

City of Ramsey
Agenda
Park and Recreation Commission
Thursday, August 14, 2025

6:30 pm

Riverdale Park 6860 Riverdale Dr NW, Ramsey

Remote Attendance available at www.cityoframsey.com/meetings.

Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
 1. Approve the following meeting minutes.
 1. Park and Recreation Commission meeting dated July 10th, 2025.
5. **Commission Business**
 1. Resident Request to Remove Neighborhood Trail Connection
 2. Water Play Development at The Waterfront - Progress Report
6. **Commission/Staff Input**
 1. Consider Park and Recreation Commission Presence at the 2025 Happy Days Festival
 2. Recreation Program Updates - August
7. **Adjournment**

Park and Recreation Commission

Meeting Date: 08/14/2025

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:

Approve the following meeting minutes.
1. Park and Recreation Commission meeting dated July 10th, 2025.

Purpose/Background:

To review and approve meeting minutes.

Notification:

N/A

Time Frame/Observations/Alternatives:

Staff anticipates this case will take less than 5 minutes.

Funding Source:

N/A

Recommendation:

To review and approve meeting minutes dated July 10th, 2025.

Outcome/Action:

Motion to approve meeting minutes dated July 10th, 2025.

Attachments

P & R July 2025 Minutes

Form Review

Inbox

Brian Hagen
Form Started By: Mariah Albrecht
Final Approval Date: 08/07/2025

Reviewed By

Brian Hagen

Date

08/07/2025 12:47 PM
Started On: 08/06/2025 03:15 PM

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

The Ramsey Park and Recreation Commission conducted a regular meeting on July 10, 2025, at The Waterfront, 7676 Ramsey Parkway NW, Ramsey, Minnesota.

Commission Members Present: Chair Megan Ealain
 Vice Chair Nathan Barten
 Commissioner Garth Anderson
 Commissioner Todd Arts
 Commissioner Shane Bennett
 Commissioner Dean Olson

Commission Members Absent: Commissioner Brandon Sis

Also Present: City Council Liaison Shanna Stewart
 Parks & Assistant Public Works Director Mark Riverblood

1. CALL TO ORDER

Chair Ealain called the Park and Recreation Commission meeting to order at 6:36 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Chair Ealain; Commissioners Bennett, Barten, Anderson, Arts, and Olson. Voting No: None. Absent: Commissioner Sis.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

- Park and Recreation Commission Meeting Minutes dated June 12, 2025

Motion carried. Voting Yes: Chair Ealain; Commissioners Bennett, Barten, Anderson, Arts, and Olson. Voting No: None. Absent: Commissioner Sis.

5. COMMISSION BUSINESS

5.01: Resident Request to Remove Neighborhood Trail Connection

Parks & Assistant Public Works Director Riverblood presented background information on the development of the subdivisions in the area of discussion, as well as the creation of trails in that area. He explained that originally, there was a road connection planned between the two subdivisions, but it was decided to use a trail connection instead. He stated that the current property owner purchased the property in 2021 and approached the City this year to request that the trail be removed from public use.

Jeff Lamert, 7494 159th Lane NW, stated that they moved into their home in August of 2021 and found it odd that the trail segment did not connect to another trail or sidewalk, and also did not provide connection to a park. He stated that the surrounding neighbors also find the trail to be odd, as do the residents on Traprock, and would prefer it to be removed. He stated that if they had known what they know now, they would not have chosen to purchase their property. He stated that they do support a good trail system within the community, but this trail does not provide a connection to anything other than a dead-end cul-de-sac. He noted that he could only find one other trail segment that is similar in nature. He commented that he has tracked usage of the trail over the past four weeks, and it averages use by four groups of people per day, often times people walk to the other side and then immediately return as they realize it goes nowhere. He stated that he has also seen go-karts and e-bikes using the trail and going onto his yard. He stated that he has spoken with both the fire and police, and they have said they do not need the trail for public safety purposes. He stated that in lieu of this trail, they could extend the trail on Variolite to connect the two trail systems. He stated that the two neighborhoods are already connected by the bike path and asked the Commission to consider removing the trail which runs between his and his neighbor's properties.

Rocky and Jessica Belmonte, 7514 159th Lane NW, commented that they are present for the same reason. He stated that their sprinklers have been found to be located on their neighbor's property. He stated that if the trail were put in as a compromise to a road that residents did not want, that would seem to be a silly reason for a trail. He commented that the trail is wide enough for cars, and there have been vehicles that have driven across at times before the signs were installed.

Parks & Assistant Public Works Director Riverblood explained that the trail was not created as a compromise, but more to provide a connection between the neighborhoods. He stated that while the bike path is only one-fifth of a mile from this trail for this neighborhood, if the trail did not exist, it would be about six times that length for residents of Traprock to get to the boardwalk. He stated that the trail was in place prior to any of the homes being built; therefore, everyone purchased their homes knowing the location of the trails.

Mr. Belmonte stated that the sprinkler system existed prior to his purchase of the home and asked if a permit is pulled for the installation of a sprinkler system.

Parks & Assistant Public Works Director Riverblood replied that a permit is supposed to be pulled for an irrigation system to ensure there is not a cross connection. He stated that there really is no harm in having the sprinklers next to the trail, whether it is in the trail/easement, but that is done at the risk of the homeowner. He commented that the trail easement is 20 feet, as shown in the information for this case. He noted that many of the lots in this neighborhood are very small. He commented that a community garden is being considered for Traprock Commons, and the trail would make that space more accessible for residents of this neighborhood.

Mr. Lamert noted that residents would still have access between neighborhoods from the trail on Variolite.

Commissioner Barten referenced the statement that a trail of this nature serves no purpose and stated that he does not agree with that statement. He stated that short trails like this, especially in communities that lack a robust trail system, can serve an important purpose to allow for a greater perception of safety. He stated that Variolite receives more traffic each year. He commented that he has used this trail many times because it provides a calmer alternative to Variolite. He believed that trails of this nature serve an important purpose in providing a safe connection between neighborhoods.

Mr. Belmonte stated that while he appreciates that there is a connection to Traprock, which is a quiet neighborhood, it is not as nice for the people who live there. He believed the better alternative would be to extend the Variolite trail. He asked how he would research something like this, noting that he never would have purchased the home if he knew there would be a road there.

Parks and Assistant Public Works Director Riverblood clarified that the road was originally proposed, but the trail was constructed in its place—and a street connection is not being proposed.

Mr. Belmonte commented that there is already a very long trail on Variolite, and it would make more sense to extend that trail rather than redirect traffic between two homes. He acknowledged that he would have nothing to gain if the trail comes out, as he would lose part of his lot due to where the property line is.

Commissioner Bennett appreciated the input of the residents. He recognized that this is a tough scenario caused by a community that has been built. He stated that he understands the point of view from City staff as well, that it would not make sense to remove it at this time. He stated that as the quality of the trail deteriorates, perhaps it could be reevaluated at that point.

Parks & Assistant Public Works Director Riverblood estimated that the cost for the trail to extend to Alpine would be about \$500,000 or more, and other areas in the community have a greater need for new trail connections. He commented that the trails along Variolite were paid for by the developer as part of the development.

Commissioner Arts asked if there are any known developments anticipated in that area along Variolite.

Parks & Assistant Public Works Director Riverblood commented that there is no vacant land at present, as the current properties were developed in the 1980s.

Commissioner Olson stated that if the lots were to be subdivided, it would require sewer, water, and sidewalks to be installed.

Parks & Assistant Public Works Director Riverblood provided details on scenarios that could bring forward the re-subdivision of lots.

Commissioner Arts asked if there is a compromise for the homeowners.

Mr. Belmonte commented that he believes that Mr. Lamert would like to have a fence as close as possible to the trail.

Parks & Assistant Public Works Director Riverblood commented that he would have no problem providing a letter stating that a fence could be placed 12 to 18 inches from the trail. He noted that there is no harm with the irrigation system location either.

Commissioner Bennett asked what the process would look like from this point.

Parks & Assistant Public Works Director Riverblood reviewed the options the Commission could take.

Commissioner Arts commented that he would prefer to table the discussion to allow the other members of the Commission to visit the site.

Commissioner Bennett agreed that he would like to see this in person and find out more information about alternate connections.

Commissioner Arts asked the cost to receive a better estimate for the trail connection to Alpine.

Parks & Assistant Public Works Director Riverblood estimated that would have a cost of several hundred dollars. He recommended that the Commission not jump to that step, as the referenced new trail connection would have to be funded through the Park Trust Fund, and there would be higher-ranking projects.

Commissioner Bennett commented that there are other similar trails in the community, and he would not want to create a situation of precedence, but would like to visit the site and learn more information.

Motion by Commissioner Bennett, seconded by Commissioner Arts, to table this item to the August meeting to provide the opportunity for Commissioners to visit the site and have additional discussion.

Motion carried. Voting Yes: Chair Ealain; Commissioners Bennett, Arts, Anderson, Barten, and Olson. Voting No: None. Absent: Commissioner Sis.

5.02: Water Play Development at The Waterfront – Progress Report

Parks & Assistant Public Works Director Riverblood reported that in June, the Commission and City Council approved moving forward with the waterplay feature at The Waterfront. He reviewed details on the schematic design and project schedule and provided additional information on restrooms, seating and architectural details, and other items that will be discussed as this moves forward, including furniture, stone, lighting, pavilion design, public art, and theme.

Commissioner Bennett stated that this will feel more natural rather than a cheap playground. He stated that this would become a high-end destination that is clean and natural feeling while also being modern. He noted that the success of the waterplay area will help to bring the community building forward. He commented that it is great to think that this feature will be open next year at this time.

Chair Ealain commented that they recently visited a waterplay feature in another community, and their child liked the more natural features that are also proposed in this design. She noted that this design would not only appeal to children but to people of all ages.

Commissioner Bennett acknowledged that Chair Ealain has traveled to many communities to visit features of this type, showing that this is a draw to people from other communities as well. He believed that this design fits well with the character of Ramsey.

Commissioner Olson commented that he agrees that this design fits with the design of Ramsey and will stand the test of time.

Commissioner Bennett spoke about his time on the Commission and commented that it feels this area is starting to take the shape that they had always envisioned, to have this space be the center of Ramsey.

Consensus of the Commission was in support of the current concept and direction of the project.

6. COMMISSION/STAFF INPUT

6.01: Two Rivers Art Fair Information and Invitation

Parks & Assistant Public Works Director Riverblood presented details on the upcoming art fair event.

6.02: Recreation Program Update - July

Parks & Assistant Public Works Director Riverblood highlighted upcoming events, activities, and programming opportunities.

6.03 Other

Commissioner Barten referenced the earlier sidewalk case and commented that he found it odd that the trail is located on easement and not City property. He asked if that is typical throughout the community.

Parks & Assistant Public Works Director Riverblood confirmed that it is common for trails to be located on easement rather than City-owned land.

Commissioner Bennett commented that he views trails and sidewalks similarly. He stated that while he understands that this is a unique design, there are other unique situations in the community.

Commissioner Barten spoke about the importance of connecting places in a safe environment. He commented that not everyone feels safe riding adjacent to a busy roadway. He noted that without the trail connection, it would be six times longer for Traprock residents to reach the boardwalk.

Commissioner Olson commented that the residents were aware of what they were buying when they purchased their homes.

Commissioner Bennett commented that he would not be opposed to reevaluating the need for the trail at a time when it is in disrepair.

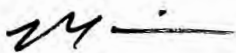
7. ADJOURNMENT

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

Motion carried. Voting Yes: Chair Ealain; Commissioners Barten, Bennett, Anderson, and Olson. Voting No: None. Absent: Commissioner Arts and Sis.

The Park and Recreation Commission meeting adjourned at 8:11 p.m.

Respectfully submitted,



Mark Riverblood
Parks & Assistant Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Park and Recreation Commission**Meeting Date:** 08/14/2025**Primary Strategic Plan Initiative:** Connect the community through Parks, Trails and Recreational Programming.**Information****Title:**

Resident Request to Remove Neighborhood Trail Connection

Purpose/Background:

This case was tabled at the July regular meeting, and accordingly, the case copied, and presented again as follows:

In May of this year, Mr. Jeff Lammert a resident at 7494 159th Ave in the Woodlands subdivision, contacted city staff about the potential for removal of a trail west of his house that provides the connection between the aforementioned neighborhood, and the one to the south at Traprock Street. The attachment begins with the site location map, and includes images of the trail connections this case discusses.

In summary, the trail was constructed by the Woodlands subdivision's developer at the direction of the city to provide intra-neighborhood connectivity. The city trail was in place before the house was built on Lot 5, Woodlands 2nd Addition in 2016, and also in existence and in public use when Mr. Lammert considered purchasing the property and house in 2021.

It is staff's understanding that Mr. Lammert learned that the area of his lot was larger than he thought, and actually 'under' the easement containing the 10' foot bituminous trail, when he ordered a survey for the purpose of placement of a fence for the yard. It was at this time he inquired of staff about the possibility or process associated with potential removal of the trail. Staff responded that they would not be supportive of removal of the trail, nor the expense associated with it, and that, *"the trail was created to connect the two neighborhoods, at the time of the platting of the Woodlands subdivision many years ago. The trail provides walking and biking access to the south from the Woodlands, and the inverse from the Traprock Street neighborhood, to the north and east to the substantial and beloved boardwalk and trail along the entire east side of the Woodlands."*

Mr. Lammert requested to be heard by the Park & Recreation Commission on his request for the removal of the trail, and thus the purpose of this case. He is expected to be present at the meeting, and provide his perspectives.

Notification:

Public notifications should occur if public improvements are proposed for removal.

Time Frame/Observations/Alternatives:

Additional information will be available at the meeting.

Funding Source:

No special funding is required to discuss the request to remove the trail.

If the Commission would recommend, or support further consideration on the removal of the trail, there may be Public Hearing and notification costs (mailings and publication, escrows for staff time etc.), and perhaps ultimately, the need to identify other costs that would be associated with the physical trail removal (e.g. concrete pedestrian ramp removals and curb replacements).

Recommendation:

Staff does not recommend trail removals—but rather, additional and improved neighborhood trail connections generally.

Outcome/Action:

Based upon discussion.

Attachments

Neighborhood Trail Connection Exhibit

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Mark Riverblood

Final Approval Date: 08/07/2025

Reviewed By

Bruce Westby

Brian Hagen

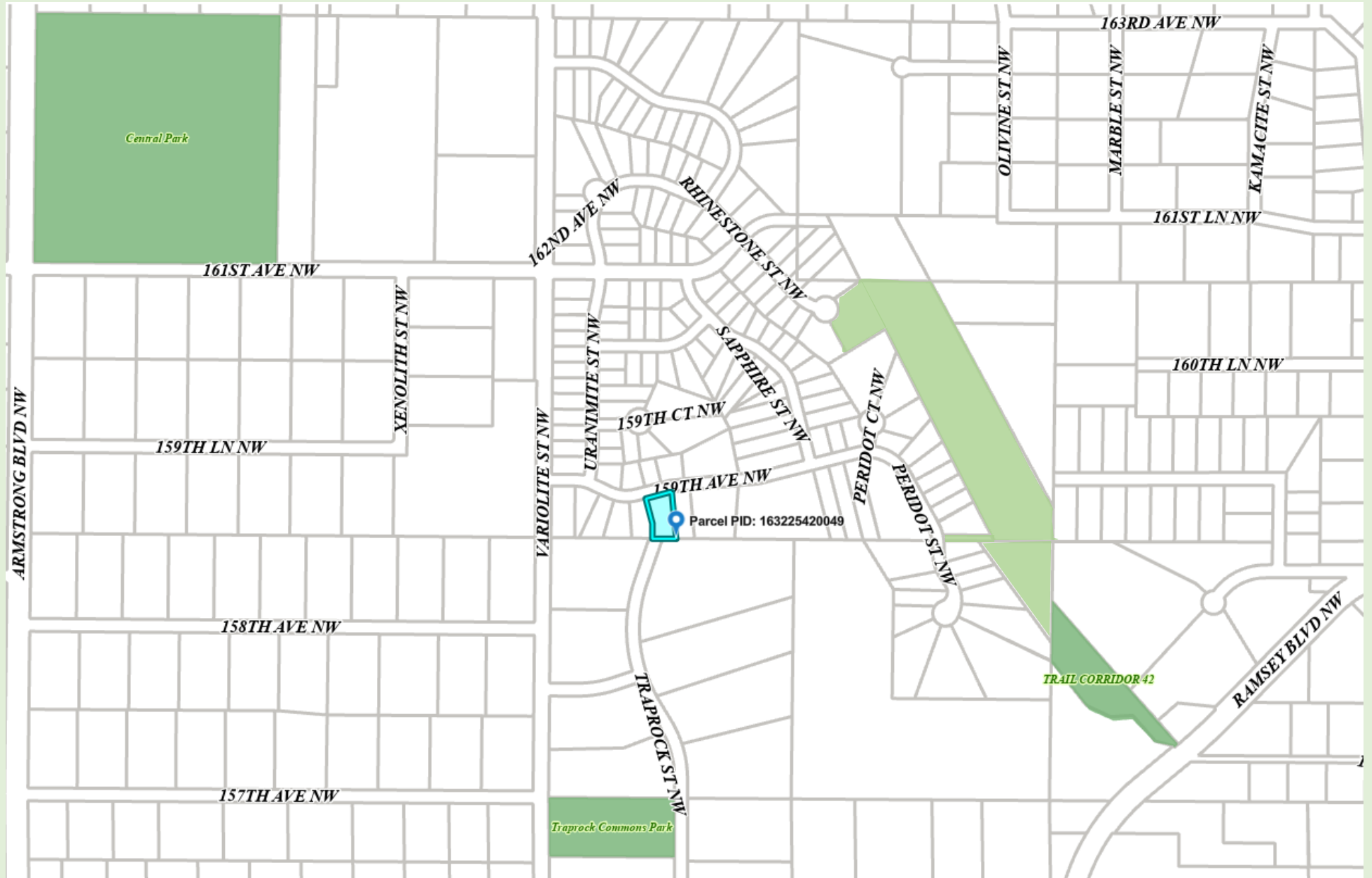
Date

08/07/2025 03:27 PM

08/07/2025 03:50 PM

Started On: 08/05/2025 09:51 AM

Site location map



EARTHWORK SUMMARY

Excavation:
 Common Ex. = 97.2 c.y.
 Footing Ex. = 10.0 c.y.
 Garage Footing Over Ex. = 7.0 c.y.
 Footing Wall Ex. = 8.3 c.y.
 = 122.5 c.y.

Fill:
 Common Fill = 507.6 c.y.
 Driveway Hold-Down = 17.0 c.y.
 = 490.6 c.y.

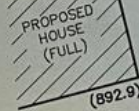
Excavation-Fill = 368.1 c.y. SHORT

Approved by
 Ramsey Engineering Department

Date: 12/7/16 JF

Comments:

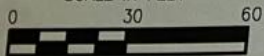
Install silt fence around perimeter of lot or as directed by the inspector. Maintain until turf is reestablished.



- △ Denotes set spike
- Denotes set iron monument
- Denotes found iron monument
- Denotes proposed drainage
- tc Denotes top of curb
- x900.0 Denotes existing elevation
- (930.0) Denotes proposed elevation



SCALE IN FEET



1 inch = 30 feet

Approved by
 Ramsey Planning Department

Date: 12-5-16 CH

Comments: SUBJECT TO TREE PRESERVATION EASEMENT (DOC. ENCLOSED).

159TH AVENUE NW

S75°54'52"W 126.06

9.47
 R=170.00
 Δ=3°11'31"

LOT 4

LOT 5

LOT 6 VACANT

DRAINAGE & UTILITY EASEMENT PER PLAT

S89°24'10"E 117.94

PROPERTY DESCRIPTION

Lot 5, Block 2, WOODLANDS 2ND ADDITION, Anoka County, Minnesota

PROPERTY ADDRESS

7494 159th Avenue NW, Ramsey, Minnesota

NOTES

1. Bearings are based on the recorded plat.
2. Building dimensions shown are for horizontal and vertical placement of structure only. See architectural plans for building and foundation dimensions.
3. No specific soils investigation has been completed on this lot by James R. Hill, Inc. the suitability of soils to support the specific house proposed is not the responsibility of James R. Hill, Inc. or the surveyor.
4. No specific title search for existence or non-existence of recorded or un-recorded easements has been conducted by the surveyor as a part of this survey. Only easements per the recorded plat are shown.
5. Proposed grades shown were taken from the grading &/or development plan prepared by Anderson Passe & Ass.
6. Grading plan date/revision date: 4/15/2014
7. Plan No. 5005 A3-ALEXANDER

RECEIVED
 DEC 05 2016
 BY: 33893

BENCHMARK

Top nut of hydrant located at Lots 4 and 5, Block 1 = 877.71

FLOOR ELEVATIONS

	Proposed
Garage Floor @ Front	= 889.8
Garage Top of Block	= 890.2
House Top of Block	= 890.2
Lowest Floor	= 882.2
Top of Floor at Lookout Window	= 885.4

SCANNED

HARD COVER CALCULATIONS

Lot	= 26,656 sq. ft.
House/Garage	= 1,687 sq. ft.
Porch	= 99 sq. ft.
Driveway	= 919 sq. ft.
Total Impervious	= 2,705 sq. ft. or 10.1 % of lot

SURVEYOR'S CERTIFICATE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 14th day of November, 2016

Marcus F. Hampton, MN L.S. No. 47481

James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2500 WEST COUNTY ROAD 42, SUITE 120,
 BURNSVILLE, MN 55337
 PHONE: (651) 866-6044 FAX: (651) 860-6544



CERTIFICATE OF SURVEY FOR Lennar

Lot 5, Block 2, WOODLANDS 2ND ADDITION, Ramsey, Minnesota

DRAWN BY JCB

DATE 11/14/2016
 REVISIONS

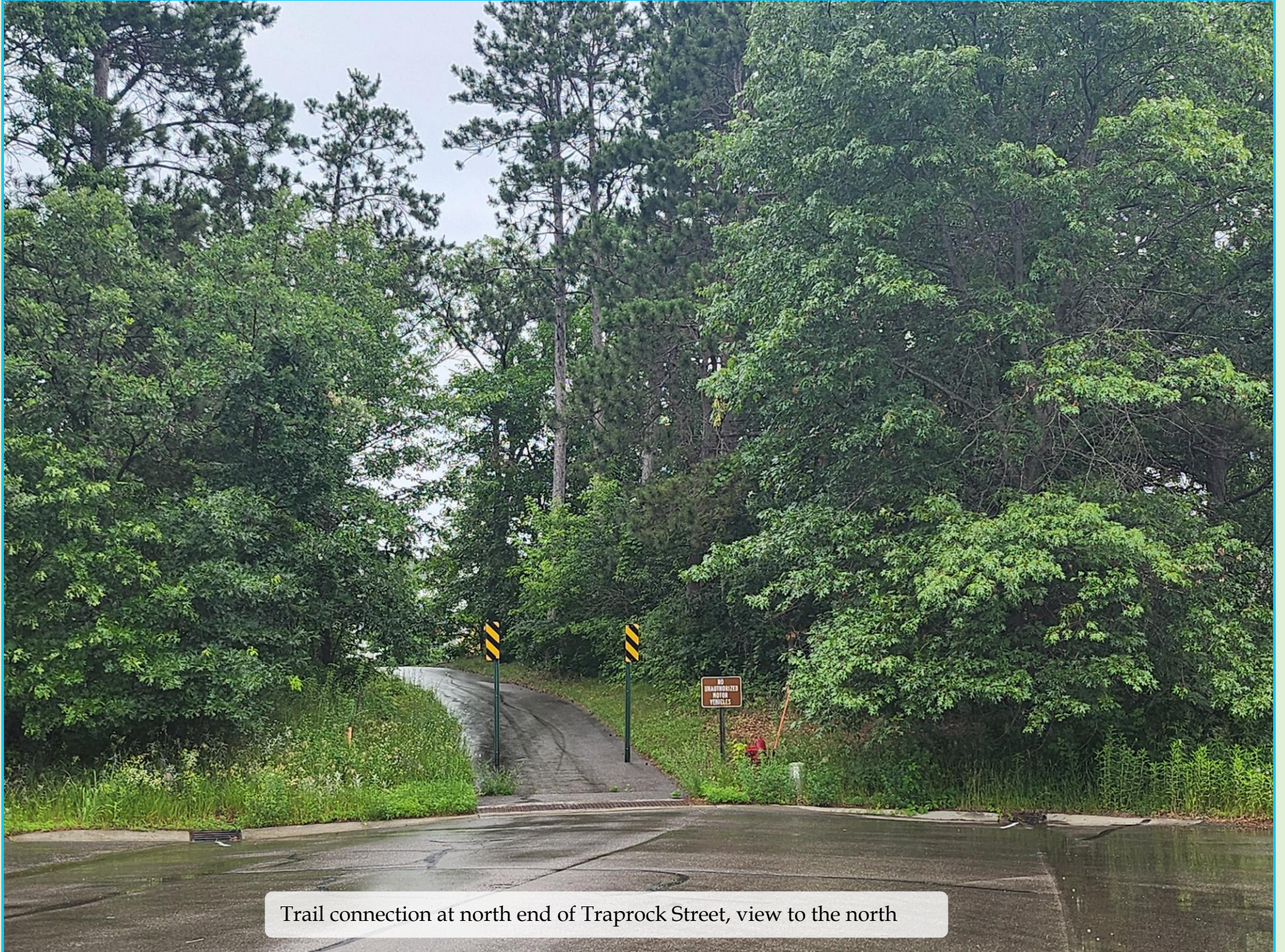
CAD FILE Civil 3D\38

PROJECT 36077

SHEET 1



Trail connection in the Woodlands subdivision at 7494 159th Ave, view to the south



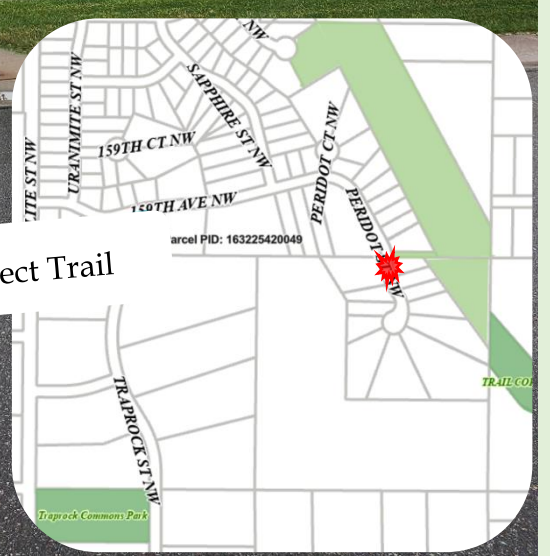
Trail connection at north end of Traprock Street, view to the north

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Example Similar Trail Connection Below



* Example, other trail connection in the Woodlands, NOT the Subject Trail



Park and Recreation Commission**Meeting Date:** 08/14/2025**Primary Strategic Plan Initiative:** Connect the community through Parks, Trails and Recreational Programming.**Information****Title:**

Water Play Development at The Waterfront - Progress Report

Purpose/Background:

As part of the city's community park system planning, a water-centric park known as The Waterfront has been envisioned for more than a decade in Ramsey's downtown. In 2023, the mass grading for the 16-acre park was completed as part of the preparation of pad-ready development of the entire northwest quadrant of The COR. In 2024, the surrounding streets were constructed together with parking for the build-out of the park. Also last Fall, basic landscaping was completed, with a trail that circumnavigates the 7-acre deep-water pond, and connects the park to the adjoining residential areas and greater community.

Earlier this year, City Council developed its 2025 Strategic Plan that included a high-level work plan for The Waterfront. In June, the Park & Recreation Commission recommended, and the Council approved engaging Damon Farber to facilitate the development of a plan and process to meet the goal of having the water-play park improvements completed and open to the public in July 2026. This planning process is proceeding programmatically and with the full attention of staff and consultants needed to meet the aforementioned goal.

When City Council authorized the plan and process leading to Spring construction of the water play and associated park improvements, the 'solution' to providing restrooms was not known with certainty, but the option of utilizing prefab restrooms was understood to be likely. At present, the planning team is nearing the completion of the Schematic Design phase and has identified a site plan that works very well for the location of the restrooms, which will also house all the mechanicals (sewer, water, water play distribution and control equipment), together with maintenance storage for the completed park improvement project.

One anticipated factor relating specifically to the prefab building was the approximate 7-month production and delivery timeline. In order to have the building on site +/- April for prime contractor assembly and to begin incorporating electrical equipment and mechanical and other site improvements, the city would need to order the building this month or no later than September 2025. Thus, the purpose of this case is to acknowledge the requirement of this pre-bid order, and also to receive a general progress report on this meaningful and significant project that will have so many benefits for the community.

Time Frame/Observations/Alternatives:

As indicated, for the meeting, staff will present broader background information on The Waterfront park plans, and additional detail on the scope and schedule of the fasted-pace work to be performed over the next 11 months. This will include some *preliminary* cost estimates to include:

~ Prefab restroom and support building with delivery @ \$274k (projected to be on City Council's agenda for approval August 26th or September 9th, 2025). Additional costs to install would be included in the bid later on.

~ Sewer and water main construction in the Fall of 2025 @ \$132k (staff to obtain quotes, with authorization to proceed by Council action in September or October 2025).

More information will be available at the work session.

Funding Source:

All funding for the work and expenditures to occur in 2025 and 2026 would be from the Park Trust Fund which has a present balance in excess of \$7M.

Recommendation:

Staff recommends acknowledgment that the prefab restroom and support building, as well as the sewer and water main work, will both be on a subsequent City Council consent agenda for formal approval(s).

Outcome/Action:

Motion to recommend to City Council that the prefab restroom and support building, as well as underground utility work for The Waterfront park improvement project, will be on a subsequent and separate City Council consent agenda for formal approvals.

Attachments

- Prefab bldg scope and cost
- Sewer and water schematic drawing
- Sewer and water preliminary estimate
- Project overview and highlights DRAFT

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/11/2025 02:58 PM
Brian Hagen	Mariah Albrecht	08/11/2025 03:16 PM
Form Started By: Mark Riverblood		Started On: 08/11/2025 09:47 AM
Final Approval Date: 08/11/2025		



Preliminary Scope of Supply and Services

Building Supply Only

Project:	The Waterfront
Customer:	Damon Farber
Location:	Ramsey, MN
Date:	8/6/2025

Contents

1. Process – Start to Finish
2. Key Notes
3. Romtec Scope of Materials Supply
4. Delivery, Storage, and Handling
5. Warranty and Limitations
6. Scope of Supply and Services by Others

Section 1 below is an outline of the scope of products and services that will be included as part of the Romtec building package. Section 2 below is an outline of the scope of work for the installer to complete installation.

Section 1 – Romtec Scope

1. Process – Start to Finish

Below is an outline of Romtec’s process for designing, producing, and delivering the building kit(s). This process may require the customer to release Romtec to begin production prior to receipt of final building permit(s).

A. Romtec Provides a Quote/Proposal

1. Customer will have 30 days to place a purchase order after receipt of the Romtec quote.
2. If the customer has not placed a purchase order within the time above, Romtec reserves the right to update pricing.
3. Romtec’s Quote/Proposal will include Credit Application and Project Information forms.
4. Depending on the nature and complexity of the project, Romtec’s Quote/Proposal may also include a proposed payment schedule. Otherwise, a proposed schedule will be provided in the next step.

B. Customer Provides Signed Purchase Order, Completed Credit Application, and Completed Project Information form

1. Romtec and the customer will finalize the agreed payment schedule.

C. Romtec provides the full Scope of Supply and Design Submittal package (SSDS)

1. Romtec provides the SSDS in Romtec’s standard electronic submittal format.
2. The SSDS will include the building plan view and elevation drawings, product data sheets, and further details of the Romtec building. The SSDS supersedes this preliminary scope letter.

D. Customer reviews and comments on the SSDS

1. At this time, the SSDS should also be provided for review and comment by any other relevant entities, such as an end owner, installer, electrician, utility company, etc.
2. The SSDS typically does not contain final sealed plans and is NOT intended for review by the local building department (or other permitting authority) at this time.
3. Customer will have 45 days from purchase order date to approve the SSDS.

E. Customer Approves the SSDS and releases Romtec to begin production

1. The customer approves the SSDS and releases Romtec to begin production by signing the submittal approval and Notice to Proceed on Production (NTP) forms included in the SSDS. Romtec cannot begin production without a signed NTP form.
2. The customer’s approval of the SSDS is approval of the general building layout and relevant products/ materials. Romtec will provide sealed plans only AFTER the SSDS is approved.
3. Customer will have a maximum of ninety (90) days from the purchase order date to provide NTP. If the 90-day approval deadline is missed, Romtec reserves the right to update pricing at any time.

F. Romtec provides the Full Sealed Plan Set

1. After the customer has approved the SSDS, Romtec will provide the customer with the Full Sealed Plan Set in Romtec’s standard electronic format (and no other, see Section 6.E.5 below). The full plans are for review by the local building department (or relevant permitting authority).
2. The Full Sealed Plan Set will include all relevant calculations, and all architectural, mechanical, structural, electrical, and plumbing plan sheets stamped by an architect or engineer licensed in the state where the project is located.
3. Romtec’s standard plan size is 11”x17”.

G. The local building department reviews and comments on the Romtec plans

1. Romtec will revise and resubmit the Full Sealed Plan Set per comments from the local building department (or relevant permitting authority).
2. Romtec includes one revision of the Full Sealed Plan Set in response to building department comments. Any comments that result in revisions of the sealed plans may result in a price increase, especially if they affect items that are already in production.

H. The local building department approves the revised Romtec plans

1. Romtec will provide up to two (2) sets of the final, approved, for-construction plans.
2. Romtec will complete production/manufacturing of the building package per the final approved plans.

I. Romtec delivers the completed building package

1. Romtec will package and palletize the completed building package, and then coordinate with the customer to deliver the package to the jobsite for construction by the installer.
2. Romtec’s warranty period begins.

2.Key Notes

- A. Romtec is proposing to design and supply the structure defined herein. Any changes or additions, including color selections, may result in a price change.

3.Romtec Scope of Materials Supply

A. Structure

1. Exterior walls: Concrete Masonry Units (aka CMU or "concrete blocks"), smooth-face, mortar joint.
 - a. Block color: **gray**.
 - b. Exterior finish: Wall insulation finished with Cedar lap siding.
2. Doors, frames, and hardware: Steel, powder coated **black**.
 - a. Hinges: Stainless steel, ball bearing.
 - b. Door Closer(s): Grade 1 heavy duty.
 - c. Kick Plate(s): stainless steel.
 - d. Thresholds and Sweeps
 - e. Door Opener(s): Pull handles, stainless steel.
 - i. Restroom doors only: Magnetic locking system.
 - f. Door Louvers: Restroom doors only.
 - g. Double door/frame located on the storage room.
3. Roof System
 - a. Glulam beams
 - b. Structural Insulation Panels (SIPS)
 - i. Ceiling Finish: 1x6 tongue and groove decking.
 - c. Skylights: Deck mount, 15"x46"
 - d. Roofing Finish: Metal Panels
 - i. Fabral, 26-gauge, Horizon 16, standing seam.
 - ii. Roofing Color: **Light Gray 889**

B. Plumbing Fixtures and Accessories

1. Toilet(s): stainless steel, floor mount with manual lever, dual flush valve(s).
 2. Urinal(s): stainless steel, back supply with concealed, sensor flush valve(s).
 3. Sink(s): stainless steel, wall mount, motion sensor faucet(s).
 4. Grab Bars: Stainless steel, wall mount.
 5. Mirror: 18"x36" with stainless steel frame.
 6. Toilet Paper Dispenser(s): Stainless steel, wall mount, 3-roll capacity.
 7. Soap Dispenser(s): Stainless steel, wall mount, automatic.
 8. Diaper Deck: Surface mount, stainless steel veneer
 9. Drinking Fountain: Stainless steel, wall mount, non-refrigerated, bi-level, bottle filler.
 10. Mop Sink: Fiberglass, floor mount, includes faucet, mop/broom holder and guard.
- Restroom Partitions: HDPE

C. Electrical Fixtures

1. Exterior light fixtures
 - a. LED downlight, wall cylinder.
 - b. Controlled by photocell.
2. Interior light fixtures
 - a. LED, 48", ceiling mount, vapor tight.
 - b. Controlled by motion sensor.
3. Water Heater
 - a. Electric, 20-gallon tank.
4. Mechanical Exhaust: Inline fan(s), ducting, register(s).
5. Hand Dryer(s):
 - a. Wall mount, 15-second dry time, **white**.
6. Breaker Panel: 200 amp, single-phase, rain tight.
 - a. Sized for Romtec supplied equipment only.

4. Delivery, Storage, and Handling

A. Delivery Vehicle Size

1. Romtec's delivery vehicles are vans or trucks with 53' trailers, or the largest trailer up to 53' that is legally allowed to access the job site. Overall dimensions of the delivery vehicles are:
 - a. 70' overall length
 - b. 102" wide
 - c. 168" high

B. Number of Deliveries

1. Romtec bases its freight quote on the optimal minimum number of deliveries. If the customer elects to increase the number of deliveries, it may result in additional freight charges.
2. Regardless of the number of deliveries, the customer is responsible for all offloading and related costs.

C. Delivery inspection

1. Romtec allows for five (5) business days for the customer to inspect and accept the delivered building package.
2. Any items not specifically rejected after five days are considered accepted.

5. Warranty and Limitations

A. Warranty

1. Please review the Romtec warranty by clicking the link below:
<https://romtec.com/wp-content/uploads/2022/03/4.01-Romtec-Warranty-2-28-22.pdf>

B. Disclaimers

1. Romtec passes along the manufacturer's warranty for metal roofing. Most metal roofing manufacturers intend for their roofing to be installed immediately upon delivery from the factory; otherwise, most have special storage requirements to validate their warranty. All project circumstances are different, and because Romtec cannot guarantee that metal roofing is installed within the timeframe allowed from the manufacturer or that the metal roofing will be stored at the jobsite according to the manufacturer's requirements, Romtec does not include metal roofing in the overall Romtec building warranty.
2. Smooth face CMU block can have a significant variation in color and texture and should never be used as an architectural finish. Smooth face CMU block should always be either painted or have siding covering it. Romtec does not guarantee uniform color or texture of block, nor claim that any aspect of block color or texture will remain stable over time.

Section 2 – Installer Scope (by others)

6. Scope of Supply and Services by Others

A. Overview

The following section includes an overview of items to be provided by others that are required to complete the installation of the Romtec building package.

1. Items in this section are typically provided by the **installer**, or, for projects where the **installer** is separate subcontractor of the general contractor and/or owner, some items are typically provided the **contractor**.
2. The items below are separated into **installer** items and **contractor** items. If the **installer** and **contractor** are the same entity, then that entity is responsible for all items in this section.

B. Installer Scope

The installer's scope will generally consist of foundation/pad construction and building package assembly/construction.

1. Structural

The following structural components will be provided by the **installer**:

 - a. All materials, equipment and labor for footings and interior slabs.

- b. Latex epoxy paint wall finish.
 - c. Caulking.
 - d. Concrete floors to be finished with epoxy sealant.
 - a. Cove base: Integral with flooring
 - e. Concrete sealant for CMU block exterior.
 - f. Masonry (concrete) grout and rebar
 - g. If applicable, notch CMU block for bond beams, cut full blocks to create half blocks and grind blocks for fixture mounting purposes.
 - h. If applicable, cut stone veneer to achieve the required shapes necessary for installation.
 - i. Sealant for all exposed wood.
 - j. Typical fasteners such as nails, staples, and screws, and any other fasteners not included in product packaging.
 - k. Cedar siding to have Gray stain finish supplied and installed by building **installer**.
 - l. Rain gutters and downspouts are supplied and installed by building **installer**.
2. Plumbing
The following plumbing components will be provided by the **installer**.
- a. Plumbing rough-in, installation and trim within 10' of the building footprint.
 - b. All water and sewer piping and floor drains within the building footprint.
 - c. If required for wall mounted toilet(s), wall carriers.
3. Electrical
The following electrical components will be provided by the **installer**.
- a. Electrical rough-in, installation and trim within 10' of the building footprint.
 - b. All switches and outlets that are not included with electrical products.
 - c. Note that all Romtec building designs include a spare conduit from the main power source to the main breaker panel. All conduits are supplied by the **installer**.
4. Other materials, equipment, and services
The following materials, equipment, and services are provided by the **installer**.
- a. Building package installation
 - b. All other items within the building footprint indicated on final plans or required by building codes to complete installation of the building package which are not specifically stated as supplied by Romtec or by another entity.

C. Contractor Scope

The **contractor's** scope will generally consist of site preparation and grading, excavation for structures, backfill and/or structural backfill, and any site work or utility work outside the building package footprint.

1. Structural
The following items relative to the structural components will be supplied by the **contractor**:
- a. All materials, equipment and labor for exterior slabs and sidewalks.
 - b. If required, design and supply of gutters and downspouts is by the contractor, installer, or others. Romtec can show basic gutters and downspouts on the plans upon request.
2. Plumbing
The following plumbing components will be provided by the **contractor**.
- a. Incoming plumbing utilities to within 10' of the building exterior.
 - b. All water and sewer piping, drains, and valves external of the building footprint.
3. Electrical
The following electrical components will be provided by the **contractor**.
- a. Incoming electrical utilities to with 10' of the building exterior.
 - b. Electrical meter base and meter (or other incoming supply power source).
4. Other materials, equipment, and services
The following materials, equipment, and services are provided by the **contractor**.
- | | |
|--|---|
| a. Site grading and/or asphalt paving | f. Backflow check valves & drain valves |
| b. Masonry pavers | g. Freeze protection |
| c. Branch circuit breakers | h. Landscaping |
| d. Fire alarm & fire suppression equipment | i. Special inspection services |
| e. Lighting equipment not attached to the building | j. Permits and fees |
| | k. Site plans |
| | l. Geotechnical reports |

D. Delivery, Storage, and Handling

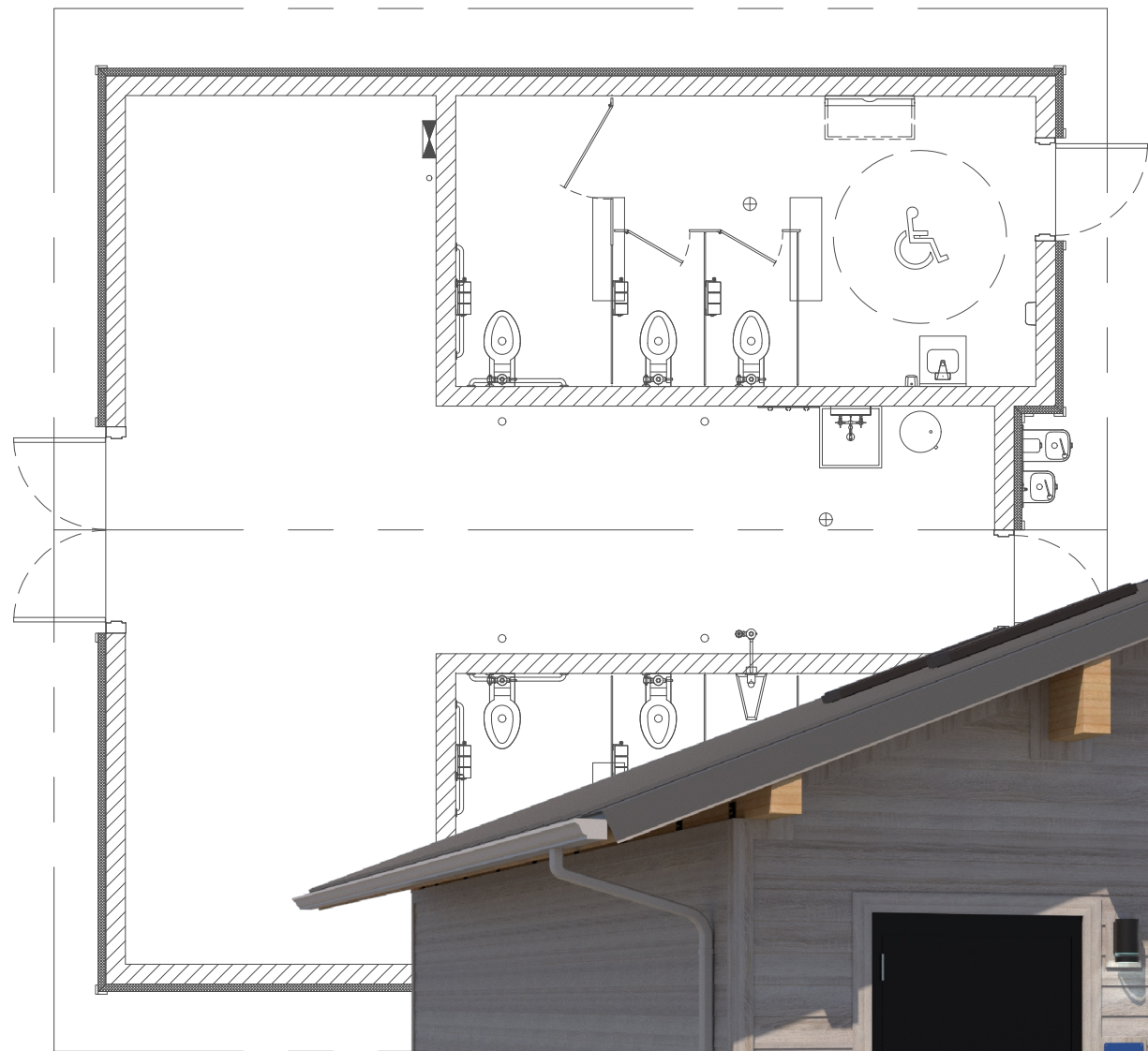
1. The **installer** and/or **contractor** will be responsible for all equipment and labor required for off-loading of the delivered building package onsite. This includes providing appropriate equipment, including but not limited to a forklift with minimum 8,000 lb. capacity and 6 ft. fork extension.
2. **Installer** or **contractor** shall comply with all handling instructions/recommendations provided by Romtec.
3. The **installer** and/or **contractor** will assume responsibility for adequate protection of delivered materials from weather, damage, and pilferage or all warranties, expressed or implied may be voided.
4. Do not throw away the Operations & Maintenance manuals that are provided by some manufacturers in their product packaging. It is the responsibility of the **installer** and/or **contractor** to collect, maintain, and deliver to the owner.

E. Romtec General Exceptions/Exclusions

The following are items that Romtec does not provide as part of its standard products and services.

1. Site visits by Romtec staff.
 - Note: If site visits are required, Romtec will issue a change order.*
2. Unless otherwise stated, Romtec is not proposing to meet any Buy America standard (AIS, BABA, etc.) for materials.
3. Romtec's proposed building design is based on the following standard design loads. These standard design loads are typical for many locations. Local design loads specific to this project may require changes to the building design, which may result in a price increase due to increased material costs.
 - a. Roof Snow Load: 25 psf
 - b. IBC Seismic Design Category: C
 - c. Design Wind Speed: 110 mph
 - d. Allowable Soil Bearing: 1500 psf
 - e. Occupancy Type: U
 - f. Type: VB
4. Any site utility sizing shown on the Romtec plans is either based on design criteria provided by others or based on Romtec's assumption of the appropriate sizing. Site utility sizing must be confirmed by the customer. Romtec is not responsible for determining or confirming site utility sizing.
5. Romtec's building plans have been approved by permitting authorities in hundreds of jurisdictions. Romtec's plans will be provided in Romtec's standard format only. No elective formatting changes, product color selections, interior elevation drawings, equipment not supplied by Romtec, informational tables, formatting coordination with the plans by others, or any other formatting requests or customer directed elective changes will be made to or shown on the Romtec building plans.
6. To ensure timely delivery of the building package amid ongoing and industry-wide disruptions to shipping, parts/materials availability, and lead times, Romtec reserves the right make equivalent or better substitutions at any time for any components that are not specifically required to match an exact brand/model.
7. Romtec does not provide LEED/Green submittals as a standard service. Romtec can assist in providing documentation for products that may meet LEED/Green standards, but Romtec does not provide or fill out LEED credit forms. Unless specifically included in Romtec's proposal and quote, Romtec does not supply materials with the intent of meeting LEED standards. Any changes due to LEED or Green building requirements will result in a change order and increased lead times."
8. Any CMU block plan(s) provided by Romtec are only accurate if Romtec supplies the CMU block.
9. All steel fabrication work is performed by qualified fabricators in conformance with engineered drawings. Romtec does not offer third party certification or inspection of steel fabrication work.

Note: Romtec's scope of work is based on customer acceptance of the terms and conditions of the Romtec quote proposal, which may be attached here or provided separately.



ROMTEC

18240 NORTH BANK ROAD - ROSEBURG, OR 97470
(541) 496-3541 FAX (541) 496-0803

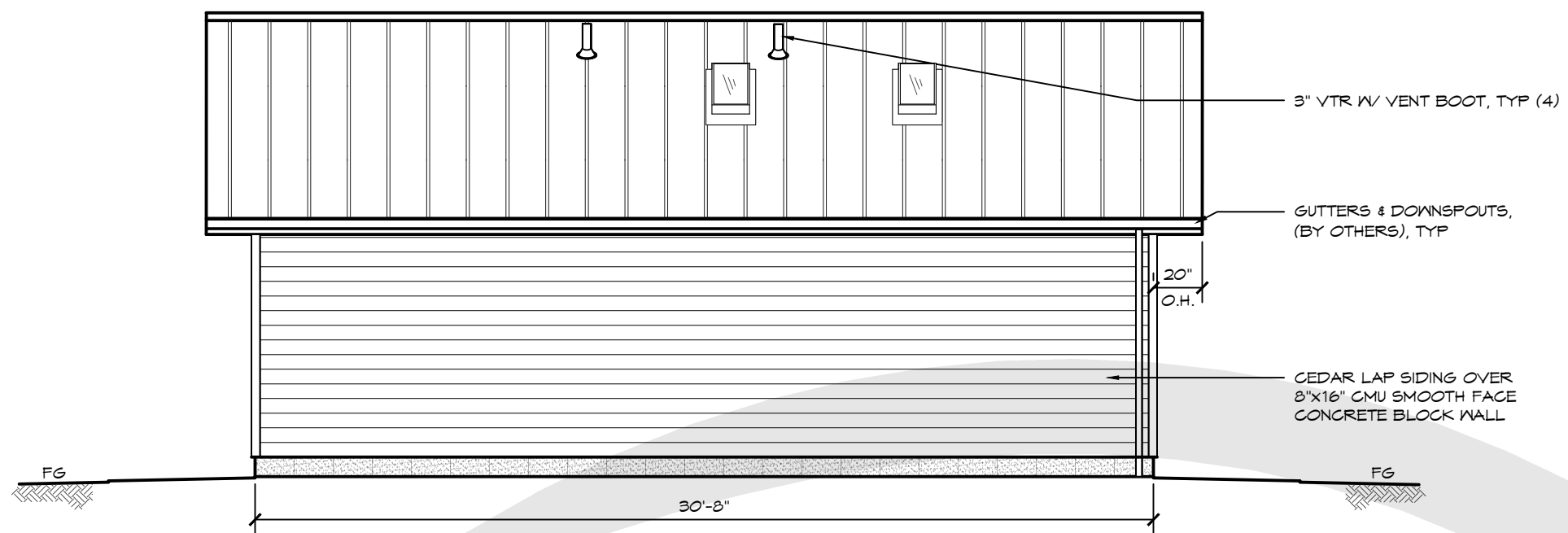


THE WATERFRONT

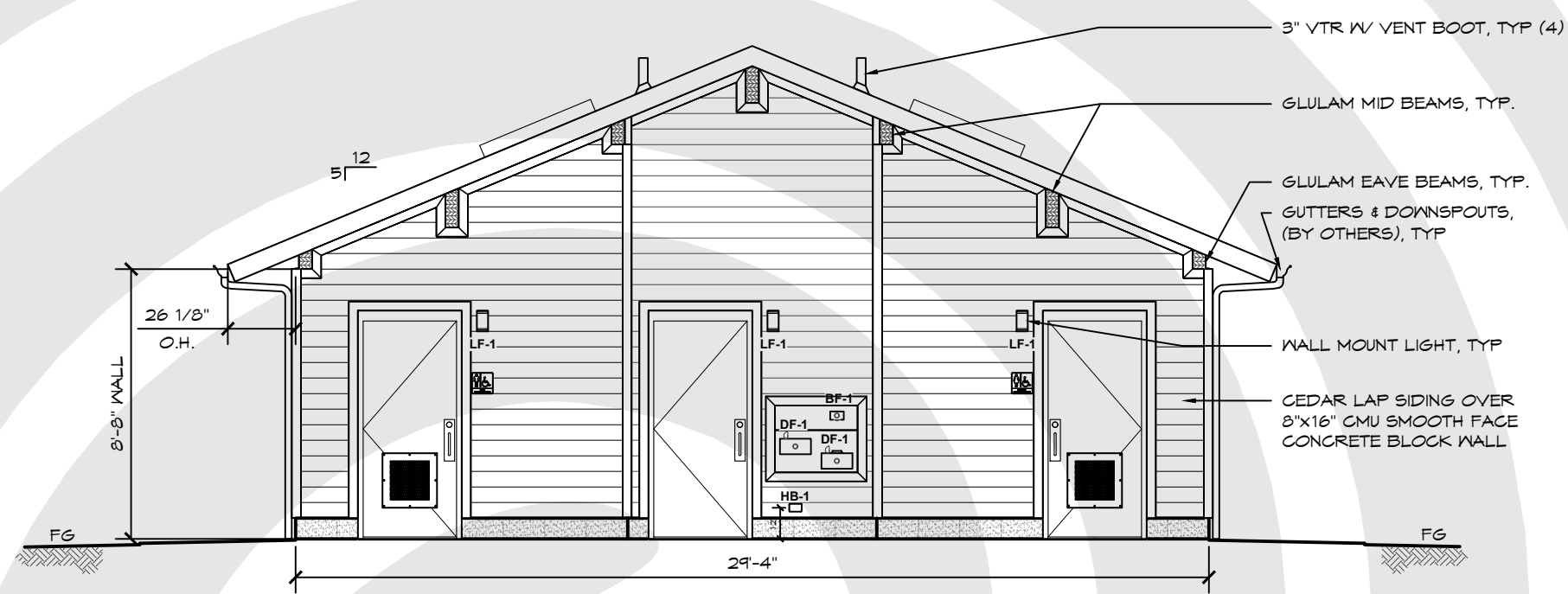
RAMSEY, MINNESOTA

PRELIMINARY

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.



A ELEVATION VIEW
SCALE: 3/16" = 1'-0"



B ELEVATION VIEW
SCALE: 3/16" = 1'-0"

PROJECT:
**THE WATERFRONT
CITY OF RAMSEY, MINNESOTA**

SHEET TITLE:
ELEVATION VIEW

PROJECT #: **2808**

DATE: **07/24/25**

DRAWN BY: **JMW**

REV.	DATE:	BY:

REVISIONS:

SHEET NO. **A2.1**

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PURCHASE AGREEMENT



18240 North Bank Rd.
 Roseburg, OR 97470
 P: 541-496-3541
 F: 541-496-0803
 E: service@romtec.com

Proposal Date
8/6/2025

#052725-RMT



The Waterfront Restroom

Customer: City of Ramsey
 Mark Riverblood
 7550 Sunwood Drive NW
 Ramsey, MN 55303

Quantity	Building Proposal Description	Extended Price
1	Romtec Restroom Design & Supply per Romtec Scope of Supply and Services Document Dated 8-6-2025	\$ 271,729.00
Sourcewell DISCOUNT: Available only to members of Sourcewell.		5.00% \$ (13,587.00)
Freight/Packaging to: Ramsey, MN		\$ 15,754.00
ROMTEC INC. PURCHASE ORDER TOTAL		\$ 273,896.00

***Sales or Use Tax is not included in the above price. Sales or Use taxes may be required for your project depending on state and local requirements.**

*The price above is valid for thirty (30) days from the proposal date. If the Customer has not returned the signed Purchase Agreement within thirty (30) days of the proposal date, Romtec, Inc. reserves the right to update the price to reflect cost changes.

*The price above requires that the customer release the order for production within ninety (90) days of the proposal date. If, for any reason, Romtec, Inc. has not received formal Notice to Proceed with Production within ninety (90) days of the proposal date, Romtec, Inc. reserves the right to update the price to include inflationary cost changes.

*Romtec charges 2% of total contract value for the bonding rate (if required). Unless specifically stated in the above quote, this amount is not included in the total amount shown, and may be applicable at the time of invoice. The prices quoted herein and anticipated lead times are based on the current tariff rates, duties, government charges, trade regulations, and product availability as of the date of this quote. If any new tariffs, duties, taxes, or similar charges are imposed, or any existing tariffs, duties, or charges are increased or modified by any government or regulatory authority in a manner that affects Romtec or any of Romtec's applicable suppliers/vendors for this order, Romtec reserves the right to adjust the pricing and delivery schedule of the affected goods to reflect the increased costs and/or lead times. The price above is contingent on the use of this Purchase Agreement only. Any proposed modifications to the terms or use of an external purchase agreement may result in a price increase. Signing this form is explicit acceptance of the Terms & Conditions.

	Date		Date
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--	--

Customer/Owner Printed Name

Romtec Inc. Printed Name

Credit, Invoicing, and Payment

1. For all purchases whereby Romtec's customer (Customer) is not pre-paying one-hundred percent (100%) of the total contract value, Romtec, Inc. (Romtec) will provide a Schedule of Values for the project based on the available project info, including but not limited to the Customer's credit report, any applicable bond info provided by the Customer, and the mutually agreed project schedule. Customer agrees to promptly provide project info upon Romtec's request, including but not limited to the Customer's legal info and billing address with accounts payable contact info, the project site address(es), and a copy of any applicable payment bond(s).
2. Customer may submit payments check, wire transfer, or credit card (Visa, MasterCard, Discover or American Express). A separate fee will be charged for payments exceeding \$20,000 made by credit card.
3. For all purchases whereby the Customer is not pre-paying one-hundred percent (100%) of the total contract value, Romtec is effectively extending credit terms to the Customer by providing the Schedule of Values. Romtec reserves the right to modify the Schedule of Values based on changes to the customer's credit info, bond info, failure by the Customer to pay as agreed, or any other relevant info in Romtec's sole discretion.
4. Unless otherwise specifically included in the Romtec Purchase Agreement, tax amounts for sales, use, consumption, value added, or other goods/services related taxation is not included in the purchase price. Sales tax for goods is assessed at the time of delivery, so any sales tax amount included in the purchase price and/or Schedule of Values is an estimate only until the time of delivery.
5. Notwithstanding any external agreements between Customer and a project owner (Owner) or other entity, Customer's payment(s) to Romtec are not conditional upon Customer receiving payment from any other entity or per any external terms. Romtec may in its sole discretion coordinate the Schedule of Values to accommodate Customer payment preferences or Customer's external obligations, but no external terms shall affect the agreed Schedule of Values, payment terms, purchase agreement terms & conditions, or any other aspect of the purchase agreement unless explicitly agreed in writing by both Customer and Romtec.
6. Unless otherwise specifically agreed in the Schedule of Values or in writing, Customer payments to Romtec are due Net 30 of invoice date.
7. If the Customer fails to make timely payment(s) as agreed, past due amounts shall bear interest and Customer agrees to pay interest at the rate of fifteen percent (15%) per annum, or the highest rate allowed under applicable law, with interest accruing from the original payment due date. Romtec may also require pre-payment of any remaining payment milestones as a condition of Romtec's continued performance.
8. For all Customer accounts that are fifteen (15) days or more past due, Romtec may in its sole discretion withhold performance of any applicable warranty service until the Customer's account is fully paid and in good standing. Notwithstanding any terms herein, the Romtec warranty period will not be affected or tolled.
9. If the Customer fails to pay as agreed for any reason, the Customer shall be liable to pay Romtec upon demand for any costs, expenses, and damages of any kind incurred in Romtec's pursuit of collecting payment, including but not limited to attorney fees, regardless of whether formal litigation is commenced.

Warranty

10. Romtec's standard warranty terms can be reviewed at the link below:
<https://romtec.com/wp-content/uploads/2022/03/4.01-Romtec-Warranty-2-28-22.pdf>
11. Romtec reserves the right to update its standard warranty terms at any time. The most current terms of the Romtec warranty at the date of purchase agreement execution will remain in effect for that purchase.
12. Notwithstanding any terms herein, any modification of the standard Romtec warranty that is explicitly included in the purchase agreement shall supersede the standard Romtec warranty terms. For example, if Romtec agrees to include an extended warranty period, the agreed warranty period will be as defined in the purchase agreement documents.
13. Unless another specific time period is agreed in writing, Romtec allows up to six (6) months for the Customer to complete construction/installation of the delivered Romtec goods and begin the Romtec warranty period.
14. In Romtec's sole discretion, any request or requirement for Romtec to begin its warranty later than six (6) months from delivery of the Romtec goods (other than a delay caused by Romtec) may result in a change order for the extended warranty period.

Changes, Delays, and Termination

15. Customer may request change(s) to Romtec's scope of work at any time, and Romtec will respond to the Customer's request within a reasonable time to confirm whether the changes are feasible. If the requested change(s) are feasible, Romtec will provide a proposed change order for Customer's review that includes a description of the change(s) and the pricing for the change(s). If the Customer agrees with the change order, they shall sign and return the change order to confirm. If the Customer does not agree to the change order, they shall explicitly reject the change in writing, and Romtec will not proceed with the change order work or related price adjustment.
16. Unless otherwise agreed in writing, Romtec's change order pricing is valid for 30 days from the CO date shown on Romtec's proposed change order. If the Customer has not formally accepted the change order before the 30-day expiration, Romtec may update the change order pricing at any time thereafter in its sole discretion.
17. From time to time, Romtec may receive comments/markups on the Romtec preliminary submittal and/or full plan set from various reviewers and authorities. If these comments/markups require Romtec to make changes that affect the price or project schedule, Romtec will provide a proposed change order and proceed in the same manner as described above.
18. Time is of the essence of this purchase agreement for performance by both Romtec and the Customer.
19. Customer agrees that the project schedule will be adjusted as needed for any changes.
20. For any delay to the agreed project schedule that is not caused by Romtec or under Romtec's control, Romtec shall not be liable for any incurred costs nor liable for any affect on the project schedule, and the Customer agrees to accept and pay for a corresponding price change and project schedule adjustment, or else the Customer may terminate the purchase agreement for its convenience per the applicable terms herein. Furthermore, if such delay not caused by Romtec impedes Romtec's progress such that Romtec cannot produce and deliver the work within 6 months of the agreed time, Romtec may in its sole discretion invoice the customer for all work completed up to the invoice date, and Customer agrees to pay such invoice within a reasonable time, notwithstanding any separate agreed Schedule of Values or conflict to this requirement therein.
21. In the event that Romtec is responsible for a delay to the agreed project schedule, Romtec will make commercially reasonable efforts to mitigate the delay. Romtec is not liable for any damages of any kind to the Customer, Owner, or any other party in event of a delay by Romtec unless specific types and amounts of damages are explicitly agreed in writing by Romtec. Customer agrees to accept any required schedule change because of a delay, or else the Customer may terminate the agreement for its convenience per the applicable terms herein.
22. In the event of any other default or breach of this agreement by Romtec that is not cured by Romtec within a reasonable time, Customer's sole remedy shall be to terminate the agreement per the applicable terms herein.
23. Unless alternate termination terms are explicitly approved by Romtec in writing, in the event of termination of the purchase agreement by the Customer for any reason, Romtec shall cease work as expeditiously as commercially reasonable and attempt to mitigate costs of termination to the extent commercially reasonable. Upon termination for any reason, Customer shall pay Romtec a termination fee per the following fee schedule.
 - a. Termination prior to Customer formally approving the Romtec preliminary submittal (SSDS): 30% of total contract value.
 - b. Termination prior to Customer formally releasing Romtec to begin production of the order, but after formally approving the preliminary submittal: 75% of total contract value.
 - c. Termination after Customer formally releases Romtec to begin production of the order: 100% of total contract value.
24. Any other agreed termination terms notwithstanding, Customer shall pay Romtec upon request no less than the amount due for work completed prior to the termination.

Project Schedule

25. If a project schedule is included in the purchase agreement documents, then any changes to that project schedule must be agreed in writing by both Romtec and the Customer.
26. If a project schedule is not included in the purchase agreement, then no specific performance times by Romtec are guaranteed,

and the Customer and Romtec shall establish a mutually agreed project schedule at their earliest convenience.

27. Romtec has no control over the timing of review and approval of any Romtec submittal(s) by the reviewing authority, and Romtec shall not be liable for any delay, interim cost increases, or damages caused by a reviewing authority's time to review and approve Romtec's submittal(s).
28. Romtec cannot provide firm production or delivery lead times until at minimum two (2) weeks after the Customer formally releases Romtec to begin production of the order.

Shipping and Handling

29. Unless otherwise specifically included in the purchase agreement, Romtec will ship all items per FCA terms from Roseburg, Oregon (from Romtec's facility).
30. Unless otherwise agreed, Romtec will select the shipping carrier, and risk of loss passes to the Customer upon Romtec's delivery of the goods to the carrier. Any damage or loss during transportation must be resolved between the Customer and the shipping carrier.
31. In the event that Romtec agrees to retain risk of loss during transportation, risk of loss shall pass to the Customer upon delivery.
32. Unloading is by the receiver (typically the Customer or the Customer's agent). Neither Romtec nor Romtec's carrier is responsible for unloading of delivered goods at the destination.
33. Special equipment may be required for unloading, including but not limited to a fork lift with sufficient fork length and lifting capacity, and/or an appropriately sized crane for large items. However, Romtec is not the unloader nor the installer, and Romtec is not responsible for determining the means and methods for unloading or construction/installation work.
34. Unless other arrangements are specifically included in the purchase agreement, Romtec will package the completed order with Romtec's standard packaging. Romtec's standard packaging includes shrink wrapping all palletized items and items that may be subject to degradation if exposed to weather during shipping. However, Romtec's packaging is not designed for ongoing exposed storage. Romtec's completed goods are intended for immediate construction/installation upon delivery. If the Customer intends to store the delivered Romtec goods for longer than 30 days after delivery before beginning construction/installation work, the Customer is responsible for opening the Romtec packaging and storing items under cover or in a climate controlled indoor environment as applicable for the particular type of items.
35. In addition to Romtec's specific storage and handling recommendations, Romtec may also provide manufacturer recommendations for individual components, and the Customer shall store and handle individual components per the recommendations of the component manufacturer.
36. Romtec is not liable for damage or degradation of items that were improperly stored or handled by the Customer (or Customer's agents). However, Romtec can assist the customer in obtaining repair or replacement of such items (at the Customer's expense).
37. Unless otherwise specifically agreed in writing, Romtec will ship all items upon completion of production, and the Customer will accept delivery of completed items upon arrival.
38. Romtec will ship all items using the minimum number of deliveries for efficient transport, as determined by Romtec. If the Customer elects to increase the number of deliveries, it may result in a change order for the increased shipping costs.
39. Romtec does not have capacity for long-term storage of completed goods. In the event of a delay to the agreed delivery date, Romtec may, in Romtec's sole discretion, offer to store completed goods for the Customer at a minimum rate of \$450/month depending on the nature of the completed goods and the availability of storage space.
40. Regardless of any delay to shipping completed goods, Romtec will invoice for and Customer shall pay as agreed for Romtec's completed work based upon the date the goods were ready to ship.
41. Unless otherwise specifically agreed in writing, Romtec shall not be liable to the Customer, Owner, or any other entity for any costs or damages related to delays in shipping or delivery for any reason.

Insurance

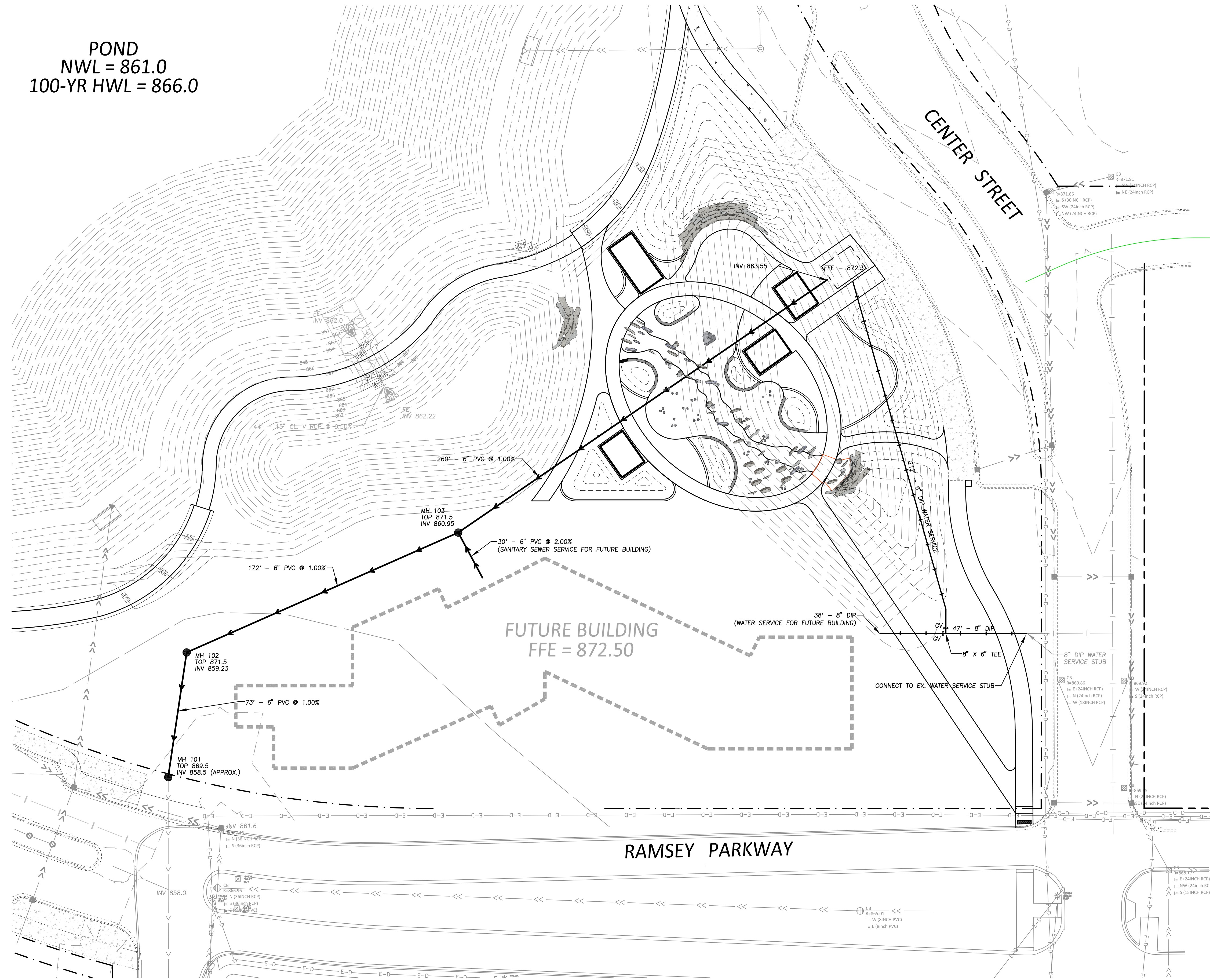
42. Romtec will provide its standard insurance certificate with the Customer and/or Owner listed as an additional insured upon request. Coverage includes:
 - a. Commercial General Liability: \$1 million per occurrence, \$2 million aggregate
 - b. Automobile: \$1 million (any auto, owned, rented, not owned)
 - c. Installation Floater: \$2 million
 - d. Umbrella/Excess: \$5 million

43. Customer and Romtec agree to waive all rights of subrogation against each other and their respective officers, agents, subcontractors, and employees.
44. Customer and Romtec agree to waive any special, indirect, incidental, consequential, or punitive damages against each other and their respective officers, agents, subcontractors, and employees.

General

45. The contract documents consists of the Romtec Purchase Agreement, these Terms & Conditions, the Romtec preliminary submittal (SSDS), any executed change orders, and any other documents specifically included with, attached to, or referenced within the Romtec Purchase Agreement and Terms & Conditions.
46. Except for specific changes agreed in writing in the Contract Documents, these Terms & Conditions shall control and supersede any other provisions, terms, conditions, writings, or agreements, including but not limited to a customer's Purchase Order, confirmation, or other communication between Romtec and the Customer.
47. The Purchase Agreement is effective and binding upon execution of the agreement by both parties, unless an alternate date of effect is included in the Purchase Agreement.
48. The Purchase Agreement may be executed in multiple counterparts, all of which shall constitute one agreement regardless whether all parties have signed the same counterpart.
49. The parties agree that electronically signed copies of the agreement shall be of the same effect as wet signed physical copies of the agreement.
50. Unless otherwise specifically agreed in the contract documents, all legal matter shall be interpreted per the laws of the State of Oregon, and the legal venue and jurisdiction for all legal proceedings shall be the courts of the State of Oregon in Douglas County, without regard for any conflict of law rules or principles.
51. For any required notices, the party providing the notice shall deliver the notice to the other party via one of the following methods: Physical copy via personal delivery by the sender or sender's agent at the designated office of the recipient; Physical copy sent via recognized U.S. overnight carrier; Physical copy sent via postage prepaid, registered/certified mail with the U.S. Postal Service; Electronic copy via email to and from a confirmed and valid email address; Electronic copy via facsimile. In any case, Notice shall be deemed delivered upon receipt by the recipient, but no later than two (2) days after being sent via any of the methods above.
52. In the event of any legal proceeding between the parties, the prevailing party shall be entitled to recover from the non-prevailing party all applicable costs, damages, and expenses, including but not limited to reasonable attorney fees. This recovery is in addition to any monetary judgment or award resulting from litigation of any kind, including but not limited to arbitration, trial, bankruptcy, or similar proceedings.
53. If any term(s) of the agreement are found to be invalid or legally unenforceable, those terms shall be considered severed and shall not effect the remaining terms of the agreement, except to the extent such remaining terms may be revised in a legally acceptable manner to effect the intent of the parties in originally including the severed term(s).
54. A waiver of any provision or requirement of the agreement or failure to either party to enforce strict performance as agreed shall not be a waiver of any subsequent violation or prejudice either party's rights and remedies as defined herein.
55. Neither party shall be liable for any delay or failure to perform any obligation under this agreement nor shall either party be liable for damages (including indirect or consequential damages) to the extent such non-performance, delay, loss, or damage that results from circumstances beyond the reasonable control of the defaulting party (Force Majeure events). Such Force Majeure events include Acts of God, fire, flood, earthquake, explosion, extreme weather, war or related hostilities, blockades, public disorder, pandemic or other public health emergency, quarantine restrictions, embargo, labor strike or other labor disturbance, unavailability of electronic communication or equipment, and/or compliance with any legal requirement or lawful order, insistence, or directive from any government and/or military authority.

POND
NWL = 861.0
100-YR HWL = 866.0



SCALE
1" = 30'

SPLASH PAD H₂O & SWR EST. 8/6/2025

WATERMAIN

CONNECT	→ 1 EA	x \$1,750/EA		→ \$1,750.00
6" DIP	→ 212 LF	x \$76/LF		→ \$16,112.00
8" DIP	→ 47,38	→ 85 LF x \$65/LF		→ \$5,525.00
6" GV	→ 1 EA	x \$2,800/EA		→ \$2,800.00
8" GV	→ 1 EA	x \$4,000/EA		→ \$4,000.00
TEMP BLOWOUT	→ 2 EA	→ \$1,500/EA		→ \$3,000.00
WY PLUG FITTINGS	→ 8x6 TEE	→ 1 x 175 LBS	} 250 LBS x \$15/LBS	→ \$3,750.00
	→ 22.5" 6" BEAM	→ 1 x 75 LBS		
				10% CONT. → \$40,630.70

SANITARY SEWER

CONNECT	→ 1 EA	x \$1,500/EA		→ \$1,500.00
6" PVC SDR35	→ 73,172,30,260	→ 535 LF x \$55/LF		→ \$29,425.00
48" SAN MH	→ 111	→ 3 EA x \$7,500/EA		→ \$22,500.00
6" PVC PLUG	→ 11	→ 2 EA x \$100/EA		→ \$200.00
DEWATERING	→ 1 LS	x \$25,000/LS		→ \$25,000.00
TELEVISION	→ 535 LF	x \$4/LF		→ \$2,140.00
SAN CLEANING	→ 2 EA	x \$1,000/EA		→ \$2,000.00
				<u>\$82,765.00</u>
				10% CONT. → \$91,041.50

WATER + SEWER → \$131,672.20

THE WATERFRONT



RAMSEY, MN
JULY 10, 2025

DF/ DAMON FARBER



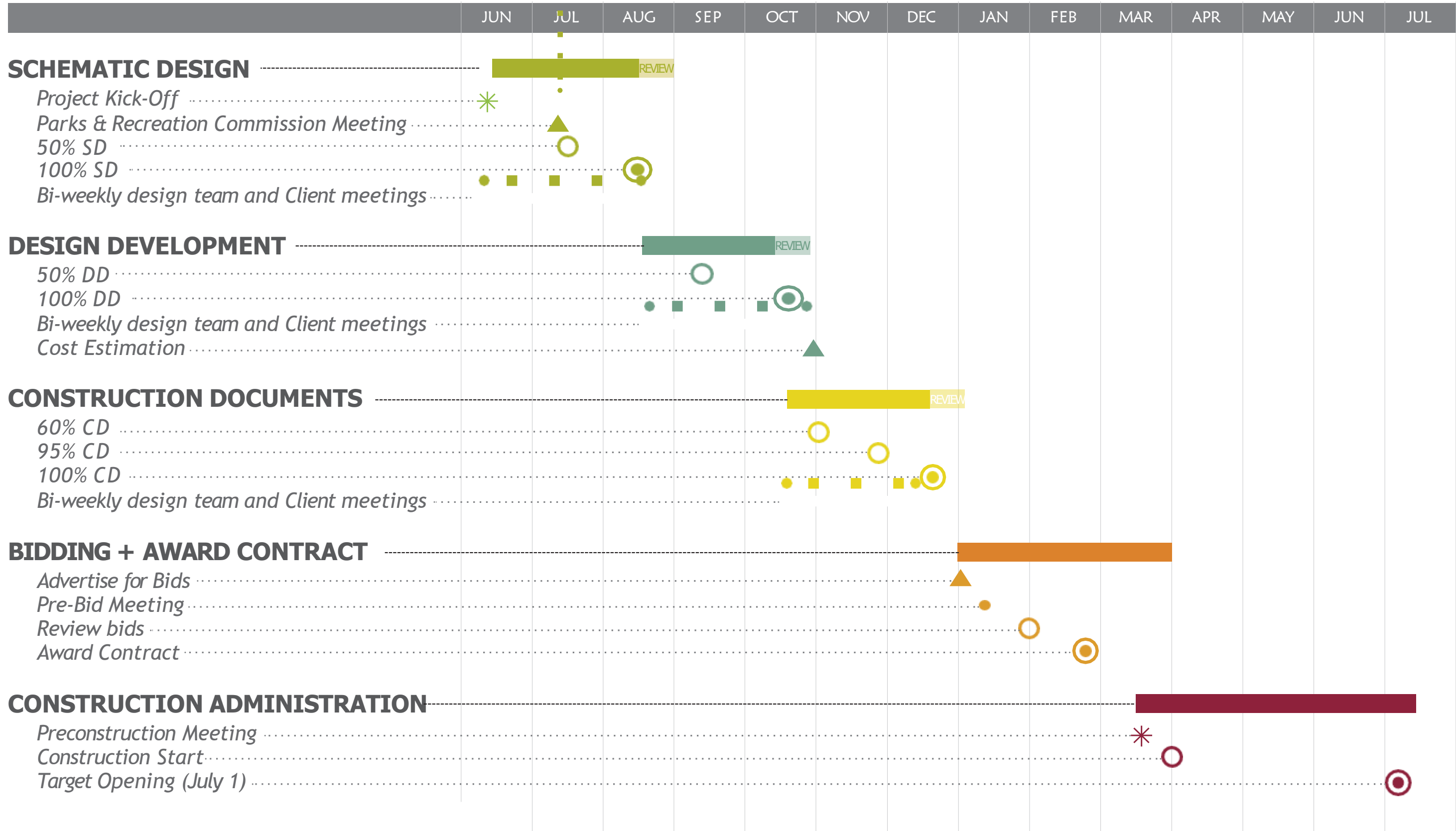
PUBLIC WORKS COMMITTEE UPDATE –
A PROGRESS REPORT

SCHEDULE

WE ARE HERE

2025

2026



PROJECT STATUS UPDATE

CONSTRUCTION BUDGET

- \$3 Million

PROJECT SCOPE

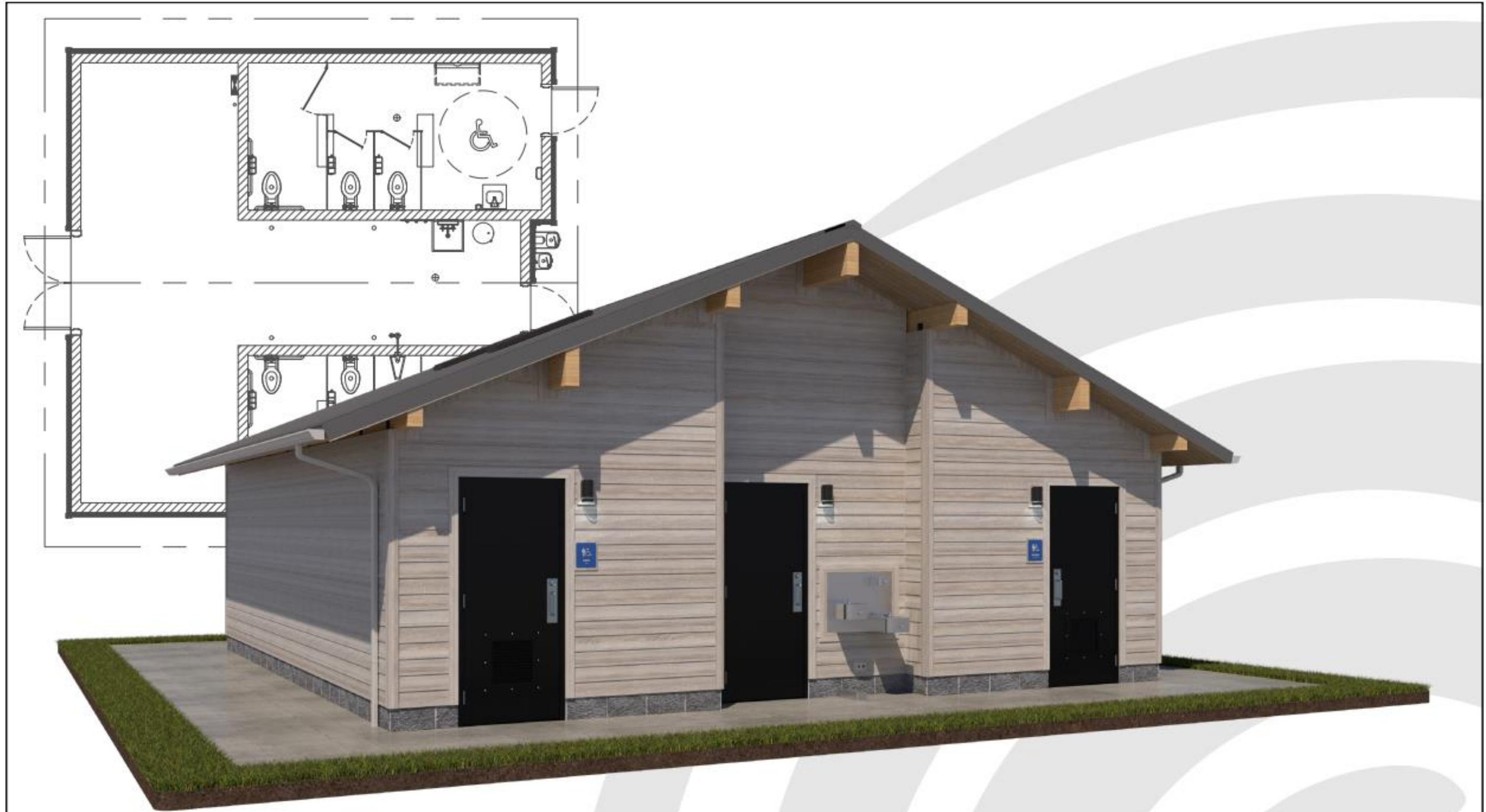
- 12,500 Sq Foot Water Play Space
- Surrounding Park Context: Including Walkways, Landscaping, Seating, Lighting, Fencing, Etc.
- Shaded Pavilion/Pergola Space(S) For Group Rental
- Dozens Of Jets To Accommodate Water Play For 400+ Children
- Run-Through System (Not Recirculated Water)
- Vault For Mechanicals – (In Earthen Berm With Man Door Preferred Or Below Ground With Hatch)
- Site Lighting
- Led Lighting In Water Jets
- Power Supply To Site, Mechanical Vault, Site Lighting
- Dedicated Restrooms (not in current scope but newly required by MDH)

PROJECT CONSIDERATIONS

Design Drivers

- Develop project that can seamlessly connect to future community building
- Develop a design visible from the street intersection
- Design a pass-through aquatic engineered system
- Provide “architectural water play” in lieu of playground appearance splash pad
- Provide continuous opportunity to engage with the water as it flows to the forebay
- Include reservable/rentable pavilion spaces for revenue generation
- Maintain views to lake while providing sense of intimacy and addressing exposure to wind

PREFABRICATED FACILITY



ROMTEC

18240 NORTH BANK ROAD - ROSEBURG, OR 97470
503.636.0000 FAX 503.636.0002



THE WATERFRONT

RAMSEY, MINNESOTA

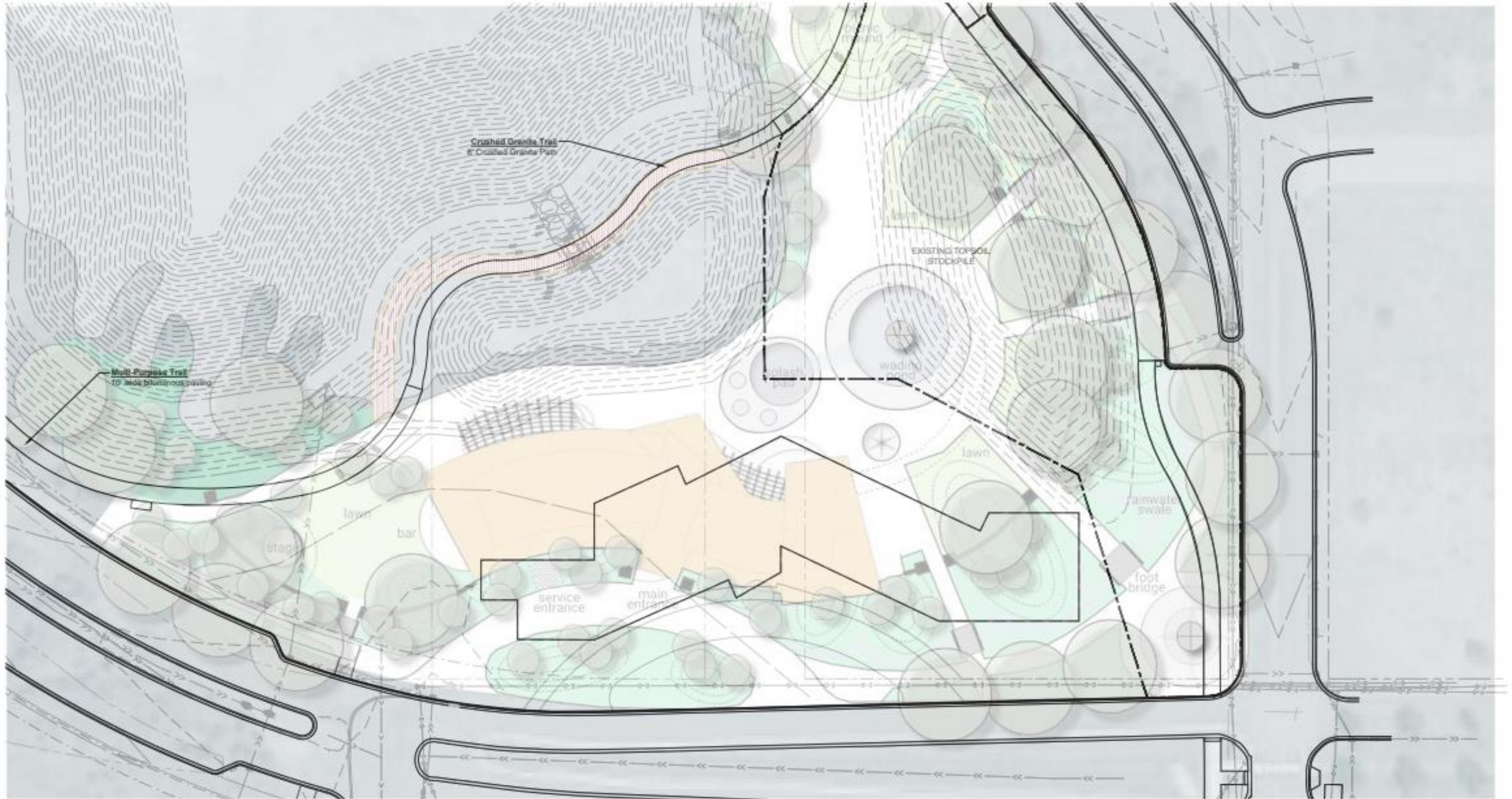
PROJECT PRECEDENTS



PROJECT PRECEDENTS

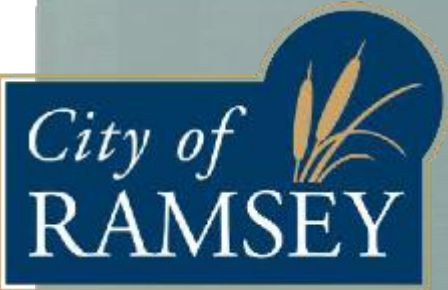


EARLY CONCEPT



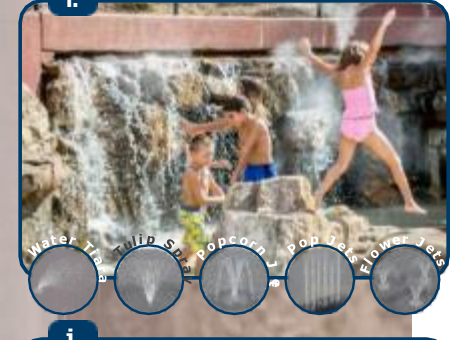
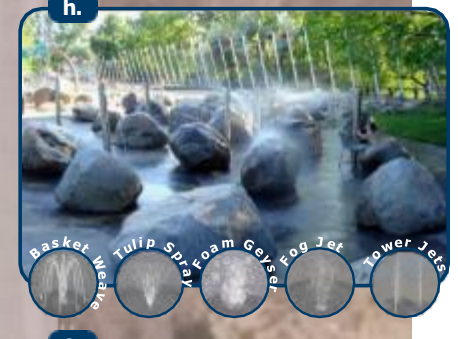
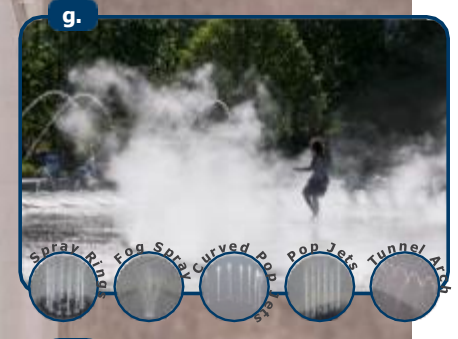
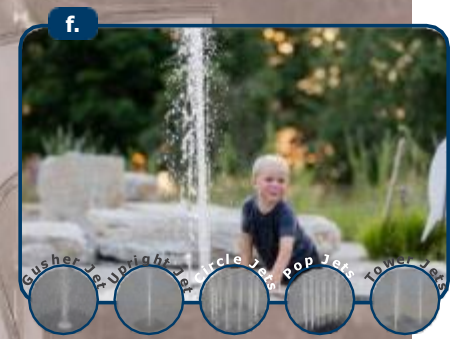
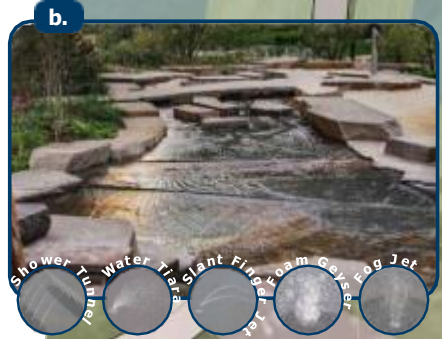
ARCHITECTURE





The waterfront

Total Water Play: 22,250 sf



Center Street

Ramsey parkway

ENLARGEMENT



STONE CONSIDERATIONS



SUMMARY

LOCAL STONE

- Alternatives: Granite, Jasper, Virginia Slate
- Material Characteristics:
 - Finish: As-is material with natural cleft or broken faces
 - Texture: Rough and non-slip — appropriate for use in/around water play environments
 - Sizes: Available in a range of sizes; large quarried blocks also possible
 - Availability: Inventory on-hand – no shop fabrication required
 - Ideal for fast-track construction timelines
- Pricing
 - \$40–\$60 per cubic foot, including shipping
 - Final pricing dependent on size, quantity, and delivery specifics
- Design Intent & Use
 - Integrate natural boulders as sculptural and functional site features:
 - Seating
 - Edge containment
 - Climbable elements (pending safety review)
 - Integration with splash pad grading & water features
 - Avoids fabrication delays; aligns with fast-tracked construction schedule

FURNISHINGS - SEATING

BENCHES + ADIRONDACKS



TABLES + CHAIRS / DINING



FURNISHINGS - SITE ELEMENTS

RECEPTACLES



PLANTERS



BIKE ACCOMMODATIONS



UMBRELLAS + PAVILIONS

UMBRELLAS



PAVILIONS



LIGHTING

POSTS



BOLLARDS / PATHWAY



CATENARY LIGHTS



BENCH / WALL

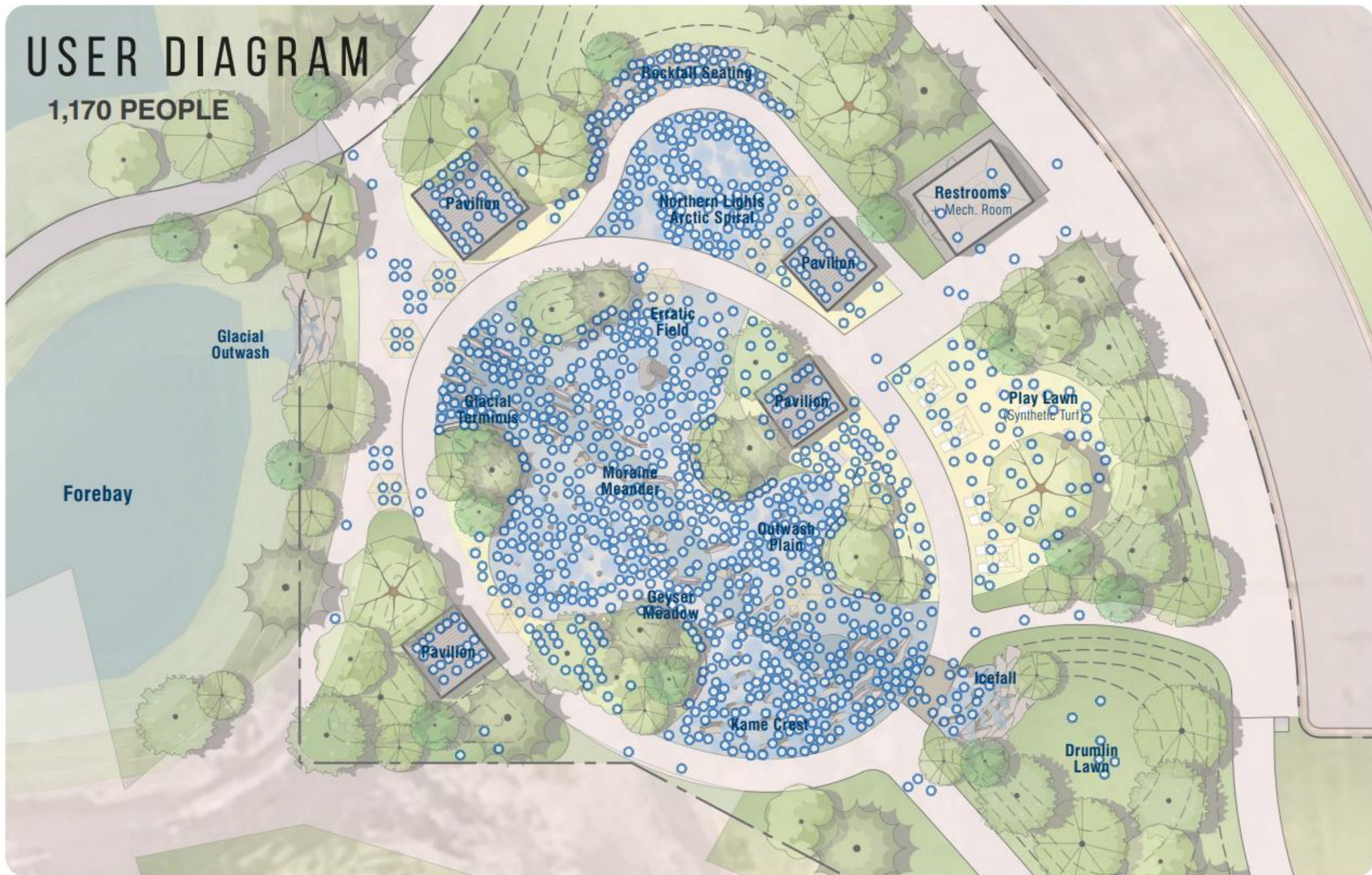


PUBLIC ART



USER DIAGRAM

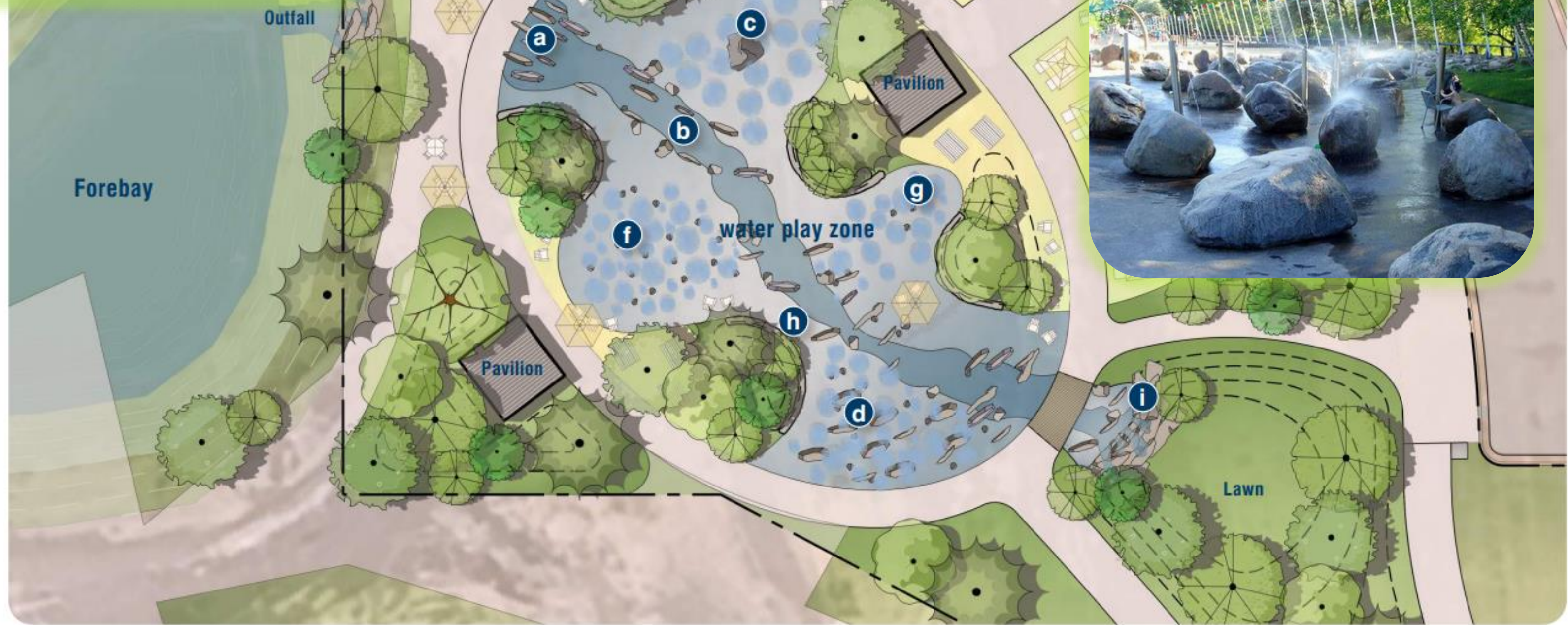
1,170 PEOPLE



ENLARGEMENT



CATENARY LIGHTS



CATENARY LIGHTS



CATENARY LIGHTS



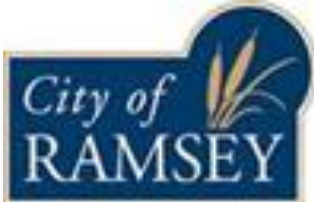
CATENARY LIGHTS



CATENARY LIGHTS

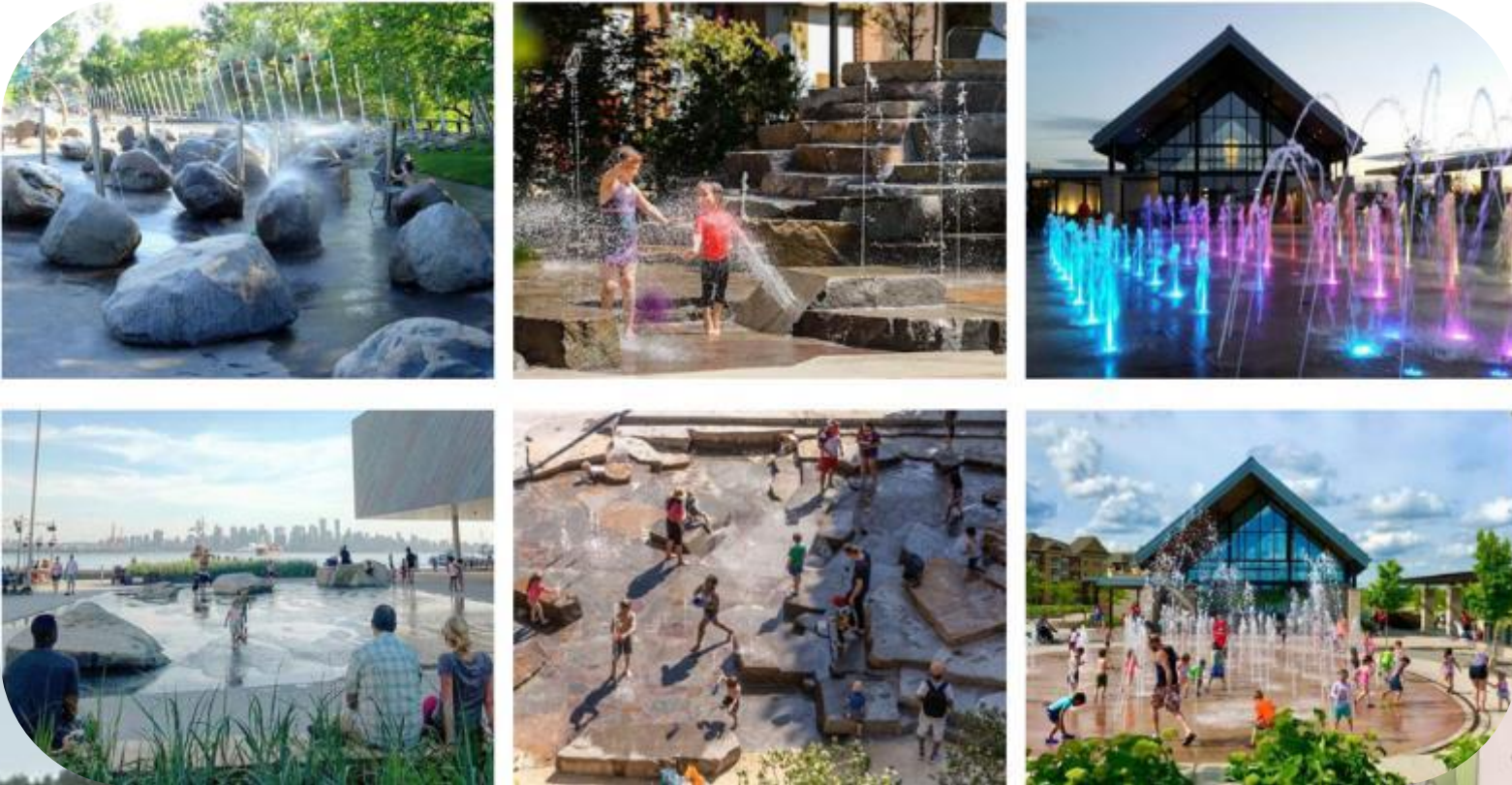


THE WATERFRONT



RAMSEY, MN
JULY 10, 2025

DF/ DAMON FARBER



PUBLIC WORKS COMMITTEE UPDATE –
A PROGRESS REPORT

Park and Recreation Commission

Meeting Date: 08/14/2025

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:

Consider Park and Recreation Commission Presence at the 2025 Happy Days Festival

Purpose/Background:

In previous years, the Commission has participated in the September Happy Days event with individual Commissioners taking 'shifts' at the city booth. This has been beneficial in terms of providing park and recreation related information to the public, and also garnering feedback from residents on their desires and priorities for the city's park system.

Notification:

This years festival is scheduled for Saturday, September 6. For the meeting, staff will brief the Commission on the plans for the event, and also outline various volunteer opportunities available in addition to the City Booth.

Recommendation:

Staff recommends that commissioners interested in participating in Happy Days identify shifts they are interested in and either fill out the online form or coordinate with Recreation Coordinator, Abby Proulx.

Outcome/Action:

Based upon discussion.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Mariah Albrecht	08/11/2025 03:16 PM
Form Started By: Abby Proulx		Started On: 08/08/2025 12:08 PM
Final Approval Date: 08/11/2025		

Park and Recreation Commission**Meeting Date:** 08/14/2025**Primary Strategic Plan Initiative:** Connect the community through Parks, Trails and Recreational Programming.**Information****Title:**

Recreation Program Updates - August

Purpose/Background:

July was a busy month for Parks and Recreation! We have had a blast spending time outdoors with our community. We are especially thankful for those who came out to our Two Rivers Art Fair (formerly Elmcrest Art Fair). For the first time ever, we completely filled up all of our artist booths. See our [Facebook recap here](#). In addition, in July we had a Party in the Park with giant inflatables, community park cleanup, pickleball leagues, concerts in the park, Science Camps, and more! We're ready to make the most of our tail end of summer this August.

Upcoming Programs, Registration Deadlines, and New Releases:**[Happy Days](#)**

Our annual Happy Days Festival is just around the corner, **save the date for Saturday, September 6**— it's packed with fun for all ages! Join us for a 5K, parade, bean bag tournament, car show, dog show, food trucks, expo, trivia, inflatables, family activities, live music, fireworks, and so much more.

[Registration is now open for Happy Days events!](#)

We're also looking for enthusiastic volunteers to help bring the festival to life. Whether you're greeting guests, assisting with activities, or helping behind the scenes, there's a role for everyone. Volunteering is a great way to support your community, meet new people, and be part of something special! Interested? Just respond to this email and I can talk through some volunteer options that work with your schedule and interests!

[Happy Days 5K and Youth Fun Run](#)

Kick off the Happy Days festival our annual 5K and Youth Fun Run. Whether you're chasing a new personal record, running your very first race, or jogging alongside the whole family—this event is for everyone! Register by August 14 to guarantee your long-sleeve event shirt!

- **Dates:** Saturday, September 6 at 8:00 a.m. at Elmcrest Park
- **Cost:** \$5 for the youth fun run, \$40 for the 5k.
- **Registration:** [Pre register for the lowest price here](#)

[Movies in the Park: Moana 2](#)

Gather your friends and family, pack a lawn chair or blanket, and join us for a movie night under the stars! Arrive before sunset to enjoy some yard games and tasty eats available for purchase. The movie will start soon after the sun is low in the sky.

- **Dates:** Friday, August 8. Movie starts approximately at 8:30 p.m. at Elmcrest Park.
 - Two Scoops will be open to serve sweet treats starting by 7:30 p.m.
- **Cost:** Free to attend

[Intro to Archery](#)

Join us to learn the basics of archery with USA Archery and the Minnesota Archers! Participants will receive hands-on instruction covering the fundamental techniques and safety protocols. All necessary equipment is provided. These sessions are offered as part of the [MAA/USA Archery North Star Open and Voyageur Cup](#), a

Coming up Next & In the Works

Planning for our 2025 programs and events is in full swing! We've locked in dates for some popular returning events and a few exciting new ones:

- **[Volunteer opportunities](#)** – want to get involved with the community? Let us know! We're looking for volunteers to assist at a variety of our events.
- **Expanding communications** – At events, we often hear that people are *just* discovering everything we offer. We'd love to reach people where they are to share our programs and events. Right now, we have been utilizing [EventBrite](#), [Nextdoor](#), [Facebook](#), this E-Newsletter, our Website, [Ramsey Resident](#), and submitting events to local papers and other online event boards. If you have other places you receive information and think would be a great place for us to spread the word, please let me know!
- **Got an idea you think Ramsey would love?** Let us know!

Recommendation:

Review upcoming programs.

Outcome/Action:

Review upcoming programs.

Attachments

Art in the Park
Concert Series
Time2Play
Movies in the Park
Intro to Archery
Soccer Skills
Starwatch Party

Form Review

Inbox

Mark Riverblood
Brian Hagen
Form Started By: Abby Proulx
Final Approval Date: 08/11/2025

Reviewed By

Mariah Albrecht
Mariah Albrecht

Date

08/11/2025 03:07 PM
08/11/2025 03:09 PM
Started On: 08/08/2025 12:16 PM

ART IN THE PARK



ART AROUND THE WORLD

Join us for a fun and creative summer series as we explore artists, national landmarks, and cultural designs from around the world.

Learn step-by-step how to sketch your subject and experiment with new materials. Everyone receives the same guidance, but each project becomes uniquely yours as creativity takes over.

Stick around afterward for a free Concert in the Park starting at 6:30 PM. Enjoy art-making, the outdoors, and live music—all part of Art in the Park in Ramsey.

Thursdays | 6:00 - 7:00 p.m.

Cost \$5/person

June 12 Panama- Mola Designs

June 19 Australia -The Great Barrier Reef

June 26 Japan - The Great Wave off Kanagawa

July 10 India- Taj Mahal

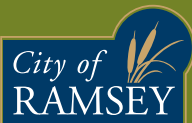
July 17 America - North Shore Landscape

July 24 Mexico - Frida Kahlo Portrait

July 31 Turkey - Geometric Patterns

Aug. 7 France - Henri Rousseau Animal

Aug. 14 Egypt - Pyramids and People



PARKS & RECREATION



REGISTER

Through the Rumriver Art Center with the QR code or <https://app.getoccasion.com/p/n/F96qWbsw>

CONTACT

parcs@cityoframsey.com
763-433-9883



RAMSEY PARKS AND RECREATION

The Draw Summer

CONCERT SERIES
2025

FREE • GREAT MUSIC • FUN

**Thursday Evenings
6:30-8:00 p.m.**

**The Draw
Park & Amphitheater
7401 Ramsey Parkway**

Food and drink will be available
for purchase at the concerts.



JUNE 12

Roadhouse Blue

Enjoy the country-rock sounds and free Killebrew Root Beer and Cream Soda.

JUNE 19

The Chad Edwards Band

A hard-rocking Minnesota-based Country band.

JUNE 26

Junk FM

Hits from the 80s, 90s and 2000s.

JULY 3

Church of Cash

An incredible Johnny Cash tribute performance.

JULY 10

LP and the 45s

Classic hits cover band that pays tribute to the pioneers.

JULY 17

Jacuzzi Puma

Rock cover band that loves to shred.

JULY 24

Jonah and the Whales

Non-stop rock, techno, pop, top-40 and classic hits.

JULY 31

A Hard Day's Night

A rock solid tribute to The Beatles.

AUGUST 7

Six to Midnight

High-energy cover band, 90s hits, 2000s favorites, today's chart-toppers.

AUGUST 14

Country Roads

Tribute show to one of America's best-loved performers, John Denver.

AUGUST 21 - 6:00-8:00 P.M.

Crown Jewels

The Trott Brook Financial 21st Annual Benefit Bash!
A tribute to one of the greatest rock bands
of all time, Queen.

MORE INFORMATION
www.cityoframsey.com/278





POPUP PLAY: TIME2PLAY WITH NORTHGATE CHURCH



Let's play!

Play is fundamental to a child's healthy development and community gives children a feeling of belonging and safety. Bring your kids and their friends and join us for games, sports, crafts and snacks.

This is a drop-in event; no registration is required but preferred. The program may be canceled if the weather is pending. If you would like to be notified of any potential schedule change or cancellation, you must register Online. In case of cancellation, a notice will be posted on the registration webpage as well as City social media channels.

Although this event is partnered with a church, this is not a religious activity or "church event." Northgate Church wishes to provide services to the community with kids and families in mind, regardless of belief.

Tues., June 17 - Aug. 19

10-11:30 a.m.

No session on July 1

**Ball Fields at The Draw,
7401 Ramsey Parkway**

All ages

FREE EVENT

REGISTER

[cityoframsey.com/
parksregister](http://cityoframsey.com/parksregister)



PARKS & RECREATION

CONTACT

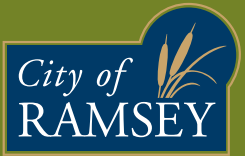
Ramsey Parks and Recreation at parks@cityoframsey.com, 763-433-9883

—or—

Wendy Walton, Northgate Church at wendywalton@ngatechurch.org, 763-412-1701

NORTHGATE
church

PARKS AND RECREATION



Movies in the Park

Gather your friends and family, pack a lawn chair or blanket, and join us for a movie night under the stars! Arrive before sunset to enjoy some yard games and tasty eats available for purchase. The movie will start soon after the sun is low in the sky, at approximately 8:30 p.m.

Moana 2

Moana and Maui reunite three years later for an expansive new voyage alongside a crew of unlikely seafarers. After receiving an unexpected call from her wayfinding ancestors, Moana must journey to the far seas of Oceania and into dangerous, long-lost waters for an adventure unlike anything she's ever faced.

Friday, August 8
7:30-10:00 p.m.

Elmcrest Park
16303 Quicksilver Street NW

Movie Rating: PG

FREE EVENT

REGISTER

[cityoframsey.com/
parksregister](http://cityoframsey.com/parksregister)

CONTACT

parks@cityoframsey.com
763-433-9883





INTRO TO ARCHERY



Saturday, August 9

10:00-11:00 a.m.

or

1:00-2:00 p.m.

Elmcrest Park

16303 Quicksilver Street NW

Ages 8+

\$5 per participant



REGISTER

cityoframsey.com/parksregister

CONTACT

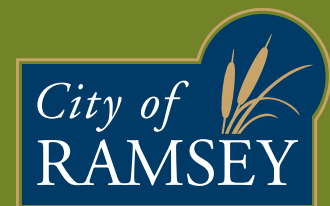
parks@cityoframsey.com

763-433-9883

Join us to learn the basics of archery with USA Archery and the Minnesota Archers! Participants will receive hands-on instruction covering the fundamental techniques and safety protocols. All necessary equipment is provided.

Parents are required to remain on site for the duration of the class. For safety, participants must wear closed-toe shoes and follow the coach's instructions at all times.

These sessions are offered as part of the MAA/USA Archery North Star Open and Voyageur Cup, a state and regional outdoor target event that draws shooters from all over the Midwest.



**PARKS &
RECREATION**

SOCCER CLINIC



DEVELOP & EXPLORE SOCCER SKILLS

Whether you're just starting out, improving your skills, or preparing for your next big tryout, our Soccer Skills Clinic is perfect for players of all experience levels! This program helps participants enhance their abilities, whether they're new to the game, looking to refine their techniques, or seeking extra practice and fun. Kids will receive expert instruction to develop their skills and build confidence while enjoying the game even more.

This program is offered in partnership with i9 Sports. Families are an essential part of the i9 Sports experience! Parents are encouraged to attend, cheer on their athletes, and serve as spectators, motivators, and role models.

Clinic Highlights:

- Skill Development: Engage in fun, specialized drills to improve dribbling, passing, shooting, and defending.
- Game Strategies: Learn the rules and tactics that can take your game to the next level.
- Game-Play: Participate in 30-minute, game-like scenarios to apply and reinforce what you've practiced.

M & W | Aug. 18 - 27

Ages 3 to 4 5:00-6:00 p.m.

Ages 5 to 6 6:15-7:15 p.m.

Ages 7 to 9 7:30-8:30 p.m.

Central Park, 7925 161st Avenue NW

Cost: \$69, includes tshirt



PARKS & RECREATION



REGISTER

cityoframsey.com/parksregister

CONTACT

parks@cityoframsey.com

763-433-9883



STARWATCH PARTY



Delve into the stories behind the constellations and marvel at celestial wonders through two of Minnesota's largest mobile telescopes, offering close-up views of faraway objects.

Mike Lynch, a retired meteorologist with WCCO Radio and a veteran of over 50 years in astronomy, will guide us through a tour of visible celestial subjects such as the moon, planets, star clusters, galaxies and more. He'll also showcase a telescope-astrophotography system for glimpsing distant galaxies. Mike, an author and columnist, brings unparalleled expertise to this stargazing adventure.

Feel free to bring lawn chairs and blankets for comfort. The event is primarily outdoors, so dress warmly. Indoor facilities are available for restroom access and warming up.

Sa., Sept. 20
8:00-10:00 p.m.

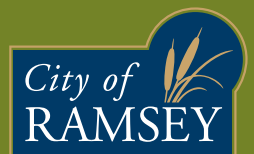
Elmcrest Park
16303 Quicksilver St. NW

Ages: 8+

Cost: \$12.50 per person

Pre-registration is required, space is limited.

PARKS AND RECREATION



REGISTER

cityoframsey.com/parksregister

CONTACT

parks@cityoframsey.com
763-433-9883

