

**City of Ramsey**  
**Agenda**  
**Park and Recreation Commission**  
**Thursday, September 11, 2025**

**6:30 pm**

**River's Bend Park - South Shelter, 5000 142nd Lane 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. **Citizen Input**
  
3. **Approve Agenda**
  
4. **Approve Minutes**
  1. Approve the following meeting minutes.
    1. Park and Recreation Commission meeting dated August 14th, 2025.
  
5. **Commission Business**
  1. River's Bend Park Shelter Replacement - Issue Request for Proposal
  2. Recommend 2026 Park Development Fees
  
6. **Commission/Staff Input**
  1. The Waterfront; Water Play Project Progress Report
  
7. **Adjournment**

**Park and Recreation Commission**

**Meeting Date:** 09/11/2025

**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 August 14th, 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 August 14th, 2025.

**Outcome/Action:**

Motion to approve meeting minutes dated August 14th, 2025.

**Attachments**

P & R Minutes August 14th, 2025

**Form Review**

**Inbox**

Brian Hagen  
Form Started By: Mariah Albrecht  
Final Approval Date: 09/04/2025

**Reviewed By**

Brian Hagen

**Date**

09/04/2025 02:57 PM  
Started On: 09/04/2025 08:31 AM

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

The Ramsey Park and Recreation Commission conducted a regular meeting on August 14, 2025, at Riverdale Park, 6860 Riverdale Drive 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  
   Commissioner Brandon Sis

Commission Members Absent:

Also Present:                              City Council Liaison Kirsten Buscher  
   Parks & Assistant Public Works Director Mark Riverblood

**1.      CALL TO ORDER**

Chair Ealain called the Park and Recreation Commission meeting to order at 6:32 p.m.

**2.      CITIZEN INPUT**

None.

**3.      APPROVE AGENDA**

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

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

**4.      APPROVE MINUTES**

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

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

- Park and Recreation Commission Meeting Minutes dated July 10, 2025

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

## **5. COMMISSION BUSINESS**

### **5.01: Resident Request to Remove Neighborhood Trail Connection**

Parks & Assistant Public Works Director Riverblood provided background information, details of the request, and a summary of the discussion that occurred at the last meeting. He noted that the issue had been tabled to allow Commissioners to visit the site and for additional background/research to be completed.

Commissioner Bennett asked for clarification on the location of the trail within the easement.

Parks & Assistant Public Works Director Riverblood replied that the trail is fully within the easement and the easement fully lies within one property.

Jeff Lammert, 7494 159<sup>th</sup> Avenue, stated that his property line actually falls four feet past the trail onto what they had previously believed to be the neighbor's property.

Commissioner Bennett commented that it is an unfortunate placement for the trail, but he believes the trail should remain in place. He did not believe it would be advantageous to remove the trail.

Commissioner Sis stated that after reviewing the minutes from the previous meeting and the information in the case, he would agree that the trail should remain. He asked if the City would consider making an offer to purchase the strip of land where the easement is, so the boundary would lie on the other side of the trail.

Parks & Assistant Public Works Director Riverblood stated that while that could be done, there would not be a purpose for the City to purchase the land, as the only use for the land is the trail, and that is accommodated by the easement.

Commissioner Bennett stated that perhaps in the future, if the trail were aged and deteriorated to the point where it is no longer viable, it could then be determined whether the trail should be replaced or removed.

Councilmember Buscher asked if there had been consideration of the resident placing a fence on the inside of the trail, as it could be considered abandonment of the remainder of his property.

Commissioner Sis stated that perhaps there could be a memorandum of understanding with the City that the placement of the fence would not be considered abandonment of the remainder of the property.

Parks & Assistant Public Works Director Riverblood commented that he is not aware of any action related to the placement of fencing that would trigger abandonment of property. He stated that the property lines and easement were identified in the original plat for the development.

Commissioner Barten stated that he did a lot of research on this, and there are a lot of additional trails done in this same manner, not just in Ramsey, but throughout the country. He stated that, regardless of the usefulness of the trail, there would be an issue of precedent; removing a trail on an easement would set precedent for others to do the same, and that would be counteractive to the desire for connectivity.

Parks & Assistant Public Works Director Riverblood stated that there has been discussion of developing Traprock Park as a community garden, and the trail connection would then provide a benefit to more residents, including in The Woodlands neighborhood, most of which have tiny yards, many with shade.

Commissioner Bennett stated that he has two neighbors who would make a similar request to remove a trail that terminates at their driveway if this request were approved.

Mr. Lammert asked why it would be bad to remove something that residents do not like. He stated that he should have looked at a survey before purchasing the property to determine where his property line is, but he has now discovered that ten percent of his property is essentially unusable.

Commissioner Bennett commented that Mr. Lammert is asking for consideration for his property, which existed in this manner when he purchased it, and in addition to putting that burden on other Ramsey taxpayers to remove the trail and add other connections to take that place. He stated that the Commission is charged with making the best decision overall. He had empathy for the resident but also understood that he purchased the property in the manner it exists.

Mr. Lammert commented that he would be willing to contribute to the cost of removal of the trail.

Commissioner Bennett asked about the cost to make a connection to Traprock along Variolite Street to Alpine Drive.

Parks & Assistant Public Works Director Riverblood commented that the trail connection would have a cost of about \$500,000.

Commissioner Bennett commented that the issue is not just the trail on the easement but the broader ramifications.

Mr. Lammert stated that it seems like a shortcut the City chose to save money, in having the developer create this trail rather than the City paying for the extension and connection of trails.

Commissioner Bennett agreed that this was probably a poorly thought-out choice at the time of development.

Commissioner Arts commented that the situation should have been disclosed to the homeowner at the time of purchase, noting that he had a similar situation with an easement on his property. He recognized that it is not an ideal situation, but noted that he has used the trail connection himself.

Motion by Commissioner Barten, seconded by Commissioner Sis, to leave the trail as is with no changes.

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

Mr. Lammert asked where he could place a fence.

Parks & Assistant Public Works Director Riverblood commented that he could supply a letter approving the placement of a fence 12 to 18 inches from the trail.

Councilmember Buscher stated that the resident is also welcome to bring this issue forward to the City Council if desired.

Parks & Assistant Public Works Director Riverblood commented that if the City were going to vacate real property and public improvements, there would be more impacts than just the property owner, and therefore, there would need to be public notice and a public hearing.

Mr. Lammert asked who he should speak with about how taxes are assessed for his property and how he could recoup any charges he has been assessed for that property.

Parks & Assistant Public Works Director Riverblood suggested that Mr. Lammert follow up with the County Assessor.

## **5.02: Water Play Development at The Waterfront – Progress Report**

Parks & Assistant Public Works Director Riverblood provided an update on the development of the design for the water play feature at The Waterfront, including estimated costs and lead times to obtain the materials. He asked that the Commission consider recommending the purchase of the building and sewer, and water main to keep the project moving forward on schedule.

Commissioner Sis asked if the restrooms would be proposed to be open year-round.

Parks & Assistant Public Works Director Riverblood commented that would not be anticipated at this time because of the additional cost that would be required for heating.

Commissioner Bennett commented that once the main building is completed, that would include indoor restrooms that would be accessible year-round.

Parks & Assistant Public Works Director Riverblood commented on the restrooms that are also presently available at nearby retailers.

Councilmember Buscher asked if the restrooms would just be male/female or whether there would be a family restroom.

Parks & Assistant Public Works Director Riverblood commented that is something that can be considered, but because of the additional cost that would be associated with these may just be

male/female restrooms. He noted that this would help to further develop the community park and provide an amenity that the community does not yet have.

Motion by Commissioner Sis, seconded by Commissioner Bennett, to recommend to City Council that the prefab restroom and support building, as well as the underground utility work for The Waterfront Park Improvement Project, be placed on the subsequent City Council Consent Agenda for formal approvals.

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

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

### **6.01: Consider Park and Recreation Commission Presence at the 2025 Happy Days Festival**

Parks & Assistant Public Works Director Riverblood stated that this is the annual request for Commission presence at the Happy Days Festival. He noted that there are also other volunteer opportunities beyond the Commission booth for those who are interested and available.

Councilmember Buscher asked if the volunteer opportunities would be available for families.

Commissioner Sis noted that his son has volunteered with him at the event.

### **6.02: Recreation Program Updates - August**

Parks & Assistant Public Works Director Riverblood noted the monthly recreation program update included in the Commission packet.

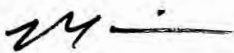
## **7. ADJOURNMENT**

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

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

The Park and Recreation Commission meeting adjourned at 7:16 p.m.

Respectfully submitted,



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Mark Riverblood  
Parks & Assistant Public Works Director

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

**Park and Recreation Commission****Meeting Date:** 09/11/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Information****Title:**

River's Bend Park Shelter Replacement - Issue Request for Proposal

**Purpose/Background:**

Approximately five years ago, the Commission added a project to the 10-year Capital Improvement Plan to replace the south shelter at the park—noting that it was in poor condition, and provided little utility aside from shade and protection from rain. The shelter was donated and constructed by volunteers 30+ years ago, and there is not much that could be done to improve the appearance of the shelter, and the replacement should result in a shelter that would be more attractive for park patrons, including for residents desiring to reserve the facility for gatherings.

In June of 2024, the Commission recommended staff initiate the design development planning for the replacement of the shelter—this case is an extension of that process, in that the project's plans and specifications are ready to be packaged as an Request for Proposal (RFP) to obtain quotations for award of construction.

**Notification:**

The city-wide Capital Improvement Plan is subject to a Public Hearing annually when formally adopted by City Council.

**Time Frame/Observations/Alternatives:**

The various attachments provide a progression of the steps from visioning, design development, cost estimates, to the plans and specifications that would comprise the RFP. Staff will provide additional detail and a review of the anticipated timelines for the meeting.

**Funding Source:**

This case does not specifically authorize funding. The next step is to issue a Request for Proposals (RFP), to obtain bids from contractors for the project, at which point it would return to the Commission for a recommendation to City Council. The proposed funding source would be the Park Trust Fund.

**Recommendation:**

Staff recommends proceeding with the issuance of an RFP.

**Outcome/Action:**

Motion or consensus acknowledgment that staff will finalize the plans and specifications for the replacement of the south shelter at River's Bend Park—and issue an RFP to determine the project costs.

**Attachments**

CIP worksheet and shelter images  
concept images  
Pavillion detail  
cost estimates  
Design build plans  
Central and Elmcrest June reservations

### **Form Review**

**Inbox**

Brian Hagen

Form Started By: Mark Riverblood

Final Approval Date: 09/09/2025

**Reviewed By**

Mariah Albrecht

**Date**

09/09/2025 11:01 AM

Started On: 09/04/2025 09:37 AM

Capital Improvement Program  
 City of Ramsey, Minnesota

2024 *thru* 2033

Project # 21-PARK-001  
 Project Name River's Bend South Shelter Replacement

Department Park Improvements  
 Contact  
 Type Improvement  
 Useful Life 20 Years  
 Category Park Improvement  
 Priority 1-Existing Obligation (High)  
 Status Active

Description

Total Cost \$100,000

The south shelter at River's Bend Park was furnished and constructed by volunteers in the late 1980's. The condition of the shelter aesthetically is poor, and the concrete slab is broken as well.

Justification

Replacement of the shelter with a modern, nice looking facility would expand opportunities for shelter reservations and adding stone seat walls and an outdoor fireplace would enhance its appeal, and use as part of facility rentals.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Improvements Other than Building Cost	100,000										100,000
<b>Total</b>	<b>100,000</b>										<b>100,000</b>

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Park Improvement Trust Fund	100,000										100,000
<b>Total</b>	<b>100,000</b>										<b>100,000</b>

















River's Bend Park  
Pavilion Area Early Visioning

Existing park shelter has reached the end of its useful life.

Opportunity to envision space for birthday parties and moments of playful discovery.

Opportunity to add character and natural materials to space.



Existing Conditions

## River's Bend Park Pavilion



Discovery Dino Dig

Unique Pizza Parties

Multi-Functional Features

Proposed Improvements Inspiration

## River's Bend Park Pavilion



## Proposed Improvements

### River's Bend Park Pavilion



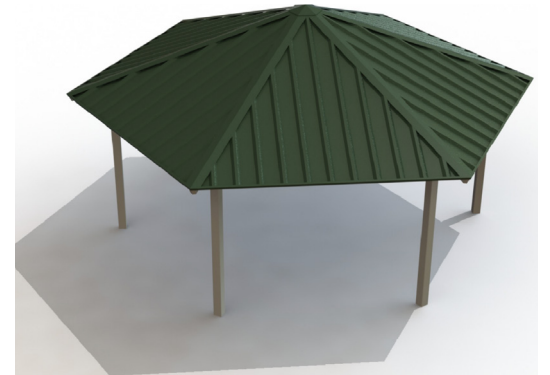


*shown with stone veneer posts*

6-sided park pavilion

Roof: Metal top, tongue-and-groove roof interior

Colors: Many options available



Hexagonal Pavilion

River's Bend Park Pavilion



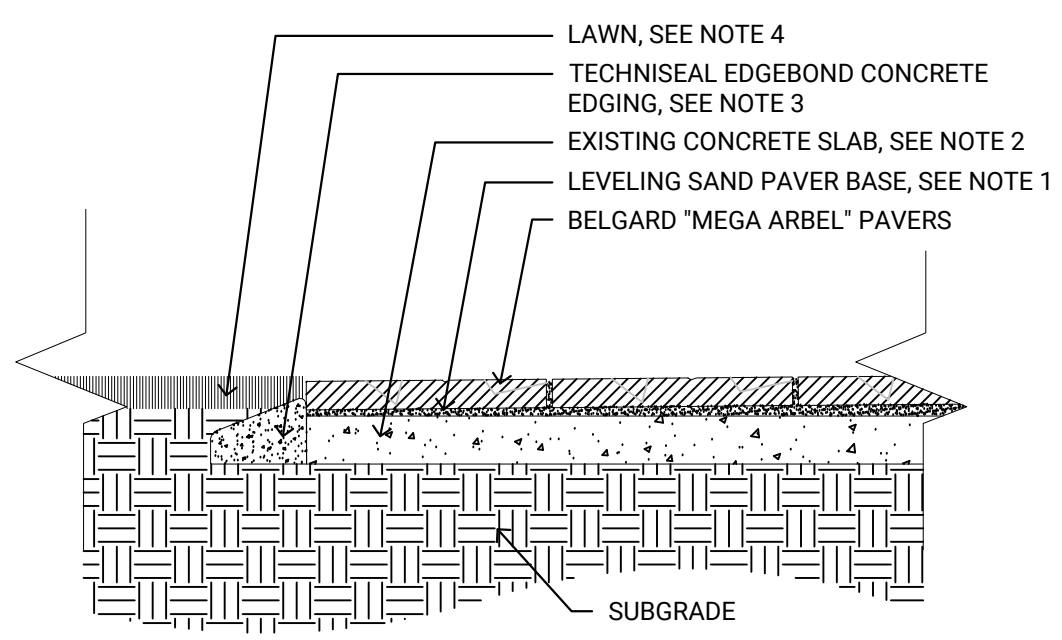


Pizza Oven / Fireplace

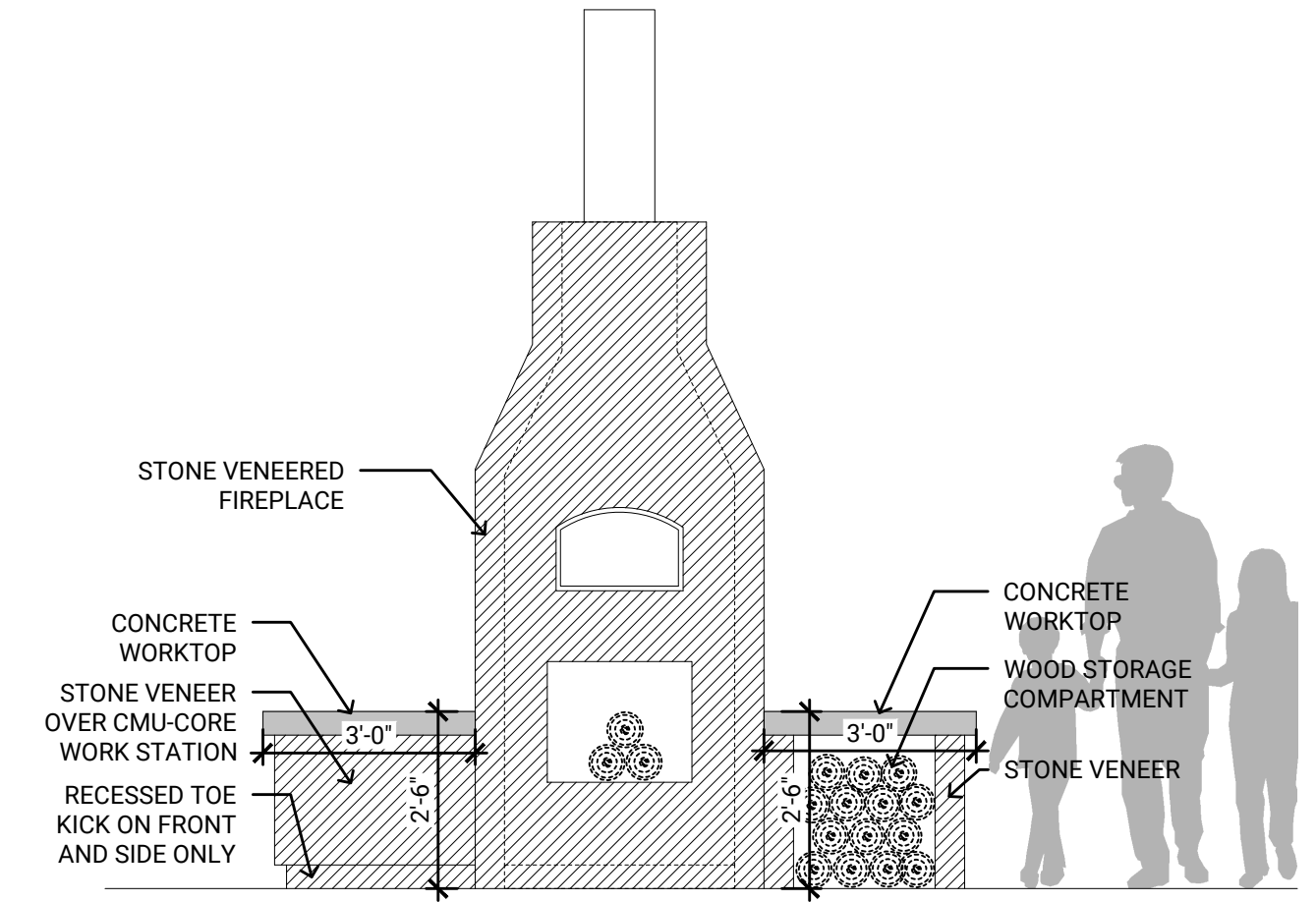
River's Bend Park Pavilion

**DETAIL 1 NOTES:**

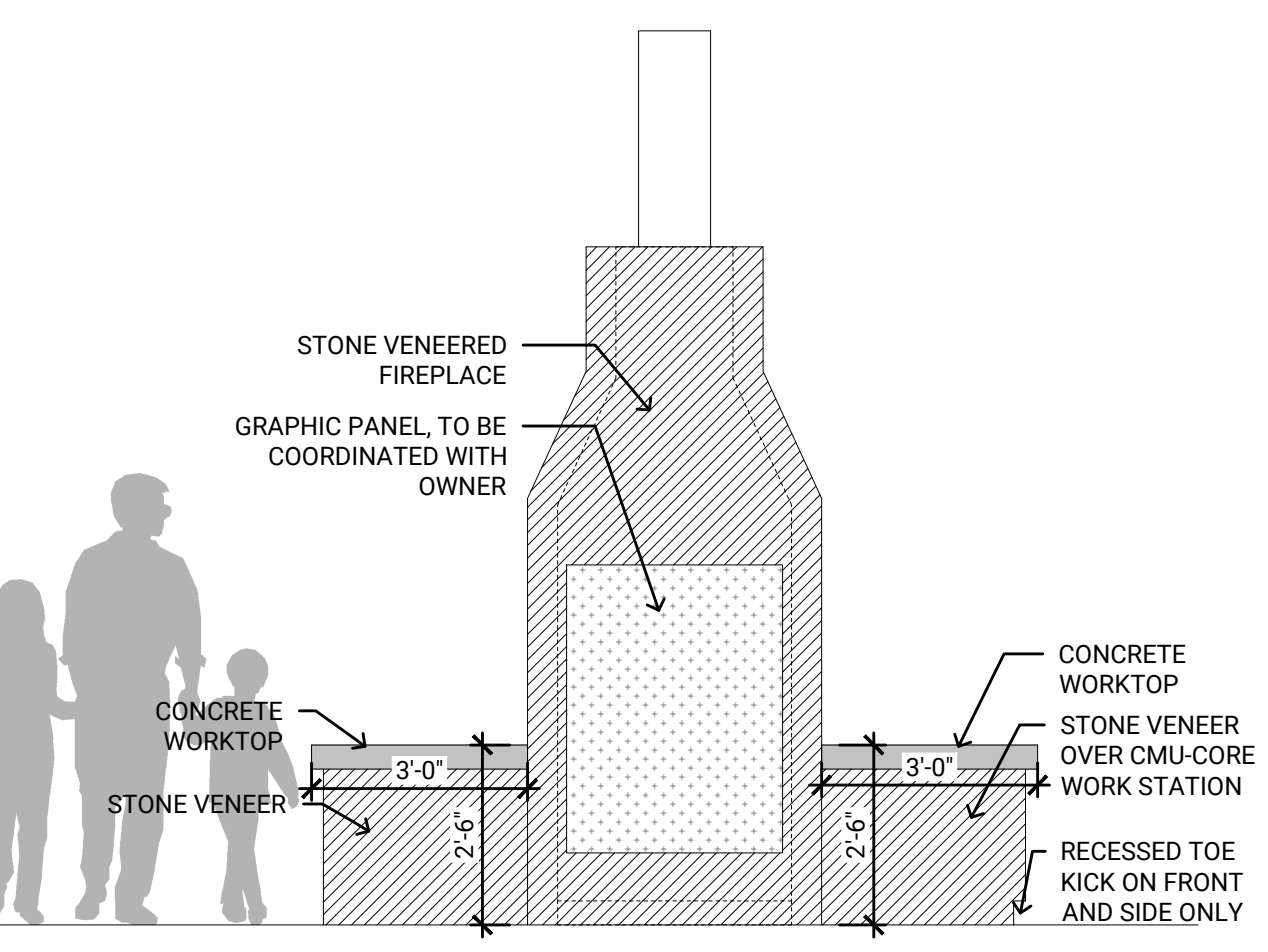
1. LEVELING SAND TO FACILITATE DRAINAGE TOWARD EDGES OF PATIO, "CROWNED" TOWARD CENTER OF PATIO AT MINIMAL SLOPE.
2. EXISTING CONCRETE SLAB OF UNKNOWN DEPTH, CONTRACTOR TO SAW CUT AND REMOVE EXISTING SLAB WHERE IT EXTENDS BEYOND NEW PAVER PATIO LAYOUT.



**1 NEW PAVER PATIO SECTION**  
SCALE: 3/4" = 1'-0"



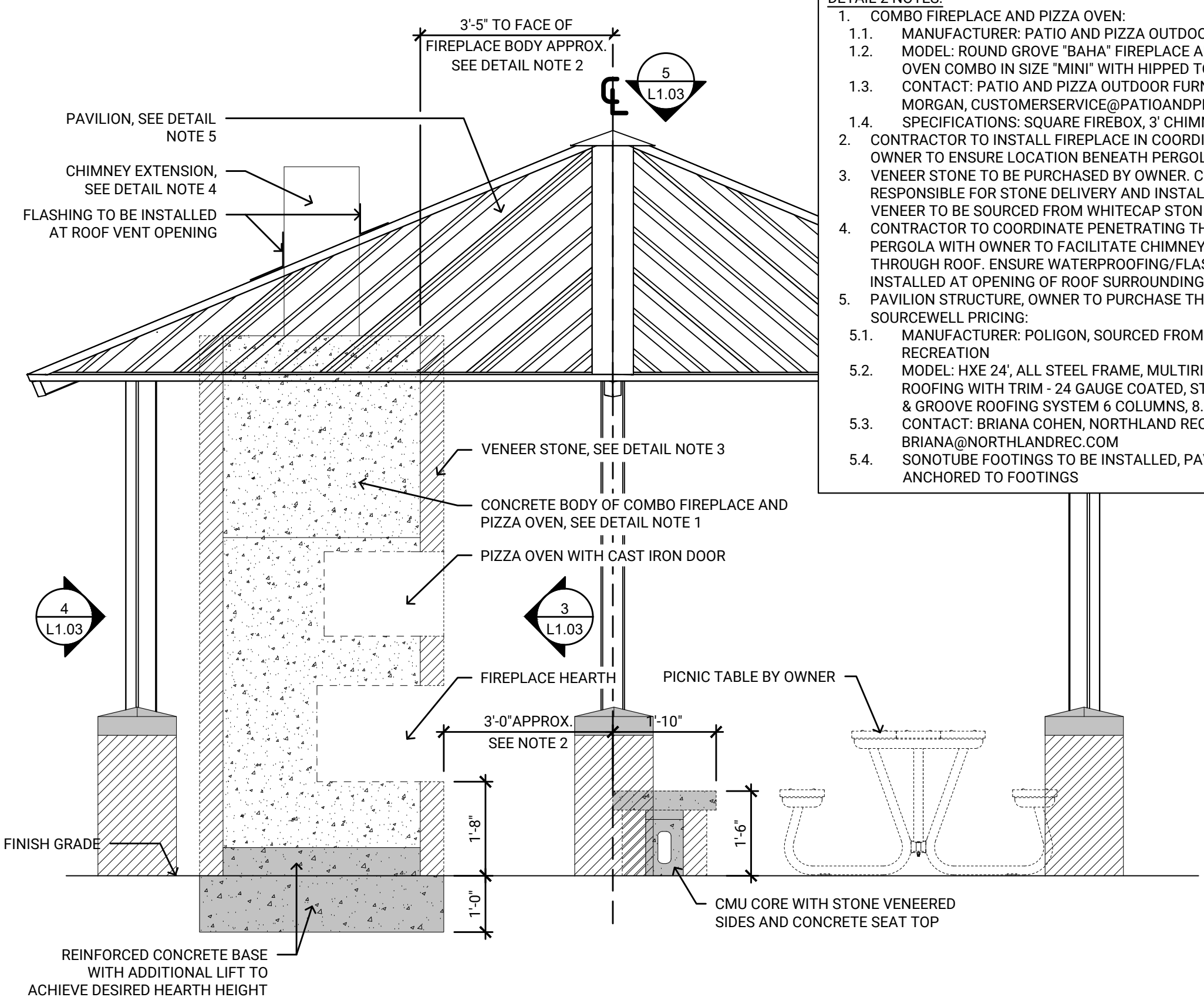
**3 FIREPLACE EAST ELEVATION**  
SCALE: 3/8" = 1'-0"



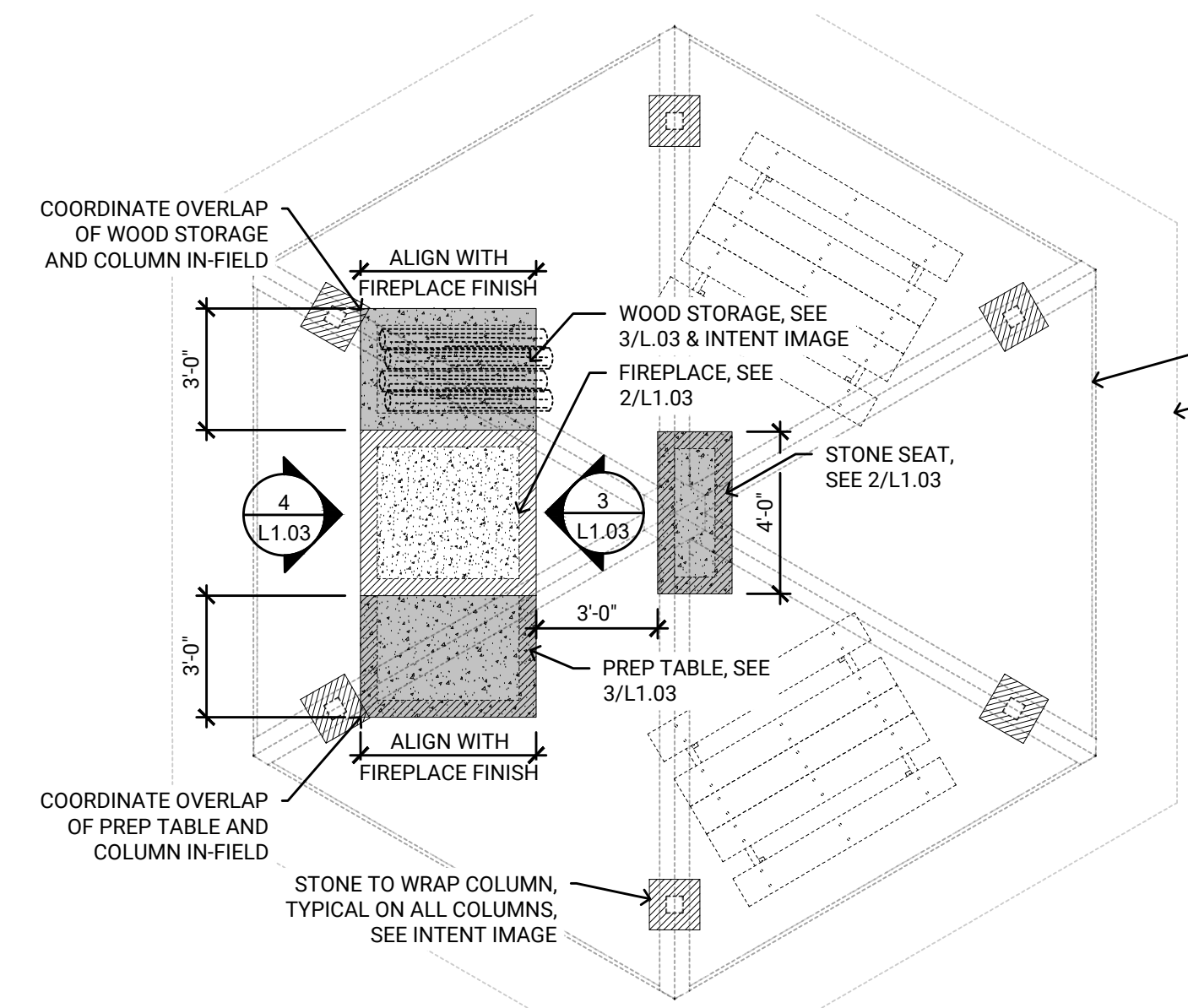
**4 FIREPLACE WEST ELEVATION**  
SCALE: 3/8" = 1'-0"

**DETAIL 2 NOTES:**

1. COMBO FIREPLACE AND PIZZA OVEN:
  - 1.1. MANUFACTURER: PATIO AND PIZZA OUTDOOR FURNISHINGS
  - 1.2. MODEL: ROUND GROVE "BAHA" FIREPLACE AND WOOD PIZZA OVEN COMBO IN SIZE "MINI" WITH HIPPED TOP
  - 1.3. CONTACT: PATIO AND PIZZA OUTDOOR FURNISHINGS, MORGAN, CUSTOMERSERVICE@PATIOANDPIZZA.COM
  - 1.4. SPECIFICATIONS: SQUARE FIREBOX, 3' CHIMNEY EXTENSION
2. CONTRACTOR TO INSTALL FIREPLACE IN COORDINATION WITH OWNER TO ENSURE LOCATION BENEATH PERGOLA.
3. VENEER STONE TO BE PURCHASED BY OWNER. CONTRACTOR RESPONSIBLE FOR STONE DELIVERY AND INSTALLATION. STONE VENEER TO BE SOURCED FROM WHITECAP STONE.
4. CONTRACTOR TO COORDINATE PENETRATING THROUGH ROOF OF PERGOLA WITH OWNER TO FACILITATE CHIMNEY EXTENSION THROUGH ROOF. ENSURE WATERPROOFING/FLASHING IS INSTALLED AT OPENING OF ROOF SURROUNDING CHIMNEY.
5. PAVILION STRUCTURE, OWNER TO PURCHASE THROUGH SOURCEWELL PRICING:
  - 5.1. MANUFACTURER: POLIGON, SOURCED FROM NORTHLAND RECREATION
  - 5.2. MODEL: HXE 24', ALL STEEL FRAME, MULTIRIB METAL ROOFING WITH TRIM - 24 GAUGE COATED, STAINED TONGUE & GROOVE ROOFING SYSTEM 6 COLUMNS, 8.5' EAVE HEIGHT
  - 5.3. CONTACT: BRIANA COHEN, NORTHLAND RECREATION, BRIANA@NORTHLANDREC.COM
  - 5.4. SONOTUBE FOOTINGS TO BE INSTALLED, PAVILION TO BE ANCHORED TO FOOTINGS



**2 PAVILION SECTION WITH FIREPLACE AND BENCH**  
SCALE: 1/2" = 1'-0"



**5 PAVILION DETAIL PLAN WITH FIREPLACE AND BENCH**  
SCALE: 1/4" = 1'-0"



2744 Lyndale Avenue South  
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(763) 218-6999  
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**RIVER'S BEND PARK**

5000 142ND LN NW  
RAMSEY, MN 55303

CONCEPT DESIGN  
PACKAGE  
NOT TO BE USED FOR  
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REFERENCE ONLY

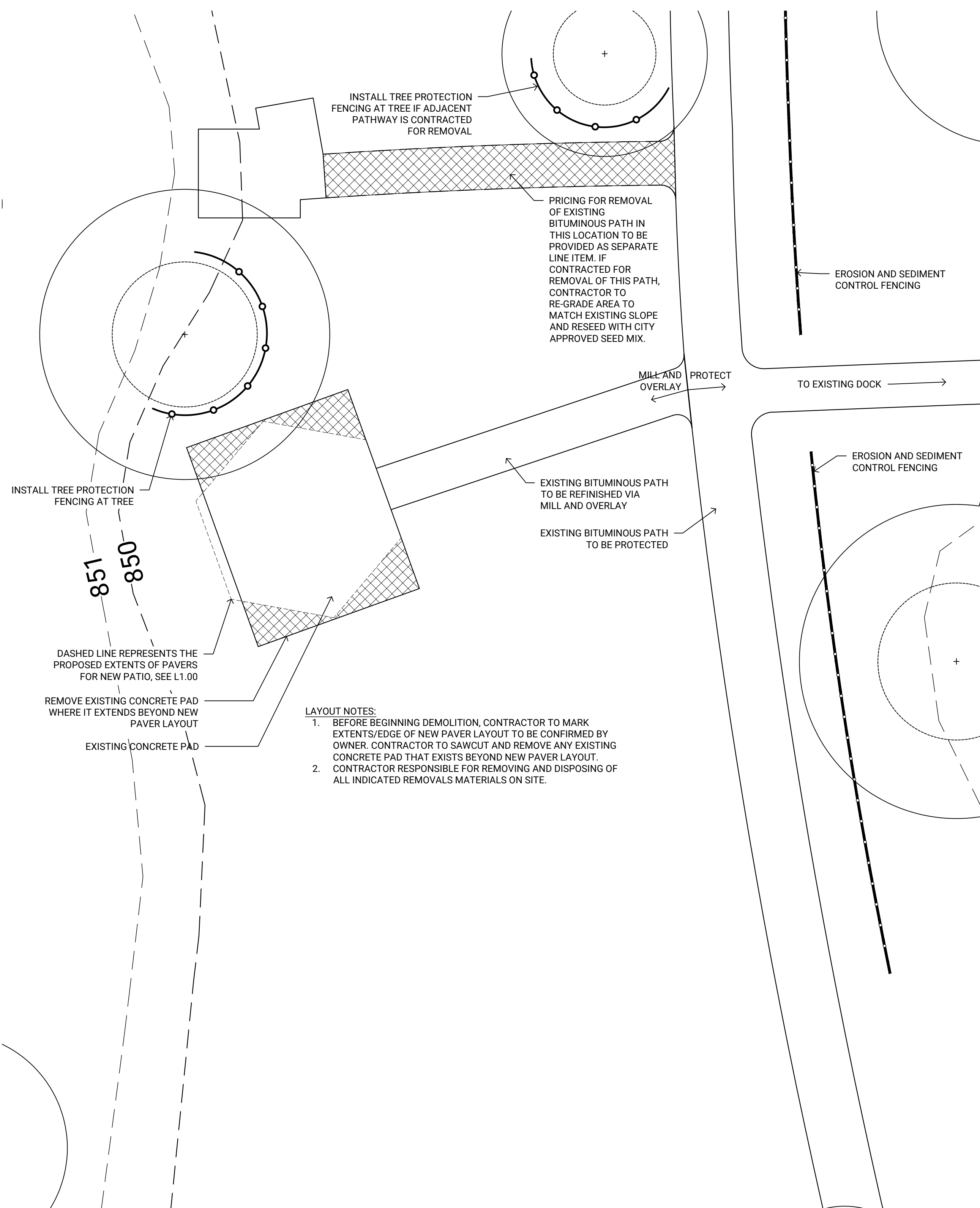
DATE: 04.XX.2025  
PROJECT NO: COR2401

**SITE DETAILS**

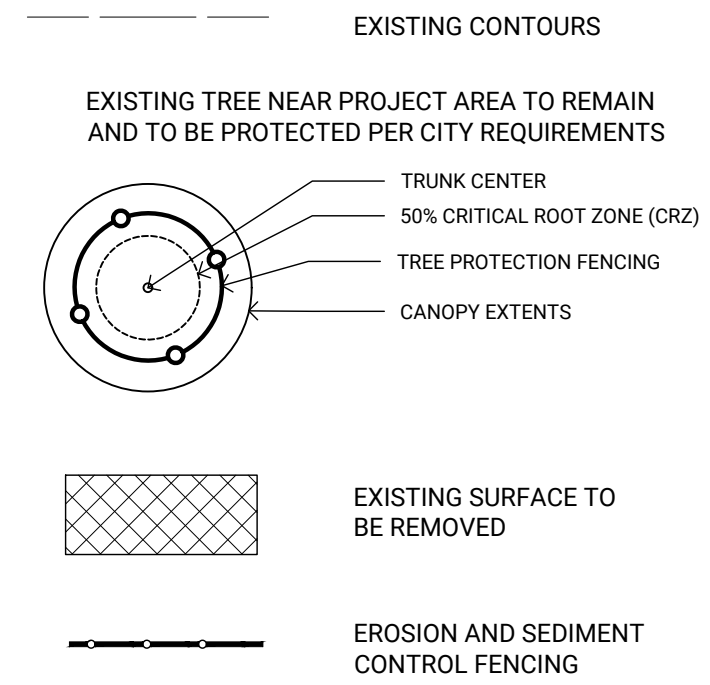
**L1.03**

**River's Bend Park Pavilion**  
 OPINION OF PROBABLE CONSTRUCTION COSTS (OPCC)  
 March 2025

Item	Quantity	Unit	Unit Cost	Item Total Cost	Notes
<b>General Conditions</b>					
Mobilization	N/A	LS	5%	\$5,400	Total Cost Before Soft Costs: \$108,000.00
Insurance / Bond	N/A	LS	0.0215%	\$23	Total Cost Before Soft Costs: \$108,000.00
Silt Fence	140	LF	\$2.50	\$350	
<b>General Conditions Sub-Total</b>				<b>\$5,773</b>	
<b>Demolition</b>					
Clearing and grubbing of vegetation	1360	SF	\$1	\$1,360	
<b>Demolition Sub-Total</b>				<b>\$1,360</b>	
<b>Earthwork</b>					
Grading and Compaction at Pavements	275	SF	\$1	\$275	
<b>Earthwork Sub-Total</b>				<b>\$275</b>	
<b>Hardscape</b>					
Paver Surfacing	532	SF	\$8	\$4,224	Belgard Mega-Arbel in Ahbury Haze
Washed Sand Leveling Base	1	CY	\$100	\$100	
Paver Edging	6	BAG	\$25	\$150	Techniseal Edge Bond
Flagstone Pavers in grass walk	3.44	TONS	\$528	\$1,816	
Base for flagstone pavers	3.39	CY	\$40	\$136	
Bituminous Mill and Overlay	29	SY	\$40	\$1,160	
Concrete Slab Base for Fireplace (6")	18	SF	\$10	\$180	
18" C5 Base for Seat Bench	0.6	CY	\$40	\$24	
Boulders ( 2 for water pump, 5 for dino dig area)	6.5	TONS	\$250	\$1,625	
Block Natural Stone Edging for Dino Dig	2.4	TONS	\$500	\$1,200	
Dino Dig Playground Sand Fill	9	CY	\$20	\$180	
<b>Hardscape Sub-Total</b>				<b>\$10,795</b>	
<b>Site Furnishings</b>					
Water Pump	1	EA	\$1,840	\$1,840	
Shipping	N/A	LS	\$500	\$500	
Stone Veneer - Seating Bench	11.5	SF	\$20	\$230	
CMU Core Seating Bench	1	ea	\$300	\$300	
Stone Veneer - Pavilion posts	132	SF	\$20	\$2,640	
TRex Skull Dino Dig	1	EA		\$3,900	<a href="http://www.dinosaurreinreplica.com">http://www.dinosaurreinreplica.com</a>
Shipping	N/A	LS	N/A	\$1,100	dinosaurreinreplica@gmail.com
Allosaurus Dino Dig	1	EA	\$15,247	\$15,247	*Estimated based on seller information
Shipping	N/A	LS	N/A	\$3,150	
Hexagonal Pavilion - 8.5' ht.	1	EA	\$31,130	\$31,130	
Shipping	N/A	LS	<i>included above</i>	\$0	
Install est.	N/A	LS	N/A	\$10,000	
Fireplace & Pizza Oven	1	EA	\$17,400	\$17,400	
Shipping	N/A	LS	N/A	\$0	
Fireplace Stone Veneer	108	SF	\$20	\$2,160	
Graphic Fireplace Panel	N/A	LS	N/A	\$300	
<b>Furnishings Sub-Total</b>				<b>\$89,897</b>	
<b>Estimated Total</b>				<b>\$108,100</b>	
				<b>15.0% OH&amp;P</b>	<b>\$16,215</b>
				<b>10.0% Contingency</b>	<b>\$10,810</b>
				<b>Project Total</b>	<b>\$135,125</b>



**LEGEND**



**LAYOUT NOTES:**

1. BEFORE BEGINNING DEMOLITION, CONTRACTOR TO MARK EXTENTS/EDGE OF NEW PAVER LAYOUT TO BE CONFIRMED BY OWNER. CONTRACTOR TO SAWCUT AND REMOVE ANY EXISTING CONCRETE PAD THAT EXISTS BEYOND NEW PAVER LAYOUT.
2. CONTRACTOR RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL INDICATED REMOVALS MATERIALS ON SITE.



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DATE: 04.XX.2025  
 PROJECT NO: COR2401

**SITE DEMOLITION  
 AND REMOVALS**

**L1.00**

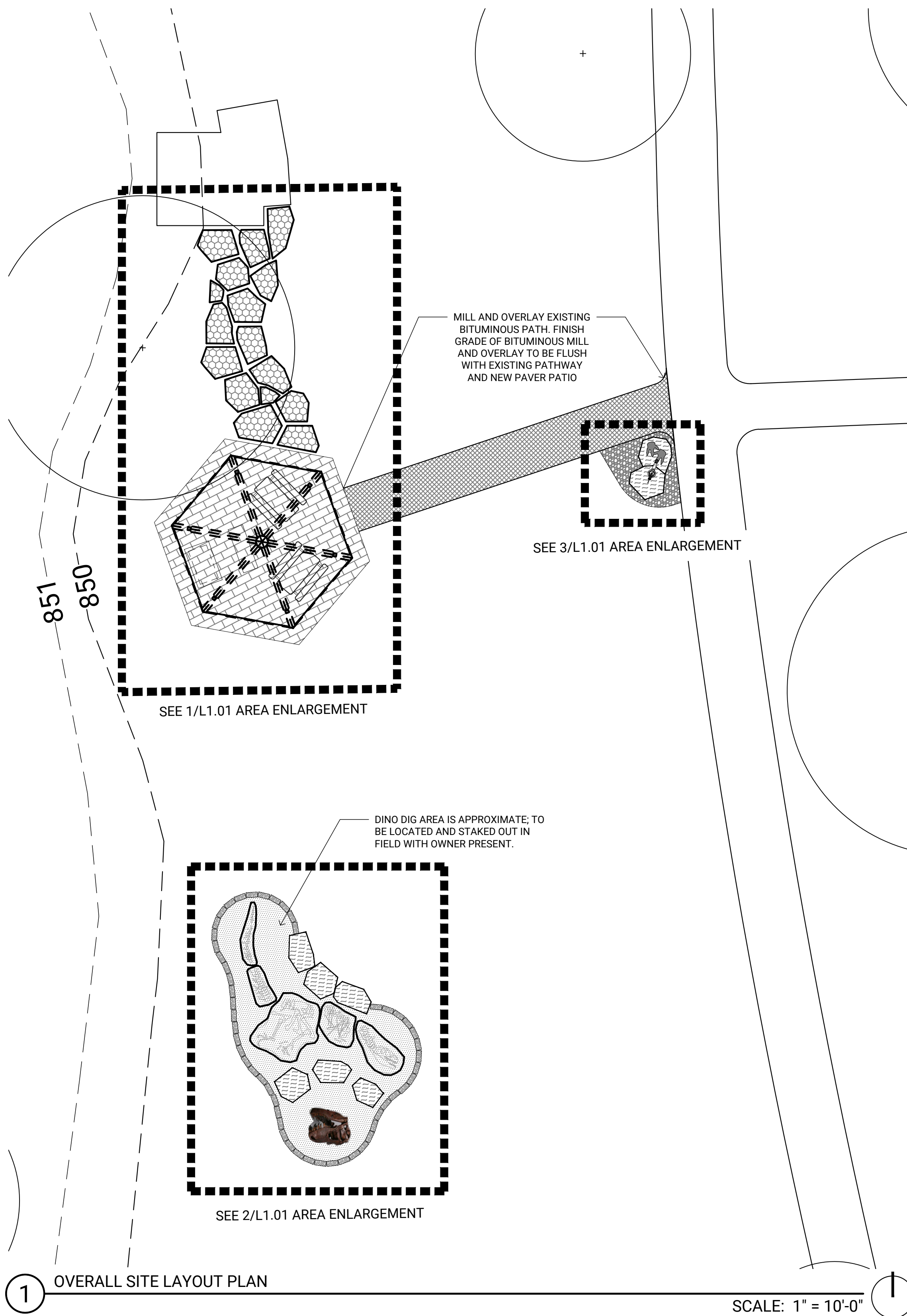


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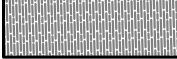



## RIVER'S BEND PARK

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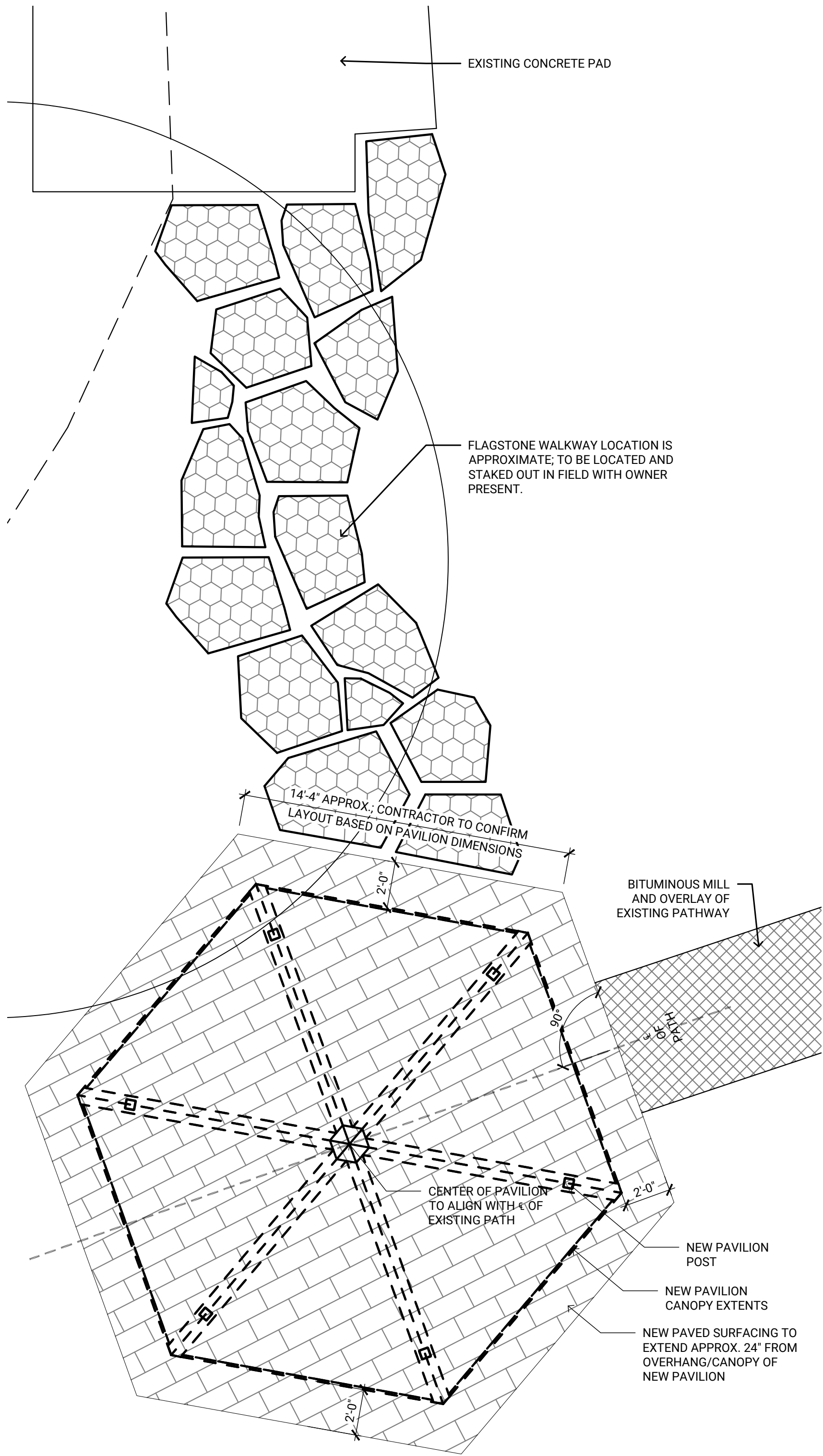


### MATERIALS LEGEND

-  MILL AND OVERLAY EXISTING BITUMINOUS PATHWAY
-  NEW PAVER PATIO:
  1. PRODUCT: BELGARD "MEGAARBEL" IN ASHBURY HAZE
  2. DETAIL REFERENCE: SEE 1/L1.03
  3. NOTE: LAYOUT PER MANUFACTURER RECOMMENDATIONS
  4. NOTE: EDGING TO BE TECHNISEAL "EDGE BOND - NEXTGEL FORTIFIED HARDSCAPE CONCRETE EDGING", PRODUCT CODE 70975209
  5. NOTE: JOINTING MATERIAL TO BE TECHNISEAL "NOCO POLYMERIC JOINT" IN "TAN" COLOR
-  NEW FLAGSTONE PATHWAY:
  1. PRODUCT: BLACK HILLS BROWN FLAGSTONE FROM PLAISTED'S COMPANY, SIZES VARY, MIN. 18" WIDTH
  2. NOTE: LAYOUT TO BE COORDINATED IN-FIELD WITH OWNER
  3. NOTE: SPACE BETWEEN FLAGSTONE PAVERS TO VARY BETWEEN 4"-12" BASED ON BEST AESTHETIC PURPOSE
  4. NOTE: FINISH GRADE OF PAVER SURFACES TO BE FLUSH WITH FINISH GRADE OF ADJACENT LAWN
-  NEW STONE EDGING:
  1. PRODUCT: BLACK HILLS BROWN BORDER/WALL STONE FROM PLAISTED'S COMPANY
  2. NOTE: LAYOUT TO BE COORDINATED IN-FIELD WITH OWNER
  3. NOTE: BORDER STONES TO ABUT END-TO-END AS TIGHTLY AS POSSIBLE
  4. NOTE: FINISH GRADE OF BORDER STONES TO MIN. 6", MAX 12" ABOVE HEIGHT OF ADJACENT LAWN. CONTRACTOR TO UTILIZE 1-2 COURSES OF WALL STONE TO ACHIEVE DESIRED HEIGHT.
-  NEW BOULDER STONES:
  1. PRODUCT: BLACK HILLS BROWN BOULDERS FROM PLAISTED'S COMPANY
  2. NOTE: LAYOUT TO BE COORDINATED IN-FIELD WITH OWNER, SELECTION OF BOULDERS TO BE COORDINATED WITH OWNER AT SUPPLY YARD
  3. NOTE: FINISH HEIGHT OF BOULDERS TO BE BETWEEN 12-18" ABOVE FINISH LAWN GRADE TO FACILITATE CHILD-HEIGHT SEATING, ADULT-HEIGHT SEATING, AND DESIRED HEIGHT OF WATER PUMP AND DINO PRINT CATCH AREA, TO BE COORDINATED WITH OWNER
-  PLAYGROUND QUALITY SAND:
  1. NOTE: DEPTH OF SAND TO BE APPROX. 24" TO ACCOMMODATE BURIAL OF DINOSAUR BONES
-  STONE-VENEERED FIREPLACE AND SEAT:
  1. DETAIL REFERENCE: SEE 2/L1.03

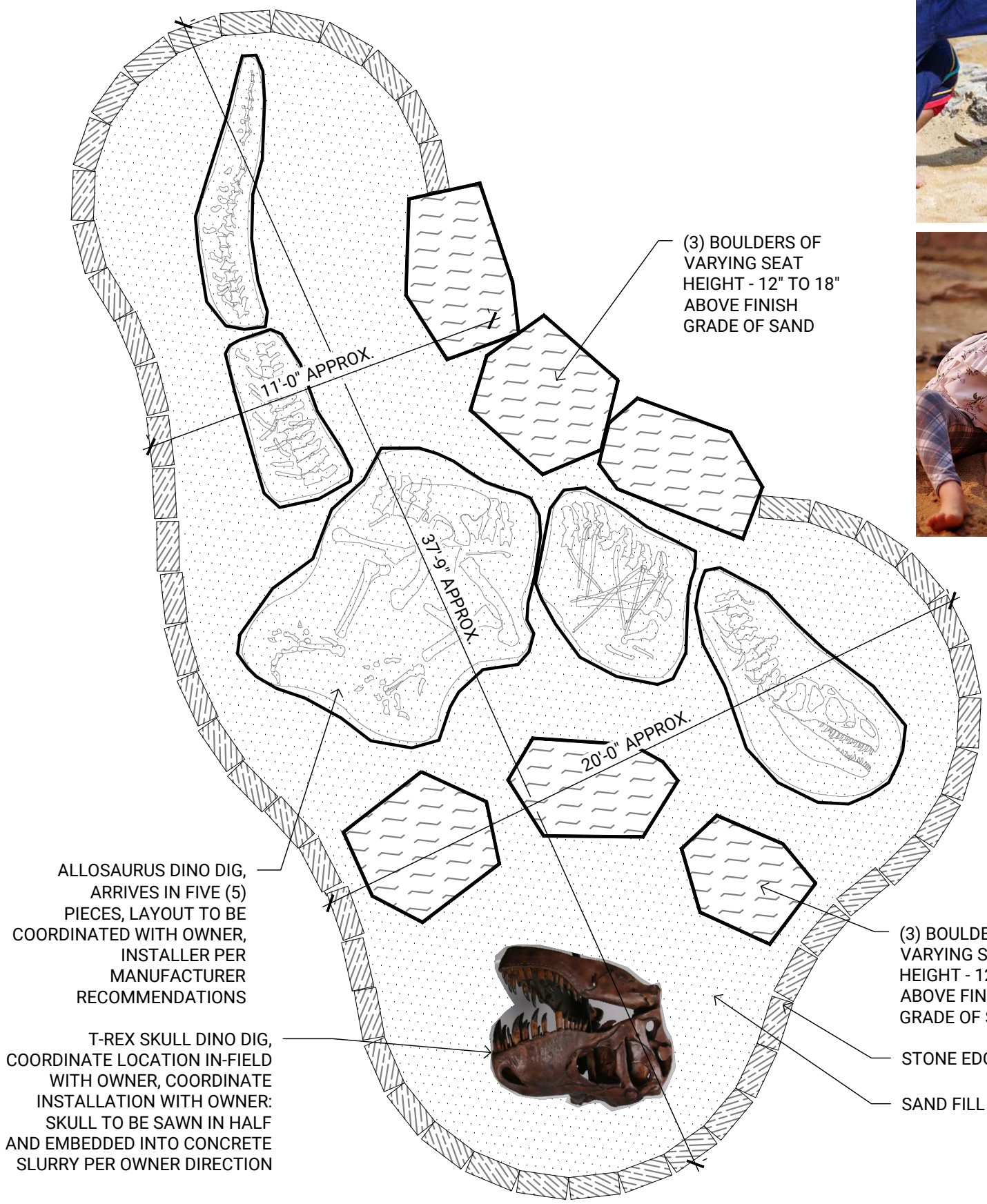
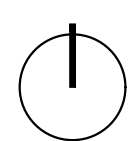
DATE: 04.XX.2025  
 PROJECT NO: COR2401

## OVERALL SITE LAYOUT L1.01



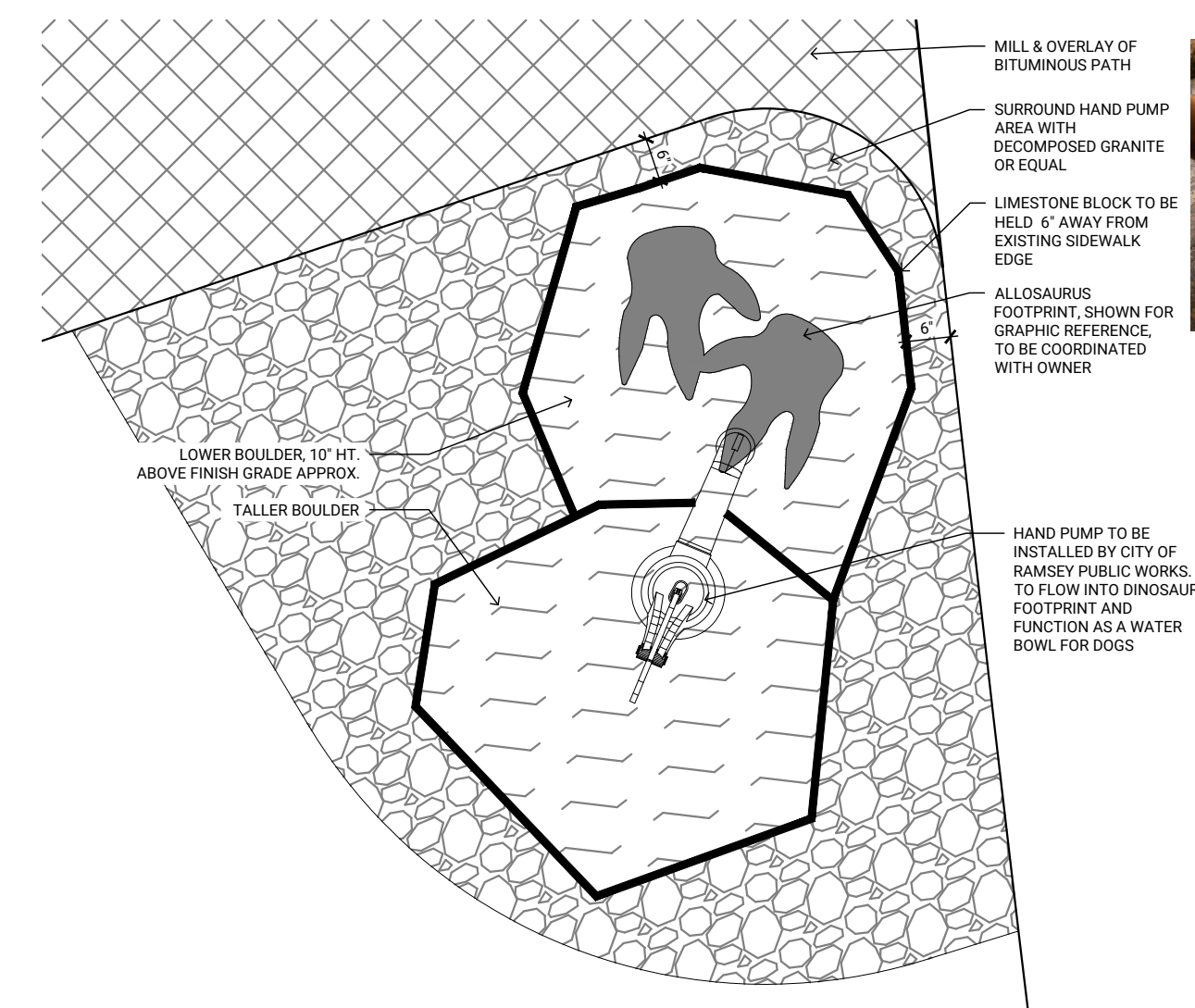
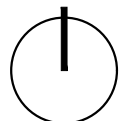
1 PAVILLION AREA

SCALE: 1/4" = 1'-0"



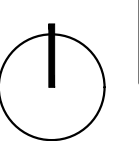
2 DINO DIG AREA

SCALE: 1/4" = 1'-0"



3 WATER PUMP

SCALE: 1/2" = 1'-0"



DESIGN INSPIRATION

DETAIL NOTES:

1. CONTRACTOR TO COORDINATE ALL COMPONENTS OF DINO DIG LAYOUT WITH OWNER IN-FIELD.
2. CONTRACTOR TO ATTACH EYE BOLTS TO BOULDERS TO ALLOW FOR THE TETHERING OF DINO DIG TOOLS; QUANTITY AND LOCATIONS TO BE COORDINATED IN-FIELD WITH OWNER.



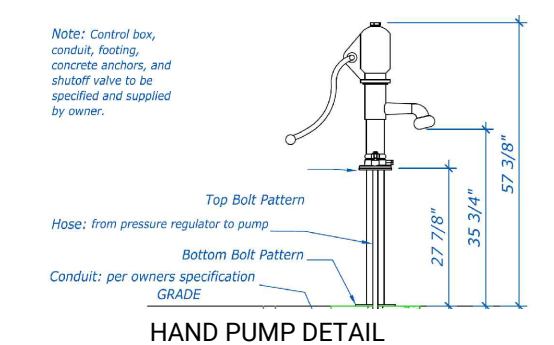
DESIGN INSPIRATION



DETAIL NOTES:

1. HAND PUMP TO BE SUPPLIED BY: GORIC VIA FIREFLIES PLAY ENVIRONMENTS, INC., CAMILLE CALDERARO, 612.990.2969 CAMILLE@LUNNINGWENDE.COM
2. TECHNICAL IMAGE BELOW PROVIDED BY GORIC, TO BE MODIFIED AS WATER-TABLE SUPPLIED PUMP BY OWNER.
3. CONTRACTOR TO COORDINATE WITH OWNER DRILLING AND MOUNTING OF BOULDER WITH OWNER.

Note: Control box, conduit, fittings, concrete anchors, and shutoff valves to be specified and supplied by owner.



2744 Lyndale Avenue South  
Minneapolis, MN 55408  
(763) 218-6999  
www.mendcollaborative.com

RIVER'S BEND PARK

5000 142ND LN NW  
RAMSEY, MN 55303

CONCEPT DESIGN PACKAGE  
NOT TO BE USED FOR CONSTRUCTION - FOR REFERENCE ONLY

DATE: 04.XX.2025  
PROJECT NO: COR2401

LAYOUT ENLARGEMENTS  
L1.02

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26 3:00pm Alyssa Niedenf 4:00pm Stephanie Fowl 6:00pm   PERMIT #428 7:00pm   PERMIT #438  view full	27	28	29 5:00pm   PERMIT #418	30 8:00am PACT HS Field 8:00am PACT HS Field 5:00pm   PERMIT #418	31 3:00pm Sara Givand   R 5:00pm Katie Pawelk   8:00pm   PERMIT #431 8:00pm   PERMIT #436	1 9:00am Family Picnic V 9:00am Jason Emiliusei 2:30pm   PERMIT #423 3:00pm Chriss Held   R 8:00pm   PERMIT #422 10:00pm   PERMIT #42
2	3	4 Facility Closed - Closed 5:00pm   PERMIT #415	5 9:00am Jessica Evensoi 4:30pm Matthew Stone 5:00pm   PERMIT #415 7:30pm   PERMIT #441	6 7:00am Abby Proulx 1:00pm Emily Lane   Re 3:00pm   PERMIT #442 5:00pm   PERMIT #415	7 3:00pm Dureti Moha 3:30pm Kendra Turner 7:30pm   PERMIT #425 9:00pm   PERMIT #431	8 10:00am Anoka High S 10:00am Heather Willi 11:00am shemba kassii 3:00pm   PERMIT #426 3:30pm Erna Davies   R 5:30pm Laura Sweeley +4 more
9 11:00am Lauren Hanse 1:00pm justus fusi   Rer 2:00pm Shandra McGh 2:00pm   PERMIT #423 2:30pm Alisha Floan   R 6:00pm   PERMIT #432 +2 more	10 5:00pm   PERMIT #415	11 5:00pm   PERMIT #420 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove 6:15pm Sports Discove +7 more	12 4:45am Safety Camp S 7:45am Safety Camp S 4:00pm Anoka Dance T 4:00pm Safety Camp S 5:00pm   PERMIT #420 9:00pm   PERMIT #426 view full	13 5:00pm   PERMIT #420 5:30pm Linda Deierling 8:30pm   PERMIT #435 view full	14 (All Day)   PERMIT #42 (All Day)   PERMIT #42 (All Day)   PERMIT #42 3:00pm Jenna Davis (st 8:00pm   PERMIT #426 view full	15 (All Day)   PERMIT #42 (All Day)   PERMIT #42 (All Day)   PERMIT #42 12:00pm Kathryn Lyncd 2:00pm Bushra Aliy   4:30pm taylor lundy   R +1 more
16 (All Day)   PERMIT #42 (All Day)   PERMIT #42 (All Day)   PERMIT #42 12:00pm Christina Koll 2:00pm Bushra Aliy   6:00pm   PERMIT #426 view full	17 9:30am   PERMIT #424 5:00pm   PERMIT #420 view full	18 9:30am   PERMIT #424 5:00pm   PERMIT #421 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove +8 more	19 9:30am   PERMIT #424 5:00pm   PERMIT #420 view full	20 9:30am   PERMIT #424 5:00pm   PERMIT #421 view full	21 8:00am Chere Thom 9:30am   PERMIT #424 view full	22 8:00am Chere Thom 12:30pm Marsay Good 2:30pm Jennifer Kar 8:30pm   PERMIT #433 9:30pm   PERMIT #426 view full
23 8:00am Chere Thom 11:00am Jen O'Conn 3:00pm Tiffany Brow 8:00pm   PERMIT #427 view full	24 1:30pm Jen O'Conn 5:00pm   PERMIT #421 5:30pm   PERMIT #435 view full	25 5:00pm   PERMIT #421 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove 6:15pm Sports Discove +7 more	26 5:00pm   PERMIT #421 view full	27 5:00pm   PERMIT #422 view full	28 3:00pm Alison Bensch 3:00pm fredricka ple 8:00pm   PERMIT #441 view full	29 7:00am Chere Thom 1:00pm brad tromble 1:30pm Esther Prah (St 5:00pm Riyah Ramla 10:00pm   PERMIT #42 view full
30 10:30am Kayla Tronsor 11:00am Jennifer M 3:00pm Elsy oganda   R 3:00pm   PERMIT #439	1 view full	2 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove view full	3 view full	4 2:00pm Esther Prah (St view full	5 view full	6 12:00pm Joyce Brow 2:00pm Alex Fernanc 10:00pm   PERMIT #42 10:00pm   PERMIT #44

**Meeting Date:** 09/11/2025

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

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### **Information**

**Title:**

Recommend 2026 Park Development Fees

**Purpose/Background:**

This case is a part of the city's annual Adoption of Rates and Charges, and relates specifically to a portion of development fees, pertaining to the subdivision of land.

**Description of Park Dedication and Trail Fees**

Any time new development occurs within the city of Ramsey, the subdivision of land is evaluated for parks and trail needs. If park land is not needed, the City of Ramsey will accept cash in lieu of physical Park Dedication [land]. The cash payment is then used for current/future park development within the city. The same evaluation of the physical need versus a cash equivalent is true for both Park Dedication (land or cash) and Trail Fees (trail construction or cash). However, it may be noted that sidewalks in the MUSA and trails along arterial roadways in the city, are required as essential infrastructure (no credit assessed against development fees).

Park Dedication is calculated based on the size of a development and the density, as well as residential versus commercial/industrial land use and rates; and is listed within the city's annual Rates and Charges.

**Purpose**

The city recognizes that parks, trails, and open space are essential to the health, safety and welfare of the residents of the city and persons working in the city, and that the character and quality of the environment as well as recreational opportunities are of major importance - and therefore 'Park Dedication' and 'Trail Fees' are critical development fees in the planning and development processes of the city. The city must not only provide these necessary amenities for our citizens today, but also be insightful to the needs of future residents that new development brings.

**Methodology and History**

Rates for *land dedication* have remained fairly static for several decades – however, there have been some minor changes now that greater densities are permitted in the urban areas; and there were formulaic changes for land uses that have demonstrable lower ‘demand’ for parks and open-space (E.g. memory care centers).

Additionally, the acreage/fee structure is reviewed by City Council annually, for ‘cost of living’ adjustments each year as part of the Rates and Charges analysis. In earlier years there have been minor increases to Park Dedication and Trail Fees, and there were no increases adopted for 2020, 2021 nor 2022. For 2023 Council increased certain Park Dedication and Trail Fees based upon the Park & Recreation Commission's recommendation—for year 2024 and 2025 there were no increases (over those adopted for 2023).

Further, Ramsey's rates are sometimes compared to similar suburban cities in the metropolitan area, as well as our immediate neighbors - however, while this may be useful, development fees must respond to a legitimate need associated with the change in land use (increased residents, greater densities and more park and trail users) and thus the following is what actually informs Park Dedication and Trail Fee rates.

In concluding, *park land* and park and trail *improvements* themselves are identified within the Parks Capital Improvement Plan – which is adopted each year by City Council following a recommendation by the Commission. This plan is a reflection of community need (then also, presumably in corresponding development

fees)—with the forecast improvements sometimes outpacing anticipated revenue from both Park Dedication and Trail Fees.

**Notification:**

Prior to adoption of the 2026 Rates and Charges Schedule, City Council will conduct a Public Hearing. Park Dedication and Trail Fees are a part of this schedule and Public Hearing.

**Observations/Alternatives:**

[As indicated above, during detailed and comprehensive discussions on Park Dedication and Trail Fee cash contribution rates in both 2021 and 2022, the Park & Recreation Commission recommended increases that were adopted by City Council for calendar year 2023—and again, there were no increases adopted for 2024 or 2025. The attachment to this case shows the current rates and schedule in effect today.

**Funding Source:**

Funding is not required for this case, rather Development Fees are required to off-set demand on the park and trail system from new development in the city—for the development of new park and trail improvements, ( **not** maintenance, which is funded by the General Fund Levy).

**Recommendation:**

Staff Recommends no change to the Park Dedication or Trail Fees for 2026, as represented in the attached [partial] 2025 schedule of development fees.

**Action:**

Motion to recommend to City Council Park Dedication and Trail Fees for 2026, based upon discussion.

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**Attachments**

existing fees

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Bruce Westby	Mariah Albrecht	09/04/2025 10:49 AM
Brian Hagen	Brian Hagen	09/04/2025 02:57 PM
Form Started By: Mark Riverblood		Started On: 09/04/2025 09:40 AM
Final Approval Date: 09/04/2025		

## 2025 Park Dedication and Trail Fees

CITY OF RAMSEY  
 2025 ADOPTED SCHEDULE OF RATES, FEES AND CHARGES  
 Adopted November 26, 2024 Ordinance #24-16

Page 5 of 9

SERVICE OR LICENSE	SPECIAL NOTES	2025 Adopted
<b>Planning and Zoning</b>		
Comp Plan Escrow		1000.00
Conditional use escrow minimum		1000.00
Easement Encroachment Agreements		500.00
Environmental Assessment (EAW, EIS, AUAR) Escrow		3000.00
Grading Permit		200.00
MRCCA Land Alteration Permit		200.00
MRCCA Vegetation Permit		200.00
Home Occupation (Land Use Application) Permit		250.00
Home Occupation Permit Escrow		1000.00
Industrial Revenue Bond - application		200.00
Industrial Revenue Bond - escrow		1000.00
Interim Use Permit Escrow - Minimum		600.00
Land Use Application Fee		500.00
<b>Park Dedication - Cash Contribution: Residential Unit</b>	<b>Including Townhomes &amp; Apartment Units</b>	<b>4,700.00/dwelling unit</b>
<b>Park Dedication - Cash Contribution: Residential Unit</b>	<b>Exceed 12+ units per acre</b>	<b>7.5% Discount/\$4,347.00</b>
<b>Park Dedication - Cash Contribution: Residential Unit</b>	<b>Exceed 20+ units per acre</b>	<b>15% Discount/\$3,995.00</b>
<b>Park Dedication - Cash Contribution: Commercial/Assisted Living Facilities</b>		<b>5,400.00/acre</b>
<b>Park Dedication - Cash Contribution: Industrial</b>		<b>4,500.00/acre</b>
<b>Park Dedication - Land Contribution: Residential</b>	<b>0 - 3.0 dwelling units per acre</b>	<b>10% of land</b>
	<b>3.1 - 5.0 dwelling units per acre</b>	<b>15% of land</b>
	<b>5.1 + dwelling units per acre</b>	<b>Add .5% for each over 5</b>
<b>Park Dedication - Land Contribution: Commercial/Industrial/Assisted Living Facilities</b>		<b>5% gross land area</b>
<b>Park Dedication - Land Contribution: Planned Unit Developments</b>	<b>(public open space/rec. uses-not including wetlands)</b>	<b>10% gross land area</b>
		<b>3,000.00/dwelling unit</b>
<b>Trail Development Fee - Cash Contribution: Residential Unit</b>		<b>1,575.00/dwelling unit</b>
<b>Trail Development Fee - Commercial/Industrial/Assisted Living Facilities</b>		<b>1,400.00/acre</b>

**Park and Recreation Commission**

**Meeting Date:** 09/11/2025

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

**Information**

**Title:**

The Waterfront; Water Play Project Progress Report

**Purpose/Background:**

Attached is the outdoor furniture and equipment selected for the park improvement project, which is intended to be purchased by the city under a government purchasing contract for best value, (versus a contractor purchase, adding profit and overhead). Staff will provide a progress report on all elements of water play project at The Waterfront at the meeting—and note also, that the last page of the attachment features the project schedule.

**Recommendation:**

.

**Outcome/Action:**

.

**Attachments**

Furnishings and equipment

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Bruce Westby	Bruce Westby	09/09/2025 10:16 AM
Brian Hagen	Mariah Albrecht	09/09/2025 11:01 AM
Form Started By: Mark Riverblood		Started On: 09/09/2025 08:01 AM
Final Approval Date: 09/09/2025		

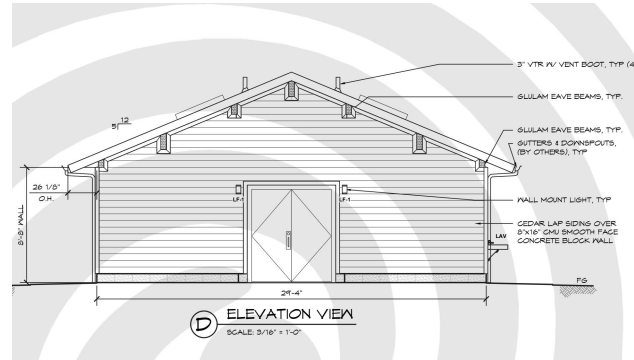
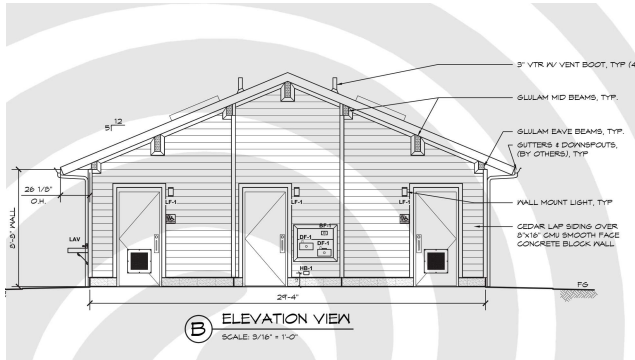
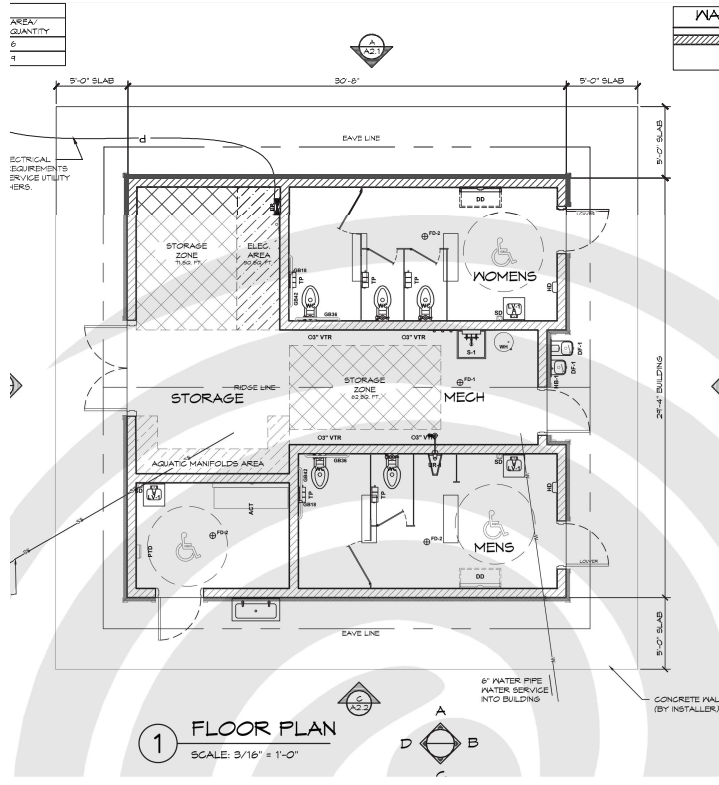
# THE WATERFRONT

RAMSEY, MN  
SEPTEMBER 09, 2025  
DF/ DAMON FA



PARKS COMMISSION

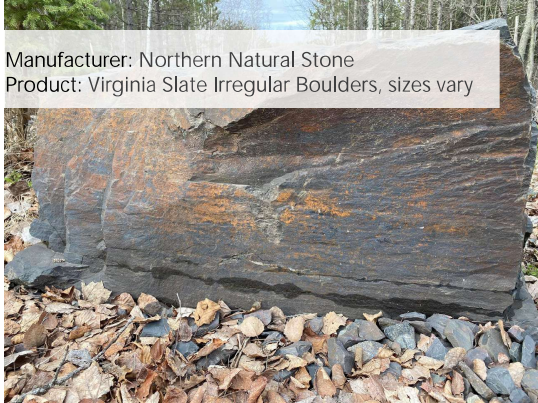
# PREFABRICATED RESTROOM FACILITY



Manufacturer: Romtec  
 Product: Semi-Custom Structure  
 Summary: Restroom and supply building, cedar lap siding over



# STONE SELECTIONS



# FURNISHING SEATING / DINING

## BENCHES + ADIRONDACKS



Manufacturer: Maglin  
Product: Iconic Backed Bench w/ Side Arms



Manufacturer: Maglin  
Product: 720 Series Lounge Chair



Manufacturer: Maglin  
Product: 720 Series Chaise Lounge

## TABLES + CHAIRS / DINING



Manufacturer: Maglin  
Product: 1700 Series Foro Round Table



Manufacturer: Maglin  
Product: 1700 Series Foro Standard Chair  
(w/ & w/o arms)



Manufacturer: Maglin  
Product: 210 Cluster Seating

# FURNISHINGS & ELEMENTS

## COUNTER TABLE



Manufacturer: Forms & Surfaces  
Product: Avivo Bar Table - Cumaru

## RECEPTACLES



Manufacturer: Forms & Surfaces  
Product: Tonyo Split Stream - Cumaru

## FIRE TABLE



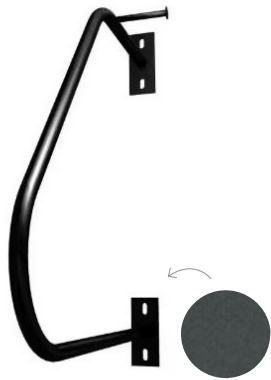
Manufacturer: Montana Fire Pits  
Product: Sequoia Arbor Wood Fire Pit Table (Matching Cover Option Available)



## BIKE ACCOMMODATIONS



Manufacturer: Maglin  
Product: 2300 Series Iconic Bike Rack



Manufacturer: Dero  
Product: Ultra Space Saver Single

# SCHEDULE

WE ARE HERE

2025

2026

