Gross Acres  
+/- 18 acres developed  
\$300,000 - \$335,000 - Price Point  
Homeowners Association  
3 bedrooms, 3 bathrooms  
1,500-1,800 SF  
Enhanced Architecture along Bunker Lake Blvd  
Developer to work through process to fill Wetland 2, portion of Wetland 1 and move pond  
\$275,000 - Tax Assessed Valuation per Unit  
42,000,000 Total Tax Valuation  
\$3,046 - Estimated Taxes per Unit (1A Homestead)  
\$2,420 - Local Taxes per Unit  
\$417,302 - Annual Estimated Taxes Upon Project Completion (1A Homestead) (less wetland and pond acreage)  
\$331,540 - Annual LOCAL Tax Estimate Upon Project Completion (1A - Homestead) (less wetland and pond acreage)

### Centra Homes Project 1 (reserve retail)

124 - 2 Story Townhomes  
For Sale - Owner Occupied  
23.7 Gross Acres  
All Wetland filled and pond solved for  
For Sale - Owner Occupied  
\$350,000 - \$400,000 - Price Point  
Homeowners Association  
3 - 4 bedrooms, 2.5 bathrooms  
1,742-1,875 SF  
Developer to work through process to fill Wetland 2, Wetland 1 and move / solve for pond  
\$325,000 - Tax Assessed Valuation per Unit  
40,300,000 Total Tax Valuation  
\$3,663 - Estimated Taxes per Unit (1A Homestead)  
\$2,923 - Local Taxes per Unit  
\$454,212 - Annual Estimated Taxes Upon Project Completion (1A Homestead) (less wetland and pond acreage)  
\$364,560 - Annual LOCAL Tax Estimate Upon Project Completion (1A - Homestead) (less wetland and pond acreage)

### Large Format Retail Development (very preliminary interest shown)

(Potential users - Walmart, Target, Fleet Farm, Hy-Vee, Menards, Home Depot, Lowes or others)  
Might be visibility and or access issues  
Room for other smaller users possible  
Approximately 15-20 Acres  
\$12-16M Estimated Tax Assessed Value  
\$368,000 - \$491,000 Annual Taxes (3A)  
\$250,000 - \$340,000 Local Taxes + FD

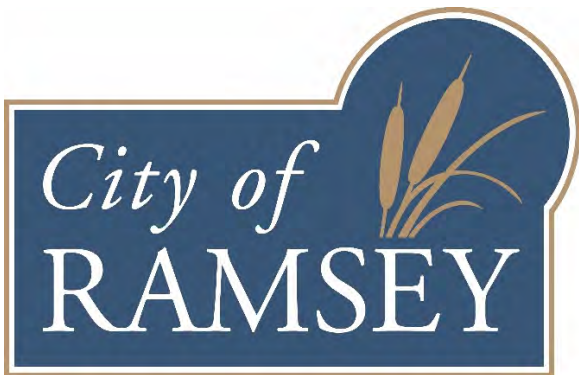


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# The COR Analysis Update

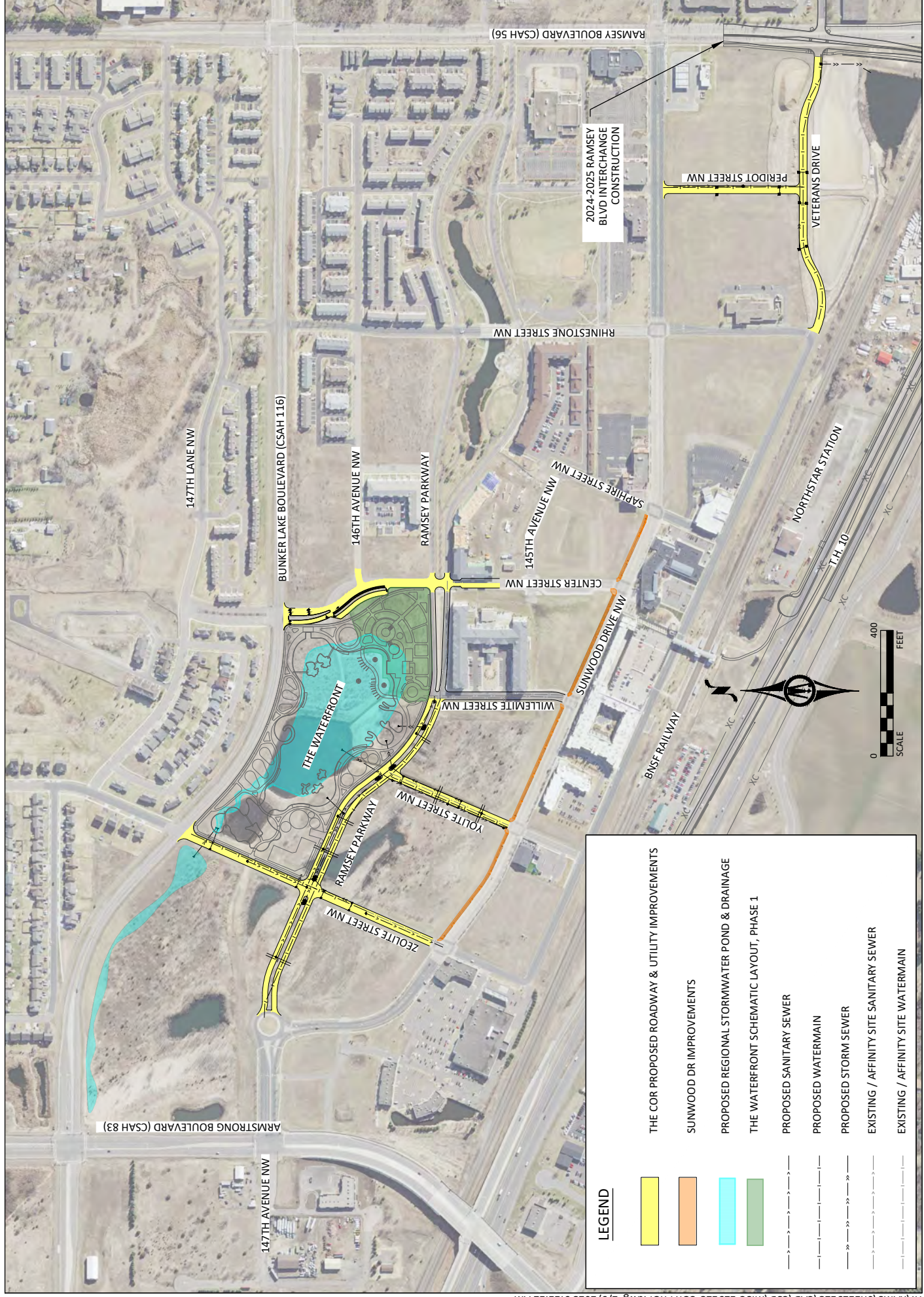
City of Ramsey

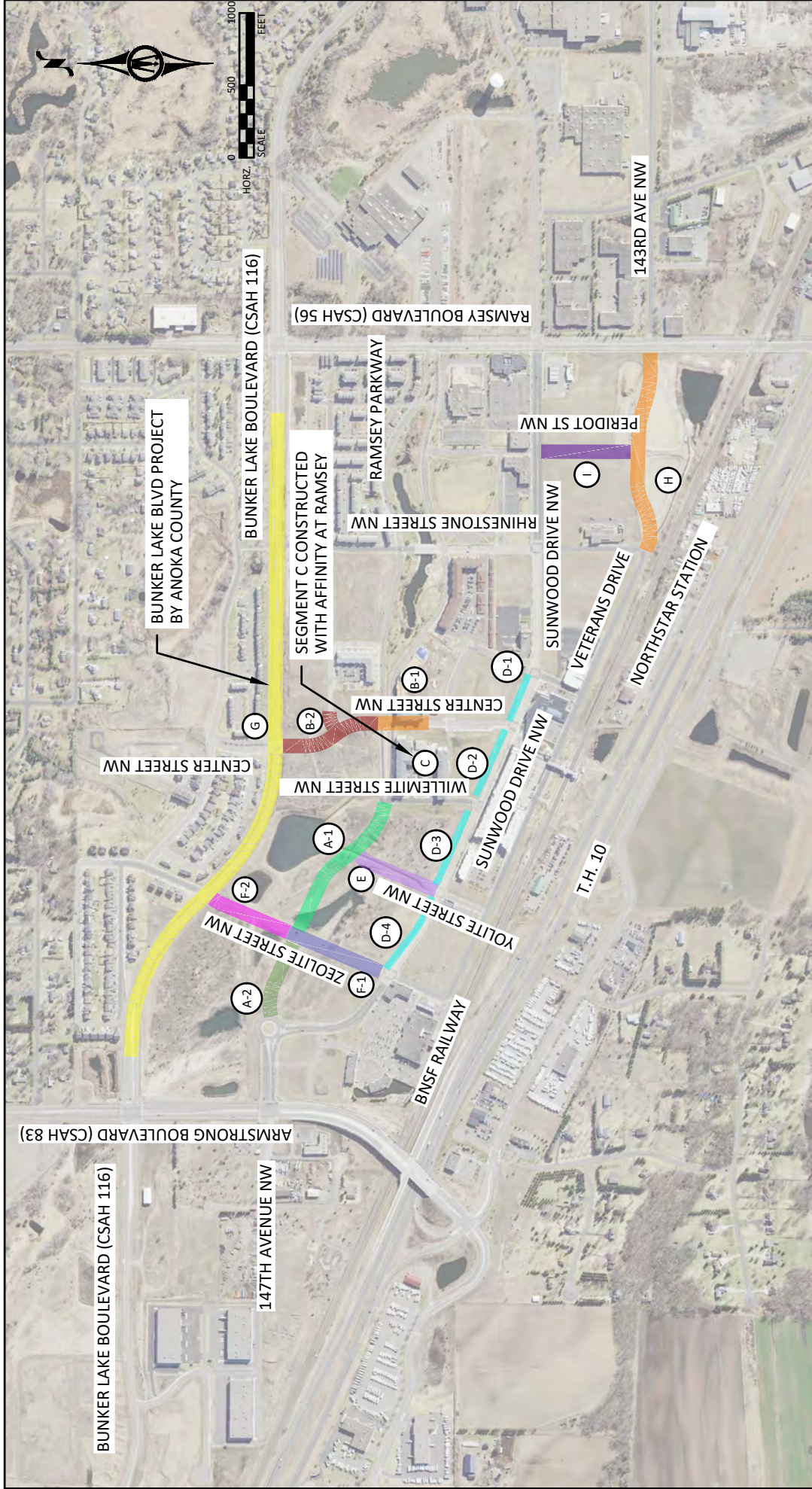
February 24, 2023



**Submitted by:**

Bolton & Menk, Inc.  
7533 Sunwood Drive NW #206  
Ramsey, MN 55303  
P: 763-433-2851  
F: 763-427-0833



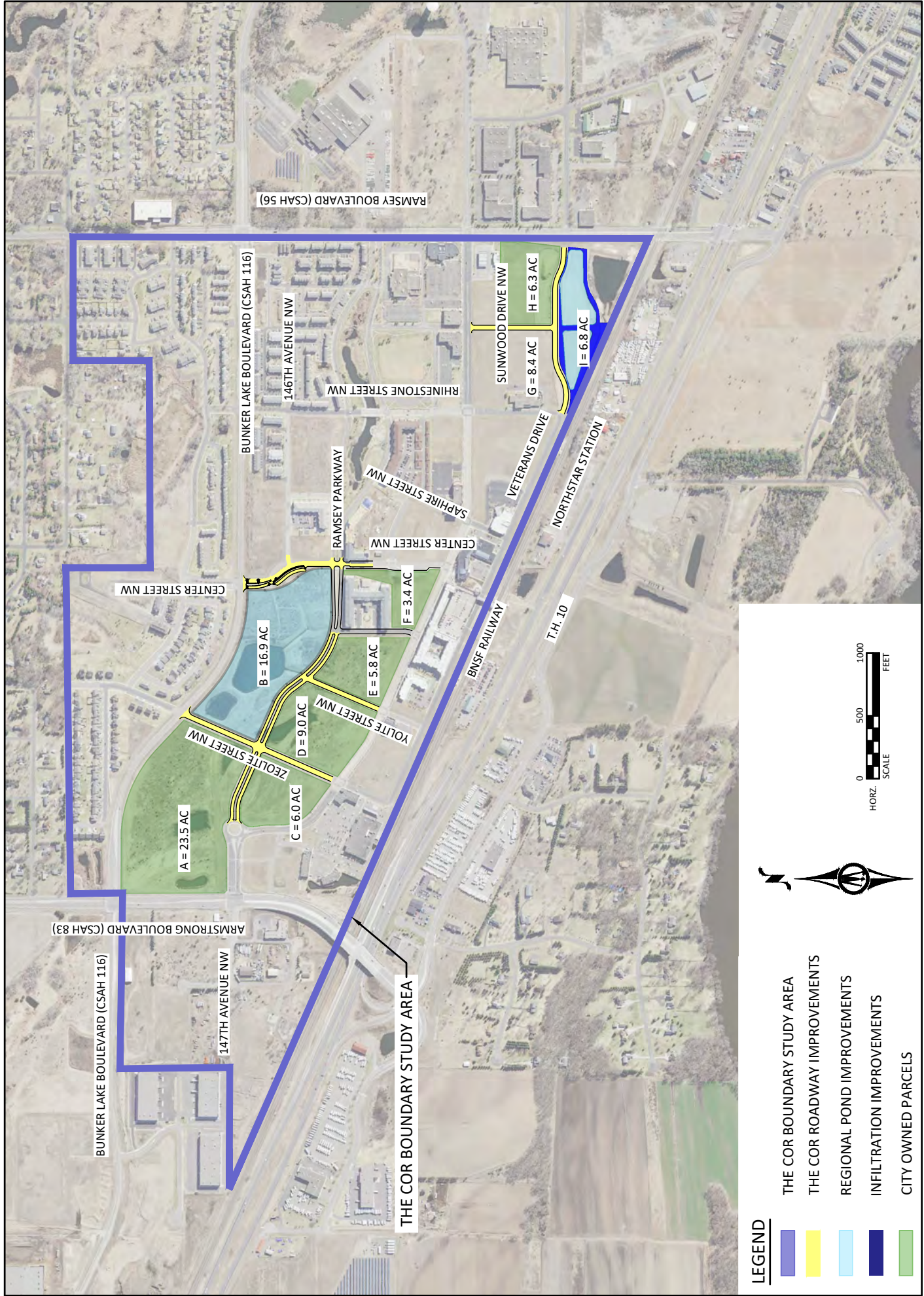


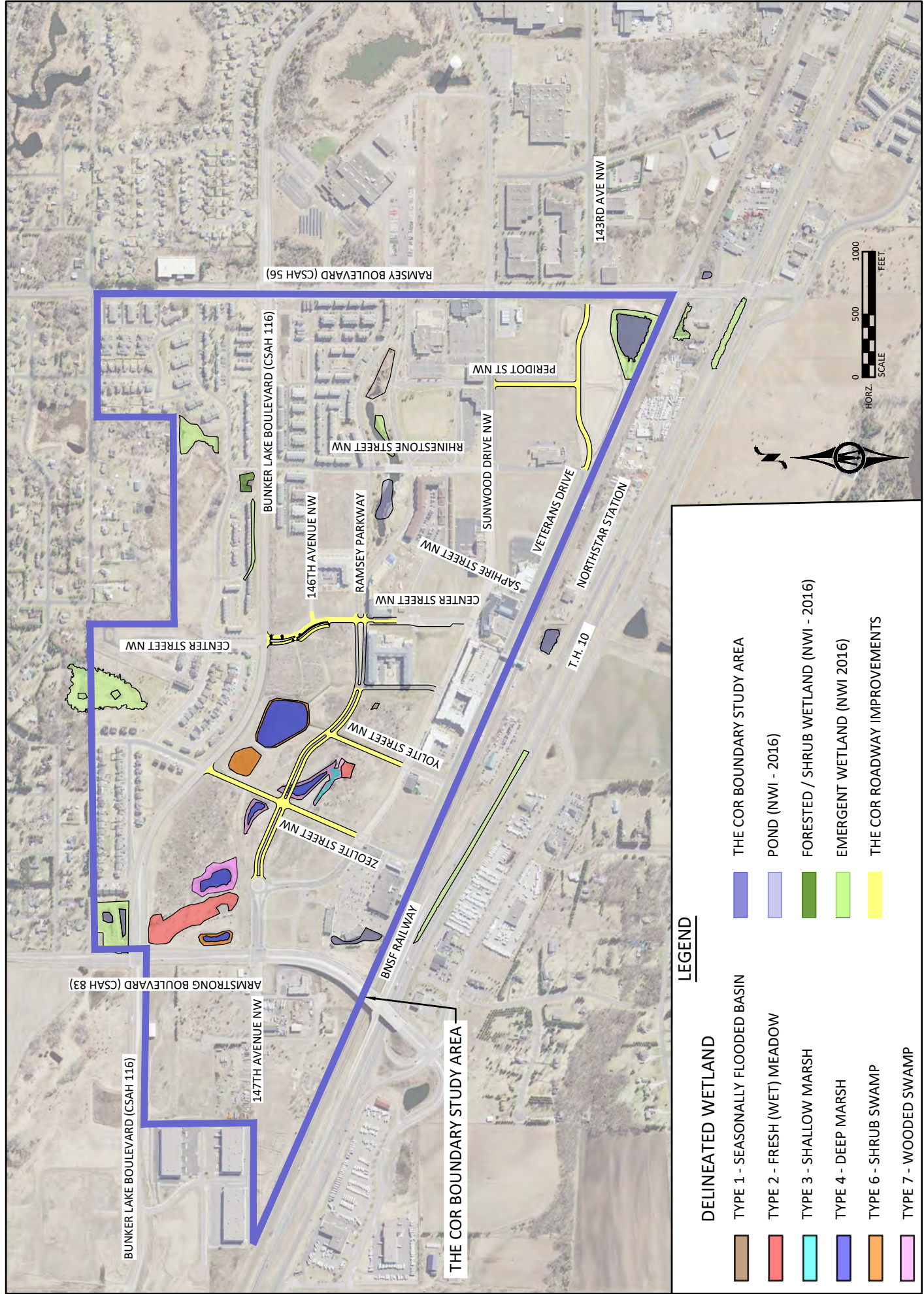
**LEGEND**

	SEGMENT A-1	\$2,673,000		SEGMENT D	\$802,000		SEGMENT G	BY COUNTY
	SEGMENT A-2	\$1,283,000		SEGMENT E	\$1,169,000		SEGMENT H	\$1,721,000
	SEGMENT B-1	\$272,000		SEGMENT F-1	\$973,000		SEGMENT I	\$917,000
	SEGMENT B-2	\$1,032,000		SEGMENT F-2	\$1,085,000			

**NOTE:**

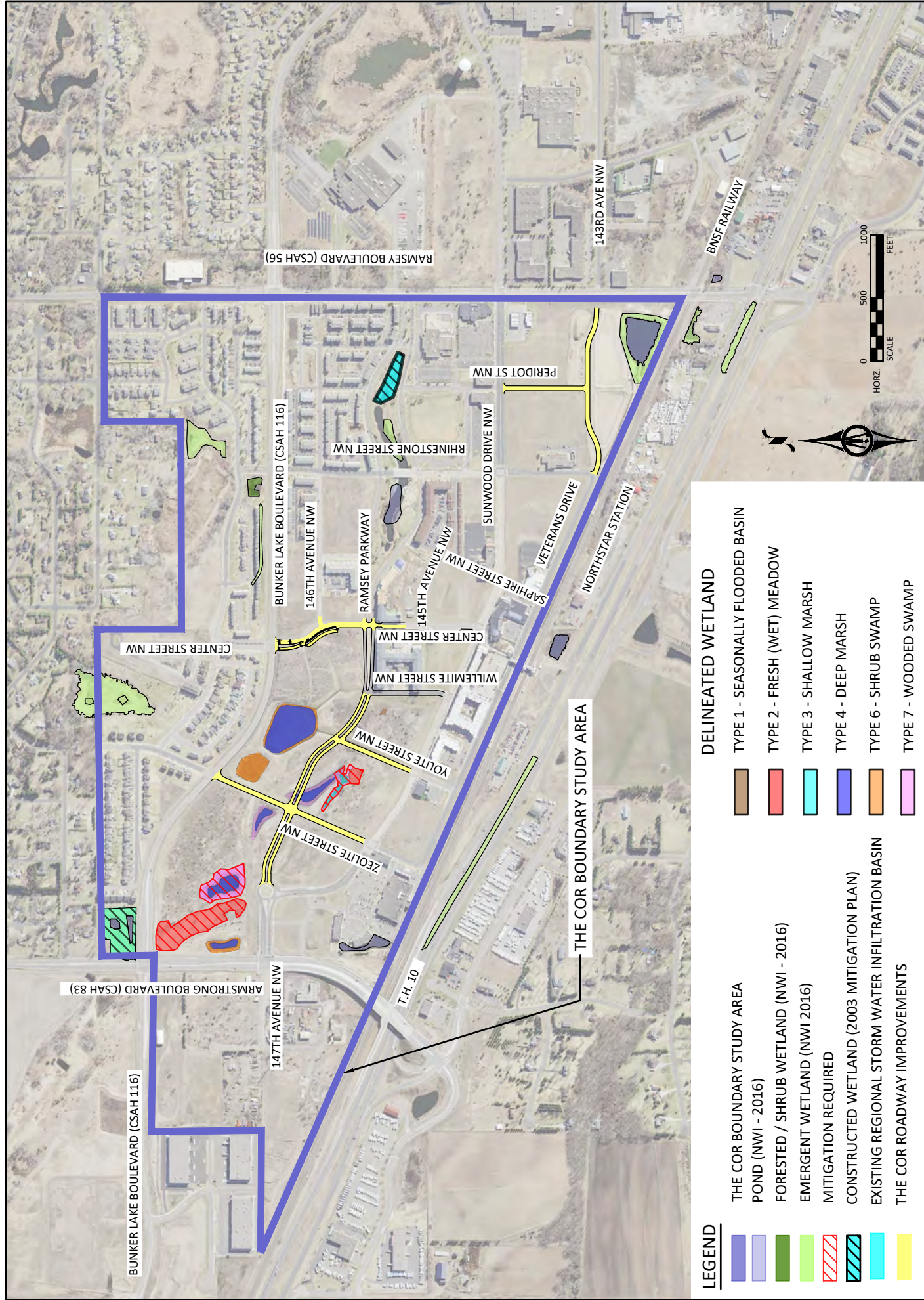
ESTIMATED TOTAL PROJECT COSTS FOR EACH SEGMENT INCLUDES SURFACE AND SUBSURFACE PUBLIC INFRASTRUCTURE USING 2023 DOLLARS (EARTHWORK, ROADWAY, SANITARY SEWER, WATERMAIN, STORM SEWER, TRAILS, LIGHTING, TREES, WETLANDS.)





**LEGEND**

DELINEATED WETLAND	
	TYPE 1 - SEASONALLY FLOODED BASIN
	TYPE 2 - FRESH (WET) MEADOW
	TYPE 3 - SHALLOW MARSH
	TYPE 4 - DEEP MARSH
	TYPE 6 - SHRUB SWAMP
	TYPE 7 - WOODED SWAMP
	THE COR BOUNDARY STUDY AREA
	POND (NWI - 2016)
	FORESTED / SHRUB WETLAND (NWI - 2016)
	EMERGENT WETLAND (NWI 2016)
	THE COR ROADWAY IMPROVEMENTS

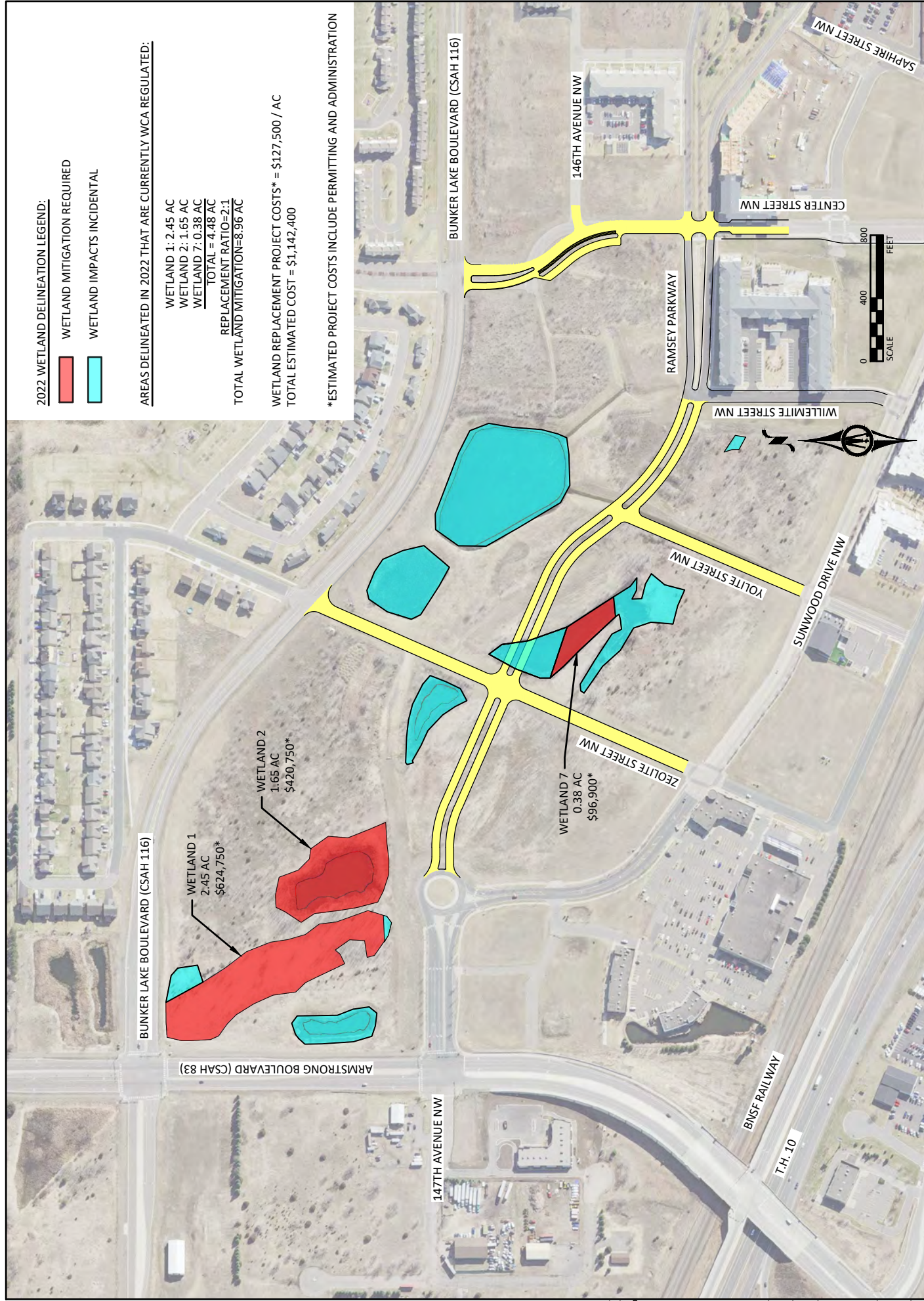


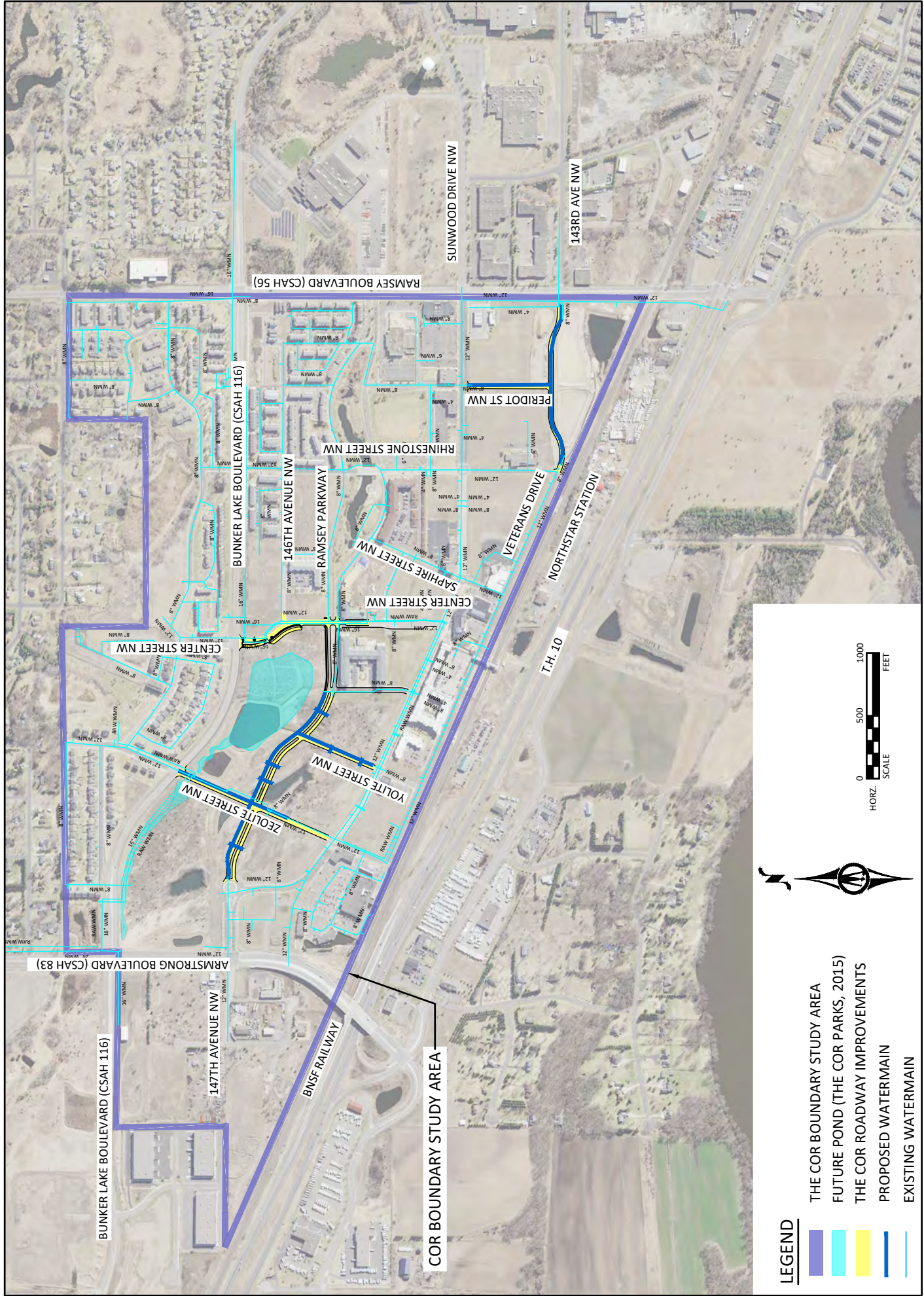
**LEGEND**

- THE COR BOUNDARY STUDY AREA
- POND (NWI - 2016)
- FORESTED / SHRUB WETLAND (NWI - 2016)
- EMERGENT WETLAND (NWI 2016)
- MITIGATION REQUIRED
- CONSTRUCTED WETLAND (2003 MITIGATION PLAN)
- EXISTING REGIONAL STORM WATER INFILTRATION BASIN
- THE COR ROADWAY IMPROVEMENTS

**DELINEATED WETLAND**

- TYPE 1 - SEASONALLY FLOODED BASIN
- TYPE 2 - FRESH (WET) MEADOW
- TYPE 3 - SHALLOW MARSH
- TYPE 4 - DEEP MARSH
- TYPE 6 - SHRUB SWAMP
- TYPE 7 - WOODED SWAMP

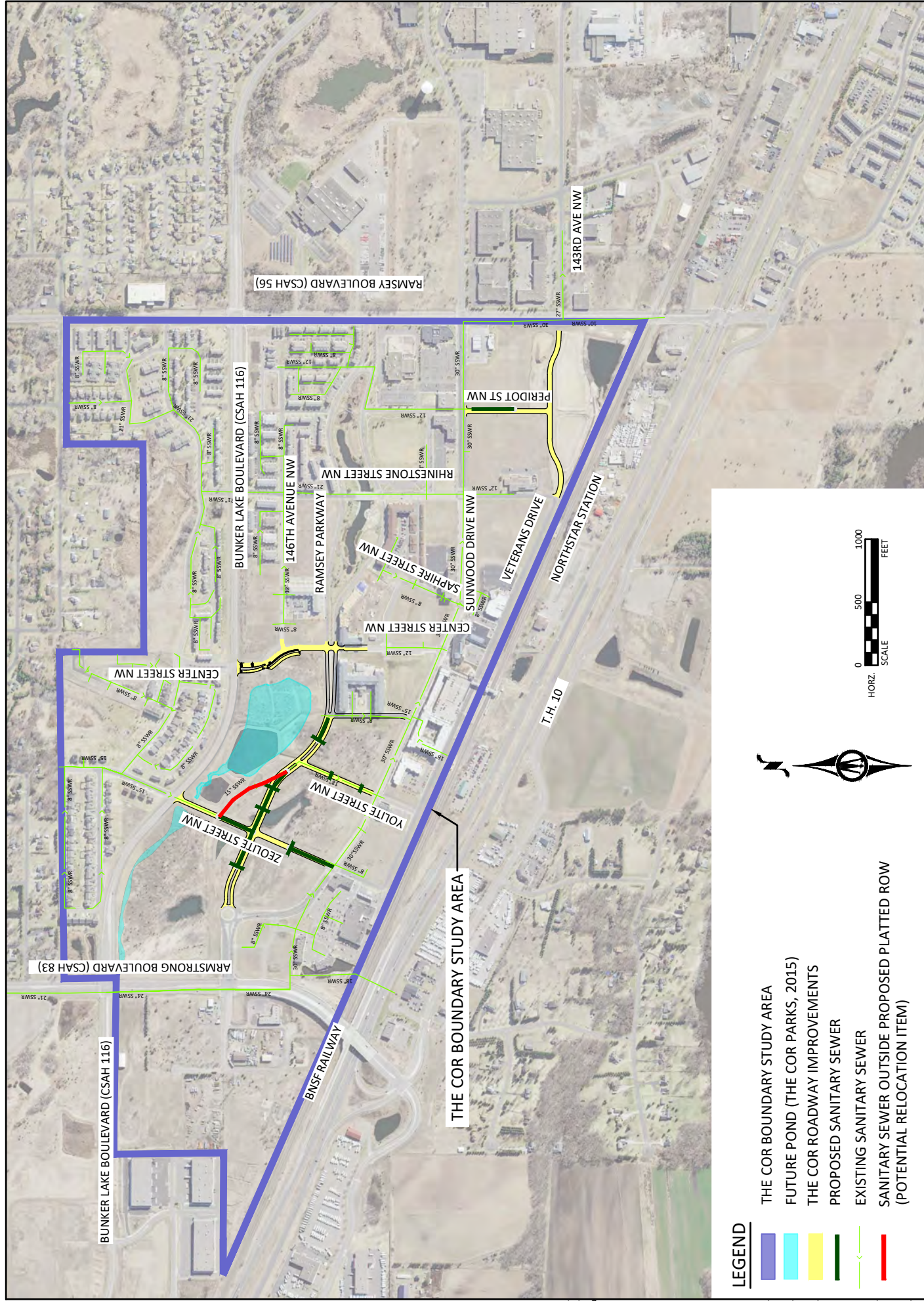




**LEGEND**

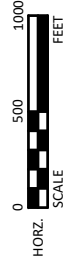
- THE COR BOUNDARY STUDY AREA
- FUTURE POND (THE COR PARKS, 2015)
- THE COR ROADWAY IMPROVEMENTS
- PROPOSED WATERMAIN
- EXISTING WATERMAIN

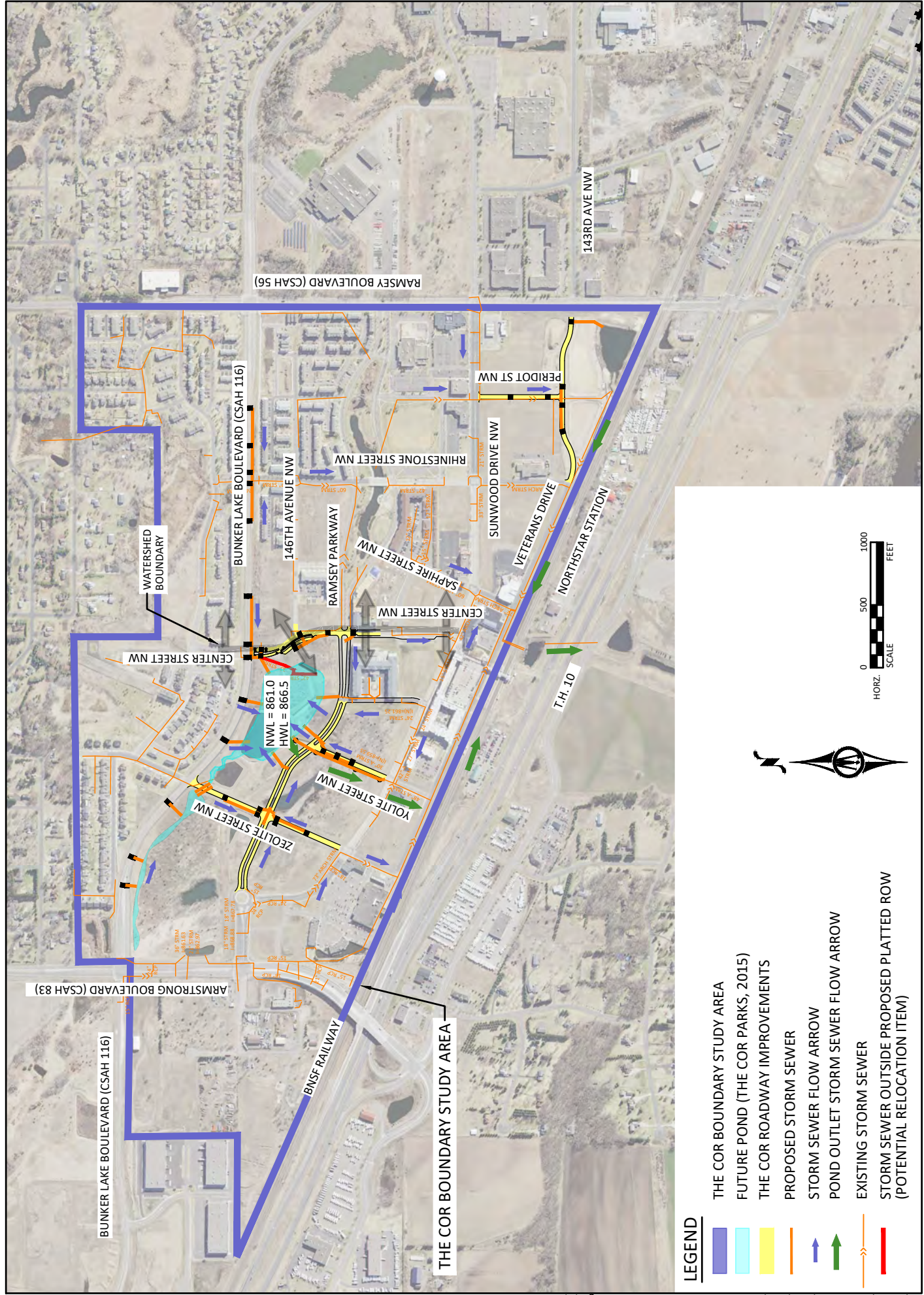


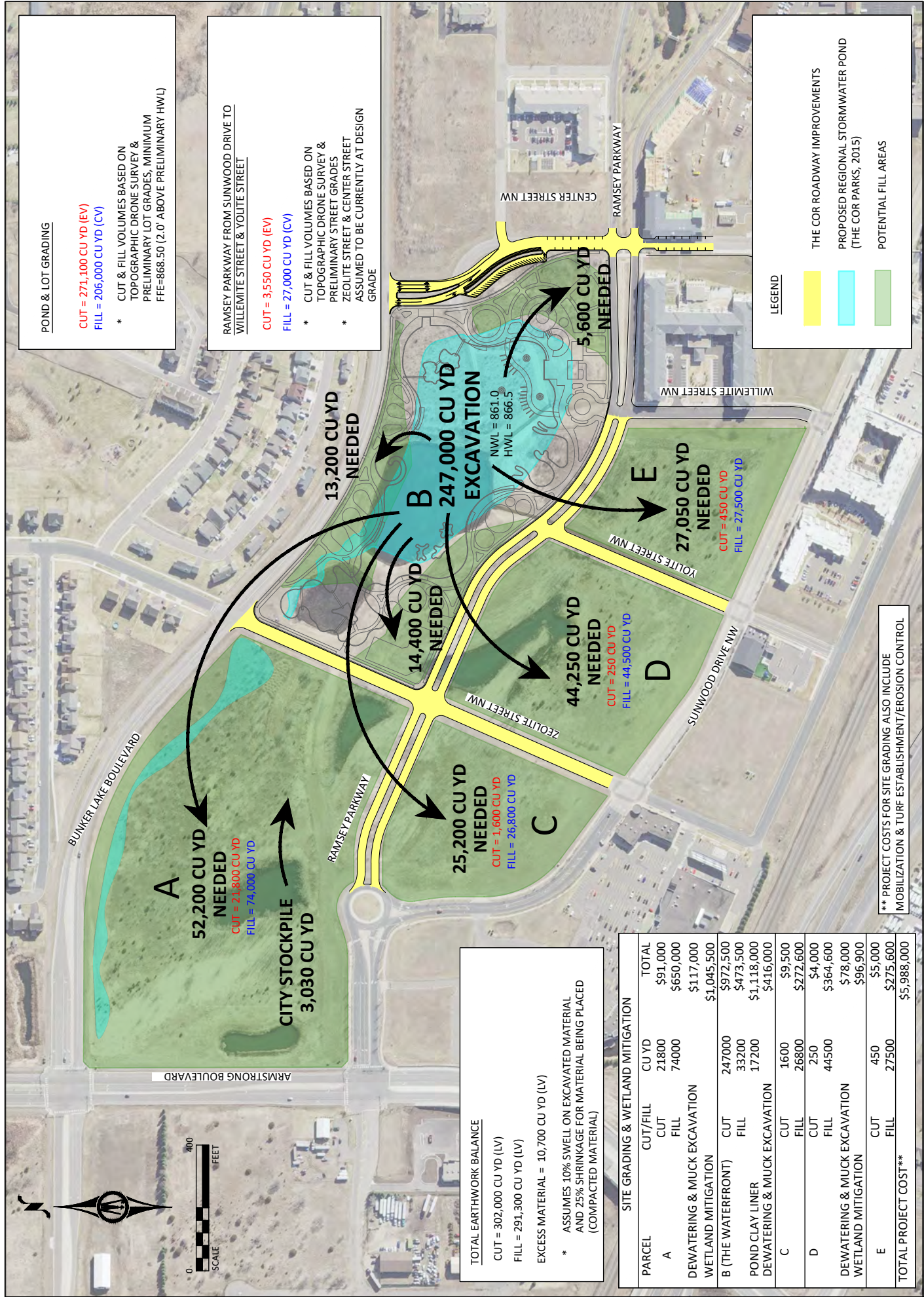


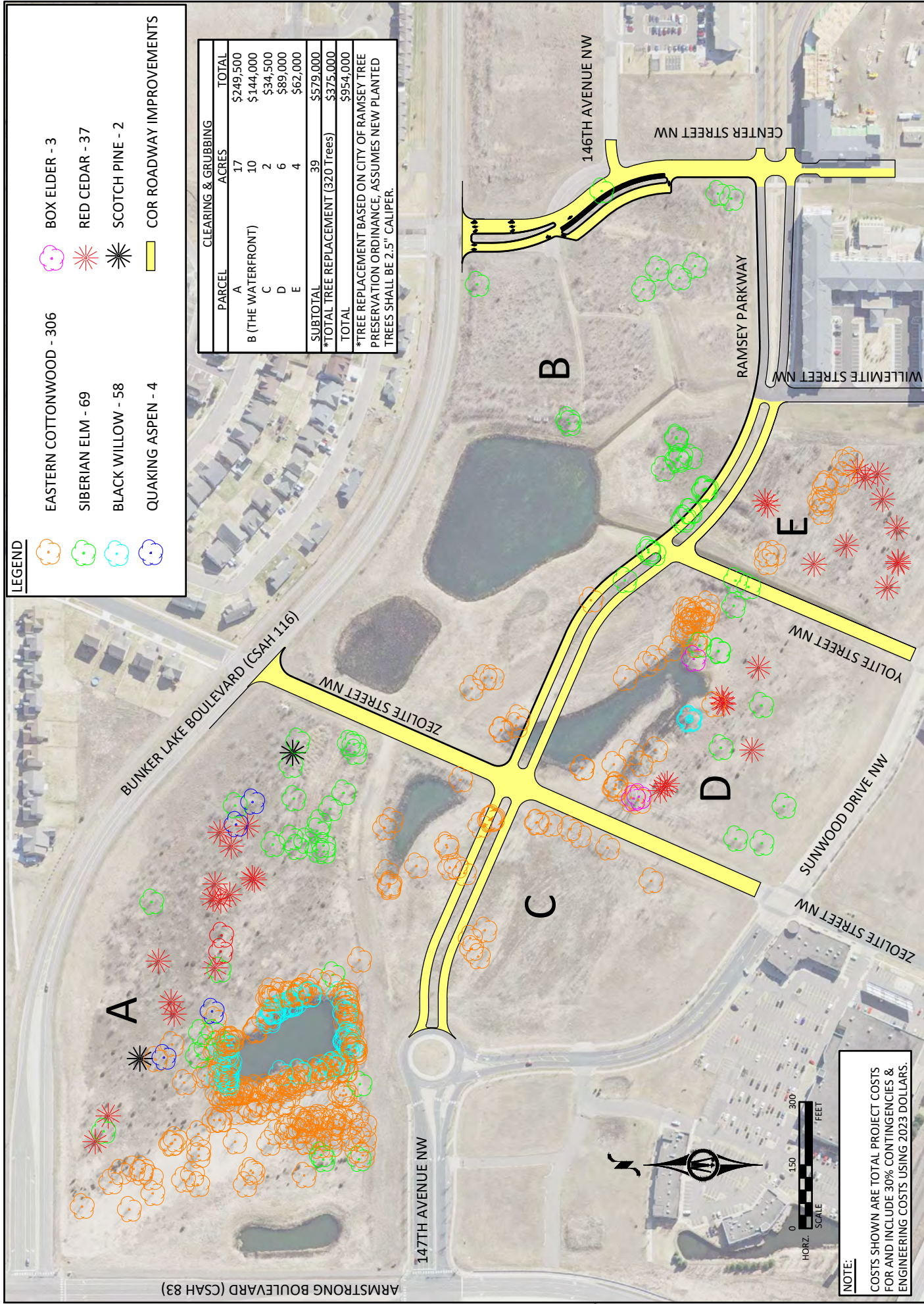
**LEGEND**

- THE COR BOUNDARY STUDY AREA
- FUTURE POND (THE COR PARKS, 2015)
- THE COR ROADWAY IMPROVEMENTS
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER OUTSIDE PROPOSED PLATTED ROW (POTENTIAL RELOCATION ITEM)









NOTE:  
 COSTS SHOWN ARE TOTAL PROJECT COSTS FOR AND INCLUDE 30% CONTINGENCIES & ENGINEERING COSTS USING 2023 DOLLARS.

## APPENDIX D: WETLAND DELINEATION

# Ramsey COR Analysis Delineation Type & Boundary Application

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City of Ramsey  
October 20<sup>th</sup>, 2022

**Submitted by:**  
Bolton & Menk, Inc.  
3721 23rd Street South  
Suite 102  
St Cloud, MN 56301



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ATTACHMENT B .....	4

# Appendix

FIGURE 1: HISTORICAL IMAGERY

DELINEATED AQUATIC RESOURCES REPORT

## PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

<b>Applicant/Landowner Name:</b>	City of Ramsey   Brian Hagen   City Administrator		
<b>Mailing Address:</b>	7550 Sunwood Drive NW   Ramsey, MN   55303		
<b>Phone:</b>	763-433-9826		
<b>Email Address:</b>	bhagen@cityoframsey.com		

<b>Authorized Contact (do not complete if same as above):</b>			
<b>Mailing Address:</b>			
<b>Phone:</b>			
<b>E-mail Address:</b>			

<b>Agent Name:</b>	Bolton & Menk, Inc.   Kristina Bloomquist   Senior Natural Resource Specialist		
<b>Mailing Address:</b>	3721 23rd Street South   Suite 102   St Cloud, MN   56301		
<b>Phone:</b>	507-327-6014		
<b>E-mail Address:</b>	kristina.bloomquist@bolton-menk.com		

## PART TWO: Site Location Information

County: Anoka

City/Township: City of Ramsey

Parcel ID and/or Address: 283225310024, 283225240002, 283225240003, 283225240016, 283225240006, 283225240017, 283225220058, 283225310025

Legal Description (Section, Township, Range): 28, 32N, 25W

Lat/Long (decimal degrees):

Attach a map showing the location of the site in relation to local streets, roads, highways.

Approximate size of site (acres) or if a linear project, length (feet): 88.16 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

[http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform\\_4345\\_2012oct.pdf](http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf)

## PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted *prior to* this application then describe that here and provide the Corps of Engineers project number.

N/A

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

## PART FOUR: Aquatic Resource Impact<sup>1</sup> Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) <sup>1</sup>	Size of Impact <sup>2</sup>	Overall Size of Aquatic Resource <sup>3</sup>	Existing Plant Community Type(s) in Impact Area <sup>4</sup>	County, Major Watershed #, and Bank Service Area # of Impact Area <sup>5</sup>

<sup>1</sup>If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

<sup>2</sup>Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

<sup>3</sup>This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

<sup>4</sup>Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3<sup>rd</sup> Ed. as modified in MN Rules 8420.0405 Subp. 2.

<sup>5</sup>Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.


If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

N/A

## PART FIVE: Applicant Signature

Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature:  Date: 10-26-22

I hereby authorize **Bolton & Menk, Inc** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

<sup>1</sup> The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

## Attachment A

# Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

**Wetland Type Confirmation**

**Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

**Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

**Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

*An AJD is being requested for Wetlands 1, 2, 3, 4, 5, 6, 7, and 8. These wetlands are being requested as non-jurisdictional under Section 404 of the CWA.*

*Wetlands 3, 5 and 6 are ponds excavated in upland and were not constructed with the intent of creating a wetland. These wetlands were observed to have distinct slopes and were excavated to be significantly lower than the surrounding area. Wetland 3 was constructed in 2011. Wetlands 5 and 6 were constructed in 2012.*

*Wetlands 1, 2, 4, 7, and 8 are isolated basins that are not adjacent to or connected to any Waters of the U.S.*

## Attachment B

# Supporting Information for Applications Involving Exemptions, No Loss Determinations, and Activities Not Requiring Mitigation

Complete this part *if* you maintain that the identified aquatic resource impacts in Part Four do not require wetland replacement/compensatory mitigation OR *if* you are seeking verification that the proposed water resource impacts are either exempt from replacement or are not under CWA/WCA jurisdiction.

Identify the specific exemption or no-loss provision for which you believe your project or site qualifies:

### **8420.00105 Subpart 2.D – Incidental Wetlands**

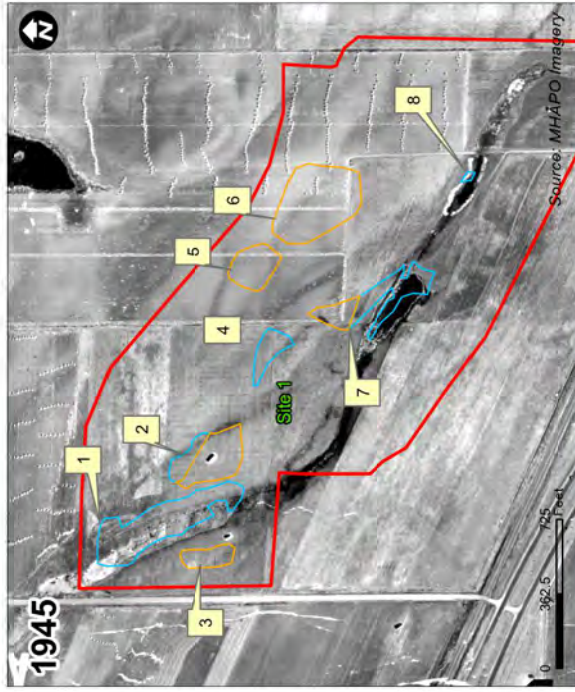
Provide a detailed explanation of how your project or site qualifies for the above. Be specific and provide and refer to attachments and exhibits that support your contention. Applicants should refer to rules (e.g. WCA rules), guidance documents (e.g. BWSR guidance, Corps guidance letters/public notices), and permit conditions (e.g. Corps General Permit conditions) to determine the necessary information to support the application. Applicants are strongly encouraged to contact the WCA LGU and Corps Project Manager prior to submitting an application if they are unsure of what type of information to provide:

### **8420.00105 Subpart 2.D – Incidental Wetlands**

*Figure 1 shows historical imagery of the proposed incidental wetlands. Wetlands 3, 5, and 6, and portions of Wetland 2 and 7 are being requested as incidental wetlands.*

*Wetlands 3, 5 and 6, and portions of Wetlands 2 and 7 are ponds excavated in upland and were not constructed with the intent of creating a wetland. These wetlands were observed to have distinct slopes and were excavated to be significantly lower than the surrounding area. Wetland 3 was constructed in 2011. Wetlands 5 and 6 were constructed in 2012. Wetland 2 was excavated between 1997 and 2000. Wetland 7 was excavated between 2005-2006.*

# Appendix



# Ramsey COR Analysis Delineation Delineated Aquatic Resources Report

---

City of Ramsey  
October 20<sup>th</sup>, 2022

**Submitted by:**  
Bolton & Menk, Inc.  
3721 23rd Street South  
Suite 102  
St Cloud, MN 56301



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ANTECEDENT PRECIPITATION CONDITIONS .....	3

# Appendix

- Exhibit A: Site Location Map
- Exhibit B: Site Topography – 2 Foot LiDAR Contours
- Exhibit C: National Wetlands Inventory
- Exhibit D: Public Waters Inventory
- Exhibit E: Anoka County Soil Survey
- Exhibit F: Delineated Aquatic Resources
- Exhibit G: Delineation Data Sheets

## I. INTRODUCTION

The City of Ramsey is considering improvements to several parcels known as COR, within the City. This delineation was completed to aid in the design and permitting of the project.

The project is found in Sections 28, in Township 32 North of Range 25 West.

## II. WETLAND DELINEATION METHODOLOGY

The wetland boundaries were delineated and staked in the field in September of 2022 using methods described in the “Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral/Northeast Region (Version 2.0)”. Wetlands identified were classified using “Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, et al., 1979)”, “Wetlands of the United States (United States Fish and Wildlife Service Circular No. 39, 1971 edition)” and “Wetland Plants and Plant Communities of Minnesota and Wisconsin” (Eggers and Reed Third Edition). Subsequently, the three mandatory technical criteria for wetland determinations are as follows:

***Hydrophytic Vegetation.*** A hydrophytic plant community is present when the dominant plant species present can endure prolonged inundation and/or soil saturation during the growing season. A plant’s Wetland Indicator Status is determined using the 2020 National Wetland Plant List for Minnesota, published by the Army Corp of Engineers.

***Hydric Soils.*** A hydric soil is defined as a soil that is formed under conditions of saturation, flooding or ponding long enough during the growing season (the portion of the year when there is above ground growth and development of vascular plants and/or soil temperature at 12 inches below the soil surface is above 41 degrees Fahrenheit or higher) to develop anaerobic conditions in the upper part.

***Wetland Hydrology.*** An area has wetland hydrology if it experiences 14 or more consecutive days of flooding, ponding or a water table within 12 inches of the surface during the growing season at a minimum frequency of five out of ten years. This is determined by using both primary and secondary Wetland Hydrology indicators.

### III. BACKGROUND INFORMATION

Prior to conducting a field investigation of this site, Exhibits A through E were used to complete a preliminary evaluation. The data gathered during the preliminary investigation was used as described below:

*Exhibit A* is a location map of the study area.

*Exhibits B* is an aerial photo with topographic information overlaid on it. This provides information regarding topography of the site, helping to identify areas that may have wetland characteristics.

*Exhibit C* is the National Wetlands Inventory of the site and surrounding properties. This information is used to complete a preliminary investigation of the wetlands that may or may not exist on the site.

*Exhibit D* is used to identify waters that are regulated by the DNR. This exhibit shows where there are DNR public waters relative to the site.

*Exhibit E* is the Anoka County Soil Survey and is used to identify hydric soils that may lie within the study area.

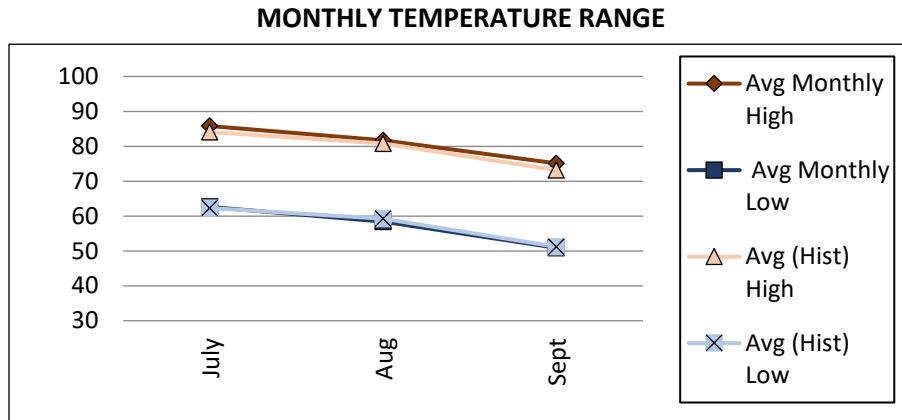
Delineation Exhibits F and G were prepared from the information gathered at the site.

*Exhibit F* are the site maps showing the delineated aquatic resources.

*Exhibit G* includes the wetland delineation data sheets.

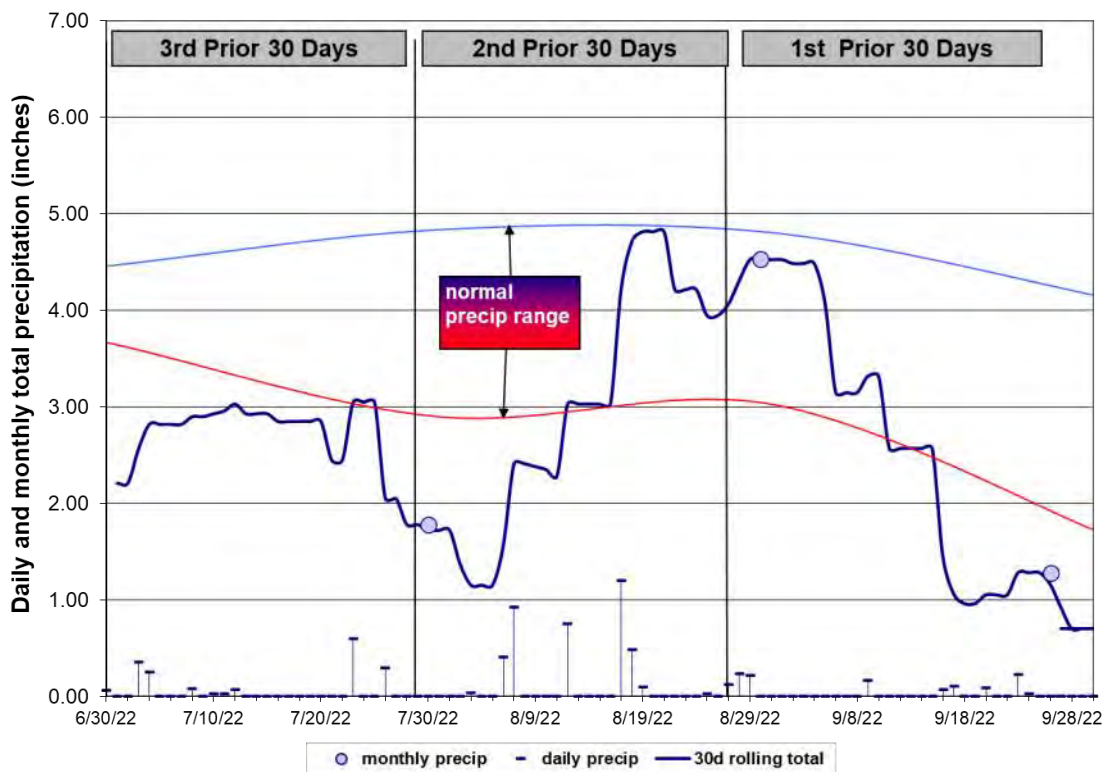
## IV. CLIMATE DATA

The monthly temperature table below shows the average high and low temperatures for the three months prior to the field delineation, along with the historical averages for these months. The monthly low and high temperatures have been within normal ranges for this time period.



Antecedent precipitation was evaluated using a combination of the NRCS Method and the Rolling Totals Method. The analysis found that precipitation was normal at the time of the delineation.

### ANTECEDENT PRECIPITATION CONDITIONS



This climatic data was gathered using the Climatology Working Group Website, <http://climate.umn.edu/> and the National Weather Service Forecast Office, <http://w2.weather.gov/climate/>. The information for the investigation was retrieved from the WETS Station at Andover 1 N, MN; Station ID – 210190.

## V. FINDINGS

In September of 2022 a field investigation was performed to evaluate and verify the existence and boundary of any aquatic resources located within the study area. Eight wetlands were found to exist within the study area. The following describes the aquatic resources identified, together with a brief description of wetland types and observations made during the field investigation.

### **Wetland 1 (W1):**

**NWI Cowardin:** PEM1A

**PWI (Hydro) ID:** None

**Field Observation Circular 39:** Type 2

**Field Observation Eggers and Reed:** Fresh (wet) Meadow

**Soil Mapping Unit(s):** Duelm loamy sand/Hubbard loamy sand/Isan sandy loam

Wetland 1 is located in the northwest corner of the study area. Wetland 1 is believed to be a historical wetland.

The field investigation found the site has met all three wetland indicators and this wetland should be considered palustrine emergent persistent seasonally saturated (PEM1B) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W1A the plant community is dominated by reed canary grass and quaking aspen. The upland pit location W1B is dominated by smooth brome, reed canary grass, and quaking aspen. Both plant communities are considered hydrophytic.

Soils in the wetland pit location W1A were marked as Other and assumed to meet a hydric soil indicator below the thick dark surface. Soils in the upland pit location W1B did not meet any hydric soil indicators.

Soils in the wetland pit W1A were not saturated. The pit location met secondary hydrology indicators D2 – Geomorphic Position and D5 – FAC-Neutral Test. Soils in the upland pit location W1B were not saturated and did not meet any hydrology indicators.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic breaks.

### **Wetland 2 (W2):**

**NWI Cowardin:** PSS1A/PUBH

**PWI (Hydro) ID:** None

**Field Observation Circular 39:** Type 4/7

**Field Observation Eggers and Reed:** Deep Marsh/Wooded Swamp

**Soil Mapping Unit(s):** Duelm loamy sand/Hubbard loamy sand

Wetland 2 is located in the northeast part of the study area, just to the east of Wetland 1. A portion of W2 is believed to be historical with the other portion being a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent semipermanently flooded/palustrine forested



W1

broad-leaved deciduous temporarily flooded (PEMF/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W2A the plant community is dominated by common black willow, quaking aspen, sandbar willow, and reed canary grass. The upland pit location for this transect is W1B.

Soils in the wetland pit location W2A met hydric soil indicator F6 – Redox Dark Surface.

Soils in the wetland pit W2A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.



W2



W3

**Wetland 3 (W3):**

**NWI Cowardin:** None

**PWI (Hydro) ID:** None

**Field Observation Circular 39:**

Type 4/6

**Field Observation Eggers and**

**Reed:** Deep Marsh/Shrub Swamp

**Soil Mapping Unit(s):** Duelm  
loamy sand/Hubbard loamy sand

Wetland 3 is found in the northwest part of the study area. W3 is believed to be a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the

wetland should be considered a palustrine emergent semipermanently flooded/palustrine scrub shrub broad-leaved deciduous temporarily flooded (PEMF/PSS1A) wetland. No transect but several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

Wetland 3 is dominated by sandbar willow and cattails. The upland areas adjacent to W3 are dominated by Canada goldenrod and smooth brome.

The determining factor for this delineation was the lack of hydrophytic vegetation in the surrounding upland areas. The boundaries were determined by following the topographic break and vegetative break.

**Wetland 4 (W4):**

**NWI Cowardin:** PUBHx

**PWI (Hydro) ID:** None

**Field Observation Circular 39:** Type 3/7

**Field Observation Eggers and Reed:** Shallow Marsh/Wooded Swamp

**Soil Mapping Unit(s):** Duelm loamy sand/Hubbard loamy sand

Wetland 4 is located in the west-central part of the study area. W4 is believed to be partially excavated in a historical wetland and partially excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent persistent seasonally flooded/palustrine forested broad-leaved deciduous temporarily flooded (PEM1C/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W4A the plant community is dominated by common Canada bluejoint, giant goldenrod, riverbank grape, sandbar willow, quaking aspen, and black willow. The upland pit location W4B is dominated by white sweet clover, Canada bluejoint, quaking aspen, and sandbar willow. Both plant communities are considered hydrophytic.

Soils in the wetland pit location W4A met hydric soil indicator F3 – Depleted Matrix. Soils in the upland pit location W4B did not meet any hydric soil indicators.



**W4**



**W4 Transect**

Soils in the wetland pit W4A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5. Soils in the upland pit location W4B were not saturated and only met secondary hydrology indicator D5.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.

**Wetland 5 (W5):**

**NWI Cowardin:** None

**PWI (Hydro) ID:** None

**Field Observation Circular 39:** Type 6

**Field Observation Eggers and Reed:** Shrub Swamp

**Soil Mapping Unit(s):** Hubbard loamy sand

Wetland 5 is found in the north-central part of the study area. W5 is believed to be a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine scrub shrub broad-leaved deciduous seasonally flooded (PSS1C) wetland. No transect but several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

Wetland 5 is dominated by sandbar willow and cattails. The upland areas adjacent to W3 are dominated by Kentucky bluegrass.

The determining factor for this delineation was the lack of hydrophytic vegetation in the surrounding upland areas. The boundaries were determined by following the topographic break and vegetative break.



W5



W6

**Wetland 6 (W6):**

**NWI Cowardin:** None

**PWI (Hydro) ID:** None

**Field Observation Circular 39:**

Type 4/6

**Field Observation Eggers and Reed:** Deep Marsh/Shrub Swamp

**Soil Mapping Unit(s):** Hubbard loamy sand

Wetland 6 is found in the northeast part of the study area. W6 is believed to be a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the

wetland should be considered a palustrine emergent semipermanently flooded/palustrine scrub shrub broad-leaved deciduous seasonally saturated (PEMF/PSS1B) wetland. No transect but several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

Wetlands 6 is dominated by sandbar willow and cattails. The upland areas adjacent to W3 are dominated by Canada goldenrod and smooth brome.

The determining factor for this delineation was the lack of hydrophytic vegetation in the surrounding upland areas. The boundaries were determined by following the topographic break and vegetative break.

**Wetland 7 (W7):**

**NWI Cowardin:** PEM1A/PUBHx

**PWI (Hydro) ID:** None

**Field Observation Circular 39:** Type 2/3/4/7

**Field Observation Eggers and Reed:** Fresh (wet) Meadow/Shallow Marsh/Deep Marsh/Wooded Swamp

**Soil Mapping Unit(s):** Duelm loamy sand/Hubbard loamy sand/Isan sandy loam

Wetland 7 is located in the central part of the study area. A portion of W7 is believed to be excavated in historical wetland, with the remaining portion being excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetlands should be considered a palustrine emergent persistent seasonally saturated/seasonally

flooded/semipermanently flooded/palustrine forested broad-leaved deciduous temporarily flooded (PEM1B/C/F/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W7A the plant community is dominated by reed canary grass and sandbar willow. The upland pit location W7B is dominated by white sweet clover, quaking aspen, and sandbar willow. Both plant communities are considered hydrophytic.

Soils in the wetland pit location W7A met hydric soil indicator A11 – Depleted Below Dark Surface. Soils in the upland pit location W7B did not meet any hydric soil indicators.

Soils in the wetland pit W7A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5. Soils in the upland pit location W7B were not saturated and did not meet any hydrology indicators.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.



W7



W8

**Wetland 8 (W8):**

**NWI Cowardin:** PEM1A

**PWI (Hydro) ID:** None

**Field Observation Circular 39:** Type 1

**Field Observation Eggers and Reed:** Seasonally Flooded Basin

**Soil Mapping Unit(s):** Isan sandy loam

Wetland 8 is located in the southeast part of the study area and is believed to be a historical wetland.

The field investigation found the site has met all three wetland indicators and this portion of the wetlands should be considered a

palustrine emergent temporarily flooded (PEMA) wetland. One transect and several sample points

were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W8A the plant community is dominated by a sedge species and Canada bluejoint. The upland pit location W8B is dominated by Canada goldenrod, Siberian elm, and quaking aspen. Only the wetland plant community is considered hydrophytic.

Soils in the wetland pit location W8A were marked as Other and assumed to meet a hydric soil indicator below the thick dark surface. Soils in the upland pit location W8B did not meet any hydric soil indicators.

Soils in the wetland pit W8A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5. Soils in the upland pit location W8B were not saturated and did not meet any hydrology indicators.

The determining factor for this delineation was the lack of all three indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.

## VI. CONCLUSION

This delineation was performed in September of 2022. The boundaries of the wetlands were staked in the field with three foot “Wetland Delineation” pin flags. The location of the pin flags were surveyed by Bolton & Menk, Inc. using a sub-foot GPS Data Collector and tied to the Anoka County coordinate system. The delineated limits are believed to be the upper limits of where all three of the required wetland criteria were present.

Bolton & Menk, Inc., was asked to determine the boundaries of those jurisdictional wetlands that exist upon this property as defined by the Wetland Conservation Act.

Based upon all available information, the existing conditions that currently prevail, and the on-site investigation, evidence supports the presence of eight wetlands within the boundaries of the study corridor.

### WETLAND SUMMARY

Id #	Wetland Type <sup>^</sup>	Size*
W1	Type 2	2.65 ac
W2	Type 4/7	1.65 ac
W3	Type 4/6	0.53 ac
W4	Type 3/7	0.53 ac
W5	Type 6	0.91 ac
W6	Type 4/6	2.78 ac
W7	Type 2/3/4/7	1.60 ac
W8	Type 1	0.04 ac

*\*size measured within study area.*

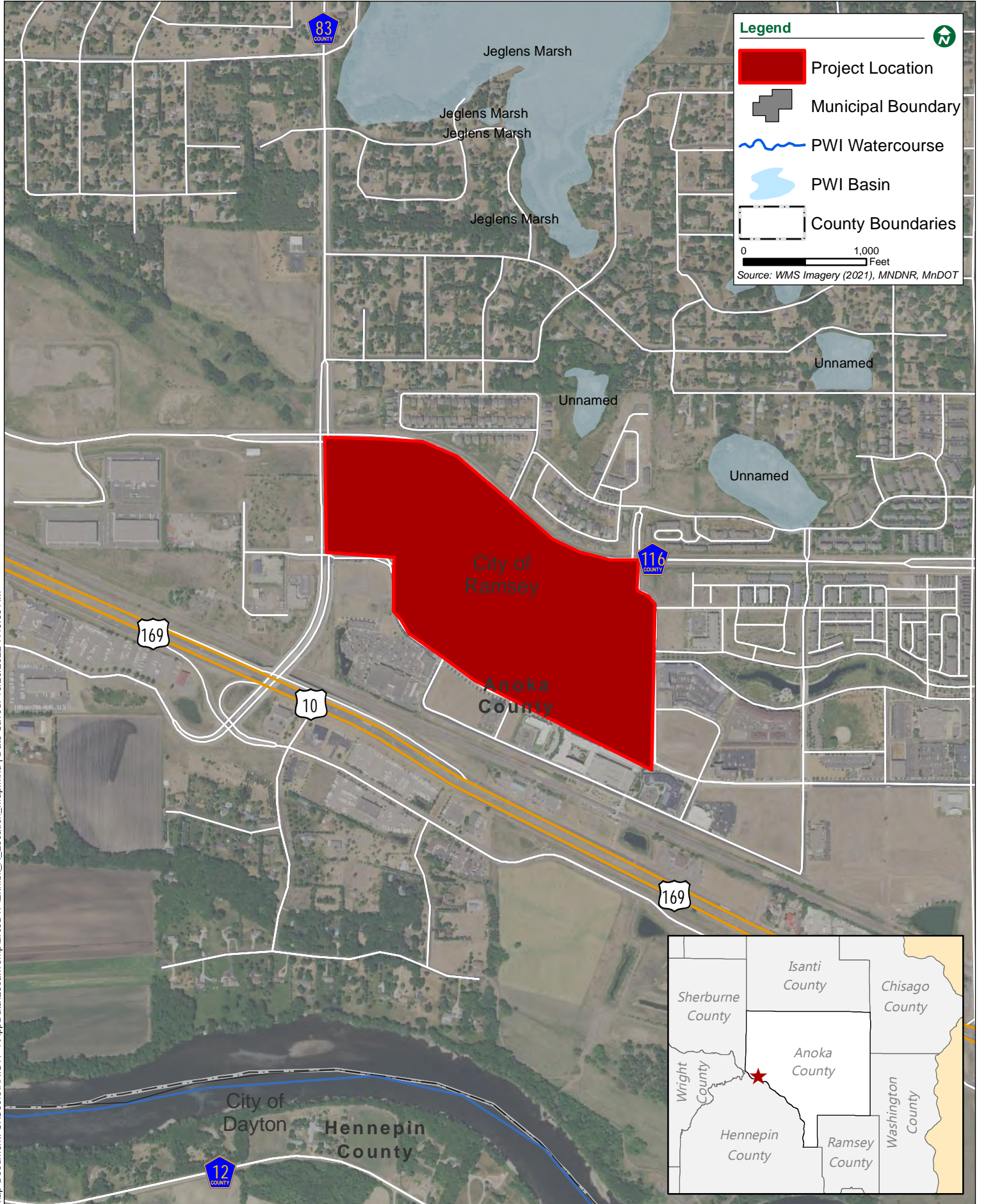
*<sup>^</sup>wetland type within study area*

Sincerely,  
BOLTON & MENK, INC.



Kristina Bloomquist, PWS  
Certified Wetland Delineator, No. 1340

# APPENDIX



Map Document: C:\Users\KRISTI-1\AppData\Local\Temp\Map\Map.mxd | Date Saved: 10/20/2022 7:49:58 AM



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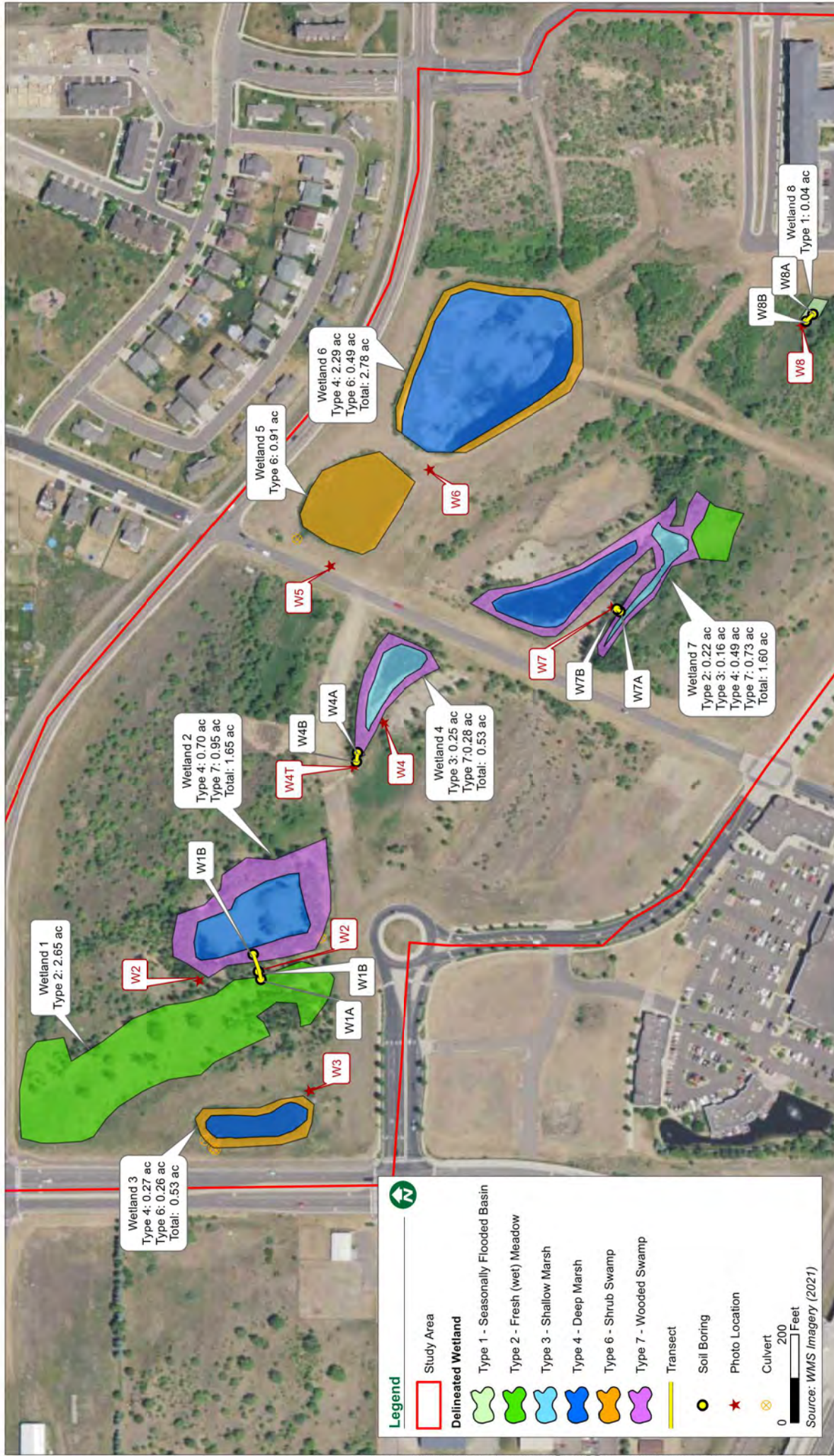


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Symbol	Name	Slopes	Hydric Rating	Hydric Class
Dp	Duelm loamy sand	0-2%	No	7%
D67A	Hubbard loamy sand	0-2%	No	1%
Is	Isan sandy loam	0-1%	Yes	93%

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**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: \_\_\_\_\_ City/County: \_\_\_\_\_ Sampling Date: \_\_\_\_\_  
 Applicant/Owner: \_\_\_\_\_ State: \_\_\_\_\_ Sampling Point: \_\_\_\_\_  
 Investigator(s): \_\_\_\_\_ Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1)      ___ Water-Stained Leaves (B9) ___ High Water Table (A2)      ___ Aquatic Fauna (B13) ___ Saturation (A3)      ___ Marl Deposits (B15) ___ Water Marks (B1)      ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2)      ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3)      ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4)      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5)      ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7)      ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

**VEGETATION – Use scientific names of plants.**

Sampling Point: \_\_\_\_\_

<u>Tree Stratum</u> (Plot size: _____ )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)  Total Number of Dominant Species Across All Strata: _____ (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> _____ Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
<u>Sapling/Shrub Stratum</u> (Plot size: _____ )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
<u>Herb Stratum</u> (Plot size: _____ )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.
<u>Woody Vine Stratum</u> (Plot size: _____ )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				



**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: \_\_\_\_\_ City/County: \_\_\_\_\_ Sampling Date: \_\_\_\_\_  
 Applicant/Owner: \_\_\_\_\_ State: \_\_\_\_\_ Sampling Point: \_\_\_\_\_  
 Investigator(s): \_\_\_\_\_ Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1)      ___ Water-Stained Leaves (B9) ___ High Water Table (A2)      ___ Aquatic Fauna (B13) ___ Saturation (A3)      ___ Marl Deposits (B15) ___ Water Marks (B1)      ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2)      ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3)      ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4)      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5)      ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7)      ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

**VEGETATION** – Use scientific names of plants.

Sampling Point: \_\_\_\_\_

Tree Stratum (Plot size: _____ )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)  Total Number of Dominant Species Across All Strata: _____ (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> _____ Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.
Woody Vine Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				



**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: \_\_\_\_\_ City/County: \_\_\_\_\_ Sampling Date: \_\_\_\_\_  
 Applicant/Owner: \_\_\_\_\_ State: \_\_\_\_\_ Sampling Point: \_\_\_\_\_  
 Investigator(s): \_\_\_\_\_ Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1)      ___ Water-Stained Leaves (B9) ___ High Water Table (A2)      ___ Aquatic Fauna (B13) ___ Saturation (A3)      ___ Marl Deposits (B15) ___ Water Marks (B1)      ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2)      ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3)      ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4)      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5)      ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7)      ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

**VEGETATION** – Use scientific names of plants.

Sampling Point: \_\_\_\_\_

Tree Stratum (Plot size: _____ )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)  Total Number of Dominant Species Across All Strata: _____ (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.
Woody Vine Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				



**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: \_\_\_\_\_ City/County: \_\_\_\_\_ Sampling Date: \_\_\_\_\_  
 Applicant/Owner: \_\_\_\_\_ State: \_\_\_\_\_ Sampling Point: \_\_\_\_\_  
 Investigator(s): \_\_\_\_\_ Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1)      ___ Water-Stained Leaves (B9) ___ High Water Table (A2)      ___ Aquatic Fauna (B13) ___ Saturation (A3)      ___ Marl Deposits (B15) ___ Water Marks (B1)      ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2)      ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3)      ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4)      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5)      ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7)      ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:  Remarks:	

**VEGETATION – Use scientific names of plants.**

Sampling Point: \_\_\_\_\_

Tree Stratum (Plot size: _____ )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)  Total Number of Dominant Species Across All Strata: _____ (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.
Woody Vine Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				



**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: \_\_\_\_\_ City/County: \_\_\_\_\_ Sampling Date: \_\_\_\_\_  
 Applicant/Owner: \_\_\_\_\_ State: \_\_\_\_\_ Sampling Point: \_\_\_\_\_  
 Investigator(s): \_\_\_\_\_ Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1)      ___ Water-Stained Leaves (B9) ___ High Water Table (A2)      ___ Aquatic Fauna (B13) ___ Saturation (A3)      ___ Marl Deposits (B15) ___ Water Marks (B1)      ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2)      ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3)      ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4)      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5)      ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7)      ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

**VEGETATION** – Use scientific names of plants.

Sampling Point: \_\_\_\_\_

<u>Tree Stratum</u> (Plot size: _____ )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)  Total Number of Dominant Species Across All Strata: _____ (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> _____ Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
<u>Sapling/Shrub Stratum</u> (Plot size: _____ )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
<u>Herb Stratum</u> (Plot size: _____ )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.
<u>Woody Vine Stratum</u> (Plot size: _____ )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				



**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: \_\_\_\_\_ City/County: \_\_\_\_\_ Sampling Date: \_\_\_\_\_  
 Applicant/Owner: \_\_\_\_\_ State: \_\_\_\_\_ Sampling Point: \_\_\_\_\_  
 Investigator(s): \_\_\_\_\_ Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1)      ___ Water-Stained Leaves (B9) ___ High Water Table (A2)      ___ Aquatic Fauna (B13) ___ Saturation (A3)      ___ Marl Deposits (B15) ___ Water Marks (B1)      ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2)      ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3)      ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4)      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5)      ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7)      ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

**VEGETATION** – Use scientific names of plants.

Sampling Point: \_\_\_\_\_

<u>Tree Stratum</u> (Plot size: _____ )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)  Total Number of Dominant Species Across All Strata: _____ (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> _____ Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
<u>Sapling/Shrub Stratum</u> (Plot size: _____ )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
<u>Herb Stratum</u> (Plot size: _____ )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.
<u>Woody Vine Stratum</u> (Plot size: _____ )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				



**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: \_\_\_\_\_ City/County: \_\_\_\_\_ Sampling Date: \_\_\_\_\_  
 Applicant/Owner: \_\_\_\_\_ State: \_\_\_\_\_ Sampling Point: \_\_\_\_\_  
 Investigator(s): \_\_\_\_\_ Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1)      ___ Water-Stained Leaves (B9) ___ High Water Table (A2)      ___ Aquatic Fauna (B13) ___ Saturation (A3)      ___ Marl Deposits (B15) ___ Water Marks (B1)      ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2)      ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3)      ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4)      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5)      ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7)      ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

**VEGETATION** – Use scientific names of plants.

Sampling Point: \_\_\_\_\_

Tree Stratum (Plot size: _____ )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)  Total Number of Dominant Species Across All Strata: _____ (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> _____ Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.
Woody Vine Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				



**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: \_\_\_\_\_ City/County: \_\_\_\_\_ Sampling Date: \_\_\_\_\_  
 Applicant/Owner: \_\_\_\_\_ State: \_\_\_\_\_ Sampling Point: \_\_\_\_\_  
 Investigator(s): \_\_\_\_\_ Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1)      ___ Water-Stained Leaves (B9) ___ High Water Table (A2)      ___ Aquatic Fauna (B13) ___ Saturation (A3)      ___ Marl Deposits (B15) ___ Water Marks (B1)      ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2)      ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3)      ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4)      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5)      ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7)      ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

**VEGETATION** – Use scientific names of plants.

Sampling Point: \_\_\_\_\_

Tree Stratum (Plot size: _____ )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)  Total Number of Dominant Species Across All Strata: _____ (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is $\leq 3.0^1$ <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.
Woody Vine Stratum (Plot size: _____ )	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes _____ No _____
Remarks: (Include photo numbers here or on a separate sheet.)				



**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: \_\_\_\_\_ City/County: \_\_\_\_\_ Sampling Date: \_\_\_\_\_  
 Applicant/Owner: \_\_\_\_\_ State: \_\_\_\_\_ Sampling Point: \_\_\_\_\_  
 Investigator(s): \_\_\_\_\_ Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR or MLRA): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1)      ___ Water-Stained Leaves (B9) ___ High Water Table (A2)      ___ Aquatic Fauna (B13) ___ Saturation (A3)      ___ Marl Deposits (B15) ___ Water Marks (B1)      ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2)      ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3)      ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4)      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5)      ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7)      ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

**VEGETATION – Use scientific names of plants.**

Sampling Point: \_\_\_\_\_

<u>Tree Stratum</u> (Plot size: _____ )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)  Total Number of Dominant Species Across All Strata: _____ (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> _____ Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
<u>Sapling/Shrub Stratum</u> (Plot size: _____ )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				
<u>Herb Stratum</u> (Plot size: _____ )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is $\leq 3.0^1$ <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
<u>Woody Vine Stratum</u> (Plot size: _____ )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.
<u>Hydrophytic Vegetation Present?</u> Yes _____ No _____				
Remarks: (Include photo numbers here or on a separate sheet.)				



Meeting Date: 03/28/2023

**Information**

**Title:**

Rental Inspection Program Ordinance Review

**Purpose/Background:**

This discussion follows the February 14, 2023 City Council work session discussion on Crime-Free Housing as part of the Strategic Plan. At the meeting, the City Council directed staff to draft a Rental Housing Inspection ordinance, along with associated fees needed for the implementation of the program.

Staff reviewed existing ordinances of cities with successful rental inspection programs. The draft ordinance mirrors existing ordinances with minor revisions to fit the community of Ramsey.

Currently, rental license fees are significantly lower than surrounding communities and communities with implemented rental housing programs. Existing rental license fees collected each year total \$17,700.00, which does not cover costs associated with existing inspections of rentals. A rental inspection program could essentially be self-funded through an increase in rental license fees. An increase to licensing fees may cover wages for a full-time inspector, vehicle and equipment needed for a successful rental housing inspection program.

**Timeframe:**

If the program is approved by the City Council, staff recommends implementation in 2024.

**Funding Source:**

The program may be partially or fully funded by rental licensing fees.

**Responsible Party(ies):**

**Outcome:**

Staff's requesting City Council to provide direction regarding the creation of a Rental Inspections Housing Program.

**Attachments**

Draft Ordinance  
Presentation Rental Inspection

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Brian Hagen	Brian Hagen	03/23/2023 03:41 PM
Form Started By: Stephanie Hanson		Started On: 03/16/2023 02:20 PM
Final Approval Date: 03/23/2023		

## **ARTICLE XIV. RENTAL RESIDENTIAL DWELLING UNITS**

### **DIVISION 1. GENERALLY**

#### **Sec. 26-614. Purpose ~~Definitions.~~**

It is the purpose of this Chapter to protect the public health, safety and welfare of citizens of the City by adopting a rental dwelling licensing, inspection and maintenance program that corrects substandard conditions, maintains a standard for existing and newly constructed rental dwellings, and ensures neighborhood stability in the City. The operation of rental properties is a business enterprise that includes certain responsibilities. Rental dwelling owners and managers are responsible to take such reasonable steps as are necessary to ensure that the citizens who occupy such rental units, as well as neighboring properties, may pursue the quiet enjoyment of the normal activities of life in surroundings that are safe, secure, and sanitary, free from noise, nuisances and annoyances, and free from unreasonable fears about safety of persons and property.

#### **Sec. 26-615. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

"Apartment" means a community, complex or building having a common owner and containing at least one rental dwelling unit.

"City" means the City of Ramsey.

"City Approved Inspector's Report" or "Inspection Report" means a rental dwelling inspection report prepared and signed by the City's rental housing inspector or inspector contracted by the City to conduct an inspection and provide a report to the City.

"City Administrator" means the City Administrator of the City of Ramsey, or designee.

"Dwelling" means a building or one or more portions of a building occupied or intended to be occupied for residential purposes of a continued nature.

"Let for Occupancy" or to "Let" or to "Rent" means to permit possession or occupancy of a dwelling or rental dwelling unit by a person who is not the legal owner of record thereof, pursuant to the terms of a written or unwritten lease.

"Manager" means any person who has charge, care or control of a dwelling that is required to be licensed under this Chapter.

"Operate" means to charge a rental charge, fee or other form of monetary or non-monetary compensation for the use of a rental dwelling unit.

"Occupant" means any person occupying, living, or sleeping or having possession of a space within any dwelling.

"Owner" or "Licensee" means any person having a legal or equitable interest in a dwelling that is required to be licensed under this Chapter as recorded in the official State, County or City records as holding title to the property or otherwise having control of the property.

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"Person" may be an individual, corporation, firm, association, company, partnership, organization or any other group acting as a unit.

"Rental Dwelling" means any dwelling used for residential occupancy by one or more Persons who are not the owner or a member of the owner's immediate family.

"Rental Dwelling License" means a certificate issued by the City Administrator or designee after the rental dwelling or rental dwelling unit has passed a rental dwelling inspection.

"Rental Dwelling Unit" means any room or rooms, or space, in any rental dwelling designed or used for residential occupancy by one or more persons who are not the owner or the owner's qualifying relative. Qualifying relative is defined as: parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew or niece. This relationship may be either by blood or by marriage.

"Short term rental (STR)" means a dwelling unit, offered to the public in exchange for money, goods or services, on a nightly or weekly basis for not more than 30 consecutive days.

"Tenant" means any person occupying a dwelling unit or having possession of a space within a dwelling unit who pays, in any manner, for the right to occupy such space or who has a leasehold right to occupy the dwelling unit.

(Ord. No. 21-17, § 2, 8-24-2021)

**Secs. 26-615~~16~~—26-644. Reserved.**

## *DIVISION 2. LICENSE*

### **Sec. 26-645. License required.**

No person shall operate a rental dwelling building or unit without first having obtained a license to do so from the City.

- ~~(1a)~~ A rental license is required for all rentals, including short term rentals (STRs).
- ~~(2b)~~ Tents, campers, trailers, yurts, and similar may not be rented out or used as residences. Only those places of residence with active certificates of occupancy (CO) for habitation may be rented. Property owners may not let or rent land for camping unless locating in a properly zoned and designated campground in accordance with City Code.

#### (c) Exceptions.

- (1) These rental licensing requirements do not apply to residential property that has been sold on a contract for deed so long as the purchaser (vendee) occupies the property and the sale document used to memorialize the sale is a Minnesota uniform conveyancing blank and is recorded with the Anoka County Recorder's office and a copy is provided to the City upon request.
- (2) These rental licensing requirements do not apply to residential property that is occupied by the owner or the owner's qualifying relative and two or fewer tenants where the owner and the tenants share all living space within the dwelling.
- (3) Rental licensing fees and conversion fees do not apply to a dwelling owned by a member of the United States armed services who is on active duty and the property is rented to another person

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during the time of active duty. The owner must provide the City with a copy of the owner's military orders and must occupy the property when not on active duty as the owner's primary residence.

(d) As a condition of the license, the licensee must, as a continuing obligation, conduct criminal background checks and credit history checks on all prospective tenants and maintain a current roster of tenants and other persons who have a lawful right to occupy the rental dwelling or rental dwelling units. The licensee must designate the name of the person or persons who will have possession of the roster and must promptly notify the City Administrator of any change in the identity, address or telephone numbers of the designee. The roster must be available for inspection by City officials upon request. If a person under investigation by the City claims a lawful right to occupy a rental dwelling unit or be present on the rental property, the City Administrator or designee may request to inspect the lease for the unit in which the person claims to reside. Upon such request, the Licensee shall provide the lease for inspection.

(e) Written Tenant Application and Lease Agreement Required. The licensee must screen all potential tenants using a written tenant application. The licensee must use a written lease agreement for all tenants. The licensee must have all tenants execute a Minnesota Crime Free Housing Lease Addendum. The written tenant application must include sufficient information so that the licensee can conduct appropriate criminal background and credit checks on prospective tenants. The written tenant application and written lease agreement and the Minnesota Crime Free Housing Lease Addendum for each tenant must be part of the licensee's files. Upon request the licensee must show proof, satisfactory to the City, that the licensee is maintaining the documents required by this section. Failure to use, maintain, or provide these documents to the City upon request is a violation of this Chapter.

(Code 1978, § 7.15, subd. 1; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 21-17, § 2, 8-24-2021)

## **Sec. 26-646. Application.**

(a) Application for an initial or renewal license shall be made by the owner of rental units or by the owner's legally constituted agent to the City on forms provided by the City. Applications shall include, at a minimum:

- (1) Name, address, telephone number, email address, and date of birth of the dwelling owner, principal partners if a partnership, or corporate officers if a corporation.
- (2) Name, address, telephone number, email address, and date of birth of the designated local agent, if any.
- (3) Local address of the dwelling.
- (4) Number of buildings.
- (5) Number of dwelling units within each building.
- (6) Description of procedure through which tenant inquiries and complaints are to be processed.
- (7) Whether the rental license is for a multifamily building, single-family dwelling, or short-term rental.

(8) Photocopy of State issued Driver's License or Identification Card to verify Owner or agent resides within 75 miles of City.

(b) Every person holding a license shall give notice in writing to the City, within ten business days after any change to any of the required information.

(c) Application for license renewal shall be filed at least 30 days prior to the license expiration date. An initial or renewal license shall not be issued until the City has determined that the premises are in conformance with all state and local laws and ordinances, except as otherwise required by this article.

(d) A criminal background investigation will be conducted on the Owner listed on the application. If the dwelling is owned by more than one individual the City may request additional information from the license applicant regarding all owners. If the dwelling is owned by a business entity the City may request additional information regarding all officers, managers, or directors, and may conduct additional background investigations as it deems necessary. The applicant shall pay a background investigation fee for each background investigation conducted. The applicant shall obtain any necessary signature on a release provided by the City authorizing the City to conduct the investigation.

(e) Criminal background investigations are not required for renewal applications and no background investigation fee shall be required; however, the Police Department or other City Staff may conduct a background investigation at its sole discretion.

(Code 1978, § 7.15, subd. 4; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 21-17, § 2, 8-24-2021)

## Sec. 26-647. Fees.

(a) License fees shall be established by ordinance. All required fees shall accompany an initial or renewal application. A delinquency penalty of five percent of the license fee shall be charged for each day of operation without a valid license up to 90 days. Thereafter, the City may take appropriate action to prevent the continued use of the affected dwelling unit in accordance with state and local laws and ordinances.

(b) A licensee shall not be entitled to a refund of any license fee upon revocation or suspension.

(c) A reinspection fee, established from time to time, by the City Council shall be charged for each reinspection required to follow-up for any inspection. Reinspection fees shall be payable at time of reinspection and no renewal license shall be issued unless all inspection fees are paid.

(d) A Conversion Fee for Conversion to Rental. A residential dwelling or dwelling unit that is converted to a rental property shall pay a conversion fee approved in the fee schedule established by the City Council. The conversion fee includes the rental license application fee the first year. Fees charged for required educational training are not included in the conversion fee.

1. Exemptions. All properties that have been converted to a rental dwelling prior to the adoption of this code, are exempted from paying a conversation to maintain the property as a rental. Once a dwelling unit is converted back to a non-rental, the exemption is voided.

(e) Reinstatement Fee. A residential dwelling or dwelling unit in which the license has been suspended or revoked must pay a reinstatement fee according to the City fee schedule to reinstate the license.

Table 1. Fee discounts associated with level of participation in the Crime Free Housing Program.

<u>Annual License Fee Discount for Crime Free</u>	<u>Phase 3 Participant</u>	<u>Phase 2 Participant</u>	<u>Phase 1 Participant</u>
<u>Multi-Family</u>	<u>25%</u>	<u>10%</u>	<u>0</u>
<u>Single Family</u>	<u>25%</u>	<u>10%</u>	<u>0</u>
<u>Short Term Rental (STR)</u>	<u>25%</u>	<u>10%</u>	<u>0</u>

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(Supp. No. 11)

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<a href="#">State/County/Federally Licensed Facilities</a>	<a href="#">25%</a>	<a href="#">10%</a>	<a href="#">0</a>
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(Code 1978, § 7.15, subd. 3; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016)

### Sec. 26-648. Expiration of license.

Licenses shall be issued every year and shall expire on the anniversary date of the license. License fees will be established by the City Council, and determined by the City's fee schedule. ~~Licenses shall automatically renew on years two and three without additional fee if there are no confirmed violations of city Code since the license was issued and there are no active Code violations investigations pending on, or within 30 days before, the anniversary date. The license shall require a full renewal on year four, with the required license fee.~~

(Code 1978, § 7.15, subd. 2; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016)

### Sec. 26-649. Local agent.

(a) No license shall be issued or renewed if the owner does not reside within 75 miles of the rental dwelling units unless such owner designates in writing the [name and contact information \(verified by Drivers License or Identification Card\)](#) of a local agent who resides within 75 miles of the rental units, who is responsible for the maintenance upkeep of the building, and who is legally constituted and empowered to receive service of notice of violation of the provisions of this Code, to receive orders, to institute remedial action to effect such orders, and to accept all service of process pursuant to law. The City shall be notified in writing of any change of local agent. No P.O. Boxes will be accepted without a current owner address.

(b) [Licensees are responsible for acts or omissions of their managers or local agents as it pertains to the rental dwelling.](#)

(Code 1978, § 7.15, subd. 6; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016)

### Sec. 26-650. Inspection.

(a) *Inspections.* ~~Rental units may be inspected by the building official, health authority, fire prevention officer and/or such other inspectors as the city deems necessary for purposes of this article. The City Administrator or designee is authorized to make inspections reasonably necessary to enforce this Chapter. All authorized inspectors have the authority to enter any rental dwelling or rental dwelling unit at all reasonable times. Pursuant to Minnesota Statutes, Section 504B.211, the licensee is responsible for scheduling the inspection and notifying any existing tenant of the inspection. The licensee must provide access to the requesting City official at the date and time of the scheduled inspection. Failure to provide access for any reason may result in a re-inspection fee, in addition to any other sanctions imposed for noncompliance~~

(b) *Application inspections.* By submitting an application for an initial or renewal license, the applicant agrees to submit the rental property to an inspection, subject to reasonable notice from the City. ~~Single-family homes, townhomes and duplexes are exempt from the application inspection requirements of this paragraph.~~

(c) *Compliance inspections.* In the event the City receives or obtains information indicating a possible violation of city Code on the premises of a rental dwelling unit, the City may seek access to the property for the purpose of a compliance inspection. If the property owner, agent or tenant refuses entry to the property or dwelling, the City may pursue any remedy at law, including an administrative search warrant.

(d) Access by Occupant. Each occupant of a rental dwelling or rental dwelling unit shall give the licensee, manager, or authorized City Official access to any part of such rental dwelling or rental dwelling unit at reasonable times for the purpose of inspection, maintenance, repairs or alterations as are necessary to comply with the provisions of this Chapter.

Table 2. The table below outlines the required inspections based on the participation level of the license holder in the Crime Free Housing Program. Inspections may be required, outside of the referenced table as required by City Administrator.

<u>Inspection Schedules</u>	<u>Phase 3 Participant</u>	<u>Phase 2 Participant</u>	<u>Phase 1 Participant</u>
<u>Multi-Family</u>	<u>3 Years</u>	<u>2 Years</u>	<u>Annually</u>
<u>Single Family</u>	<u>3 Years</u>	<u>2 Years</u>	<u>Annually</u>
<u>Short Term Rental</u>	<u>3 Years</u>	<u>2 Years</u>	<u>Annually</u>
<u>State/County/Federally Licensed Facilities</u>	<u>3 Years</u>	<u>2 Years</u>	<u>Annually</u>

(Code 1978, § 7.15, subd. 7; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016)

### **Sec. 26-651. Issuance.**

All rental licenses may be approved administratively unless the City Administrator determines there may be grounds for denial. When it is determined there is grounds for denial, the City Administrator must present findings to the City Council for review at which point the City Council may approve or deny the rental license.

~~All initial and renewal licenses shall be issued by the city council. If the building official determines there may be grounds for denial, a report of such shall accompany the application submitted to the city council.~~

(Code 1978, § 7.15, subd. 5; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016)

### **Sec. 26-652. Posting license and Notifications for Public Hearings.**

(a) Every licensee of a residential rental facility containing three or more dwelling units, or a short-term rental (STR), shall cause to be conspicuously posted in the main entryway or other conspicuous location therein the current license for the dwelling. Every licensee of a single occupancy facility shall provide to the occupant of the dwelling unit, a certified copy of the current license for the dwelling.

(b) The licensee must, as a continuing obligation of the license, provide written notice to tenants or in the alternative, post the written notice in the lobby or common area of the rental dwelling for any public hearing notice received by the licensee that pertains to the rental dwelling, the rental dwelling unit, the property on which the rental dwelling is located or any adjacent rights of way.

(Code 1978, § 7.15, subd. 8; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 21-17, § 2, 8-24-2021)

### **Sec. 26-653. License not transferable.**

No license shall be transferable to another person or to another rental dwelling or rental dwelling unit. Every person holding a license shall give notice in writing to the City within ten business days after having legally transferred or otherwise disposed of the legal control of any licensed rental dwelling. Such notice shall include the

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name and address of the person succeeding to the ownership or control of such rental dwelling or dwellings. The successor shall apply to the City for a new rental license.

(Code 1978, § 7.15, subd. 9; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016)

### *DIVISION 3. Crime Free Housing*

#### **Sec. 26-654. Crime Free Rental Housing Program**

The licensee or manager is required to complete the Phase One educational course of the Crime-Free Rental Housing Program, or similar course as approved by the City. Certification as a rental property manager may also be considered by the City to satisfy this requirement. To promote the benefits of the program, the City encourages licensees to fully participate in the Crime-Free Rental Housing Program. The licensee must provide proof that the licensee or manager has either successfully completed the Phase One educational course or the licensee or manager has registered to attend a Phase One educational course before a rental license will be issued.

##### **(1) Phase One Participant (Required for licensure).**

- (a) The licensee or the manager with control over the rental dwellings and rental dwelling units must attend, at a minimum, the Phase I crime-free rental housing educational course or similar course as approved by the City Administrator as a condition of receiving or renewing a license. The cost of attending the educational requirements under this section shall be paid in addition to any license and inspection fees. Course attendance will be required on a schedule to be determined by the City Administrator.
- (b) The licensee and/or manager must attend an eight-hour crime-free housing course presented by police, fire, public housing and others.
- (c) Use a written lease including the Minnesota Crime Free Housing Lease Addendum.
- (d) Check the criminal background and credit score of all prospective tenants.
- (e) Actively pursue the eviction of tenants who violate the terms of the lease and/or the crime free lease addendum.

##### **(2) Phase Two Participant (Includes Phase One plus the following).**

- (a) Complete a security assessment and complete the security improvements recommended. This phase will certify that the rental dwelling has met the security requirements for the tenant's safety.
- (b) For rental dwellings with four or more units, attend a minimum of 25 percent of owners/managers association meetings.
- (c) For rental dwellings with less than four units, attend licensee/manager refresher training at least once every three years and conduct an exterior inspection of the property at least once every year

##### **(3) Phase Three Participant (Includes Phase One and Two plus the following).**

- (a) For rental dwellings with four or more units, conduct resident training annually for the residents where crime watch and crime prevention techniques are discussed.
- (b) For rental dwellings with four or more units, hold regular resident meetings.

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- (c) For rental dwellings with four or more units attend a minimum of 50 percent of licensee/managers association meetings.
  - (d) Have no unresolved City Code violations within the past year.
  - (e) For rental dwellings with less than four units, attend annual refresher training approved by the City Administrator at least one time per year and verify attendance.
  - (f) For rental dwellings with less than four units, meet with tenants at least one time per year, inspect the exterior of the dwelling at least quarterly, and inspect the interior of the dwelling unit at least one time per year and provide written verification on a form provided by the City.

### *DIVISION 3. Penalties*

#### **26-655. License Denial, Suspension, or Revocation.**

- (1) Grounds for Denial, Suspension or Revocation. The City Administrator may temporarily suspend, deny or not renew a license and the City Council may revoke or suspend a license for any of the following reasons that shall also constitute a violation of this Chapter:
- (a) The property does not conform to City of Ramsey Zoning Code;
  - (b) The property does not comply with a health, building, maintenance, or other provisions of the City Code or State Law;
  - (c) The licensee has failed to pay the license fee, inspection fees, the investigation fee, or a fine that has been imposed;
  - (d) The licensee has made fraudulent statements, misrepresentations, or false statements in the application or investigation or in any information required by this Chapter;
  - (e) Conviction of a background check crime as defined in Minnesota Statutes Section 299C.67, subd.2, as may be amended from time to time; or any crime related to the business licensed and failure to show, by competent evidence, rehabilitation and present fitness to perform the duties of the business;
  - (f) Operating or allowing the rental property to be used in such a manner as to constitute a breach of the peace, a menace to the health, safety, and welfare of the public, or a disturbance of the peace or comfort of the residents of the City, upon recommendation of the Chief of Police;
  - (g) Actions unauthorized or beyond the scope of the license granted;
  - (h) The licensee's rental license to operate a rental dwelling in another jurisdiction has been denied, revoked, or suspended;
  - (i) Failure to schedule and/or allow rental or building inspections of the licensed premises, for the purpose of ensuring compliance with rental licensing requirements, City Code requirements, State building codes, or other applicable State or Federal law;
  - (j) Failure to continuously comply with all conditions required as precedent to the approval of the license;
  - (k) Real estate or personal property taxes have become delinquent and the property owner and the licensee are the same person or entity, or have any common ownership where they are a different person or entity;
  - (l) Violation of any regulation or provision of the City Code applicable to the activity for which the license has been granted, or any regulation or State or Federal law that may be applicable;

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- (m) Excessive calls for service as determined by the Chief of Police based on the number and nature of the calls compared to the number of dwelling units on the property when the Licensee has been notified of the calls by the Chief of Police and the licensee has failed to supply an appropriate written action plan for reducing the calls for service, or when the calls for service exceed an established threshold a second time within 12 months of completing an action plan for previously exceeding the threshold.
  - (n) Failure to actively pursue the eviction of tenants who have violated the provisions of the crime free lease addendum or who have otherwise created a nuisance in violation of the provisions of the written lease; and
  - (o) Other good cause as determined by the City Council after conducting a public hearing.

The City Council may revoke a license or suspend a license for a set period of time or until violations of City Code, or State or Federal law are corrected and, in addition, impose a civil penalty for each violation or impose a combination of these sanctions.

- (2) Temporary Suspension. The City Administrator may temporarily suspend a license pending a hearing on the suspension or revocation when, in its judgment, the public health, safety, and welfare is endangered by the continuance of the licensed activity.
- (3) Notice. Before the suspension or revocation of the rental license, the City must provide written notice informing the licensee of the right to a hearing. The notice must provide at least (30) thirty calendar days' notice of the time and place of the hearing and must state the grounds for the proposed suspension or revocation of the license. The notice may be served upon the licensee personally, by leaving the notice at the licensed premises with the designated manager, or by certified mail to the address listed on the license application.
- (4) Hearing. A hearing will be conducted before the City Council at a public meeting. The licensee shall have the right to be represented by counsel, the right to respond to the charged violations, and the right to present evidence through witnesses. The rules of evidence do not apply to the hearing and the City Council may rely on all evidence it determines to be reasonably credible. The determination to suspend or revoke the license shall be made upon a preponderance of the evidence. It is not necessary that criminal charges be brought in order to support a suspension or revocation of a license violation nor does the dismissal or acquittal of such a criminal charge operate as a bar to suspension or revocation.
- (5) Final Decision. Following the hearing, the City Council may revoke or suspend the license for all or any part of the licensed premises, may stay the revocation or suspension upon such terms and conditions as it deems reasonable and necessary to accomplish the purposes of this Chapter, or grant or continue the license. The decision by the City Council following a hearing is final. Upon a decision to suspend a license, no new application from the current licensee for the same rental dwelling will be accepted for a period of time specified in the Council's decision, not exceeding one year. A decision to revoke a license will result in no new application being accepted from the same licensee for a minimum of one year.
- (6) Appeal of Decision to Deny or not Renew License. If the City Administrator denies or does not renew a license, the licensee shall be notified in writing, specifying the reasons for denying or not renewing the license. If the licensee corrects the conditions leading to the denial or non-renewal within (14) fourteen days, the City Administrator shall issue the license. A licensee whose license has been denied or not renewed by the City may appeal the decision by filing with the City Administrator a written notice of appeal within (10) ten days of receiving notice of the City's decision. The hearing will be conducted pursuant to City Code.
- (7) Notification to Tenants. Upon denial, suspension, revocation or other enforcement action of a license, the City will notify all affected tenants of the action against the license. If the license is revoked or suspended

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the licensee may not let, rent or allow to be occupied any vacant dwelling units, or dwelling units that become vacant during the revocation or suspension period.

### **26-656. Minimum Penalties.**

The following are minimum penalties for a licensee's failure to comply with applicable Federal law, State Law, City Code or the requirements of this Chapter relating to the license. These penalties do not prohibit the City from any other sanctions listed in City Code or by State or Federal Law.

- (1) Property owners, tenants and/or occupants can be held accountable for violations as deemed necessary by the City Administrator or Designee.
- (2) Appeals shall be heard in accordance to the procedures set forth in City Code.
- (3) The City Council at any time, may determine the level and order of penalties, or may impose penalties exceeding those below based on the history of compliance and the severity of the violation up to a maximum of \$10,000.00 per violation.

Table 4. Penalties for violations based on Crime Free Housing Participation

<u>Violation</u>	<u>Phase 3 Participant</u>	<u>Phase 2 Participant</u>	<u>Phase 1 Participant</u>
<u>1<sup>st</sup> Violation</u>	<u>\$75 Fine</u>	<u>\$250 Fine</u>	<u>\$500 Fine</u>
<u>2<sup>nd</sup> Violation within 12 months</u>	<u>\$250 Fine</u>	<u>\$500 Fine</u>	<u>\$750 Fine</u>
<u>3<sup>rd</sup> and subsequent Violation within 12 months</u>	<u>\$500 Fine</u>	<u>\$750 Fine</u>	<u>\$1000 Fine</u>

### **26-657. Administration and Maintenance Standards.**

The City has adopted standards for all properties, to include rental properties. In regards to this Code, all rental properties must be maintained in accordance to all local, state and federal laws including but not limited to, the Minnesota State Fire Code, Building Code, and Accessibility Code. The City has adopted the International Property Maintenance Code (IPMC), referenced in Article V. Property Maintenance Code; Sec. 105-142 Adopting the 2021 International Property Maintenance Code as published by the International Code Council, Inc.

- (1) It is the responsibility of the licensee to assure that every rental dwelling and rental dwelling unit is maintained in compliance with all City ordinances, State Law, and Federal laws. A violation of City Code, State Law, or Federal law, constitutes a public nuisance and may be abated under the provisions of the City Code or IPMC.
- (2) Snow and Ice Removal. Rental dwellings containing four or more dwelling units must remove snow and ice and remediate hazardous conditions from all walkways, sidewalks, steps and parking areas within 72 hours of a snowfall.

### **26-659. Falsely Reporting Violations.**

No person shall report a violation of this Chapter knowing or having reason to know that the report is false with the intent to affect the licensing status or inspection schedule of the rental dwelling.

### **26-660. Violations.**

In addition to any other sanctions or administrative penalties imposed, any violation of this Chapter shall constitute a misdemeanor offense, punishable as defined by State Law. Each day of violation constitutes a separate offense.

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**26-661. No Warranty by City.**

By enacting and undertaking to enforce this Chapter, neither the City nor its City Council, agents or employees warrant or guaranty the safety, fitness or suitability of any rental dwelling or rental dwelling unit in the City. Licensees and occupants should take appropriate steps to protect their interests, health, safety and welfare.

**~~Secs. 26-654~~ 26-662—26-679. Reserved.**

# RENTAL LICENSING AND INSPECTIONS



City Council  
Work Session  
March 28, 2023

## HOW THE RENTAL INSPECTION DISCUSSION CAME ABOUT: 2021-2022 STRATEGIC PLAN

- Item # 10
  - Consider a Proactive Multifamily Property Management Program and Crime Free Multifamily Housing Program
- We are discussing today to create a rental inspection program for the good of all residents in and around our rental properties that focuses, not only on the items described in the Crime Free Housing Programs, but that would equally benefit all tenants and their respective property owners.

## CODE ENFORCEMENT, BROKEN WINDOWS THEORY, AND CRIME FREE HOUSING AND HOW THEY WORK TOGETHER.

- The collaboration between Inspections, Code Enforcement, and Crime Free Housing will ensure that violations of state law and city code are addressed timely, effectively, and through cooperation of the departments involved. By working together to enforce City Code, we will help reduce crime and calls for service to rental properties.
- Similar to “The Broken Windows Theory of Crime,” as we address those quality of life issues, the greater community will benefit from the reduction of nuisance violations, crime and vandalism.



# KEY POINTS OF ORDINANCE ADOPTION

- Mandatory Crime Free Housing Program with discounts based on phases.
- Maintenance Inspections follow the discounts for the phases and reduced numbers of inspections.
- Solidifies enforcement for those properties not in compliance, while still providing peace of mind for neighbors, tenants, and owners of rentals.

# LANDLORD BENEFITS

- Inspection of property ensures tenant is maintaining property.
- Opportunity to correct any unreported damaging issues.
- Avenue of eviction if tenant is not complying with code requirements.
- Provides opportunities to participate meetings hosted by staff to aid with concerns regarding police, fire, or code enforcement.
- Provides site-specific Fire Prevention information on the spot
- Helps reduce landlord and tenant conflicts and risks of litigation.
- Reduction in complaints.

# TENANT BENEFITS

- Provides assurances the home is safe to live in.
- Provides and opportunity to require corrections in the event there is a fear of retaliation.
- Provides requirements to have a lease, reducing landlord tenant disputes, and police calls for service.

# COST TO TAXPAYER

- Rental Inspections programs, once started, can be essentially self funded. Property owners pay license fees which help support the code enforcement inspectors tasked with rental inspections.
- Currently, our license fees are significantly below our neighboring communities, however, we are still addressing the code concerns within those homes. This programs offsets those costs onto those who wish to rent.

City	Cover Cost	Single Family Fee	Multi Family Fee	Per Unit Over	Example 100 Unit
Ramsey Current	No	\$25.00 (3Yrs)	\$400.00	\$0.00	\$400.00 (3 Yrs)
Andover	No	\$50.00 <small>Ext only</small>	Per Unit Only	\$75.00	\$7500.00 <small>No Apt Buildings yet</small>
Mounds View	No	\$60.00	\$60.00	\$8.00	\$860.00
Elk River	No	\$100.00	\$100.00	\$10.00	\$1100.00
Fridley	No	\$100.00	\$100.00	\$12.00	\$1300.00
Champlin	No	\$100-\$200	\$100.00	\$15.00	\$1600.00
Coon Rapids	No	\$120.00	\$55.00	\$25.00	\$2555.00
Cottage Grove	No	\$180.00	\$180.00	\$0.00	\$180.00
St. Louis Park	No	\$245.00	\$310.00	\$18.00	\$2110.00
Ramsey Proposed	Yes	\$300.00	\$600.00	\$25.00	\$3100.00
Brooklyn Center	Yes	\$400.00	\$450/Base	\$18.00	\$2250.00
Robbinsdale	Yes	\$875.00	\$925.00	\$20.00	\$2925.00

## SINGLE FAMILY FEES

- 80% of Cities surveyed had fees ranging from \$50.00 for Exterior only to \$180.00 in which all of them reported that the fees do not cover the cost of the program.
- 20% had fees in excess of \$400.00 for single family homes.

## MULTI- FAMILY FEES

- Communities surveyed varied from \$55.00 to \$925.00 plus per unit fees ranging from \$0.00 to \$75.00 per unit.
- Ramsey's Current Fees do not cover costs of inspections

# WHAT THE FEES MEAN FOR THE CITY

- Proposal (annual fee):
  - \$300.00 for Single Family and
  - \$600.00 +\$25.00 per unit for multi-family
- Estimated revenue of \$182,800.00 annually.
- Currently, we are providing the same services, outside of single family proactive inspections for \$17,700.00 every 3 years. That's 5,900.00 year.

# EXPENSES

Expenses to consider that would be made up of the fees collected. These are rounded higher than expected to accommodate for potential change.

Annual:

- 2<sup>nd</sup> Inspector \$115,000
- Software for all CE Staff \$15,000
- Annual Training and Certification \$2,500

Every Five years or as needed:

- Vehicle \$40,000.00
- Tools, coats, flashlights, meters etc. \$3,500.00

Estimated Annual Cost is \$176,000 – Proposed Fees \$182,800

Expenses above do not include any costs for policing which can be adjusted through fee changes once the program is implemented.

# DATA

- 2021 Population Estimate 28,520 Residents
  - (Met Council)
- 2021 Ramsey had 9,925 Households (Met Council)
- 24 Duplex, Triplex
- 1682 Attached Townhome
- 7506 Detached Single Family Homes
- Roughly 5% of households are rentals

# SINGLE FAMILY

- Roughly, 151 Licenses are owned by 3 businesses alone, that's a little over 30% of all single family rentals owned by three individuals/businesses.
- Roughly, (40%) 200 licenses are held by businesses that have one or more properties.
- Roughly, (30%) 150 Licenses are held by individuals and not businesses.

# HOUSING UNITS

- 11 Active Multi-Family Licenses, 1003 Units
  - 2 Assisted Living Facilities, 104 Units
  - 9 Apartment Buildings, 899 Units
- 500 Active Single Family Licenses
- 653 Inactive or Expired Licenses

# ARE INSPECTIONS OF SINGLE FAMILY RENTALS NECESSARY?

From an inspectors standpoint, Yes.

Multi-Family Buildings usually have a property manager, and onsite maintenance personal to address the conditions of the building, and those conditions usually need to be corrected for the good of all the tenants.

For example, if the heat goes out in a large complex, that impacts every tenant, which creates by natural force, management reaction to correct the issue in a timely manner.

Unfortunately, single family home owners have a greater fear of eviction as they would be the only reporting party to a violation, there fore, more likely to be stuck in poorly maintained homes.

# SINGLE FAMILY EXAMPLE



Single mother with infant child called to report her landlord had not fixed heat in a month.

Stated she was afraid to call.

Inspection found all three types of heating units in home non functional.

Large company owns multiple homes. Called registered agent who laughed and told me to email their “compliance department.”

I called CEO in Chicago and advised he would be cited if heat wasn’t restored in 48 Hrs.

Aging units like this would be caught during annual inspections.



# BENEFIT TO THE RESIDENTS



- For those that do not own a rental property, or live in a rented property, this program will benefit them immensely.
- Proactive inspections will address fire hazards, rodent hazards, insect infestations amongst other issues that can put neighbors in jeopardy, especially those living in single family homes, such as townhomes, condos and the like.
- Reduction in crime
- Addressing code violations before they become a significant problem.



## RECOMMENDATION:

Approval to bring forth for public hearing comprehensive inspection, licensing, and crime free housing program for all rental properties.

**CC Work Session**

2.3.

**Meeting Date:** 03/28/2023

**By:** Colleen Lasher, Administrative Services

**Information**

**Title:**

Discuss 2023 Citizen Survey

**Purpose/Background:**

**BACKGROUND (resident survey):**

As a result of the 2013 Council strategic planning process, the City initiated a regular, statistically significant, resident surveying process (one survey every two years). Generally, survey results benefit the City in a wide range of applications (E.g., the budgeting process, policy discussions, capital improvement plan, strategic plan, and the comprehensive plan). The City has conducted a resident survey in 2014, 2016, 2018, and 2020. The results of the 2020 survey are attached. The 2020 survey was received by council during spring of 2021, the survey was not budgeted for in 2022.

**Notification:**

NA

**Funding Source:**

\$15,000 was budgeted in 2023 for a resident survey. This amount was based on a quote received late 2021 for a 2022 survey. The attached scope of services was provided by Polco NRC who has conducted our previous surveys. The base price is \$17,000 with two optional add-ons that mirror what Ramsey has utilized in the past. The total price shown is \$20,800 over a two-year period.

**Recommendation:**

NA

**Outcome/Action:**

Provide direction on whether to proceed forward with a 2023 Citizen Survey.

**Attachments**

2020 Citizen Survey Results

2023 Scope of Services Proposal

**Form Review**

**Inbox**

Brian Hagen

Form Started By: Brian Hagen

Final Approval Date: 03/22/2023

**Reviewed By**

Brian Hagen

**Date**

03/22/2023 07:01 PM

Started On: 03/16/2023 02:58 PM

# Ramsey, MN

## The National Community Survey

Report of Results  
2020

Report by:



Visit us online!  
[www.polco.us](http://www.polco.us)

## About The NCS™

The National Community Survey™ (The NCS™) report is about the “livability” of Ramsey. The phrase “livable community” is used here to evoke a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents' opinions considering ten central facets of a community:

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement

The report provides the opinions of a representative sample of 459 residents of the City of Ramsey collected from November 24, 2020 to January 12, 2021. The margin of error around any reported percentage is 5% for all respondents and the response rate for the 2020 survey was 27%. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in Ramsey...

### How the results are reported

For the most part, the percentages presented in the following tabs represent the “percent positive.” Most commonly, the percent positive is the combination of the top two most positive response options (i.e., “excellent” and “good,” “very safe” and “somewhat safe,” etc.). On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data.” However, these responses have been removed from the analyses presented in most of the tabs. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

### Comparisons to benchmarks

NRC’s database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 600 communities whose residents evaluated the same kinds of topics on The National Community Survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. NRC adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range. In each tab, Ramsey’s results are noted as being “higher” than the benchmark, “lower” than the benchmark or “similar” to the benchmark, meaning that the average rating given by Ramsey residents is statistically similar to or different (greater or lesser) than the benchmark. Being rated as “higher” or “lower” than the benchmark means that Ramsey’s average rating for a particular item was more than 10 points different than the benchmark. If a rating was “much higher” or “much lower,” then Ramsey’s average rating was more than 20 points different when compared to the benchmark.

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similar to or different (greater or lesser) than the benchmark. Being rated as “higher” or “lower” than the benchmark means that Ramsey’s average rating for a particular item was more than 10 points different than the benchmark. If a rating was “much higher” or “much lower,” then Ramsey’s average rating was more than 20 points different when compared to the benchmark.

The survey was administered during the COVID-19 pandemic, a time of challenge for many local governments. While we provide comparisons to national benchmarks, it is important to note that much of the benchmark data was collected prior to the pandemic. This may impact how your City’s 2020 ratings compare to other communities’ ratings from the past five years.

### **Trends over time**

Trend data for Ramsey represent important comparison data and should be examined for improvements or declines\*. Deviations from stable trends over time represent opportunities for understanding how local policies, programs, or public information may have affected residents’ opinions. Changes between survey years have been noted with an arrow and the percent difference. If the difference is greater than 7% percentage points between the 2018 and 2020 surveys, the change is statistically significant.

\* In 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

# Methods

## Selecting survey recipients

All households within the City of Ramsey were eligible to participate in the survey. A list of all households within the zip codes serving Ramsey was purchased from Go-Dog Direct based on updated listings from the United States Postal Service. Since some of the zip codes that serve the City of Ramsey households may also serve addresses that lie outside of the community, the exact geographic location of each housing unit was compared to community boundaries using the most current municipal boundary file. Addresses located outside of the City of Ramsey boundaries were removed from the list of potential households to survey. Each address identified as being within city boundaries was further identified as being within one of the four City Wards or two City Precincts. From that list, addresses were randomly selected as survey recipients, with multi-family housing units (defined as those with a unit number) sampled at a rate of 5:3 compared to single family housing units.

An individual within each household was selected using the birthday method. The birthday method selects a person within the household by asking the “person whose birthday has most recently passed” to complete the questionnaire. The underlying assumption in this method is that day of birth has no relationship to the way people respond to surveys. This instruction was contained in the introduction of the survey.

## Conducting the survey

The 1,700 randomly selected households received mailings beginning on November 24, 2020 and the survey remained open for seven weeks. The first mailing was a postcard inviting the household to participate in the survey. The next mailing contained a cover letter with instructions, the survey questionnaire, and a postage-paid return envelope. The final mailing contained a reminder letter, another survey, and a postage-paid return envelope. All mailings included a web link to give residents the opportunity to respond to the survey online. All follow-up mailings asked those who had not completed the survey to do so and those who had already done so to refrain from completing the survey again.

About 1% of the 1,700 mailed invitations or surveys were returned because the household address was vacant or the postal service was unable to deliver the survey as addressed. Of the remaining 1,675 households that received the invitations to participate, 459 completed the survey, providing an overall response rate of 27%. The response rate was calculated using AAPOR’s response rate #2\* for mailed surveys of unnamed persons.

It is customary to describe the precision of estimates made from surveys by a “level of confidence” and accompanying “confidence interval” (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents’ opinions are relied on to estimate all residents’ opinions. The margin of error for the City of Ramsey survey is no greater than plus or minus five percentage points around any given percent reported for all respondents (459 completed surveys).

## Analyzing the data

Responses from mailed surveys were entered into an electronic dataset using a “key and verify” method, where all responses are entered twice and compared to each other. Any discrepancies were resolved in comparison to the original survey form. Range checks as well as other forms of quality control were also performed. Responses from surveys completed on Polco were downloaded and merged with the mailed survey responses.

The demographics of the survey respondents were compared to those found in the 2010 Census and 2017 American Community Survey estimates for adults in the City of Ramsey. The primary objective of weighting survey data is to make the survey respondents reflective of the larger population of the community. The characteristics used for weighting were age, sex, race, Hispanic origin, housing type, housing tenure, and area. No adjustments were made for design effects. Weights were calculated using an iterative, multiplicative raking model known as the ANES Weighting Algorithm.\* The results of the weighting scheme for the probability sample are presented in the following table.

		Unweighted	Weighted	Target*
Age	18-34	9%	30%	31%
	35-54	32%	41%	40%
	55+	59%	29%	28%
Area	Ward 1/Precinct 1	18%	17%	17%
	Ward 1/Precinct 2	4%	5%	5%

	Ward 2/Precinct 1	8%	8%	8%
	Ward 2/Precinct 2	20%	16%	16%
	Ward 3/Precinct 1	21%	23%	23%
	Ward 3/Precinct 2	5%	8%	8%
	Ward 4/Precinct 1	11%	12%	12%
	Ward 4/Precinct 2	12%	11%	11%
Hispanic origin	Not Spanish, Hispanic or Latino	99%	99%	99%
	Spanish, Hispanic or Latino	1%	1%	1%
Housing tenure	Own	92%	87%	87%
	Rent	8%	13%	13%
Housing type	Attached	19%	18%	18%
	Detached	81%	82%	82%
Race & Hispanic origin	Not white alone	10%	7%	8%
	White alone, not Hispanic or Latino	90%	93%	92%
Sex	Female	53%	50%	49%
	Male	47%	50%	51%
Sex/age	Female 18-34	6%	16%	15%
	Female 35-54	17%	20%	20%
	Female 55+	30%	15%	14%
	Male 18-34	3%	15%	16%
	Male 35-54	16%	21%	21%
	Male 55+	28%	14%	14%

National Research Center aligns demographic labels with those used by the U.S. Census for reporting purposes, when possible. Some categories (e.g., age, race/Hispanic origin, housing type, and length of residency) are combined into smaller subgroups. When there is an insufficient number of respondents within a category for those subgroups to be able to make meaningful comparisons (generally, less than 50), that subgroup has been excluded from the analysis.

The survey datasets were analyzed using all or some of a combination of the Statistical Package for the Social Sciences (SPSS), R, Python and Tableau. For the most part, the percentages presented in the reports represent the “percent positive.” The percent positive is the combination of the top two most positive response options (i.e., “excellent” and “good,” “very safe” and “somewhat safe,” “essential” and “very important,” etc.), or, in the case of resident behaviors/participation, the percent positive represents the proportion of respondents indicating “yes” or participating in an activity at least once a month.

On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data”. However, these responses have been removed from the analyses presented in the reports. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

## Contact

The City of Ramsey funded this research. Please contact Ramsey City Administrator Kurt Ulrich at [kulrich@ci.ramsey.mn.us](mailto:kulrich@ci.ramsey.mn.us) if you have any questions about the survey.

## Survey Validity

See the Polco Knowledge Base article on survey validity at <https://info.polco.us/knowledge/statistical-validity>

\* See AAPOR’s Standard Definitions for more information at

<https://www.aapor.org/Publications-Media/AAPOR-Journals/Standard-Definitions.aspx>

\* Pasek, J. (2010). ANES Weighting Algorithm. Retrieved from

<https://web.stanford.edu/group/iriss/cgi-bin/anesrake/resources/RakingDescription.pdf>

\* Targets come from the 2010 Census and 2017 American Community Survey

## Highlights

### **Resident ratings of the livability of Ramsey remain positive and stable over time.**

About 8 in 10 residents gave excellent or good ratings to Ramsey as a place to live and the overall quality of life in the city, while 9 in 10 were pleased with Ramsey as a place to raise children. Eight in 10 residents would recommend living in Ramsey to someone who asked and planned to remain in Ramsey for the next five years. At least 9 in 10 residents gave positive ratings to the overall image or reputation of Ramsey and the overall feeling of safety in the city. These ratings were similar to those given in other communities across the nation and in communities in Minnesota and Wisconsin with populations similar to Ramsey's.

### **The Economy is a resident priority and also a community feature.**

Ramsey residents rated the facet of Economy as relatively higher than the median in importance and lower than the median in quality when compared to ratings for other facets of community livability, thus highlighting this as an area of focus for the City. Ratings for Economy in Ramsey tended to be similar to or lower than the national benchmarks. About 6 in 10 residents gave excellent or good ratings to the overall economic health of Ramsey, while about half gave favorable scores to Ramsey as a place to work, the overall quality of business and service establishments in the City, and cost of living. Only about 1 in 3 respondents gave positive marks to Ramsey as a place to visit, the variety of business and service establishments in Ramsey, vibrant downtown/commercial area, and employment opportunities. Finally, when asked about important priorities for the City to focus on in the next five years, 91% of respondents thought that creating financial stability for the City was essential or very important.

### **Government performance ratings remain positive and stable, even during the COVID-19 pandemic.**

It is notable that residents' ratings for aspects of Ramsey government performance have largely remained stable since the previous survey iteration in 2018. Roughly half of residents gave excellent or good ratings to the job Ramsey government does at welcoming resident involvement, overall confidence in City government, generally acting in the best interest of the community, being honest, and being open and transparent to the public; these ratings were on par with those given elsewhere across the country. Two-thirds of residents gave favorable marks to public information services, while 8 in 10 were pleased with the overall customer service by Ramsey employees.

### **Parks and the Natural Environment are community features, with residents supporting improvements to these amenities.**

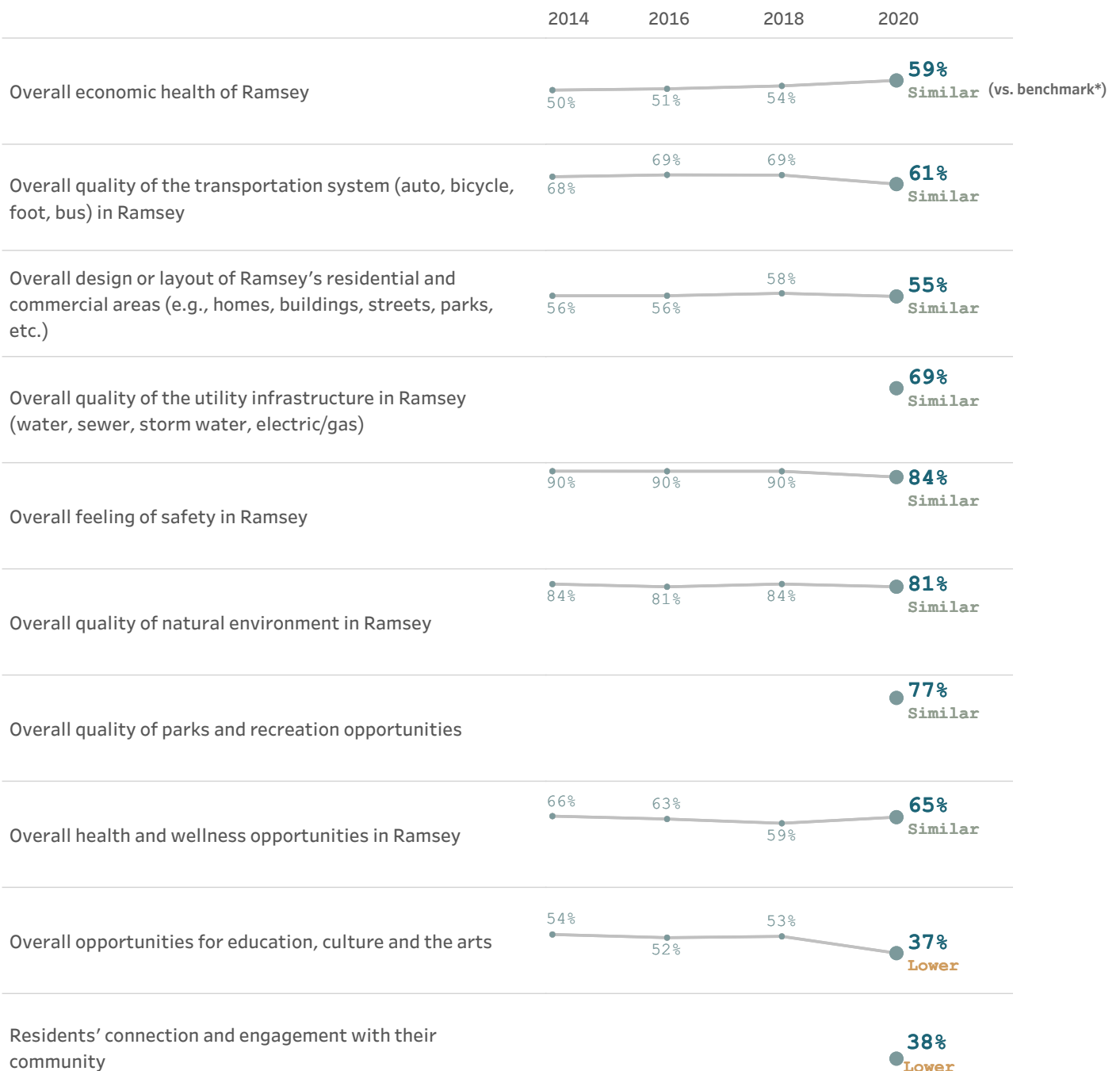
About 8 in 10 residents gave excellent or good ratings to the overall quality of the natural environment in Ramsey, the cleanliness of the city, overall quality of parks and recreation opportunities, City parks, and the availability of paths and walking trails (which was rated higher than the national benchmark). Nine in 10 respondents were pleased with air quality. When asked to rate their level of support for potential changes to new or existing amenities related to parks and recreation, 8 in 10 residents indicated support for making improvements to existing/established parks and existing trails; roughly 7 in 10 supported building new parks or new trails. Finally, when thinking about the importance of various priorities for the City to address, two-thirds thought it was essential or very important to create an active community around parks, trails, open space, and recreation. ...

## Facets of livability

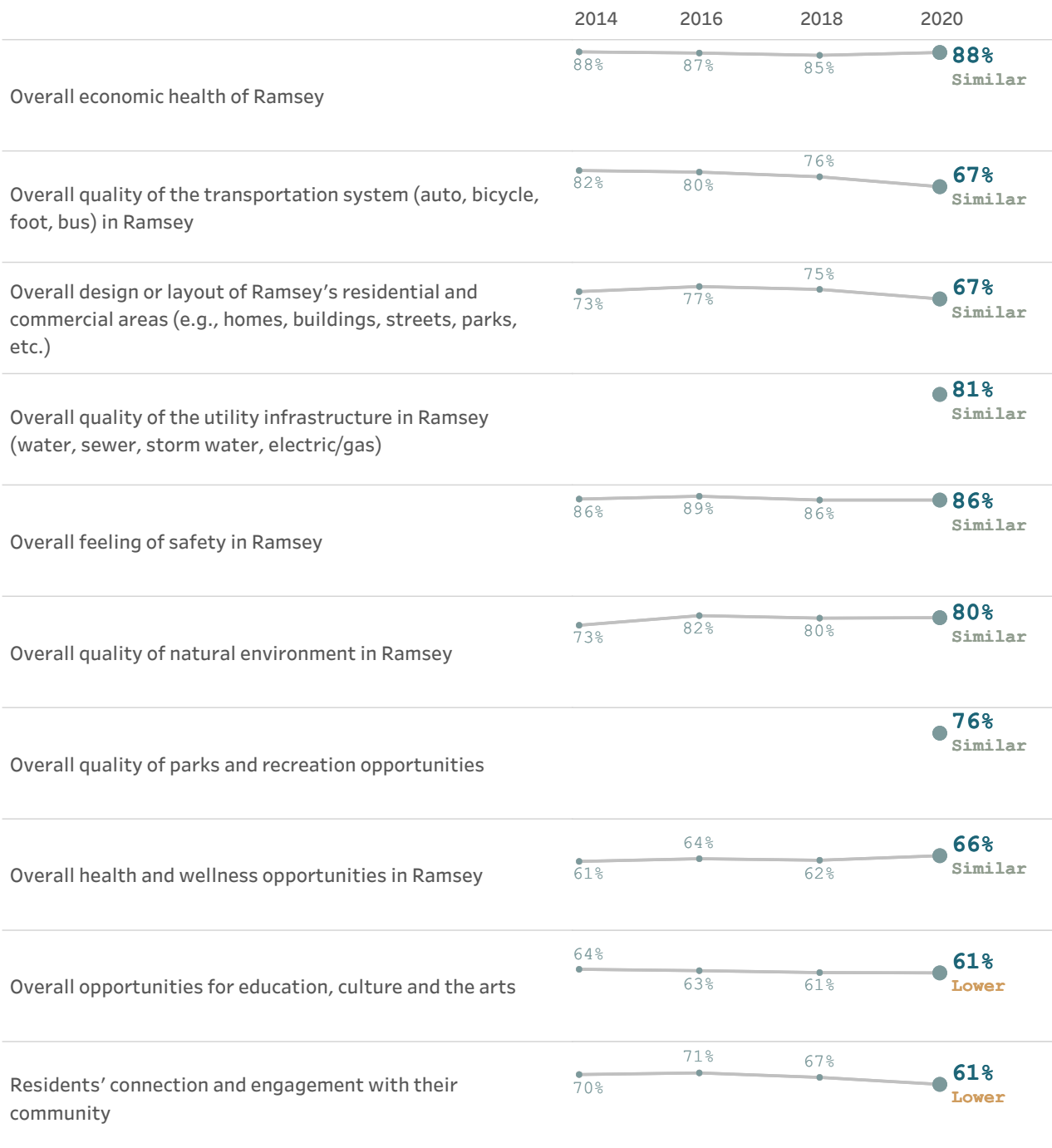
Resident perceptions of quality and importance for each of the facets of community livability provide an overview of community strengths and challenges that are useful for planning, budgeting and performance evaluation.

The charts below show the proportion of residents who rated the community facets positively for quality and the priority (importance) placed on each. Also displayed is whether local ratings were lower, similar, or higher than communities across the country (the national benchmark).

Please rate each of the following characteristics as they relate to Ramsey as a whole.  
(% excellent or good)



Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.  
 (% essential or very important)



\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

### Balancing performance and importance

Every jurisdiction must balance limited resources while meeting resident needs and striving to optimize community livability. To this end, it is helpful to know what aspects of the community are most important to residents and which they perceive as being of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as

of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as lower quality, as this should be a top priority to address.

To help guide City staff and officials with decisions on future resource allocation, resident ratings of the importance of services were compared to their ratings of the quality of these services. To identify the services perceived by residents to have relatively lower quality at the same time as relatively higher importance, all services were ranked from highest perceived quality to lowest perceived quality and from highest perceived importance to lowest perceived importance. Some services were in the top half of both lists (higher quality and higher importance); some were in the top half of one list but the bottom half of the other (higher quality and lower importance or lower quality and higher importance); and some services were in the bottom half of both lists.

Services receiving quality ratings of excellent or good by 65% or more of respondents were considered of “higher quality” and those with ratings lower than 65% were considered to be of “lower quality.” Services were classified as “more important” if they were rated as essential or very important by 76% or more of respondents. Services were rated as “less important” if they received a rating of less than 76%. This classification uses the median ratings for quality and importance to divide the services in half.

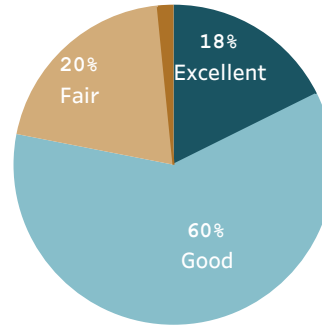
The quadrants in the figure below show which community facets were given higher or lower importance ratings (up-down) and which had higher or lower quality ratings (right-left). Services categorized as higher in importance and lower in quality may warrant further investigation to see if changes to their delivery are necessary.



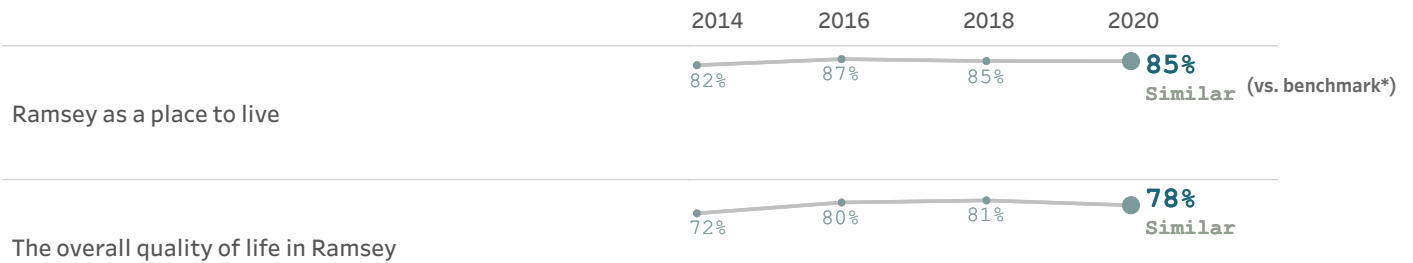
## Quality of life

Measuring community livability starts with assessing the quality of life of those who live there, and ensuring that the community is attractive, accessible, and welcoming to all.

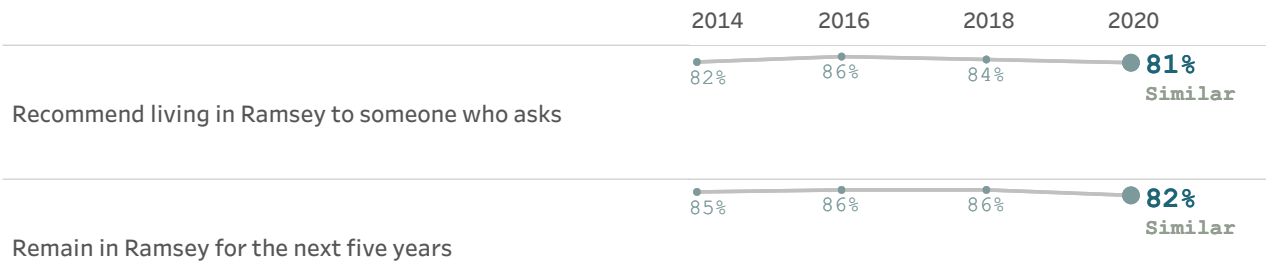
The overall quality of life in Ramsey, 2020



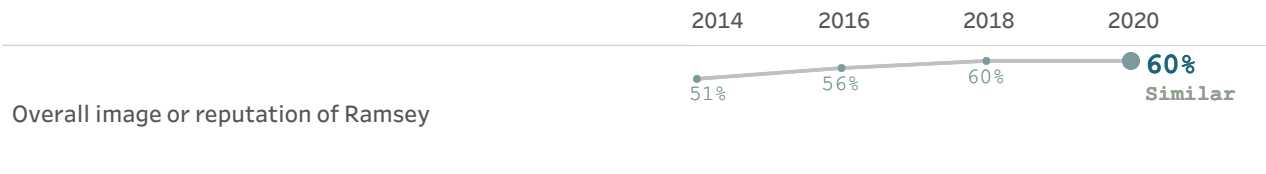
Please rate each of the following aspects of quality of life in Ramsey.  
(% excellent or good)



Please indicate how likely or unlikely you are to do each of the following.  
(% very or somewhat likely)



Please rate each of the following characteristics as they relate to Ramsey as a whole.  
(% excellent or good)

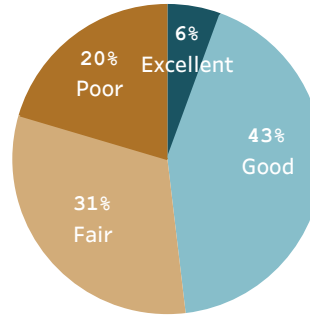


\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

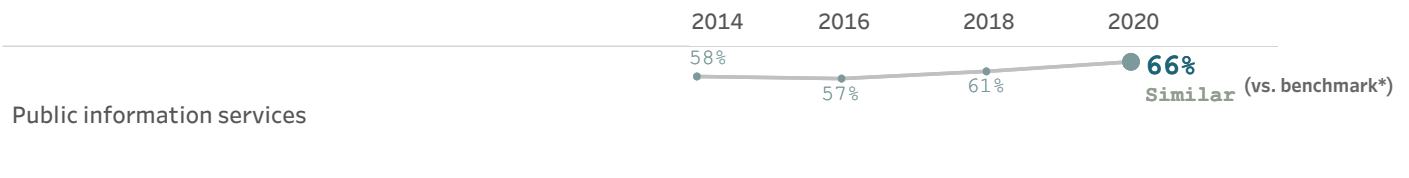
## Governance

Strong local governments produce results that meet the needs of residents while making the best use of available resources, and are responsive to the present and future needs of the community as a whole.

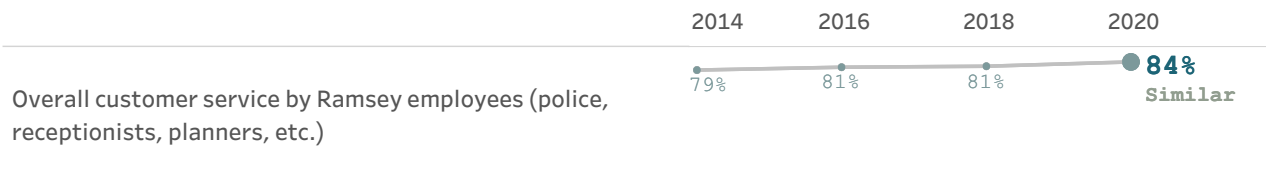
Overall confidence in Ramsey government, 2020



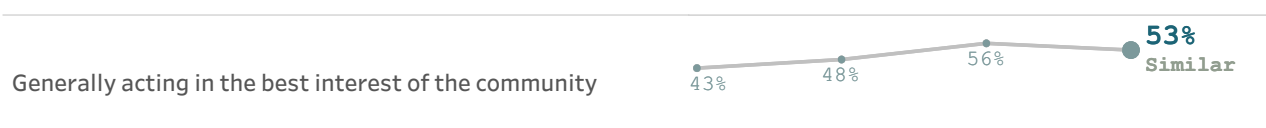
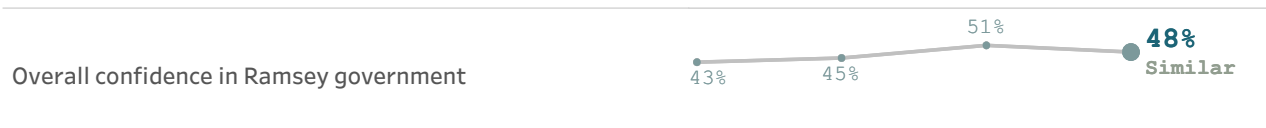
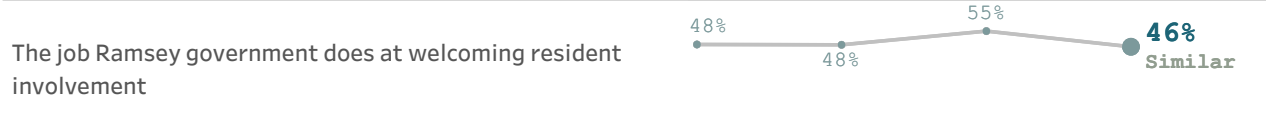
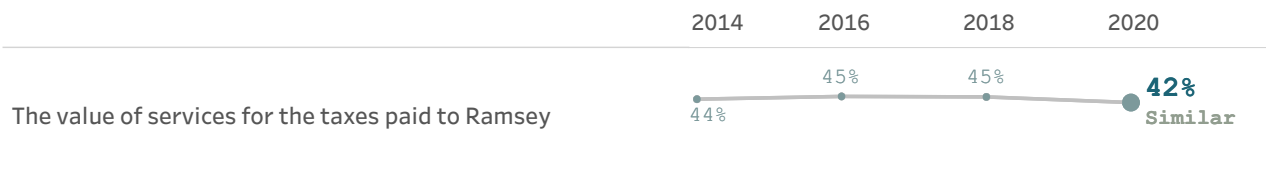
Please rate the quality of each of the following services in Ramsey. (% excellent or good)



Please rate the quality of each of the following services in Ramsey. (% excellent or good)

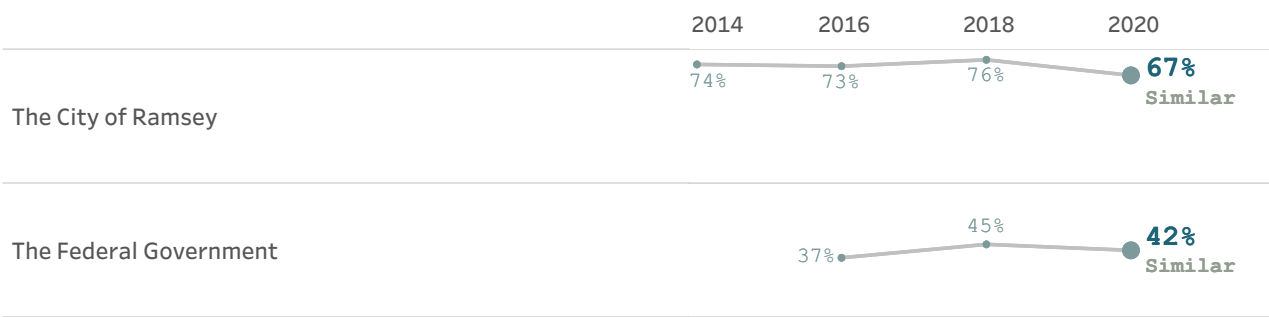


Please rate the following categories of Ramsey government performance. (% excellent or good)





**Overall, how would you rate the quality of the services provided by each of the following?  
(% excellent or good)**

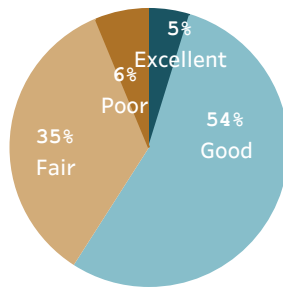


\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

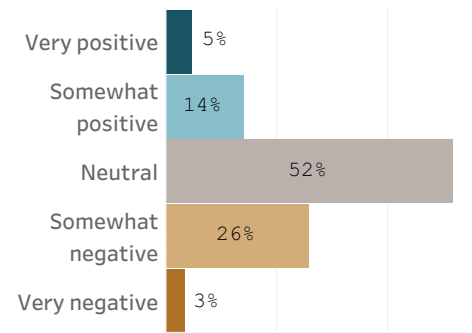
## Economy

Local governments work together with private and nonprofit businesses, and with the community at large, to foster sustainable growth, create jobs, and promote a thriving local economy.

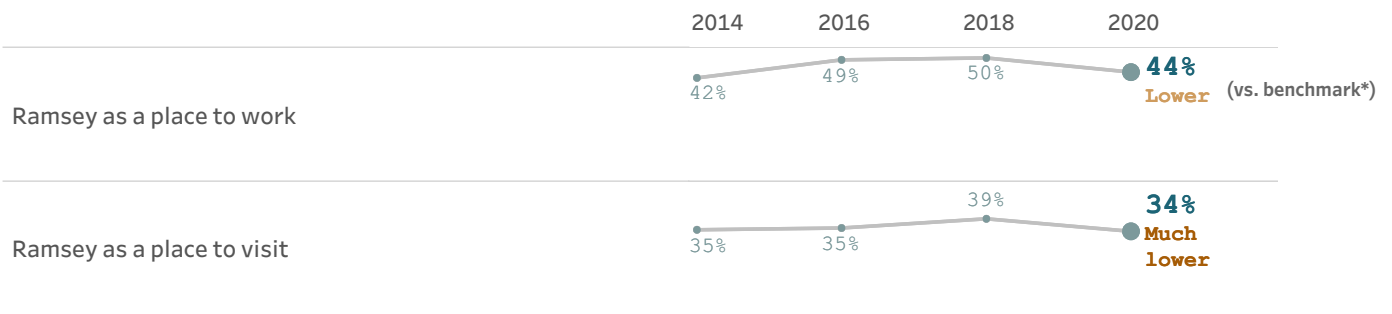
Overall economic health of Ramsey, 2020



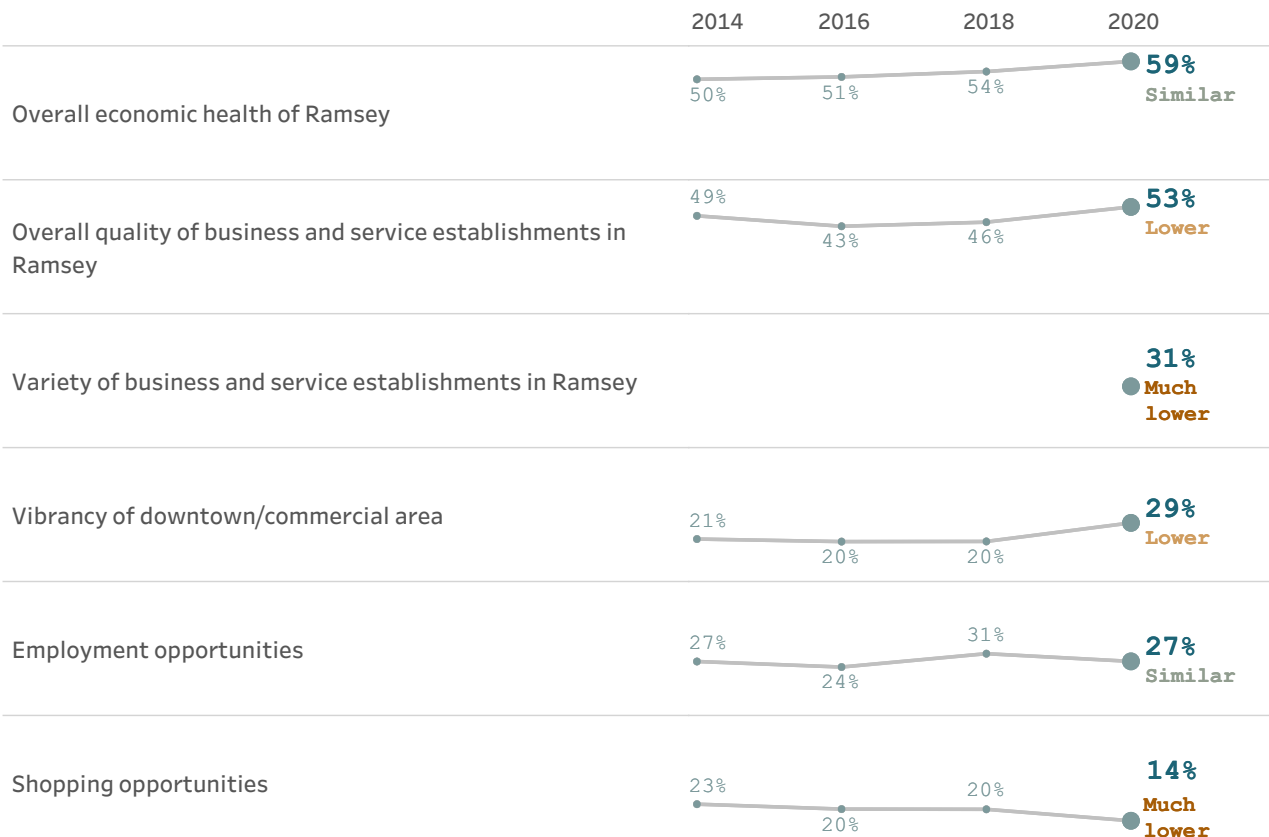
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:



Please rate each of the following aspects of quality of life in Ramsey. (% excellent or good)

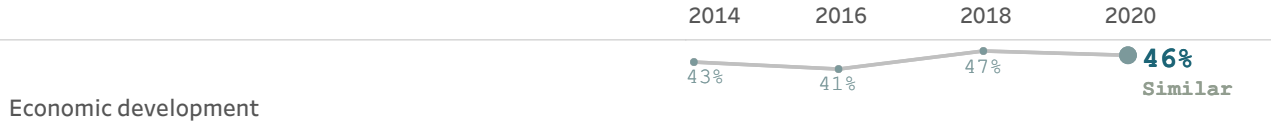


Please rate each of the following characteristics as they relate to Ramsey as a whole. (% excellent or good)





Please rate the quality of each of the following services in Ramsey.  
(% excellent or good)



What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:  
(% very or somewhat positive)

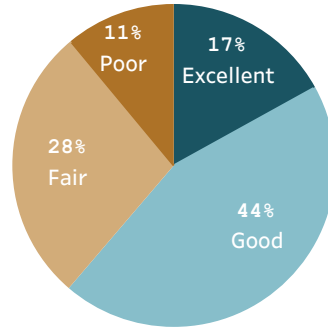


\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

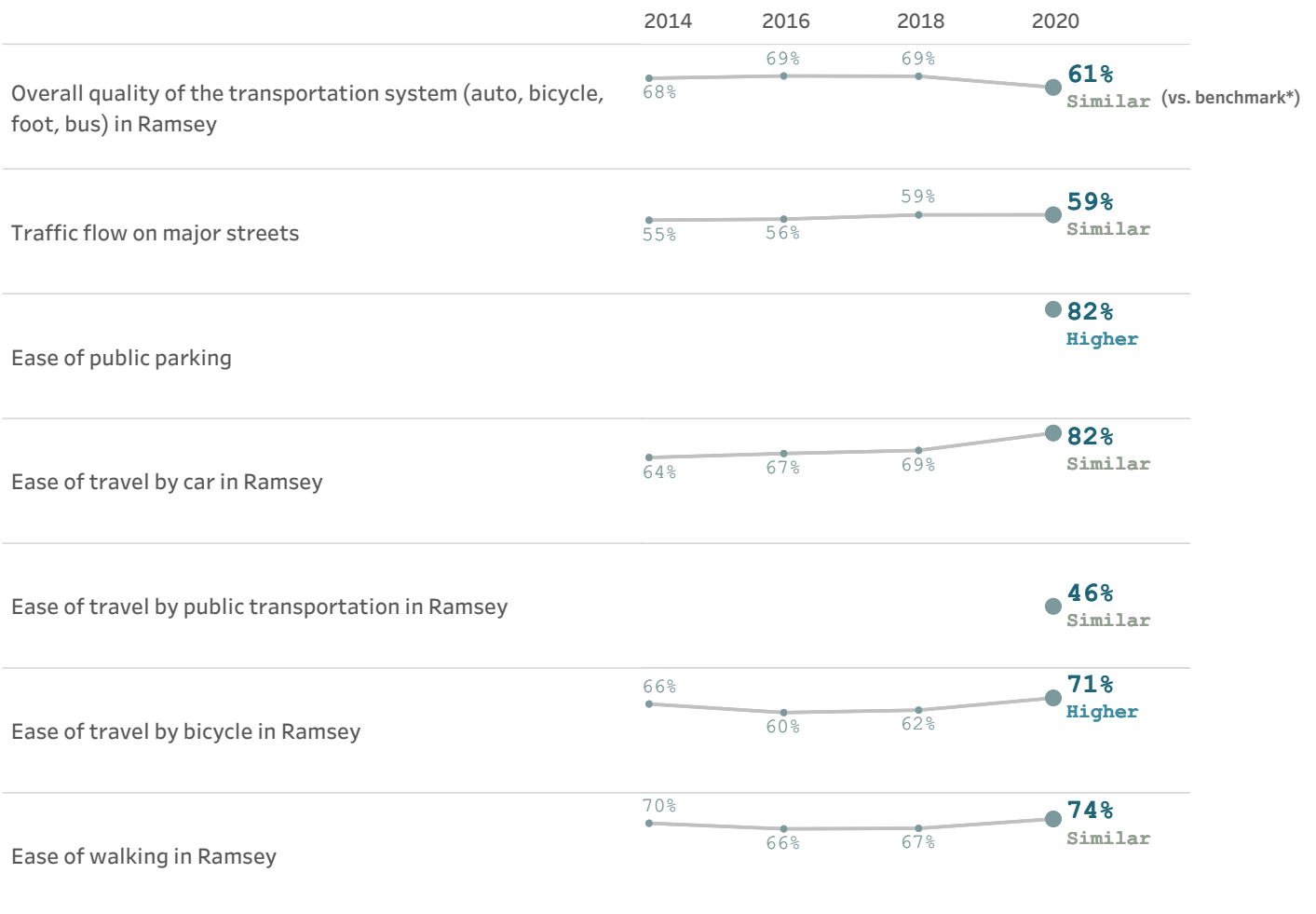
## Mobility

The ease with which residents can move about their communities, whether for commuting, leisure, or recreation, plays a major role in the quality of life for all who live, work, and play in the community.

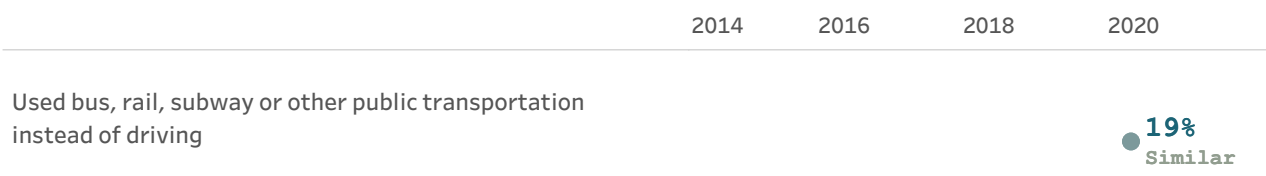
Overall quality of the transportation system in Ramsey, 2020



Please rate each of the following characteristics as they relate to Ramsey as a whole. (% excellent or good)



Please indicate whether or not you have done each of the following in the last 12 months. (% yes)



Carpooled with other adults or children instead of driving alone

● **35%**  
Similar

Walked or biked instead of driving

● **53%**  
Similar

**Please rate the quality of each of the following services in Ramsey.  
(% excellent or good)**



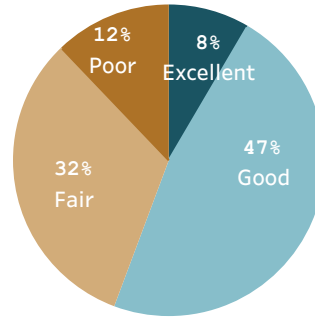
Note: Prior to 2020, "Overall quality of the transportation system" was "Overall ease of getting to the places you usually have to visit". Differences in ratings may be at least partially attributable to changes in question wording and should be interpreted cautiously.

..

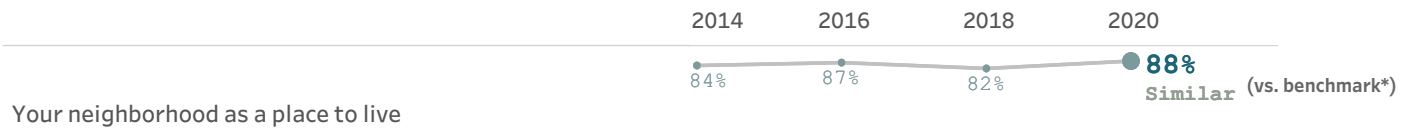
## Community design

A well-designed community enhances the quality of life for its residents by encouraging smart land use and zoning, ensuring that affordable housing is accessible to all, and providing access to parks and other green spaces.

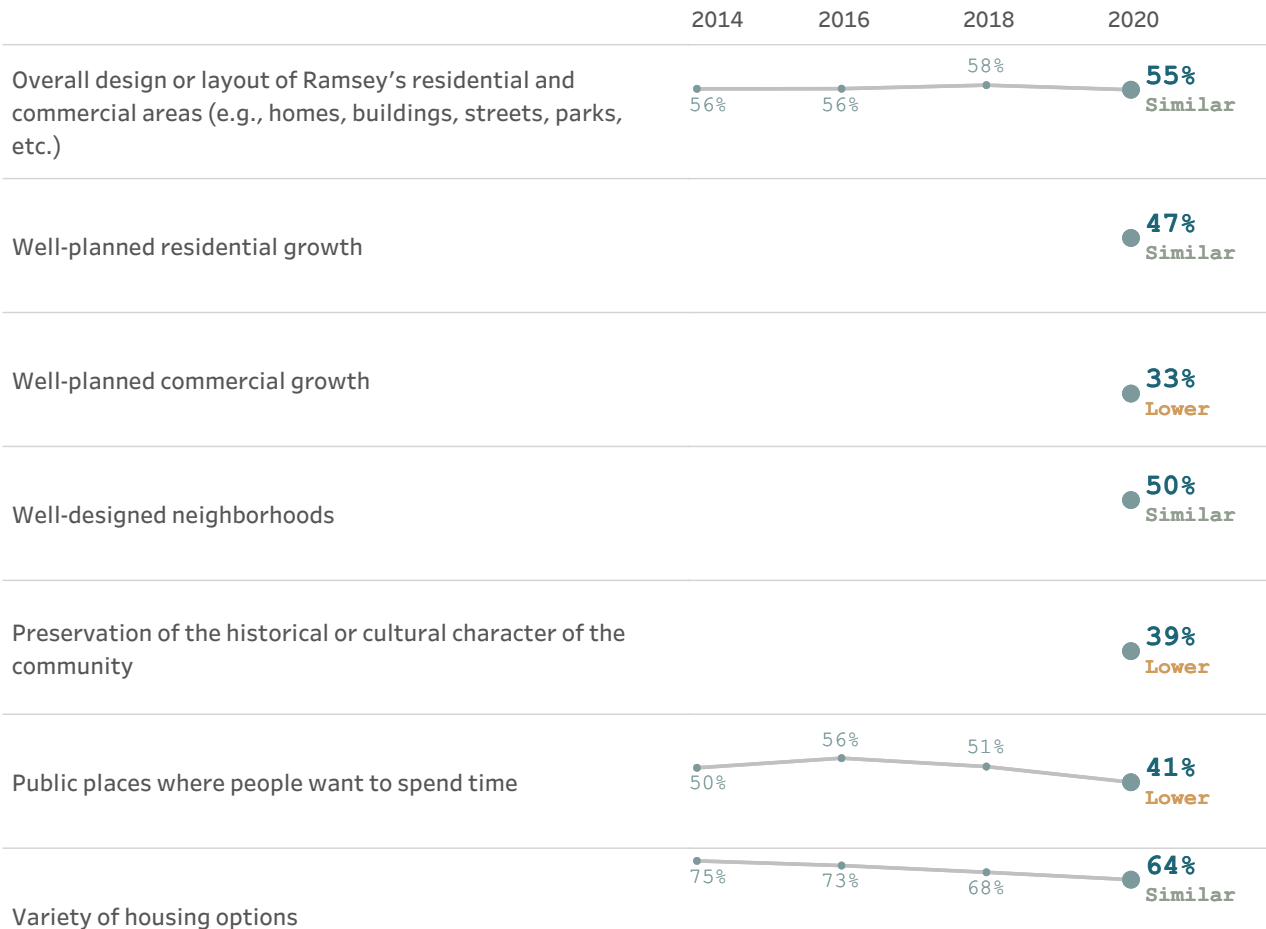
Overall design or layout of Ramsey's residential and commercial areas, 2020

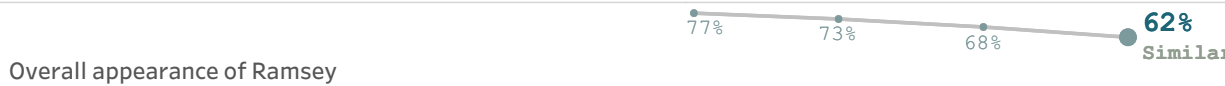


Please rate each of the following aspects of quality of life in Ramsey.  
(% excellent or good)

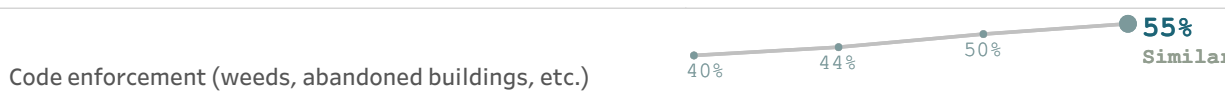
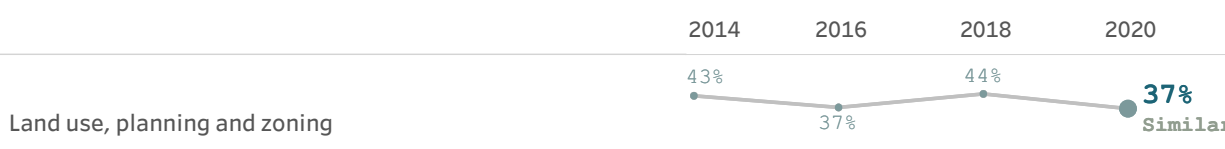


Please rate each of the following characteristics as they relate to Ramsey as a whole.  
(% excellent or good)



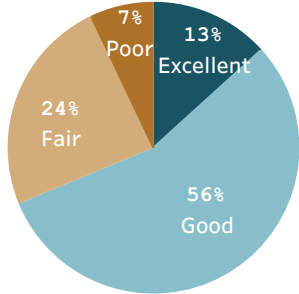


**Please rate the quality of each of the following services in Ramsey.  
(% excellent or good)**



\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Overall quality of the utility infrastructure in Ramsey, 2020



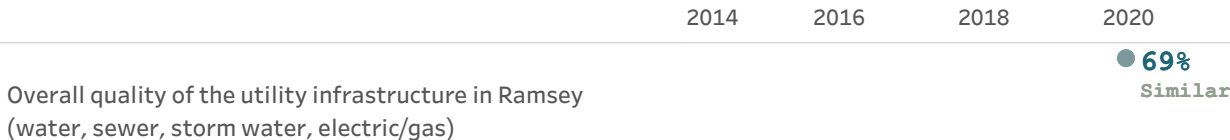
## Utilities

Services such as water, gas, electricity, and internet access play a vital role in ensuring the physical and economic health and well-being of the communities they serve.

Please rate the quality of each of the following services in Ramsey.  
(% excellent or good)



Please rate each of the following characteristics as they relate to Ramsey as a whole.  
(% excellent or good)

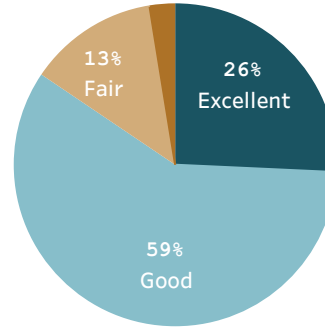


\*Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

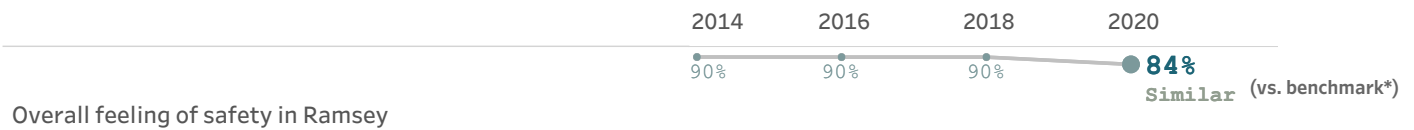
## Safety

Public safety is often the most important task facing local governments. All residents should feel safe and secure in their neighborhoods and in the greater community, and providing robust safety-related services is essential to residents' quality of life.

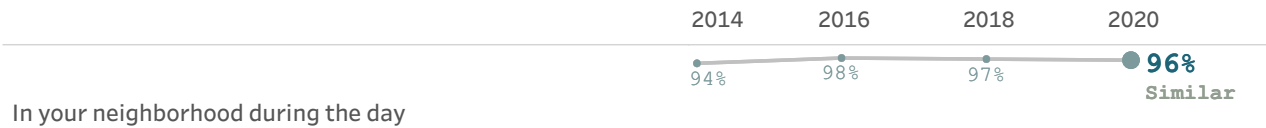
Overall feeling of safety in Ramsey, 2020



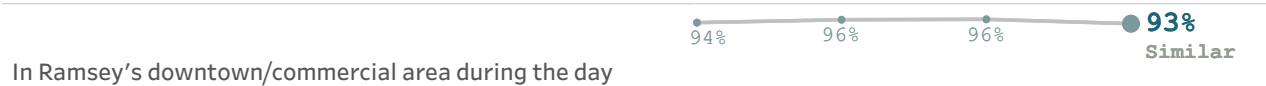
Please rate each of the following characteristics as they relate to Ramsey as a whole.  
(% excellent or good)



Please rate how safe or unsafe you feel:  
(% very or somewhat safe)



In your neighborhood during the day



In Ramsey's downtown/commercial area during the day



From property crime



From violent crime



From fire, flood or other natural disaster

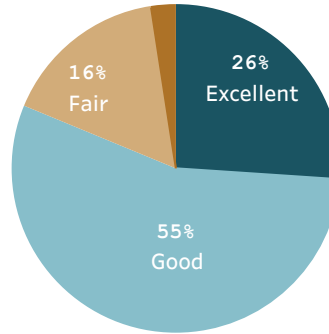
Please rate the quality of each of the following services in Ramsey.  
(% excellent or good)





\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

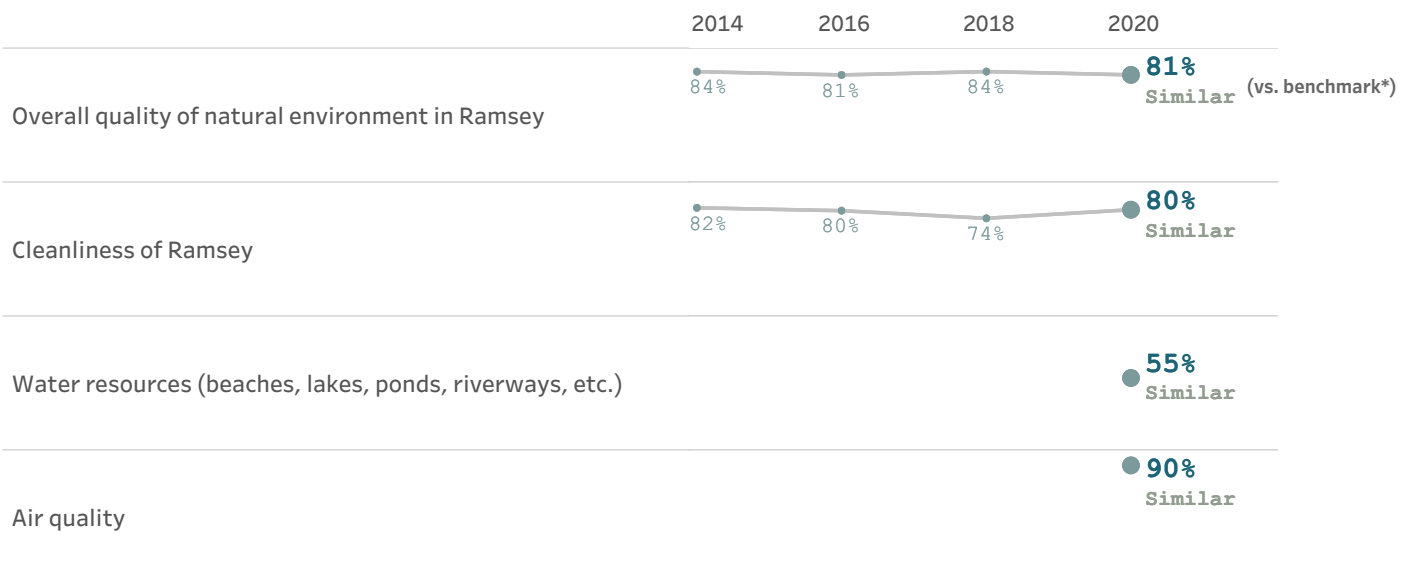
Overall quality of natural environment in Ramsey, 2020



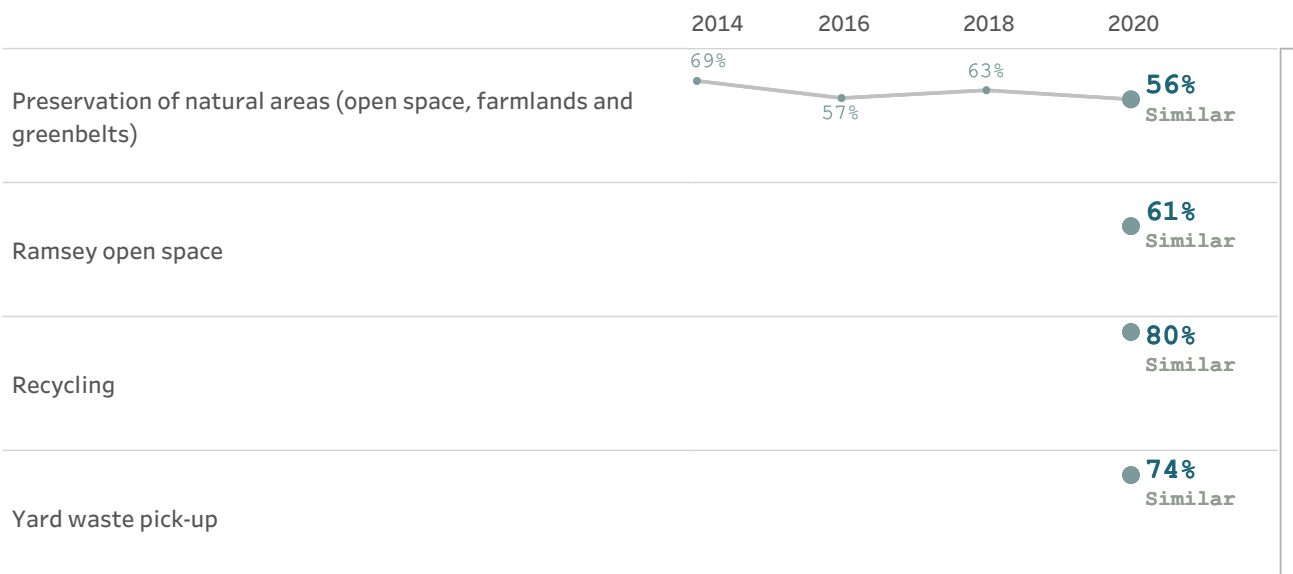
## Natural environment

The natural environment plays a vital role in the health and well-being of residents. The natural spaces in which residents live and experience their communities has a direct and profound effect on quality of life.

Please rate each of the following characteristics as they relate to Ramsey as a whole.  
(% excellent or good)



Please rate the quality of each of the following services in Ramsey.  
(% excellent or good)

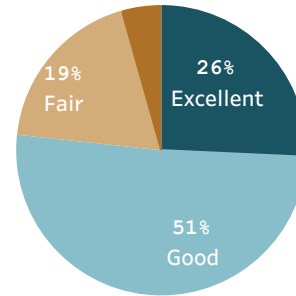


\*Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

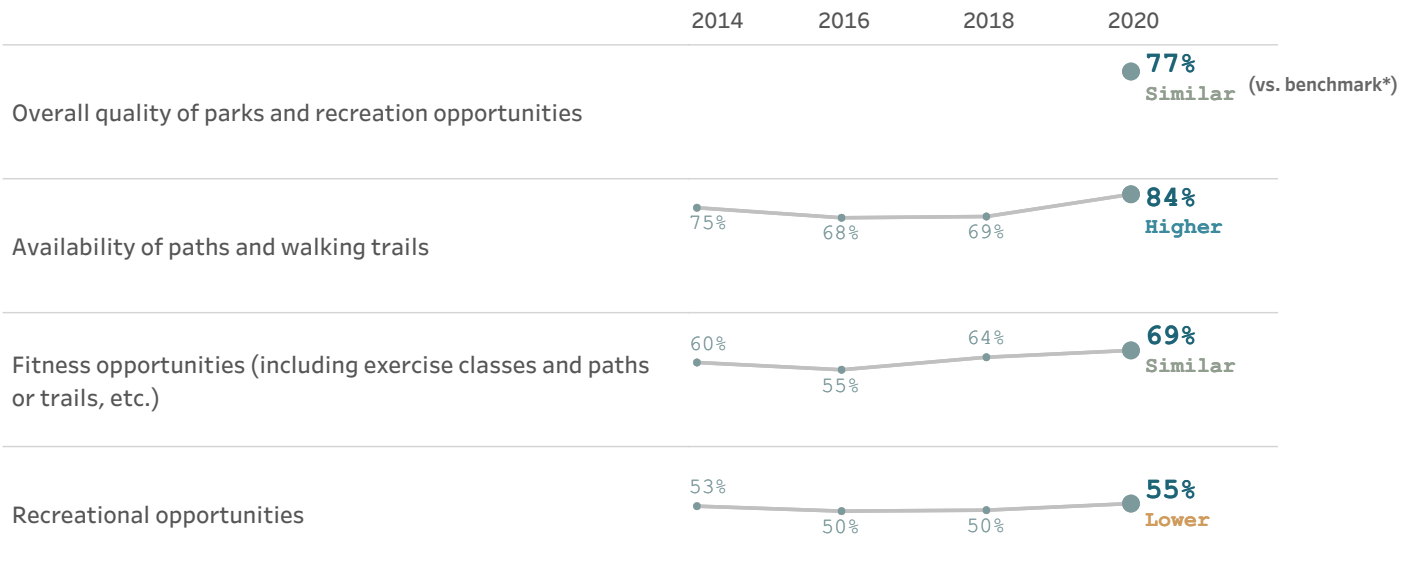
## Parks and recreation

“There are no communities that pride themselves on their quality of life, promote themselves as a desirable location for businesses to relocate, or maintain that they are environmental stewards of their natural resources, without such communities having a robust, active system of parks and recreation programs for public use and enjoyment.”  
 - National Recreation and Park Association

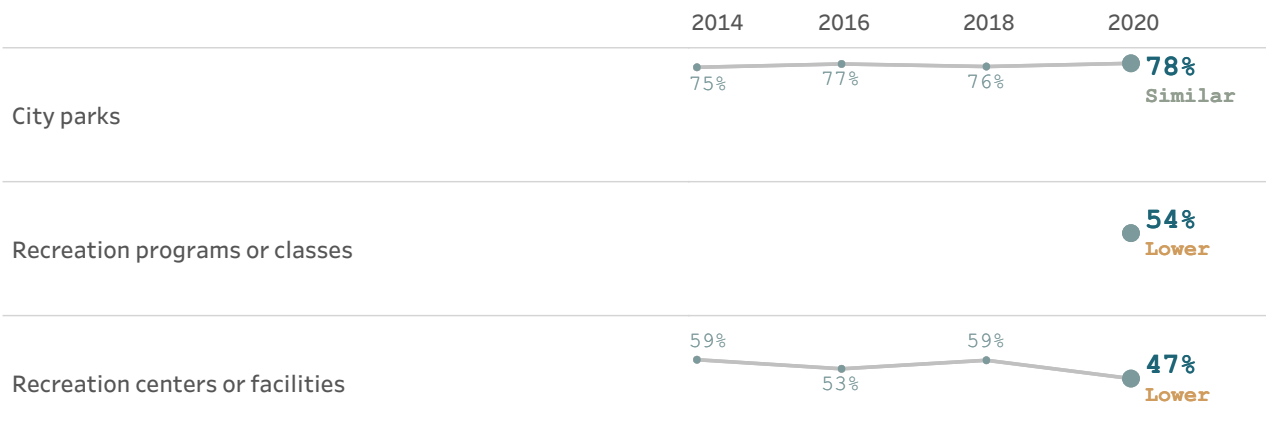
Overall quality of parks and recreation opportunities, 2020



Please rate each of the following characteristics as they relate to Ramsey as a whole.  
 (% excellent or good)



Please rate the quality of each of the following services in Ramsey.  
 (% excellent or good)

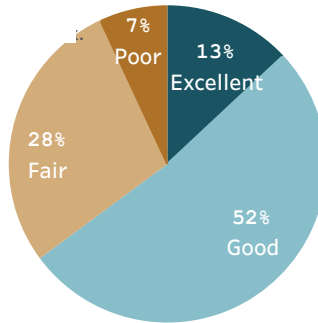


\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

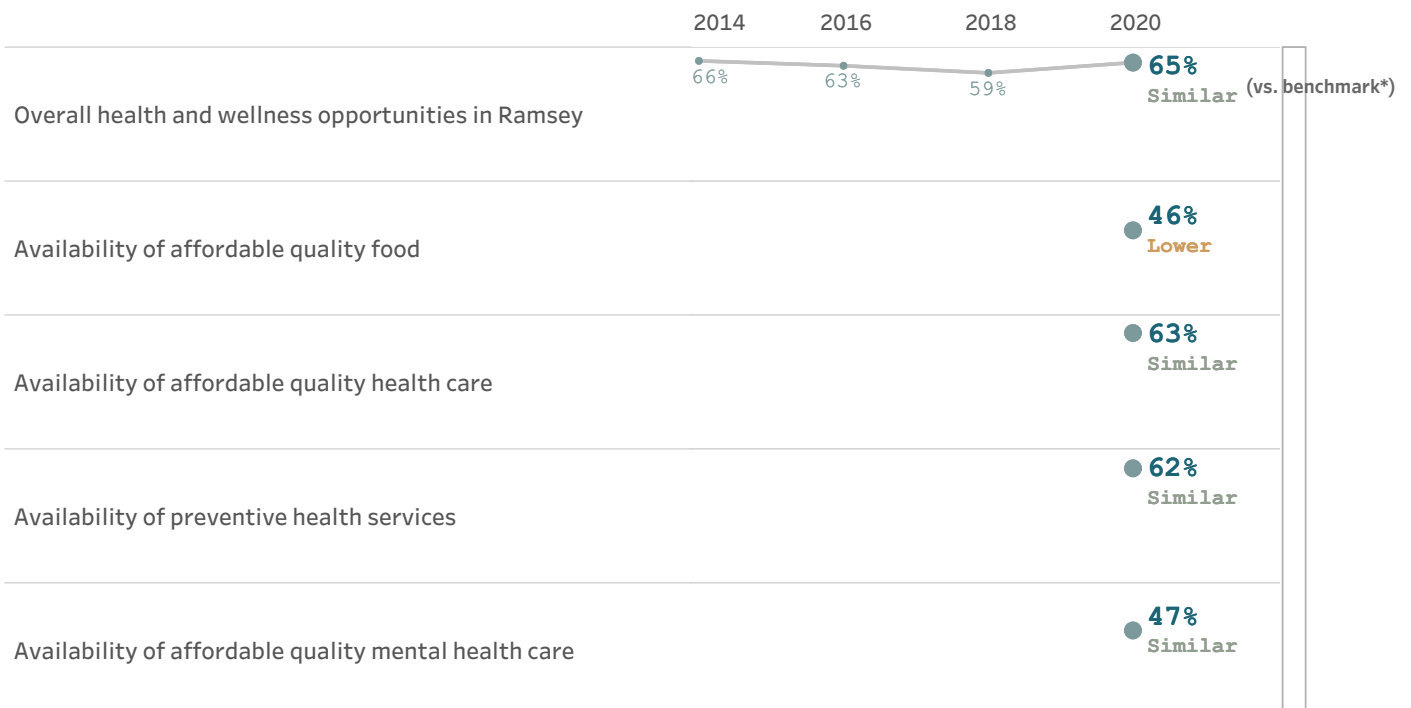
## Health and wellness

The characteristics of and amenities available in the communities in which people live has a direct impact on the health and wellness of residents, and thus, on their quality of life overall.

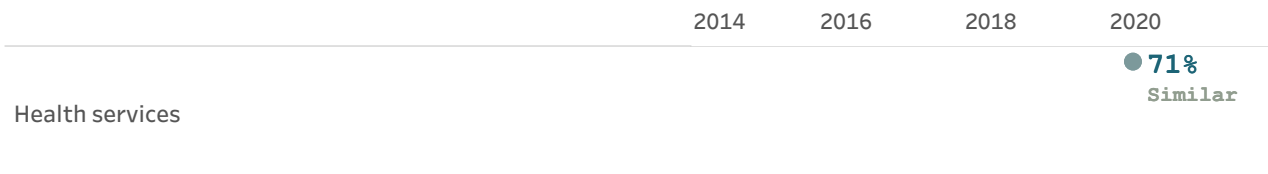
Overall health and wellness opportunities in Ramsey, 2020



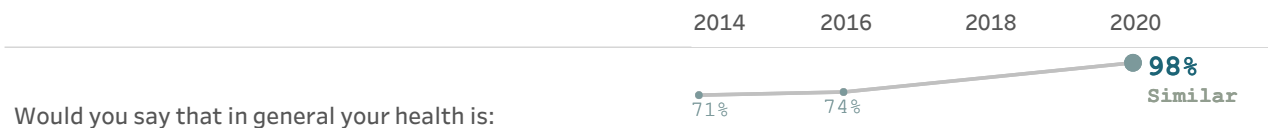
Please rate each of the following characteristics as they relate to Ramsey as a whole. (% excellent or good)



Please rate the quality of each of the following services in Ramsey. (% excellent or good)



Would you say that in general your health is: (% excellent or very good)

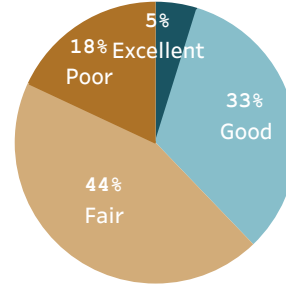


\*Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

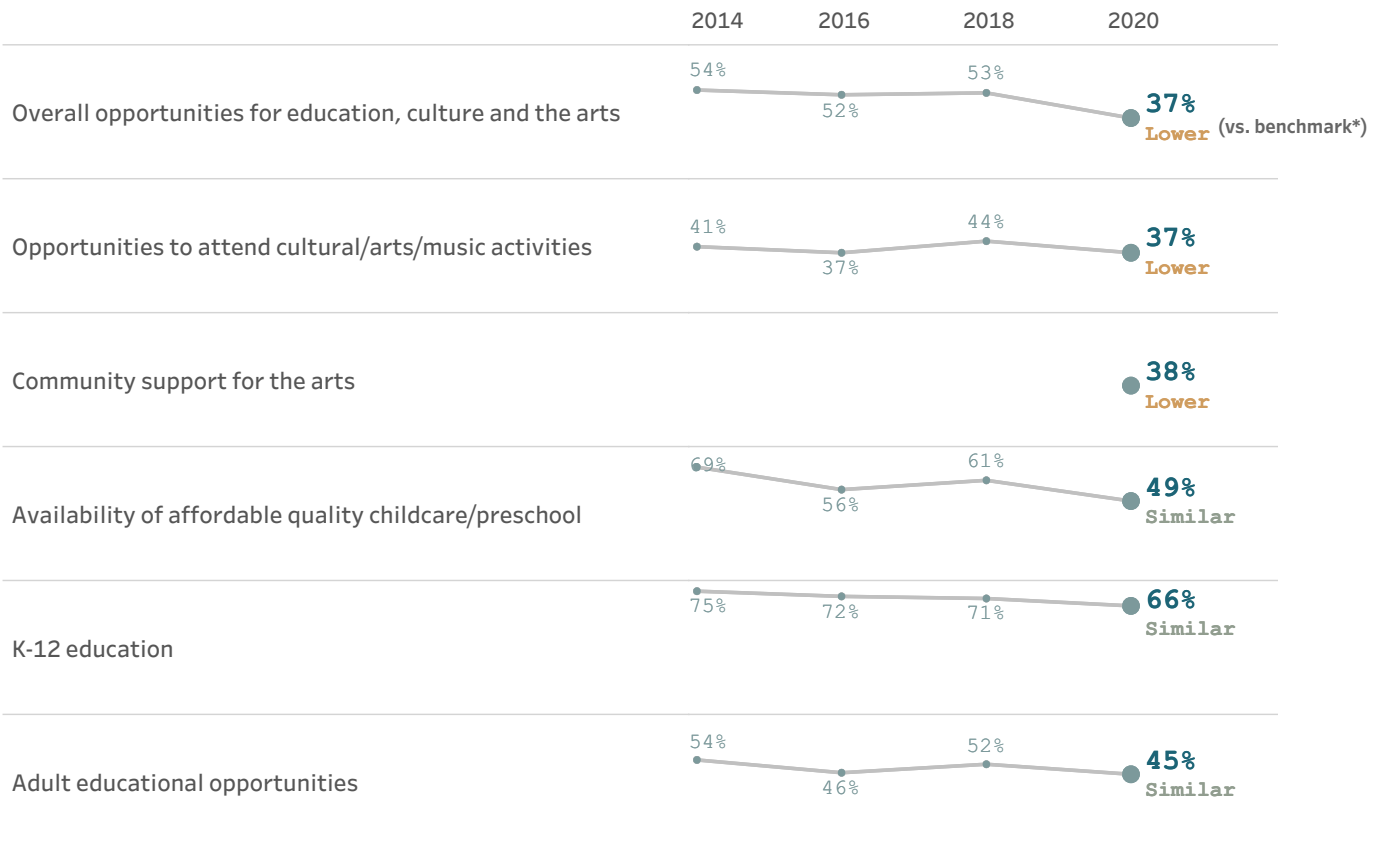
## Education, arts, and culture

Participation in the arts, in educational opportunities, and in cultural activities is linked to increased civic engagement, greater social tolerance, and enhanced enjoyment of the local community.

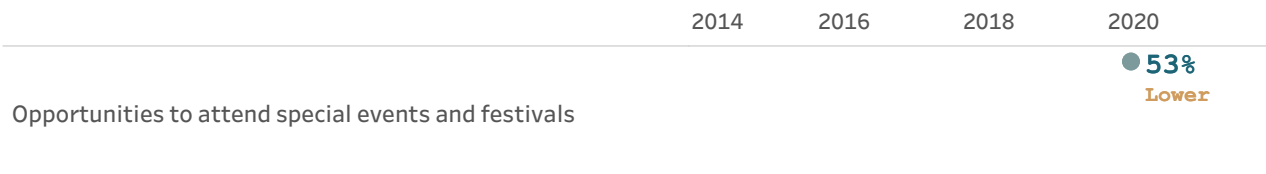
Overall opportunities for education, culture and the arts, 2020



Please rate each of the following characteristics as they relate to Ramsey as a whole.  
(% excellent or good)



Please rate each of the following characteristics as they relate to Ramsey as a whole.  
(% excellent or good)



Please rate the quality of each of the following services in Ramsey.  
(% excellent or good)



## Public library services

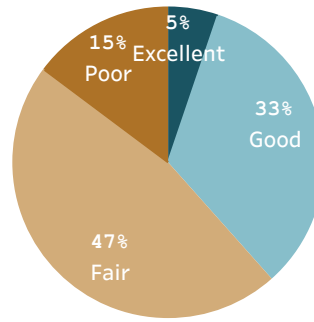
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\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

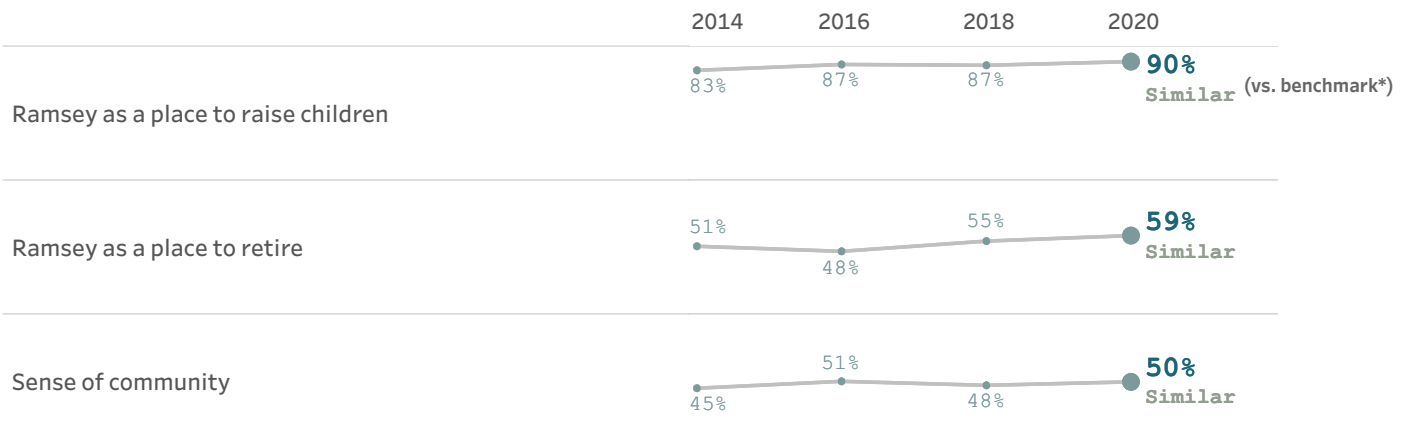
## Inclusivity and engagement

Inclusivity refers to a cultural and environmental feeling of belonging; residents who feel invited to participate within their communities feel more included, involved, and engaged than those who do not.

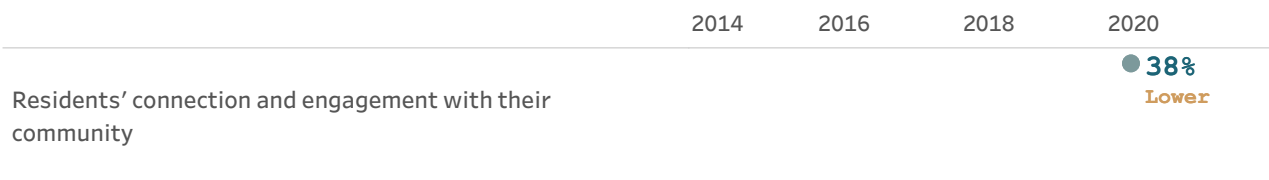
Residents' connection and engagement with their community, 2020



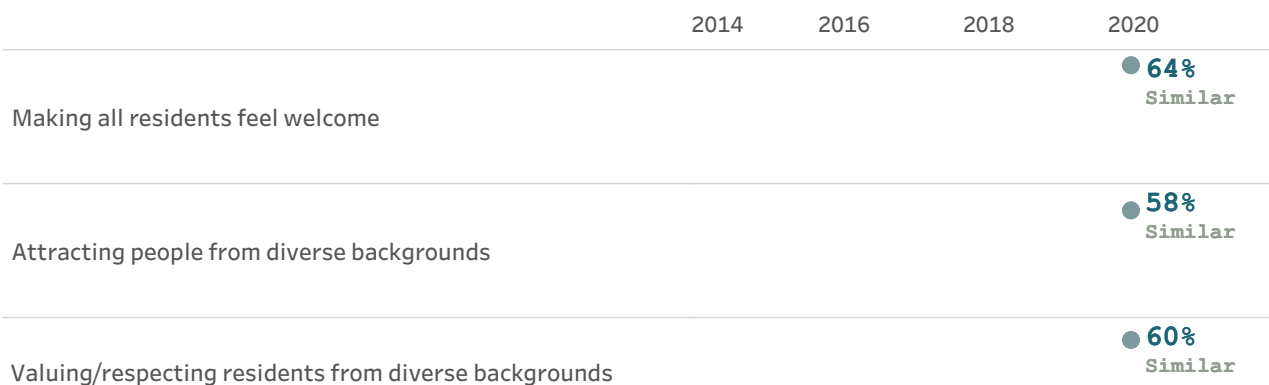
Please rate each of the following aspects of quality of life in Ramsey.  
(% excellent or good)



Please rate each of the following characteristics as they relate to Ramsey as a whole.  
(% excellent or good)



Please rate the job you feel the Ramsey community does at each of the following.  
(% excellent or good)



Taking care of vulnerable residents (elderly, disabled, homeless, etc.)

● **56%**  
Similar

Please rate each of the following characteristics as they relate to Ramsey as a whole.  
(% excellent or good)

2014      2016      2018      2020

Sense of civic/community pride

● **50%**  
Lower

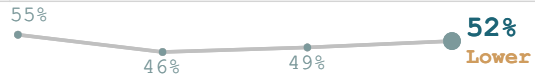
Neighborliness of residents in Ramsey

● **65%**  
Similar

Opportunities to participate in social events and activities

● **45%**  
Lower

Opportunities to volunteer



Opportunities to participate in community matters



Openness and acceptance of the community toward people of diverse backgrounds

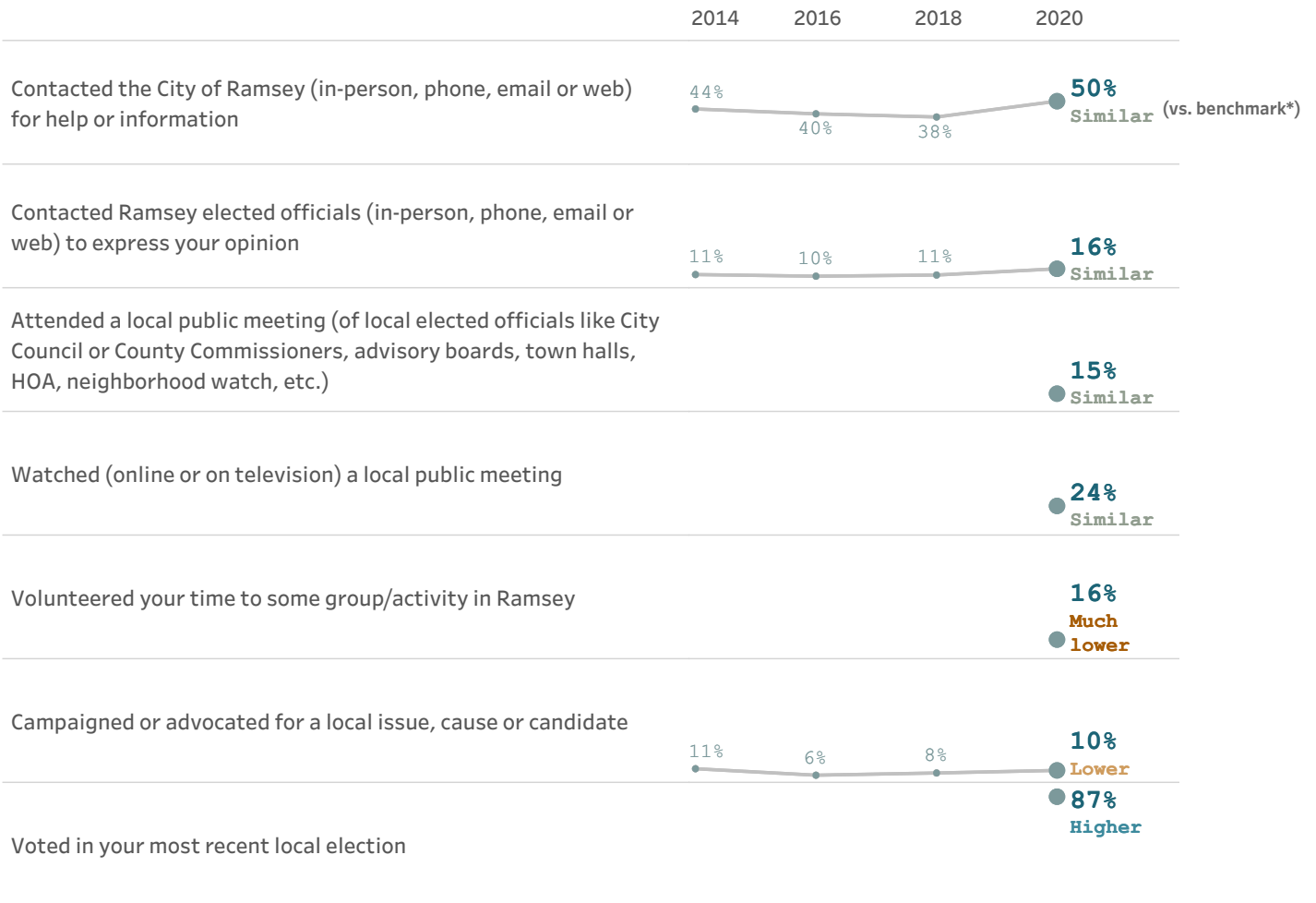
● **53%**  
Similar

\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

## Residents' participation levels

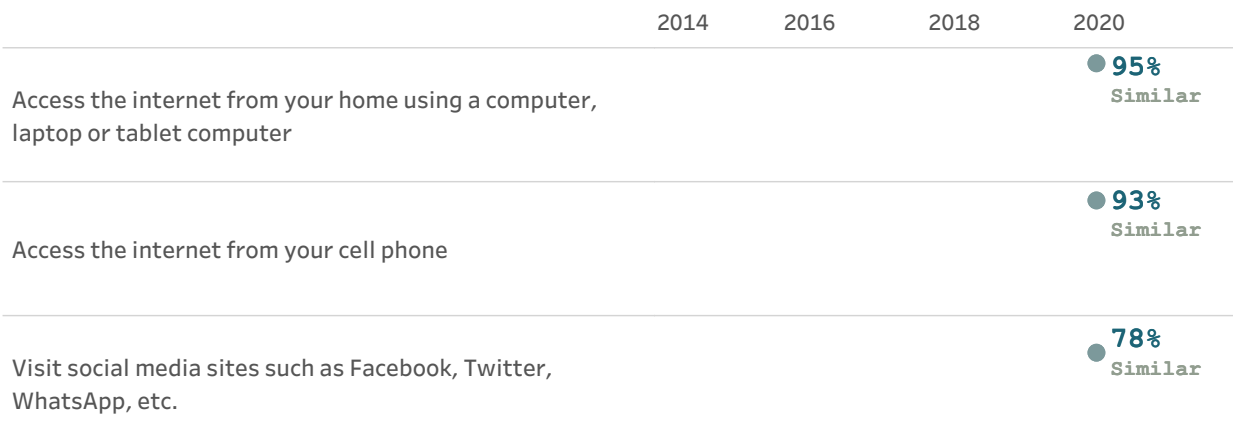
Please indicate whether or not you have done each of the following in the last 12 months.

(% yes)



In general, how many times do you:

(% a few times a week or more)



---

Use or check email

● **92%**  
Similar

---

Share your opinions online

● **18%**  
Similar

---

Shop online

●

---

\* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

## Custom questions

Below are the results of each custom question on the survey. The percentage of positive responses (major source/moderate source/minor source, strongly support/somewhat support, or essential/very important) is shown. By default, "don't know" responses are excluded, but may be added to the table using the response filter below.



## National benchmark tables

This table contains the comparisons of Ramsey's results to those from other communities. The first column shows the comparison of Ramsey's rating to the benchmark. Ramsey's results are noted as being "higher", "lower" or "similar" to the benchmark, meaning that the average rating given by Ramsey residents is statistically similar to or different than the benchmark. The second column is Ramsey's "percent positive." Most commonly, the percent positive is the combination of the top two most positive response options (i.e., "excellent" and "good"). The third column is the rank assigned to Ramsey's rating among communities where a similar question was asked. The fourth column is the number of communities that asked a similar question. The fifth column shows the percentile for Ramsey's result -- that is what percent of surveyed communities had a lower rating than Ramsey.

			% positive	Rank	Number of communities	Percentile
<b>Please rate each of the following aspects of quality of life in Ramsey.</b>	Ramsey as a place to live	Similar	85%	245	356	32
	Your neighborhood as a place to live	Similar	88%	135	297	55
	Ramsey as a place to raise children	Similar	90%	175	356	51
	Ramsey as a place to work	Lower	44%	300	341	13
	Ramsey as a place to visit	Much lower	34%	269	285	6
	Ramsey as a place to retire	Similar	59%	242	343	30
	The overall quality of life in Ramsey	Similar	78%	264	393	33
	Sense of community	Similar	50%	247	296	17
<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Overall economic health of Ramsey	Similar	59%	184	270	32
	Overall quality of the transportation system (auto, bicycle, foot, bus) i..	Similar	61%	212	272	23
	Overall design or layout of Ramsey's residential and commercial areas ..	Similar	55%	193	265	28
	Overall quality of the utility infrastructure in Ramsey (water, sewer, s..	Similar	69%	32	50	37
	Overall feeling of safety in Ramsey	Similar	84%	191	338	44
	Overall quality of natural environment in Ramsey	Similar	81%	148	275	47
	Overall quality of parks and recreation opportunities	Similar	77%	39	50	24
	Overall health and wellness opportunities in Ramsey	Similar	65%	191	267	29
	Overall opportunities for education, culture and the arts	Lower	37%	251	266	6
	Residents' connection and engagement with their community	Lower	38%	45	50	11
<b>Please indicate how likely or unlikely you are to do each of the following.</b>	Recommend living in Ramsey to someone who asks	Similar	81%	207	282	27
	Remain in Ramsey for the next five years	Similar	82%	185	275	33
<b>Please rate how safe or unsafe you feel:</b>	In your neighborhood during the day	Similar	96%	113	325	66
	In Ramsey's downtown/commercial area during the day	Similar	93%	107	304	65

<b>Please rate how safe or unsafe you feel:</b>	From property crime	Similar	81%	28	62	55
	From violent crime	Similar	91%	17	62	73
	From fire, flood or other natural disaster	Similar	91%	5	50	91
<b>Please rate the job you feel the Ramsey community does at each of the following.</b>	Making all residents feel welcome	Similar	64%	35	50	31
	Attracting people from diverse backgrounds	Similar	58%	32	50	37
	Valuing/respecting residents from diverse backgrounds	Similar	60%	41	50	19
	Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	Similar	56%	34	50	33
<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Overall quality of business and service establishments in Ramsey	Lower	53%	240	273	13
	Variety of business and service establishments in Ramsey	Much lower	31%	48	49	3
	Vibrancy of downtown/commercial area	Lower	29%	219	251	13
	Employment opportunities	Similar	27%	236	298	21
	Shopping opportunities	Much lower	14%	277	286	4
	Cost of living in Ramsey	Similar	45%	113	268	58
<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Overall image or reputation of Ramsey	Similar	60%	251	333	25
	Traffic flow on major streets	Similar	59%	91	312	71
	Ease of public parking	Higher	82%	23	236	91
	Ease of travel by car in Ramsey	Similar	82%	57	298	81
	Ease of travel by public transportation in Ramsey	Similar	46%	83	243	66
	Ease of travel by bicycle in Ramsey	Higher	71%	61	299	80
	Ease of walking in Ramsey	Similar	74%	108	299	64
	Well-planned residential growth	Similar	47%	39	52	26
	Well-planned commercial growth	Lower	33%	45	52	14
	Well-designed neighborhoods	Similar	50%	42	52	20
	Preservation of the historical or cultural character of the community	Lower	39%	47	48	3
	Public places where people want to spend time	Lower	41%	241	260	8
	Variety of housing options	Similar	64%	82	276	71
	Availability of affordable quality housing	Higher	51%	51	295	83
	Overall quality of new development in Ramsey	Similar	56%	193	286	33
	Overall appearance of Ramsey	Similar	62%	239	327	28
	Cleanliness of Ramsey	Similar	80%	143	299	53
Water resources (beaches, lakes, ponds, riverways, etc.)	Similar	55%	36	46	22	

<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Air quality	Similar	90%	68	252	74
	Availability of paths and walking trails	Higher	84%	66	295	78
	Fitness opportunities (including exercise classes and paths or trails, et..	Similar	69%	160	256	38
	Recreational opportunities	Lower	55%	238	285	17
	Availability of affordable quality food	Lower	46%	232	251	8
	Availability of affordable quality health care	Similar	63%	130	265	51
	Availability of preventive health services	Similar	62%	146	246	41
	Availability of affordable quality mental health care	Similar	47%	111	243	55
	Opportunities to attend cultural/arts/music activities	Lower	37%	254	284	11
	Community support for the arts	Lower	38%	46	50	9
	Availability of affordable quality childcare/preschool	Similar	49%	159	261	40
	K-12 education	Similar	66%	178	261	32
	Adult educational opportunities	Similar	45%	197	251	22
	Sense of civic/community pride	Lower	50%	42	50	17
	Neighborliness of residents in Ramsey	Similar	65%	155	262	41
	Opportunities to participate in social events and activities	Lower	45%	243	266	9
	Opportunities to attend special events and festivals	Lower	53%	243	274	12
	Opportunities to volunteer	Lower	52%	252	266	6
	Opportunities to participate in community matters	Similar	51%	242	271	11
	Openness and acceptance of the community toward people of diverse ..	Similar	53%	241	292	18
<b>Please indicate whether or not you have done each of the following in the last 12 months.</b>	Contacted the City of Ramsey (in-person, phone, email or web) for help..	Similar	50%	86	320	74
	Contacted Ramsey elected officials (in-person, phone, email or web) to..	Similar	16%	163	259	38
	Attended a local public meeting (of local elected officials like City Coun..	Similar	15%	225	263	15
	Watched (online or on television) a local public meeting	Similar	24%	106	238	56
	Volunteered your time to some group/activity in Ramsey	Much lower	16%	262	267	2
	Campaigned or advocated for a local issue, cause or candidate	Lower	10%	245	249	2
	Voted in your most recent local election	Higher	87%	7	50	87
	Used bus, rail, subway or other public transportation instead of driving	Similar	19%	96	224	58
	Carpooled with other adults or children instead of driving alone	Similar	35%	216	254	15
	Walked or biked instead of driving	Similar	53%	156	260	41
<b>Please rate the quality of each of the following</b>	Public information services	Similar	66%	193	276	31

**Please rate the quality of each of the following services in Ramsey.**

Economic development	Similar	46%	213	276	23
Traffic enforcement	Similar	70%	139	335	59
Traffic signal timing	Similar	54%	140	261	47
Street repair	Lower	29%	273	322	16
Street cleaning	Similar	56%	197	286	32
Street lighting	Similar	60%	201	316	37
Snow removal	Similar	65%	133	248	47
Sidewalk maintenance	Similar	65%	118	287	60
Bus or transit services	Similar	49%	127	235	46
Land use, planning and zoning	Similar	37%	238	287	18
Code enforcement (weeds, abandoned buildings, etc.)	Similar	55%	151	340	56
Affordable high-speed internet access	Similar	55%	23	47	52
Garbage collection	Similar	85%	174	313	45
Drinking water	Lower	59%	237	281	16
Sewer services	Similar	76%	206	284	28
Storm water management (storm drainage, dams, levees, etc.)	Similar	73%	143	312	55
Power (electric and/or gas) utility	Similar	79%	116	192	40
Utility billing	Similar	73%	153	237	36
Police/Sheriff services	Similar	90%	157	382	60
Crime prevention	Similar	82%	124	337	64
Animal control	Similar	79%	104	300	66
Ambulance or emergency medical services	Similar	89%	237	302	22
Fire services	Similar	89%	240	330	28
Fire prevention and education	Similar	82%	157	275	44
Emergency preparedness (services that prepare the community for na..	Similar	66%	177	276	36
Preservation of natural areas (open space, farmlands and greenbelts)	Similar	56%	179	255	30
Ramsey open space	Similar	61%	136	246	45
Recycling	Similar	80%	168	320	48
Yard waste pick-up	Similar	74%	156	259	41
City parks	Similar	78%	204	295	32
Recreation programs or classes	Lower	54%	253	293	14

<b>Please rate the quality of each of the following services in Ramsey.</b>	Recreation centers or facilities	Lower	47%	252	268	6
	Health services	Similar	71%	143	231	39
	Public library services	Lower	69%	282	294	5
	Overall customer service by Ramsey employees (police, receptionists, ..	Similar	84%	81	351	77
<b>Please rate the following categories of Ramsey government performance.</b>	The value of services for the taxes paid to Ramsey	Similar	42%	281	357	22
	The overall direction that Ramsey is taking	Lower	41%	280	308	10
	The job Ramsey government does at welcoming resident involvement	Similar	46%	236	309	24
	Overall confidence in Ramsey government	Similar	48%	201	270	26
	Generally acting in the best interest of the community	Similar	53%	203	274	26
	Being honest	Similar	58%	156	266	42
	Being open and transparent to the public	Similar	55%	35	50	31
	Informing residents about issues facing the community	Similar	51%	33	55	42
	Treating all residents fairly	Similar	59%	128	269	53
	Treating residents with respect	Similar	63%	30	50	41
<b>Overall, how would you rate the quality of the services provided by each ..</b>	The City of Ramsey	Similar	67%	275	360	24
	The Federal Government	Similar	42%	121	254	53
<b>Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.</b>	Overall economic health of Ramsey	Similar	88%	201	246	18
	Overall quality of the transportation system (auto, bicycle, foot, bus) i..	Lower	67%	211	246	14
	Overall design or layout of Ramsey's residential and commercial areas ..	Lower	67%	223	246	9
	Overall quality of the utility infrastructure in Ramsey (water, sewer, s..	Lower	81%	49	50	3
	Overall feeling of safety in Ramsey	Similar	86%	193	246	21
	Overall quality of natural environment in Ramsey	Similar	80%	136	246	45
	Overall quality of parks and recreation opportunities	Similar	76%	33	50	35
	Overall health and wellness opportunities in Ramsey	Lower	66%	222	245	9
	Overall opportunities for education, culture and the arts	Much lower	61%	241	246	2
Residents' connection and engagement with their community	Much lower	61%	245	247	1	
<b>In general, how many times do you:</b>	Access the internet from your home using a computer, laptop or tablet..	Similar	95%	1	50	99
	Access the internet from your cell phone	Similar	93%	3	50	95
	Visit social media sites such as Facebook, Twitter, WhatsApp, etc.	Similar	78%	8	50	85
	Use or check email	Similar	92%	18	50	65
	Share your opinions online	Similar	18%	15	50	71

<b>In general, how many times do you:</b>	Shop online	Similar	29%	7	50	87
	Would you say that in general your health is:	Similar	98%	42	255	84
	What impact, if any, do you think the economy will have on your family..	Lower	19%	235	258	9

## Custom benchmark tables

This table contains the comparisons of results to those from other communities in Minnesota and Wisconsin with populations similar to Ramsey. The first column shows the comparison of Ramsey’s rating to the benchmark. The results are noted as being “higher”, “lower” or “similar” to the benchmark, meaning that the average rating given by Ramsey residents is statistically similar to or different than the benchmark. The second column is Ramsey’s “percent positive.” Most commonly, the percent positive is the combination of the top two most positive response options (i.e., “excellent” and “good”). The third column is the rank assigned to Ramsey’s rating among communities where a similar question was asked. The fourth column is the number of communities that asked a similar question. The fifth column shows the percentile for Ramsey’s result -- that is what percent of surveyed communities had a lower rating than Ramsey.

			% positive	Rank	Number of communities	Percentile
<b>Please rate each of the following aspects of quality of life in Ramsey.</b>	Ramsey as a place to live	Similar	85%	14	16	18
	Your neighborhood as a place to live	Similar	88%	11	16	36
	Ramsey as a place to raise children	Similar	90%	9	16	48
	Ramsey as a place to work	Lower	44%	16	16	6
	Ramsey as a place to visit	Lower	34%	16	15	1
	Ramsey as a place to retire	Similar	59%	16	16	6
	The overall quality of life in Ramsey	Similar	78%	16	19	16
	Sense of community	Lower	50%	18	17	1
<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Overall economic health of Ramsey	Similar	59%	13	15	19
	Overall quality of the transportation system (auto, bicycle, foot, bus) i..	Lower	61%	15	15	7
	Overall design or layout of Ramsey’s residential and commercial areas ..	Lower	55%	16	15	1
	Overall quality of the utility infrastructure in Ramsey (water, sewer, s..	Lower	69%	8	7	1
	Overall feeling of safety in Ramsey	Similar	84%	12	19	41
	Overall quality of natural environment in Ramsey	Similar	81%	13	16	24
	Overall quality of parks and recreation opportunities	Similar	77%	8	7	1
	Overall health and wellness opportunities in Ramsey	Similar	65%	14	15	13
	Overall opportunities for education, culture and the arts	Lower	37%	16	15	1
	Residents’ connection and engagement with their community	Lower	38%	8	7	1
<b>Please indicate how likely or unlikely you are to do each of the following.</b>	Recommend living in Ramsey to someone who asks	Similar	81%	15	16	12
	Remain in Ramsey for the next five years	Similar	82%	12	15	26
<b>Please rate how safe or unsafe you feel:</b>	In your neighborhood during the day	Similar	96%	10	16	42
	In Ramsey’s downtown/commercial area during the day	Similar	93%	9	15	44

<b>Please rate how safe or unsafe you feel:</b>	From property crime	Similar	81%	3	8	67
	From violent crime	Similar	91%	2	8	78
	From fire, flood or other natural disaster	Similar	91%	2	7	76
<b>Please rate the job you feel the Ramsey community does at each of the following.</b>	Making all residents feel welcome	Similar	64%	6	7	26
	Attracting people from diverse backgrounds	Similar	58%	5	7	38
	Valuing/respecting residents from diverse backgrounds	Similar	60%	6	7	26
	Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	Similar	56%	8	7	1
<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Overall quality of business and service establishments in Ramsey	Lower	53%	16	16	6
	Variety of business and service establishments in Ramsey	Much lower	31%	8	7	1
	Vibrancy of downtown/commercial area	Lower	29%	16	15	1
	Employment opportunities	Lower	27%	17	16	1
	Shopping opportunities	Much lower	14%	17	16	1
	Cost of living in Ramsey	Similar	45%	10	15	38
<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Overall image or reputation of Ramsey	Similar	60%	14	16	18
	Traffic flow on major streets	Similar	59%	15	17	17
	Ease of public parking	Similar	82%	5	14	67
	Ease of travel by car in Ramsey	Similar	82%	13	16	24
	Ease of travel by public transportation in Ramsey	Similar	46%	6	14	61
	Ease of travel by bicycle in Ramsey	Similar	71%	11	16	36
	Ease of walking in Ramsey	Similar	74%	13	16	24
	Well-planned residential growth	Lower	47%	8	7	1
	Well-planned commercial growth	Lower	33%	8	7	1
	Well-designed neighborhoods	Lower	50%	7	6	1
	Preservation of the historical or cultural character of the community	Much lower	39%	8	7	1
	Public places where people want to spend time	Lower	41%	15	14	1
	Variety of housing options	Similar	64%	9	16	48
	Availability of affordable quality housing	Similar	51%	6	16	65
	Overall quality of new development in Ramsey	Similar	56%	16	16	6
	Overall appearance of Ramsey	Lower	62%	18	17	1
	Cleanliness of Ramsey	Similar	80%	11	17	39
	Water resources (beaches, lakes, ponds, riverways, etc.)	Similar	55%	8	7	1
	Air quality	Similar	90%	8	15	51

<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Availability of paths and walking trails	Similar	84%	7	17	62
	Fitness opportunities (including exercise classes and paths or trails, et..	Similar	69%	16	15	1
	Recreational opportunities	Lower	55%	17	16	1
	Availability of affordable quality food	Lower	46%	15	15	7
	Availability of affordable quality health care	Similar	63%	12	15	26
	Availability of preventive health services	Similar	62%	15	15	7
	Availability of affordable quality mental health care	Similar	47%	10	15	38
	Opportunities to attend cultural/arts/music activities	Lower	37%	17	16	1
	Community support for the arts	Lower	38%	8	7	1
	Availability of affordable quality childcare/preschool	Similar	49%	15	15	7
	K-12 education	Lower	66%	14	16	18
	Adult educational opportunities	Lower	45%	16	15	1
	Sense of civic/community pride	Lower	50%	8	7	1
	Neighborliness of residents in Ramsey	Similar	65%	10	15	34
	Opportunities to participate in social events and activities	Lower	45%	16	15	1
	Opportunities to attend special events and festivals	Lower	53%	15	15	7
	Opportunities to volunteer	Lower	52%	17	16	1
	Opportunities to participate in community matters	Similar	51%	16	15	1
	Openness and acceptance of the community toward people of diverse ..	Similar	53%	14	16	18
<b>Please indicate whether or not you have done each of the following in the last 12 months.</b>	Contacted the City of Ramsey (in-person, phone, email or web) for help..	Similar	50%	2	16	89
	Contacted Ramsey elected officials (in-person, phone, email or web) to..	Similar	16%	7	15	57
	Attended a local public meeting (of local elected officials like City Coun..	Similar	15%	13	16	24
	Watched (online or on television) a local public meeting	Similar	24%	7	16	59
	Volunteered your time to some group/activity in Ramsey	Lower	16%	16	16	6
	Campaigned or advocated for a local issue, cause or candidate	Similar	10%	14	15	13
	Voted in your most recent local election	Higher	87%	1	7	88
	Used bus, rail, subway or other public transportation instead of driving	Similar	19%	6	13	58
	Carpooled with other adults or children instead of driving alone	Similar	35%	13	14	14
	Walked or biked instead of driving	Lower	53%	14	14	7
<b>Please rate the quality of each of the following services in Ramsey.</b>	Public information services	Similar	66%	16	16	6
	Economic development	Lower	46%	17	17	6
	Traffic enforcement	Similar	70%	13	17	28

Please rate the quality of each of the following services in Ramsey.

Traffic signal timing	Similar	54%	17	16	1
Street repair	Much lower	29%	21	20	1
Street cleaning	Lower	56%	16	16	6
Street lighting	Similar	60%	19	18	1
Snow removal	Similar	65%	21	22	9
Sidewalk maintenance	Similar	65%	15	17	17
Bus or transit services	Similar	49%	8	12	39
Land use, planning and zoning	Lower	37%	17	16	1
Code enforcement (weeds, abandoned buildings, etc.)	Similar	55%	15	20	29
Affordable high-speed internet access	Similar	55%	6	7	26
Garbage collection	Similar	85%	12	16	30
Drinking water	Lower	59%	15	16	12
Sewer services	Similar	76%	17	16	1
Storm water management (storm drainage, dams, levees, etc.)	Similar	73%	17	19	16
Power (electric and/or gas) utility	Similar	79%	13	12	1
Utility billing	Similar	73%	15	14	1
Police/Sheriff services	Similar	90%	13	19	36
Crime prevention	Similar	82%	8	17	56
Animal control	Similar	79%	15	19	26
Ambulance or emergency medical services	Similar	89%	16	16	6
Fire services	Similar	89%	19	19	6
Fire prevention and education	Similar	82%	15	16	12
Emergency preparedness (services that prepare the community for na..	Similar	66%	13	14	14
Preservation of natural areas (open space, farmlands and greenbelts)	Lower	56%	16	15	1
Ramsey open space	Similar	61%	15	15	7
Recycling	Similar	80%	16	18	16
Yard waste pick-up	Similar	74%	8	14	47
City parks	Similar	78%	17	16	1
Recreation programs or classes	Lower	54%	18	17	1
Recreation centers or facilities	Lower	47%	17	16	1
Health services	Similar	71%	13	14	14
Public library services	Lower	69%	18	17	1

<b>each of the following services in Ramsey.</b>	Overall customer service by Ramsey employees (police, receptionists, ..	Similar	84%	7	17	62
<b>Please rate the following categories of Ramsey government performance.</b>	The value of services for the taxes paid to Ramsey	Lower	42%	19	19	1
	The overall direction that Ramsey is taking	Lower	41%	16	16	6
	The job Ramsey government does at welcoming resident involvement	Similar	46%	17	17	6
	Overall confidence in Ramsey government	Lower	48%	15	15	7
	Generally acting in the best interest of the community	Lower	53%	15	15	7
	Being honest	Similar	58%	14	15	13
	Being open and transparent to the public	Lower	55%	8	7	1
	Informing residents about issues facing the community	Similar	51%	7	7	13
	Treating all residents fairly	Similar	59%	13	15	19
	Treating residents with respect	Similar	63%	8	7	1
<b>Overall, how would you rate the quality of the services provided by each ..</b>	The City of Ramsey	Lower	67%	19	18	1
	The Federal Government	Similar	42%	11	15	32
<b>Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.</b>	Overall economic health of Ramsey	Similar	88%	8	15	51
	Overall quality of the transportation system (auto, bicycle, foot, bus) i..	Similar	67%	10	15	38
	Overall design or layout of Ramsey's residential and commercial areas ..	Similar	67%	12	15	26
	Overall quality of the utility infrastructure in Ramsey (water, sewer, s..	Similar	81%	7	7	13
	Overall feeling of safety in Ramsey	Similar	86%	13	15	19
	Overall quality of natural environment in Ramsey	Similar	80%	7	15	57
	Overall quality of parks and recreation opportunities	Similar	76%	6	7	26
	Overall health and wellness opportunities in Ramsey	Similar	66%	16	15	1
	Overall opportunities for education, culture and the arts	Similar	61%	16	15	1
	Residents' connection and engagement with their community	Similar	61%	16	15	1
<b>In general, how many times do you:</b>	Access the internet from your home using a computer, laptop or tablet..	Similar	95%	1	7	88
	Access the internet from your cell phone	Similar	93%	1	7	88
	Visit social media sites such as Facebook, Twitter, WhatsApp, etc.	Similar	78%	2	7	76
	Use or check email	Similar	92%	4	7	51
	Share your opinions online	Similar	18%	1	7	88
	Shop online	Higher	29%	1	7	88
	Would you say that in general your health is:	Similar	98%	3	15	82
	What impact, if any, do you think the economy will have on your family..	Similar	19%	11	15	32

## Complete set of frequencies



































This dashboard contains a complete set of responses to each question on the survey. By default, "Don't know" responses are excluded, but may be added to the table using the response filter to the right. When a table for a question that only permitted a single response does not total to exactly 100%, it is due to the common practice of percentages being rounded to the nearest whole number.

In which category is your age?	18-24 years	4%	
	25-34 years	27%	
	35-44 years	21%	
	45-54 years	20%	
	55-64 years	12%	
	65-74 years	11%	
	75 years or older	6%	
What is your gender?	Female	50%	
	Male	50%	
	Identify in another way	0%	
Which best describes the building you live in?	One family house detached from any other houses	82%	
	Building with two or more homes (duplex, townhome, apa..	17%	
	Other	0%	
Do you rent or own your home?	Rent	13%	
	Own	87%	
<b>Please rate each of the following aspects of quality of life in Ramsey.</b>	Ramsey as a place to live	Excellent	25%
		Good	61%
		Fair	13%
		Poor	1%
Your neighborhood as a place to live	Excellent	41%	
	Good	46%	
	Fair	10%	
	Poor	2%	
Ramsey as a place to raise children	Excellent	31%	
	Good	58%	
	Fair	9%	
	Poor	2%	
Ramsey as a place to work	Excellent	9%	
	Good	36%	
	Fair	35%	
	Poor	21%	
Ramsey as a place to visit	Excellent	7%	





































<b>Please rate each of the following aspects of quality of life in Ramsey.</b>	Ramsey as a place to visit	Good		27%
		Fair		39%
		Poor		26%
	Ramsey as a place to retire	Excellent		17%
		Good		42%
		Fair		25%
		Poor		16%
	The overall quality of life in Ramsey	Excellent		18%
		Good		60%
		Fair		20%
		Poor		2%
	Sense of community	Excellent		7%
Good			43%	
Fair			38%	
Poor			12%	
<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Overall economic health of Ramsey	Excellent		5%
		Good		54%
		Fair		35%
		Poor		6%
	Overall quality of the transportation system (auto, bicycle, foot, bus) in Ramsey	Excellent		17%
		Good		44%
		Fair		28%
		Poor		11%
	Overall design or layout of Ramsey's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	Excellent		8%
		Good		47%
		Fair		32%
		Poor		12%
	Overall quality of the utility infrastructure in Ramsey (water, sewer, storm water, electric/gas)	Excellent		13%
		Good		56%
		Fair		24%
		Poor		7%
	Overall feeling of safety in Ramsey	Excellent		26%
		Good		59%
Fair			13%	
Poor			3%	
Overall quality of natural environment in Ramsey	Excellent		26%	

<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Overall quality of natural environment in Ramsey	Good		55%
		Fair		16%
		Poor		2%
	Overall quality of parks and recreation opportunities	Excellent		26%
		Good		51%
		Fair		19%
		Poor		4%
	Overall health and wellness opportunities in Ramsey	Excellent		13%
		Good		52%
		Fair		28%
		Poor		7%
	Overall opportunities for education, culture and the arts	Excellent		5%
Good			33%	
Fair			44%	
Poor			18%	
Residents' connection and engagement with their community	Excellent		5%	
	Good		33%	
	Fair		47%	
	Poor		15%	
<b>Please indicate how likely or unlikely you are to do each of the following.</b>	Recommend living in Ramsey to someone who asks	Very likely		38%
		Somewhat likely		43%
		Somewhat unlikely		13%
		Very unlikely		6%
	Remain in Ramsey for the next five years	Very likely		58%
		Somewhat likely		24%
		Somewhat unlikely		10%
		Very unlikely		8%
<b>Please rate how safe or unsafe you feel:</b>	In your neighborhood during the day	Very safe		78%
		Somewhat safe		18%
		Neither safe nor unsafe		2%
		Somewhat unsafe		1%
	In Ramsey's downtown/commercial area during the day	Very safe		69%
		Somewhat safe		24%
		Neither safe nor unsafe		7%
		Somewhat unsafe		0%
	From property crime	Very safe		35%





































<b>Please rate how safe or unsafe you feel:</b>	From property crime	Somewhat safe		47%
		Neither safe nor unsafe		10%
		Somewhat unsafe		8%
		Very unsafe		1%
	From violent crime	Very safe		66%
		Somewhat safe		26%
		Neither safe nor unsafe		6%
		Somewhat unsafe		2%
		Very unsafe		0%
	From fire, flood or other natural disaster	Very safe		62%
		Somewhat safe		29%
		Neither safe nor unsafe		9%
		Somewhat unsafe		0%
Very unsafe			0%	
<b>Please rate the job you feel the Ramsey community does at each of the following.</b>	Making all residents feel welcome	Excellent		16%
		Good		48%
		Fair		28%
		Poor		8%
	Attracting people from diverse backgrounds	Excellent		13%
		Good		45%
		Fair		29%
		Poor		13%
	Valuing/respecting residents from diverse backgrounds	Excellent		15%
		Good		46%
		Fair		25%
		Poor		15%
	Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	Excellent		14%
		Good		42%
		Fair		31%
		Poor		14%
<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Overall quality of business and service establishments in Ramsey	Excellent		7%
		Good		46%
		Fair		27%
		Poor		20%
	Variety of business and service establishments in Ramsey	Excellent		5%
		Good		26%

<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Variety of business and service establishments in Ramsey	Fair		36%
		Poor		34%
Vibrancy of downtown/commercial area	Excellent		2%	
	Good		28%	
	Fair		36%	
	Poor		34%	
Employment opportunities	Excellent		1%	
	Good		26%	
	Fair		47%	
	Poor		26%	
Shopping opportunities	Excellent		1%	
	Good		13%	
	Fair		31%	
	Poor		55%	
Cost of living in Ramsey	Excellent		11%	
	Good		35%	
	Fair		41%	
	Poor		13%	
Overall image or reputation of Ramsey	Excellent		10%	
	Good		50%	
	Fair		31%	
	Poor		9%	
<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Traffic flow on major streets	Excellent		11%
		Good		48%
		Fair		29%
		Poor		12%
Ease of public parking	Excellent		23%	
	Good		59%	
	Fair		17%	
	Poor		2%	
Ease of travel by car in Ramsey	Excellent		28%	
	Good		54%	
	Fair		13%	
	Poor		5%	
Ease of travel by public transportation in Ramsey	Excellent		16%	
	Good		30%	





































Please rate each of the following characteristics as they relate to Ramsey as a whole.





































Ease of travel by public transportation in Ramsey	Fair		26%
	Poor		28%
Ease of travel by bicycle in Ramsey	Excellent		21%
	Good		50%
	Fair		21%
	Poor		8%
Ease of walking in Ramsey	Excellent		25%
	Good		49%
	Fair		19%
	Poor		7%
Well-planned residential growth	Excellent		6%
	Good		41%
	Fair		33%
	Poor		21%
Well-planned commercial growth	Excellent		5%
	Good		28%
	Fair		35%
	Poor		31%
Well-designed neighborhoods	Excellent		5%
	Good		45%
	Fair		38%
	Poor		11%
Preservation of the historical or cultural character of the community	Excellent		6%
	Good		34%
	Fair		34%
	Poor		26%
Public places where people want to spend time	Excellent		9%
	Good		33%
	Fair		35%
	Poor		24%
Variety of housing options	Excellent		13%
	Good		51%
	Fair		29%
	Poor		7%
Availability of affordable quality housing	Excellent		13%
	Good		39%

Please rate each of the following characteristics as they relate to Ramsey as a whole.

Availability of affordable quality housing	Fair		37%
	Poor		11%
Overall quality of new development in Ramsey	Excellent		10%
	Good		47%
	Fair		26%
	Poor		18%
Overall appearance of Ramsey	Excellent		13%
	Good		49%
	Fair		32%
	Poor		6%
Cleanliness of Ramsey	Excellent		24%
	Good		57%
	Fair		17%
	Poor		2%
Water resources (beaches, lakes, ponds, riverways, etc.)	Excellent		13%
	Good		41%
	Fair		29%
	Poor		16%
Air quality	Excellent		35%
	Good		54%
	Fair		9%
	Poor		1%
Availability of paths and walking trails	Excellent		36%
	Good		49%
	Fair		11%
	Poor		4%
Fitness opportunities (including exercise classes and paths or trails, etc.)	Excellent		19%
	Good		50%
	Fair		24%
	Poor		7%
Recreational opportunities	Excellent		12%
	Good		44%
	Fair		31%
	Poor		14%
Availability of affordable quality food	Excellent		11%
	Good		36%





































Please rate each of the following characteristics as they relate to Ramsey as a whole.

Availability of affordable quality food	Fair		30%
	Poor		23%
Availability of affordable quality health care	Excellent		17%
	Good		46%
	Fair		30%
	Poor		7%
Availability of preventive health services	Excellent		15%
	Good		48%
	Fair		28%
	Poor		9%
Availability of affordable quality mental health care	Excellent		12%
	Good		36%
	Fair		31%
	Poor		21%
Opportunities to attend cultural/arts/music activities	Excellent		10%
	Good		27%
	Fair		37%
	Poor		26%
Community support for the arts	Excellent		9%
	Good		29%
	Fair		33%
	Poor		29%
Availability of affordable quality childcare/preschool	Excellent		7%
	Good		43%
	Fair		33%
	Poor		18%
K-12 education	Excellent		18%
	Good		49%
	Fair		24%
	Poor		9%
Adult educational opportunities	Excellent		10%
	Good		36%
	Fair		34%
	Poor		20%
Sense of civic/community pride	Excellent		7%
	Good		43%




































<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Sense of civic/community pride	Fair		33%
		Poor		17%
	Neighborliness of residents in Ramsey	Excellent		12%
		Good		53%
		Fair		25%
		Poor		10%
	Opportunities to participate in social events and activities	Excellent		6%
		Good		40%
		Fair		38%
		Poor		17%
	Opportunities to attend special events and festivals	Excellent		11%
		Good		42%
		Fair		32%
		Poor		15%
	Opportunities to volunteer	Excellent		12%
		Good		40%
Fair			35%	
Poor			13%	
Opportunities to participate in community matters	Excellent		10%	
	Good		41%	
	Fair		34%	
	Poor		15%	
Openness and acceptance of the community toward people of diverse backgrounds	Excellent		12%	
	Good		41%	
	Fair		30%	
	Poor		17%	
<b>Please indicate whether or not you have done each of the following in the last 12 months.</b>	Contacted the City of Ramsey (in-person, phone, email or web) for help or information	No		49%
		Yes		51%
	Contacted Ramsey elected officials (in-person, phone, email or web) to express your opinion	No		85%
		Yes		15%
	Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HO..	No		86%
		Yes		14%
	Watched (online or on television) a local public meeting	No		77%
		Yes		23%
	Volunteered your time to some group/activity in Ramsey	No		84%
		Yes		16%

<b>Please indicate whether or not you have done each of the following in the last 12 months.</b>	Campaigned or advocated for a local issue, cause or candidate	No	96%	
		Yes	10%	
	Voted in your most recent local election	No	13%	
		Yes	87%	
	Used bus, rail, subway or other public transportation instead of driving	No	81%	
		Yes	19%	
	Carpooled with other adults or children instead of driving alone	No	66%	
		Yes	34%	
	Walked or biked instead of driving	No	47%	
		Yes	53%	
	<b>Please rate the quality of each of the following services in Ramsey.</b>	Public information services	Excellent	10%
			Good	56%
Fair			27%	
Poor			6%	
Economic development		Excellent	5%	
		Good	41%	
		Fair	33%	
		Poor	21%	
Traffic enforcement		Excellent	14%	
		Good	56%	
		Fair	23%	
		Poor	7%	
Traffic signal timing		Excellent	8%	
		Good	46%	
		Fair	32%	
		Poor	14%	
Street repair	Excellent	3%		
	Good	26%		
	Fair	30%		
	Poor	40%		
Street cleaning	Excellent	11%		
	Good	45%		
	Fair	30%		
	Poor	13%		
Street lighting	Excellent	10%		
	Good	50%		





































Please rate the quality of each of the following services in Ramsey.



































Street lighting	Fair		25%
	Poor		15%
Snow removal	Excellent		19%
	Good		46%
	Fair		26%
	Poor		9%
Sidewalk maintenance	Excellent		11%
	Good		54%
	Fair		25%
	Poor		10%
Bus or transit services	Excellent		15%
	Good		34%
	Fair		30%
	Poor		22%
Land use, planning and zoning	Excellent		6%
	Good		32%
	Fair		34%
	Poor		29%
Code enforcement (weeds, abandoned buildings, etc.)	Excellent		13%
	Good		42%
	Fair		27%
	Poor		18%
Affordable high-speed internet access	Excellent		18%
	Good		36%
	Fair		22%
	Poor		23%
Garbage collection	Excellent		31%
	Good		55%
	Fair		12%
	Poor		2%
Drinking water	Excellent		13%
	Good		46%
	Fair		22%
	Poor		19%
Sewer services	Excellent		18%
	Good		58%



































Please rate the quality of each of the following services in Ramsey.

Sewer services	Fair		18%
	Poor		6%
Storm water management (storm drainage, dams, levees, etc.)	Excellent		16%
	Good		57%
	Fair		19%
	Poor		8%
Power (electric and/or gas) utility	Excellent		26%
	Good		54%
	Fair		15%
	Poor		6%
Utility billing	Excellent		13%
	Good		60%
	Fair		17%
	Poor		10%
Police/Sheriff services	Excellent		32%
	Good		58%
	Fair		8%
	Poor		2%
Crime prevention	Excellent		20%
	Good		62%
	Fair		15%
	Poor		2%
Animal control	Excellent		14%
	Good		65%
	Fair		15%
	Poor		6%
Ambulance or emergency medical services	Excellent		25%
	Good		65%
	Fair		9%
	Poor		1%
Fire services	Excellent		37%
	Good		52%
	Fair		9%
	Poor		2%
Fire prevention and education	Excellent		24%
	Good		58%

Please rate the quality of each of the following services in Ramsey.

Fire prevention and education	Fair		16%
	Poor		2%
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	Excellent		14%
	Good		52%
	Fair		21%
	Poor		13%
Preservation of natural areas (open space, farmlands and greenbelts)	Excellent		16%
	Good		41%
	Fair		25%
	Poor		18%
Ramsey open space	Excellent		16%
	Good		46%
	Fair		28%
	Poor		10%
Recycling	Excellent		27%
	Good		54%
	Fair		16%
	Poor		4%
Yard waste pick-up	Excellent		28%
	Good		47%
	Fair		17%
	Poor		8%
City parks	Excellent		26%
	Good		52%
	Fair		18%
	Poor		4%
Recreation programs or classes	Excellent		12%
	Good		43%
	Fair		31%
	Poor		14%
Recreation centers or facilities	Excellent		9%
	Good		38%
	Fair		30%
	Poor		23%
Health services	Excellent		11%
	Good		60%

<b>Please rate the quality of each of the following services in Ramsey.</b>	Health services	Fair		23%
		Poor		6%
	Public library services	Excellent		25%
		Good		44%
Fair			16%	
Poor			14%	
Overall customer service by Ramsey employees (police, receptionists, planners, etc.)	Excellent		34%	
	Good		51%	
	Fair		13%	
	Poor		3%	
<b>Please rate the following categories of Ramsey government performance.</b>	The value of services for the taxes paid to Ramsey	Excellent		4%
		Good		38%
		Fair		40%
		Poor		17%
The overall direction that Ramsey is taking	Excellent		4%	
	Good		37%	
	Fair		36%	
	Poor		23%	
The job Ramsey government does at welcoming resident involvement	Excellent		8%	
	Good		39%	
	Fair		32%	
	Poor		22%	
Overall confidence in Ramsey government	Excellent		6%	
	Good		43%	
	Fair		31%	
	Poor		20%	
Generally acting in the best interest of the community	Excellent		7%	
	Good		46%	
	Fair		26%	
	Poor		22%	
Being honest	Excellent		13%	
	Good		45%	
	Fair		26%	
	Poor		16%	
Being open and transparent to the public	Excellent		9%	
	Good		46%	

<b>Please rate the following categories of Ramsey government performance.</b>	Being open and transparent to the public	Fair		23%
		Poor		22%
	Informing residents about issues facing the community	Excellent		13%
		Good		38%
Fair			29%	
Poor			20%	
Treating all residents fairly	Excellent		16%	
	Good		43%	
	Fair		30%	
	Poor		11%	
Treating residents with respect	Excellent		22%	
	Good		41%	
	Fair		29%	
	Poor		8%	
<b>Overall, how would you rate the quality of the services provided by each of the following?</b>	The City of Ramsey	Excellent		11%
		Good		56%
		Fair		26%
		Poor		7%
	The Federal Government	Excellent		6%
		Good		36%
		Fair		38%
		Poor		20%
<b>Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.</b>	Overall economic health of Ramsey	Essential		40%
		Very important		48%
		Somewhat important		12%
		Not at all important		1%
	Overall quality of the transportation system (auto, bicycle, foot, bus) in Ramsey	Essential		26%
		Very important		42%
		Somewhat important		30%
		Not at all important		2%
	Overall design or layout of Ramsey's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	Essential		26%
		Very important		41%
		Somewhat important		31%
		Not at all important		3%
	Overall quality of the utility infrastructure in Ramsey (water, sewer, storm water, electric/gas)	Essential		34%
		Very important		47%

<b>Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.</b>	Overall quality of the utility infrastructure in Ramsey (water, sewer, storm water, electric/gas)	Somewhat important		17%
		Not at all important		2%
Overall feeling of safety in Ramsey	Essential		53%	
	Very important		33%	
	Somewhat important		12%	
	Not at all important		3%	
Overall quality of natural environment in Ramsey	Essential		39%	
	Very important		41%	
	Somewhat important		17%	
	Not at all important		3%	
Overall quality of parks and recreation opportunities	Essential		32%	
	Very important		44%	
	Somewhat important		22%	
	Not at all important		1%	
Overall health and wellness opportunities in Ramsey	Essential		21%	
	Very important		45%	
	Somewhat important		28%	
	Not at all important		5%	
Overall opportunities for education, culture and the arts	Essential		22%	
	Very important		40%	
	Somewhat important		31%	
	Not at all important		8%	
Residents' connection and engagement with their community	Essential		18%	
	Very important		43%	
	Somewhat important		35%	
	Not at all important		4%	
<b>To what extent are each of the following a source of information for you about Ramsey city government and its activities?</b>	City newsletter (Ramsey Resident)	Major source		56%
		Moderate source		27%
		Minor source		11%
		Not a source		6%
Local newspaper	Major source		7%	
	Moderate source		23%	
	Minor source		26%	
	Not a source		44%	
City website (www.cityoframsey.com)	Major source		16%	
	Moderate source		34%	

<b>To what extent are each of the following a source of information for you about Ramsey city government and its activities?</b>	City website (www.cityoframsey.com)	Minor source		32%
		Not a source		18%
	Word-of-mouth	Major source		15%
		Moderate source		33%
		Minor source		34%
		Not a source		19%
	Cable television (QCTV)	Major source		4%
		Moderate source		10%
		Minor source		17%
		Not a source		69%
	City employees	Major source		3%
		Moderate source		14%
		Minor source		28%
		Not a source		54%
	Public meetings	Major source		4%
		Moderate source		17%
Minor source			24%	
Not a source			55%	
City social media (e.g., Facebook, Twitter, Instagram)	Major source		18%	
	Moderate source		27%	
	Minor source		22%	
	Not a source		32%	
Video conference attendance of City meetings (e.g., Zoom, Microsoft Teams, etc.)	Major source		3%	
	Moderate source		12%	
	Minor source		15%	
	Not a source		69%	
<b>Please indicate to what extent you support or oppose the city investigating the following changes to new or existing amenities, each of which could accordingly result in a tax increase:</b>	Making improvements to existing/established parks	Strongly support		43%
		Somewhat support		39%
		Somewhat oppose		12%
		Strongly oppose		6%
	Building new parks	Strongly support		31%
		Somewhat support		35%
		Somewhat oppose		22%
		Strongly oppose		13%
	Making improvements to existing trails	Strongly support		43%
		Somewhat support		39%

<b>Please indicate to what extent you support or oppose the city investigating the following changes to new or existing amenities, each of which could accordingly result in a tax increase:</b>	Making improvements to existing trails	Somewhat oppose		13%
		Strongly oppose		6%
	Building new trails	Strongly support		36%
		Somewhat support		36%
		Somewhat oppose		19%
		Strongly oppose		9%
	Building a new community center	Strongly support		29%
		Somewhat support		35%
Somewhat oppose			16%	
Strongly oppose			20%	
<b>Please rate how important, if at all, you think each of the following priorities are for the City to focus on in the next five years:</b>	Balancing rural character and urban growth (development patterns)	Essential		34%
		Very important		36%
		Somewhat important		22%
		Not at all important		8%
	Creating an active community (parks, trails, open space, recreation)	Essential		31%
		Very important		37%
		Somewhat important		22%
		Not at all important		9%
	Creating a connected community (roads, trails, sidewalks, rail, transportation)	Essential		28%
		Very important		32%
		Somewhat important		32%
		Not at all important		8%
	Creating financial stability for the City (stable tax rates)	Essential		56%
		Very important		34%
		Somewhat important		9%
		Not at all important		1%
Providing quality public safety services (Police and Fire)	Essential		59%	
	Very important		34%	
	Somewhat important		6%	
	Not at all important		1%	
<b>In general, how many times do you:</b>	Access the internet from your home using a computer, laptop or tablet computer	Several times a day		85%
		Once a day		8%
		A few times a week		5%
		Every few weeks		0%
		Less often or never		3%
	Access the internet from your cell phone	Several times a day		90%

<b>In general, how many times do you:</b>	Access the internet from your cell phone	Once a day	3%
		A few times a week	3%
		Every few weeks	1%
		Less often or never	3%
Visit social media sites such as Facebook, Twitter, WhatsApp, etc.	Several times a day	66%	
	Once a day	12%	
	A few times a week	6%	
	Every few weeks	2%	
	Less often or never	15%	
Use or check email	Several times a day	77%	
	Once a day	15%	
	A few times a week	5%	
	Every few weeks	1%	
	Less often or never	2%	
Share your opinions online	Several times a day	12%	
	Once a day	6%	
	A few times a week	16%	
	Every few weeks	14%	
	Less often or never	52%	
Shop online	Several times a day	17%	
	Once a day	12%	
	A few times a week	34%	
	Every few weeks	25%	
	Less often or never	13%	
Would you say that in general your health is:	Excellent	23%	
	Good	22%	
	Very good	52%	
	Fair	2%	
	Poor	1%	
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Very positive	5%	
	Somewhat positive	14%	
	Neutral	52%	
	Somewhat negative	26%	
	Very negative	3%	
How many years have you lived in Ramsey?	Less than 2 years	12%	
	2-5 years	25%	

How many years have you lived in Ramsey?	6-10 years		18%
	11-20 years		16%
	More than 20 years		29%
About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?	Less than \$500		5%
	\$500 to \$999		9%
	\$1,000 to \$1,499		23%
	\$1,500 to \$1,999		38%
	\$2,000 to \$2,499		13%
	\$2,500 to \$2,999		8%
	\$3,000 to \$3,499		2%
	\$3,500 or more		3%
Do any children 17 or under live in your household?	No		55%
	Yes		45%
Are you or any other members of your household aged 65 or older?	No		81%
	Yes		19%
How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)	Less than \$25,000		4%
	\$25,000 to \$49,999		8%
	\$50,000 to \$74,999		11%
	\$75,000 to \$99,999		22%
	\$100,000 to \$149,999		34%
	\$150,000 or more		21%
Are you Spanish, Hispanic or Latino?	No, not Spanish, Hispanic or Latino		99%
	Yes, I consider myself to be Spanish, Hispanic or Latino		1%
What is your race? (Mark one or more races to indicate what race you consider yourself to be.)	American Indian or Alaskan Native		1%
	Asian, Asian Indian or Pacific Islander		2%
	Black or African American		2%
	Other		3%
	White		96%

## Full trends

This table contains the trends over time for the City of Ramsey. The combined 'percent positive' responses for each survey year are presented (e.g., 'excellent/good' or 'yes'). If an item was not included during an administration of the survey, no percentage will be shown in the table. If the difference between the 2018 and 2020 surveys is greater than seven percentage points, the change is statistically significant.

It is important to note that in 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

		2014	2016	2018	2020
<b>Please rate each of the following aspects of quality of life in Ramsey.</b>	Ramsey as a place to live	82%	87%	85%	85%
	Your neighborhood as a place to live	84%	87%	82%	88%
	Ramsey as a place to raise children	83%	87%	87%	90%
	Ramsey as a place to work	42%	49%	50%	44%
	Ramsey as a place to visit	35%	35%	39%	34%
	Ramsey as a place to retire	51%	48%	55%	59%
	The overall quality of life in Ramsey	72%	80%	81%	78%
	Sense of community	45%	51%	48%	50%
<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Overall economic health of Ramsey	50%	51%	54%	59%
	Overall quality of the transportation system (auto, bicycle, foot, bu..	68%	69%	69%	61%
	Overall design or layout of Ramsey's residential and commercial ar..	56%	56%	58%	55%
	Overall quality of the utility infrastructure in Ramsey (water, sewe..				69%
	Overall feeling of safety in Ramsey	90%	90%	90%	84%
	Overall quality of natural environment in Ramsey	84%	81%	84%	81%
	Overall quality of parks and recreation opportunities				77%
	Overall health and wellness opportunities in Ramsey	66%	63%	59%	65%
	Overall opportunities for education, culture and the arts	54%	52%	53%	37%
	Residents' connection and engagement with their community				38%
<b>Please indicate how likely or unlikely you are to do each of the following.</b>	Recommend living in Ramsey to someone who asks	82%	86%	84%	81%
	Remain in Ramsey for the next five years	85%	86%	86%	82%

<b>Please rate how safe or unsafe you feel:</b>	In your neighborhood during the day	94%	98%	97%	96%
	In Ramsey's downtown/commercial area during the day	94%	96%	96%	93%
	From property crime				81%
	From violent crime				91%
	From fire, flood or other natural disaster				91%
<b>Please rate the job you feel the Ramsey community does at each of the following.</b>	Making all residents feel welcome				64%
	Attracting people from diverse backgrounds				58%
	Valuing/respecting residents from diverse backgrounds				60%
	Taking care of vulnerable residents (elderly, disabled, homeless, et..				56%
<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Overall quality of business and service establishments in Ramsey	49%	43%	46%	53%
	Variety of business and service establishments in Ramsey				31%
	Vibrancy of downtown/commercial area	21%	20%	20%	29%
	Employment opportunities	27%	24%	31%	27%
	Shopping opportunities	23%	20%	20%	14%
	Cost of living in Ramsey	49%	49%	50%	45%
	Overall image or reputation of Ramsey	51%	56%	60%	60%
<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Traffic flow on major streets	55%	56%	59%	59%
	Ease of public parking				82%
	Ease of travel by car in Ramsey	64%	67%	69%	82%
	Ease of travel by public transportation in Ramsey				46%
	Ease of travel by bicycle in Ramsey	66%	60%	62%	71%
	Ease of walking in Ramsey	70%	66%	67%	74%
	Well-planned residential growth				47%
	Well-planned commercial growth				33%
	Well-designed neighborhoods				50%
	Preservation of the historical or cultural character of the community				39%
	Public places where people want to spend time	50%	56%	51%	41%

<b>Please rate each of the following characteristics as they relate to Ramsey as a whole.</b>	Variety of housing options	75%	73%	68%	64%
	Availability of affordable quality housing	69%	67%	64%	51%
	Overall quality of new development in Ramsey	48%	47%	42%	56%
	Overall appearance of Ramsey	77%	73%	68%	62%
	Cleanliness of Ramsey	82%	80%	74%	80%
	Water resources (beaches, lakes, ponds, riverways, etc.)				55%
	Air quality				90%
	Availability of paths and walking trails	75%	68%	69%	84%
	Fitness opportunities (including exercise classes and paths or trail..	60%	55%	64%	69%
	Recreational opportunities	53%	50%	50%	55%
	Availability of affordable quality food				46%
	Availability of affordable quality health care				63%
	Availability of preventive health services				62%
	Availability of affordable quality mental health care				47%
	Opportunities to attend cultural/arts/music activities	41%	37%	44%	37%
	Community support for the arts				38%
	Availability of affordable quality childcare/preschool	69%	56%	61%	49%
	K-12 education	75%	72%	71%	66%
	Adult educational opportunities	54%	46%	52%	45%
	Sense of civic/community pride				50%
	Neighborliness of residents in Ramsey				65%
	Opportunities to participate in social events and activities				45%
	Opportunities to attend special events and festivals				53%
	Opportunities to volunteer	55%	46%	49%	52%
	Opportunities to participate in community matters	52%	47%	51%	51%
	Openness and acceptance of the community toward people of diver..				53%
	<b>Please indicate whether or not you have done each of the following in</b>	Contacted the City of Ramsey (in-person, phone, email or web) for ..	44%	40%	38%

<b>Please indicate whether or not you have done each of the following in the last 12 months.</b>	Contacted Ramsey elected officials (in-person, phone, email or web..	11%	10%	11%	16%
	Attended a local public meeting (of local elected officials like City C..				15%
	Watched (online or on television) a local public meeting				24%
	Volunteered your time to some group/activity in Ramsey				16%
	Campaigned or advocated for a local issue, cause or candidate	11%	6%	8%	10%
	Voted in your most recent local election				87%
	Used bus, rail, subway or other public transportation instead of dri..				19%
	Carpooled with other adults or children instead of driving alone				35%
	Walked or biked instead of driving				53%
<b>Please rate the quality of each of the following services in Ramsey.</b>	Public information services	58%	57%	61%	66%
	Economic development	43%	41%	47%	46%
	Traffic enforcement	68%	76%	75%	70%
	Traffic signal timing	42%	46%	52%	54%
	Street repair	45%	40%	43%	29%
	Street cleaning	57%	60%	56%	56%
	Street lighting	55%	57%	59%	60%
	Snow removal	55%	62%	58%	65%
	Sidewalk maintenance	61%	65%	60%	65%
	Bus or transit services				49%
	Land use, planning and zoning	43%	37%	44%	37%
	Code enforcement (weeds, abandoned buildings, etc.)	40%	44%	50%	55%
	Affordable high-speed internet access				55%
	Garbage collection				85%
	Drinking water	72%	72%	76%	59%
	Sewer services	81%	78%	84%	76%
Storm water management (storm drainage, dams, levees, etc.)	73%	71%	75%	73%	
Power (electric and/or gas) utility				79%	

<b>Please rate the quality of each of the following services in Ramsey.</b>	Utility billing				73%
	Police/Sheriff services	86%	90%	91%	90%
	Crime prevention	80%	79%	84%	82%
	Animal control	60%	62%	61%	79%
	Ambulance or emergency medical services				89%
	Fire services	92%	93%	95%	89%
	Fire prevention and education	83%	81%	82%	82%
	Emergency preparedness (services that prepare the community for..				66%
	Preservation of natural areas (open space, farmlands and greenbel..	69%	57%	63%	56%
	Ramsey open space				61%
	Recycling				80%
	Yard waste pick-up				74%
	City parks	75%	77%	76%	78%
	Recreation programs or classes				54%
	Recreation centers or facilities	59%	53%	59%	47%
	Health services				71%
	Public library services				69%
	Overall customer service by Ramsey employees (police, receptionis..	79%	81%	81%	84%
	<b>Please rate the following categories of Ramsey government performance.</b>	The value of services for the taxes paid to Ramsey	44%	45%	45%
The overall direction that Ramsey is taking		48%	46%	49%	41%
The job Ramsey government does at welcoming resident involveme..		48%	48%	55%	46%
Overall confidence in Ramsey government		43%	45%	51%	48%
Generally acting in the best interest of the community		43%	48%	56%	53%
Being honest		47%	50%	60%	58%
Being open and transparent to the public					55%
Informing residents about issues facing the community					51%
Treating all residents fairly		52%	56%	58%	59%

<b>categories of Ramsey government performance.</b>	Treating residents with respect				63%
<b>Overall, how would you rate the quality of the services provided by each of the following?</b>	The City of Ramsey	74%	73%	76%	67%
	The Federal Government		37%	45%	42%
<b>Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.</b>	Overall economic health of Ramsey	88%	87%	85%	88%
	Overall quality of the transportation system (auto, bicycle, foot, bu..	82%	80%	76%	67%
	Overall design or layout of Ramsey's residential and commercial ar..	73%	77%	75%	67%
	Overall quality of the utility infrastructure in Ramsey (water, sewe..				81%
	Overall feeling of safety in Ramsey	86%	89%	86%	86%
	Overall quality of natural environment in Ramsey	73%	82%	80%	80%
	Overall quality of parks and recreation opportunities				76%
	Overall health and wellness opportunities in Ramsey	61%	64%	62%	66%
	Overall opportunities for education, culture and the arts	64%	63%	61%	61%
	Residents' connection and engagement with their community	70%	71%	67%	61%
<b>In general, how many times do you:</b>	Access the internet from your home using a computer, laptop or ta..				95%
	Access the internet from your cell phone				93%
	Visit social media sites such as Facebook, Twitter, WhatsApp, etc.				78%
	Use or check email				92%
	Share your opinions online				18%
	Shop online				29%
	Would you say that in general your health is:	71%	74%		98%
	What impact, if any, do you think the economy will have on your fa..	29%	29%	40%	19%

Dear Ramsey Resident,

It won't take much of your time to make a big difference! Your household has been randomly selected to participate in a survey about our community. You can go online and complete the survey at:

**<https://bit.ly/xxplaceholderxx>**

**Please do not share your survey link.** This survey is for randomly selected households only. The City will conduct a separate survey that is open to all residents just a few weeks from now.

You can also wait a few days for the survey to arrive in the mail.

Thank you for taking the time to improve your community!

Sincerely,



John LeTourneau  
Mayor

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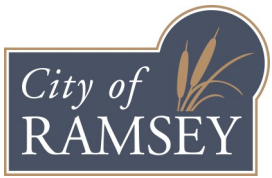
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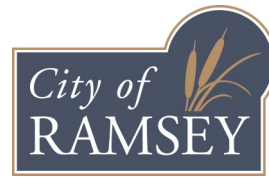


John LeTourneau  
Mayor



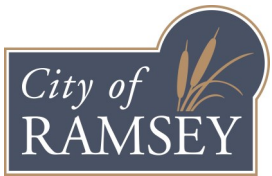
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

Presorted  
First Class Mail  
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PAID  
Boulder, CO  
Permit NO. 94



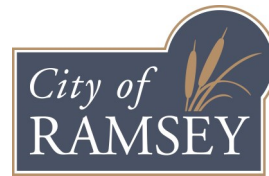
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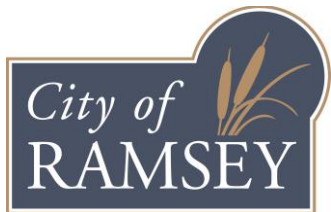
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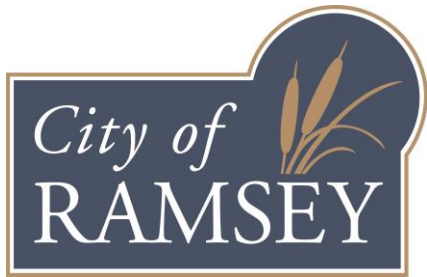
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7550 Sunwood Drive NW • Ramsey, MN 55303  
City Hall: 763-427-1410 • Fax: 763-427-5543  
www.cityoframsey.com

December 2020

Dear City of Ramsey Resident:

Please help us shape the future of Ramsey! You have been selected at random to participate in the 2020 Ramsey Community Survey.

Please take a few minutes to fill out the enclosed survey. Your participation in this survey is very important – especially since your household is one of only a small number being surveyed. Your feedback will help Ramsey make decisions that affect our City.

**A few things to remember:**

- **Your responses are completely anonymous.**
- In order to hear from a diverse group of residents, the adult 18 years or older in your household who most recently had a birthday should complete this survey.
- **You may return the survey by mail in the enclosed postage-paid envelope, or you can complete the survey online at:**

**<https://bit.ly/xxplaceholderxx>**

**Please do not share your survey link.** This survey is for randomly selected households only. The City will conduct a separate survey that is open to all residents just a few weeks from now.

If you have any questions about the survey, please call 763-433-9845.

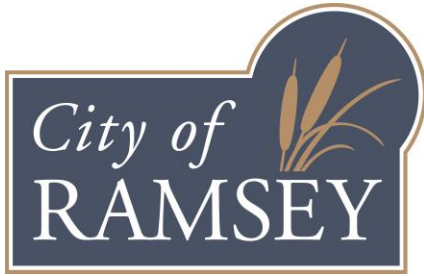
Thank you for taking the time to improve your community!

Sincerely,

John LeTourneau  
Mayor

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7550 Sunwood Drive NW • Ramsey, MN 55303  
City Hall: 763-427-1410 • Fax: 763-427-5543  
www.cityoframsey.com



December 2020

Dear City of Ramsey Resident:

Here's a second chance if you haven't already responded to the 2020 Ramsey Community Survey! **(If you completed it and sent it back, we thank you for your time and ask you to recycle this survey. Please do not respond twice.)**

Please help us shape the future of Ramsey! You have been selected at random to participate in the 2020 Ramsey Community Survey.

Please take a few minutes to fill out the enclosed survey. Your participation in this survey is very important – especially since your household is one of only a small number being surveyed. Your feedback will help Ramsey make decisions that affect our City.

**A few things to remember:**

- **Your responses are completely anonymous.**
- In order to hear from a diverse group of residents, the adult 18 years or older in your household who most recently had a birthday should complete this survey.
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If you have any questions about the survey, please call 763-433-9845.

Thank you for taking the time to improve your community!

Sincerely,

A handwritten signature in black ink, appearing to read "John LeTourneau". The signature is fluid and cursive, written over a white background.

John LeTourneau  
Mayor

# The City of Ramsey 2020 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are anonymous and will be reported in group form only.

## 1. Please rate each of the following aspects of quality of life in Ramsey.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Ramsey as a place to live .....	1	2	3	4	5
Your neighborhood as a place to live .....	1	2	3	4	5
Ramsey as a place to raise children .....	1	2	3	4	5
Ramsey as a place to work.....	1	2	3	4	5
Ramsey as a place to visit.....	1	2	3	4	5
Ramsey as a place to retire .....	1	2	3	4	5
The overall quality of life in Ramsey .....	1	2	3	4	5
Sense of community.....	1	2	3	4	5

## 2. Please rate each of the following characteristics as they relate to Ramsey as a whole.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall economic health of Ramsey.....	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in Ramsey.....	1	2	3	4	5
Overall design or layout of Ramsey's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.) .....	1	2	3	4	5
Overall quality of the utility infrastructure in Ramsey (water, sewer, storm water, electric/gas) .....	1	2	3	4	5
Overall feeling of safety in Ramsey .....	1	2	3	4	5
Overall quality of natural environment in Ramsey.....	1	2	3	4	5
Overall quality of parks and recreation opportunities.....	1	2	3	4	5
Overall health and wellness opportunities in Ramsey .....	1	2	3	4	5
Overall opportunities for education, culture and the arts.....	1	2	3	4	5
Residents' connection and engagement with their community .....	1	2	3	4	5

## 3. Please indicate how likely or unlikely you are to do each of the following.

	<u>Very likely</u>	<u>Somewhat likely</u>	<u>Somewhat unlikely</u>	<u>Very unlikely</u>	<u>Don't know</u>
Recommend living in Ramsey to someone who asks.....	1	2	3	4	5
Remain in Ramsey for the next five years.....	1	2	3	4	5

## 4. Please rate how safe or unsafe you feel:

	<u>Very safe</u>	<u>Somewhat safe</u>	<u>Neither safe nor unsafe</u>	<u>Somewhat unsafe</u>	<u>Very unsafe</u>	<u>Don't know</u>
In your neighborhood during the day.....	1	2	3	4	5	6
In Ramsey's downtown/commercial area during the day.....	1	2	3	4	5	6
From property crime.....	1	2	3	4	5	6
From violent crime.....	1	2	3	4	5	6
From fire, flood or other natural disaster .....	1	2	3	4	5	6

## 5. Please rate the job you feel the Ramsey community does at each of the following.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Making all residents feel welcome .....	1	2	3	4	5
Attracting people from diverse backgrounds.....	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds.....	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.).....	1	2	3	4	5

## 6. Please rate each of the following characteristics as they relate to Ramsey as a whole.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall quality of business and service establishments in Ramsey.....	1	2	3	4	5
Variety of business and service establishments in Ramsey .....	1	2	3	4	5
Vibrancy of downtown/commercial area .....	1	2	3	4	5
Employment opportunities .....	1	2	3	4	5
Shopping opportunities.....	1	2	3	4	5
Cost of living in Ramsey .....	1	2	3	4	5
Overall image or reputation of Ramsey.....	1	2	3	4	5

**7. Please rate each of the following characteristics as they relate to Ramsey as a whole.**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Traffic flow on major streets.....	1	2	3	4	5
Ease of public parking.....	1	2	3	4	5
Ease of travel by car in Ramsey .....	1	2	3	4	5
Ease of travel by public transportation in Ramsey .....	1	2	3	4	5
Ease of travel by bicycle in Ramsey .....	1	2	3	4	5
Ease of walking in Ramsey.....	1	2	3	4	5
Well-planned residential growth.....	1	2	3	4	5
Well-planned commercial growth.....	1	2	3	4	5
Well-designed neighborhoods .....	1	2	3	4	5
Preservation of the historical or cultural character of the community .....	1	2	3	4	5
Public places where people want to spend time .....	1	2	3	4	5
Variety of housing options.....	1	2	3	4	5
Availability of affordable quality housing.....	1	2	3	4	5
Overall quality of new development in Ramsey .....	1	2	3	4	5
Overall appearance of Ramsey.....	1	2	3	4	5
Cleanliness of Ramsey.....	1	2	3	4	5
Water resources (beaches, lakes, ponds, riverways, etc.) .....	1	2	3	4	5
Air quality.....	1	2	3	4	5
Availability of paths and walking trails.....	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.) ...	1	2	3	4	5
Recreational opportunities.....	1	2	3	4	5
Availability of affordable quality food .....	1	2	3	4	5
Availability of affordable quality health care.....	1	2	3	4	5
Availability of preventive health services .....	1	2	3	4	5
Availability of affordable quality mental health care .....	1	2	3	4	5
Opportunities to attend cultural/arts/music activities .....	1	2	3	4	5
Community support for the arts.....	1	2	3	4	5
Availability of affordable quality childcare/preschool.....	1	2	3	4	5
K-12 education.....	1	2	3	4	5
Adult educational opportunities .....	1	2	3	4	5
Sense of civic/community pride.....	1	2	3	4	5
Neighborliness of residents in Ramsey .....	1	2	3	4	5
Opportunities to participate in social events and activities .....	1	2	3	4	5
Opportunities to attend special events and festivals.....	1	2	3	4	5
Opportunities to volunteer.....	1	2	3	4	5
Opportunities to participate in community matters .....	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds.....	1	2	3	4	5

**8. Please indicate whether or not you have done each of the following in the last 12 months.**

	<u>No</u>	<u>Yes</u>
Contacted the City of Ramsey (in-person, phone, email or web) for help or information .....	1	2
Contacted Ramsey elected officials (in-person, phone, email or web) to express your opinion.....	1	2
Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.) .....	1	2
Watched (online or on television) a local public meeting.....	1	2
Volunteered your time to some group/activity in Ramsey .....	1	2
Campaigned or advocated for a local issue, cause or candidate.....	1	2
Voted in your most recent local election .....	1	2
Used bus, rail, subway or other public transportation instead of driving.....	1	2
Carpooled with other adults or children instead of driving alone.....	1	2
Walked or biked instead of driving.....	1	2

# The City of Ramsey 2020 Community Survey

## 9. Please rate the quality of each of the following services in Ramsey.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Public information services.....	1	2	3	4	5
Economic development.....	1	2	3	4	5
Traffic enforcement.....	1	2	3	4	5
Traffic signal timing.....	1	2	3	4	5
Street repair.....	1	2	3	4	5
Street cleaning.....	1	2	3	4	5
Street lighting.....	1	2	3	4	5
Snow removal.....	1	2	3	4	5
Sidewalk maintenance.....	1	2	3	4	5
Bus or transit services.....	1	2	3	4	5
Land use, planning, and zoning.....	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.).....	1	2	3	4	5
Affordable high-speed internet access.....	1	2	3	4	5
Garbage collection.....	1	2	3	4	5
Drinking water.....	1	2	3	4	5
Sewer services.....	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.).....	1	2	3	4	5
Power (electric and/or gas) utility.....	1	2	3	4	5
Utility billing.....	1	2	3	4	5
Police/Sheriff services.....	1	2	3	4	5
Crime prevention.....	1	2	3	4	5
Animal control.....	1	2	3	4	5
Ambulance or emergency medical services.....	1	2	3	4	5
Fire services.....	1	2	3	4	5
Fire prevention and education.....	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations).....	1	2	3	4	5
Preservation of natural areas (open space, farmlands and greenbelts).....	1	2	3	4	5
Ramsey open space.....	1	2	3	4	5
Recycling.....	1	2	3	4	5
Yard waste pick-up.....	1	2	3	4	5
City parks.....	1	2	3	4	5
Recreation programs or classes.....	1	2	3	4	5
Recreation centers or facilities.....	1	2	3	4	5
Health services.....	1	2	3	4	5
Public library services.....	1	2	3	4	5
Overall customer service by Ramsey employees (police, receptionists, planners, etc.).....	1	2	3	4	5

## 10. Please rate the following categories of Ramsey government performance.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The value of services for the taxes paid to Ramsey.....	1	2	3	4	5
The overall direction that Ramsey is taking.....	1	2	3	4	5
The job Ramsey government does at welcoming resident involvement.....	1	2	3	4	5
Overall confidence in Ramsey government.....	1	2	3	4	5
Generally acting in the best interest of the community.....	1	2	3	4	5
Being honest.....	1	2	3	4	5
Being open and transparent to the public.....	1	2	3	4	5
Informing residents about issues facing the community.....	1	2	3	4	5
Treating all residents fairly.....	1	2	3	4	5
Treating residents with respect.....	1	2	3	4	5

**11. Overall, how would you rate the quality of the services provided by each of the following?**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The City of Ramsey .....	1	2	3	4	5
The Federal Government.....	1	2	3	4	5

**12. Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.**

	<u>Essential</u>	<u>Very important</u>	<u>Somewhat important</u>	<u>Not at all important</u>
Overall economic health of Ramsey.....	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in Ramsey.....	1	2	3	4
Overall design or layout of Ramsey's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.).....	1	2	3	4
Overall quality of the utility infrastructure in Ramsey (water, sewer, storm water, electric/gas) .....	1	2	3	4
Overall feeling of safety in Ramsey .....	1	2	3	4
Overall quality of natural environment in Ramsey.....	1	2	3	4
Overall quality of parks and recreation opportunities.....	1	2	3	4
Overall health and wellness opportunities in Ramsey .....	1	2	3	4
Overall opportunities for education, culture and the arts.....	1	2	3	4
Residents' connection and engagement with their community .....	1	2	3	4

**13. To what extent are each of the following a source of information for you about Ramsey city government and its activities?**

	<u>Major source</u>	<u>Moderate source</u>	<u>Minor source</u>	<u>Not a source</u>
City newsletter ( <i>Ramsey Resident</i> ) .....	1	2	3	4
Local newspaper .....	1	2	3	4
City website (www.cityoframsey.com) .....	1	2	3	4
Word-of-mouth.....	1	2	3	4
Cable television (QCTV) .....	1	2	3	4
City employees.....	1	2	3	4
Public meetings.....	1	2	3	4
City social media (e.g., Facebook, Twitter, Instagram).....	1	2	3	4
Video conference attendance of City meetings (e.g., Zoom, Microsoft Teams, etc.) .....	1	2	3	4

**14. Please indicate to what extent you support or oppose the city investigating the following changes to new or existing amenities, each of which could accordingly result in a tax increase:**

	<u>Strongly support</u>	<u>Somewhat support</u>	<u>Somewhat oppose</u>	<u>Strongly oppose</u>
Making improvements to existing/established parks .....	1	2	3	4
Building new parks.....	1	2	3	4
Making improvements to existing trails .....	1	2	3	4
Building new trails .....	1	2	3	4
Building a new community center .....	1	2	3	4

**15. Please rate how important, if at all, you think each of the following priorities are for the City to focus on in the next five years:**

	<u>Essential</u>	<u>Very important</u>	<u>Somewhat important</u>	<u>Not at all important</u>
Balancing rural character and urban growth (development patterns).....	1	2	3	4
Creating an active community (parks, trails, open space, recreation) .....	1	2	3	4
Creating a connected community (roads, trails, sidewalks, rail, transportation).....	1	2	3	4
Creating financial stability for the City (stable tax rates).....	1	2	3	4
Providing quality public safety services (Police and Fire).....	1	2	3	4

# The City of Ramsey 2020 Community Survey

Our last questions are about you and your household.  
Again, all of your responses to this survey are completely anonymous and will be reported in group form only.

**D1. In general, how many times do you:**

	Several times a day	Once a day	A few times a week	Every few weeks	Less often or never	Don't know
Access the internet from your home using a computer, laptop or tablet computer .....	1	2	3	4	5	6
Access the internet from your cell phone.....	1	2	3	4	5	6
Visit social media sites such as Facebook, Twitter, WhatsApp, etc. ....	1	2	3	4	5	6
Use or check email.....	1	2	3	4	5	6
Share your opinions online.....	1	2	3	4	5	6
Shop online .....	1	2	3	4	5	6

**D2. Would you say that in general your health is:**

- Excellent   
  Very good   
  Good   
  Fair   
  Poor

**D3. What impact, if any, do you think the economy will have on your family income in the next 6 months?**

**Do you think the impact will be:**

- Very positive   
  Somewhat positive   
  Neutral   
  Somewhat negative   
  Very negative

**D4. How many years have you lived in Ramsey?**

- Less than 2 years  
 2-5 years  
 6-10 years  
 11-20 years  
 More than 20 years

**D5. Which best describes the building you live in?**

- One family house detached from any other houses  
 Building with two or more homes (duplex, townhome, apartment or condominium)  
 Mobile home  
 Other

**D6. Do you rent or own your home?**

- Rent  
 Own

**D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?**

- Less than \$500       \$2,000 to \$2,499  
 \$500 to \$999       \$2,500 to \$2,999  
 \$1,000 to \$1,499     \$3,000 to \$3,499  
 \$1,500 to \$1,999     \$3,500 or more

**D8. Do any children 17 or under live in your household?**

- No     Yes

**D9. Are you or any other members of your household aged 65 or older?**

- No     Yes

**D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)**

- Less than \$25,000     \$75,000 to \$99,999  
 \$25,000 to \$49,999     \$100,000 to \$149,999  
 \$50,000 to \$74,999     \$150,000 or more

**D11. Are you Spanish, Hispanic or Latino?**

- No, not Spanish, Hispanic or Latino  
 Yes, I consider myself to be Spanish, Hispanic or Latino

**D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)**

- American Indian or Alaskan Native  
 Asian, Asian Indian or Pacific Islander  
 Black or African American  
 White  
 Other

**D13. In which category is your age?**

- 18-24 years       55-64 years  
 25-34 years       65-74 years  
 35-44 years       75 years or older  
 45-54 years

**D14. What is your gender?**

- Female  
 Male  
 Identify in another way

**Thank you!** Please return the completed survey in the postage-paid envelope to:  
**National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502**



## Scope of Services for the City of Ramsey, MN

### Polco Performance Plan - The National Community Survey

All Polco Premium Features are available to you during your subscription term to engage with your target audiences. Respondents answer questions via Polco's civic surveying and engagement platform which includes real time results and the option to have respondents verified against voter lists. As participants respond they become part of your community's digital panel available for follow up questions, surveys, polls, and other engagement.

The Performance plan includes 1 benchmark survey per 24-month period. Your online report will include comparisons to our National Benchmarks, and demographic and geographic comparisons (if response is sufficient by subgroup). Our customer success team will guide your benchmark survey process to ensure smooth implementation.

A representative sample of residents (or other appropriate stakeholders) will be invited to complete the survey to ensure statistically significant response and results. We will use statistically appropriate methodologies to garner community-wide representativeness with approximately a 6% margin of error (4-6% is typical and meets best practices for performance measurement, about 250-450 responses) per local jurisdiction. The invitations will contain an introduction outlining the importance of the survey and instructions for completing it. To supplement this effort, the client will be asked to participate in outreach efforts with guidance on best practices from Polco. Responses will be statistically weighted to ensure the best representation of your community (or stakeholder group, if applicable).

\$17,000.00 / two years  
for 2 years

### ½ Page of Custom Questions

As The NCS is a comprehensive survey we suggest not adding custom questions to minimize respondent burden and recommend asking custom questions in a separate survey on Polco. However, we recognize that while you are making this larger effort to get input from your residents you may want to add a few custom items. This is not included in the Polco Performance plan, but can be added.

\$2,000.00 / two years  
for 2 years

### The NCS - Online Custom Benchmark Comparisons

In addition to the national benchmarks (included with The NCS Online reporting), Custom Benchmarks can be purchased to compare your results to custom cohorts such as communities within a state or region, with similar population sizes, university or resort towns, or other specifications. Your program manager will assess the viability of unique cohorts (i.e., if too specific, there may not be enough communities in the database to provide a comparison). Cost is per custom group and will be included as an additional tab in your online report

\$1,800.00 / two years  
for 2 years

**Subtotals**

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**Per Two Year Subtotal**

**\$20,800.00**

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**Total**

**\$20,800.00**

**CC Work Session**

**3.1.**

**Meeting Date:** 03/28/2023

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**Information**

**Title:**

Review Future Topics/Calendar

**Purpose/Background:**

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

**Timeframe:**

**Funding Source:**

**Responsible Party(ies):**

**Outcome:**

For Council review - no formal action necessary.

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**Attachments**

Future Topics List

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**Form Review**

**Inbox**

Brian Hagen

Form Started By: Katie Schmidt

Final Approval Date: 03/23/2023

**Reviewed By**

Brian Hagen

**Date**

03/23/2023 02:37 PM

Started On: 03/21/2023 01:34 PM

Row #	<u><i>Tentative City Council Future Work Session Topics</i></u>		
	Proposed Date	Topic	Minutes (Estimate)
	<b>2023</b>		
	April 11	Home Occupation Discussion and Update	30
	April 11	Consider Public Art (Apr 11 or 25) – Riverblood	30
	April 11	Zoning Code Discussion – Hanson	20
	April 11	Adult-Use Cannabis bill Discussion of potential moratorium – Hanson	10
	April 25	Discuss Revisions to Chapter 4 – Elections and Nominations – Schmidt	20
	April 25	Discuss Polling Locations – Fire Station #2 and Independent Baptist – Schmidt	20
	April 25	Quarterly Communications Update	15
	May 9	All Staff Survey – Lasher	30
	May 23	Discuss Policy Project and Begin Policy Review	20
	May 23	Discuss Amending 2023 Water and Sewer Rates and Charges	15
	June 13	City Administrator’s Annual Performance Evaluation - Lasher	30
	June 27	Annual Comprehensive Financial Report	30
	TBD	Happy Days Program Update/25th Anniversary	20
	TBD	Draft Trail Maintenance Policy – Riverblood	30
	TBD	Draft Stormwater Pond Maintenance Policy – Westby	30
	TBD	Highway 10 Ramsey Contribution Costs - Hagen	TBD
	TBD	Review procedure/policy/best practice for introduction of resolutions/proclamations – Staff	20
	TBD	Discuss Council and B/C Remote Meetings Policy - Staff	15
	TBD 2024 Budget	Discuss Election Judge Pay - Schmidt	20
	TBD 2024 Budget	Discuss applying the COLA to: Firefighter, Seasonal, Intern, Rink Attendant, Plow Driver and other temporary employee pay scales - Lasher	20

Meeting Date: 03/28/2023

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**Information**

**Title:**

Attorney-Client Privileged Discussion of Litigation: PSD Holdings, LLC v. City of Ramsey - Closed to the Public

**Purpose/Background:**

This portion of the meeting will be closed to the public for an attorney-client privileged discussion regarding litigation of PSD Holdings, LLC and BLIP II, LLC v. City of Ramsey. The statutory authority for closing this portion of the meeting is Minnesota Statutes, section 13D.05, subd. 3(b).

**Timeframe:**

**Funding Source:**

**Responsible Party(ies):**

City Attorney Knaak

**Outcome:**

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**Attachments**

*No file(s) attached.*

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**Form Review**

**Inbox**

Brian Hagen

Form Started By: Brian Hagen

Final Approval Date: 03/23/2023

**Reviewed By**

Brian Hagen

**Date**

03/23/2023 02:38 PM

Started On: 03/23/2023 08:25 AM