

COON RAPIDS CITY COUNCIL MEETING MINUTES OF APRIL 7, 2015

CALL TO ORDER

The first regular meeting of the Coon Rapids City Council for the month of April was called to order by Mayor Jerry Koch at 7:00 p.m. on Tuesday, April 7, 2015, in the Council Chambers.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Koch led the Council in the Pledge of Allegiance.

ROLL CALL

Members Present: Mayor Jerry Koch, Councilmembers Denise Klint, Ron Manning, Wade Demmer, Jennifer Geisler, Brad Johnson and Steve Wells

Members Absent: None

ADOPT AGENDA

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

PROCLAMATIONS/PRESENTATIONS

1. MN OFFICE OF TRAFFIC SAFETY TO AWARD RADAR SYSTEM FOR A COON RAPIDS SQUAD CAR
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Bill Hammes, Office of Traffic Safety, stated in recognition for the hard work and commitment of the City of Coon Rapids and its police department to traffic safety, the Minnesota Office of Traffic Safety would like to present to the City a new radar to be placed into service in squad car. He explained that Coon Rapids was one of eight departments being awarded this year. He reviewed traffic fatality statistics with the Council and commended the Coon Rapids Police Department for their efforts on the Towards Zero Death (TZD) Campaign.

MOTION BY COUNCILMEMBER KLINT, SECONDED BY COUNCILMEMBER WELLS, TO ADOPT RESOLUTION 15-67 ACCEPTING THE AWARD OF A RADAR FROM THE MINNESOTA OFFICE OF TRAFFIC SAFETY. THE MOTION PASSED UNANIMOUSLY.

2. OATH OF OFFICE FOR NEW POLICE OFFICERS

Police Chief Wise introduced and welcomed Police Officers Christopher Grew and Matthew Martell to the City Council.

Mayor Koch administered the Oath of Office to Police Officers Christopher Grew and Matthew Martell. Badges were pinned and a round of applause was offered by all in attendance.

3. OATH OF OFFICE NEW FIREFIGHTER ANDY PEISERT

Fire Chief Piper introduced newly appointed firefighter Andy Peisert to the City Council.

Mayor Koch administered the Oath of Office to firefighter Andy Peisert. A badge was pinned and a round of applause was offered by all in attendance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4. MARCH 17, 2015, COUNCIL MEETING

MOTION BY COUNCILMEMBER WELLS, SECONDED BY COUNCILMEMBER DEMMER, FOR APPROVAL OF THE MINUTES OF THE MARCH 17, 2015, COUNCIL MEETING. THE MOTION PASSED 6-0-1 (KLINT ABSTAINED).

CONSENT AGENDA/INFORMATIONAL BUSINESS

5. APPROVE CONTRACT BETWEEN THE STATE OF MINNESOTA AND THE CITY OF COON RAPIDS FOR THE ICWC PROGRAM
6. APPROVE SPECIFICATIONS FOR BOILER REPLACEMENT AT CITY HALL AND ORDER ADVERTISEMENTS FOR BIDS
7. APPROVE WAIVER OF FEES FOR FOURTH OF JULY CELEBRATION
8. APPROVE TEMPORARY ON-SALE STRONG BEER AND WINE LIQUOR LICENSE FOR SPRINGFEST AT EPIPHANY CHURCH
9. ANNOUNCE 2015 SUMMER CONCERT SCHEDULE
10. APPROVE ON-SALE 3.2 PERCENT MALT LIQUOR, WINE, STRONG BEER AND SUNDAY LIQUOR LICENSING FOR CHEERS PABLO, 12759 RIVERDALE BOULEVARD

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER JOHNSON, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED.

Mayor Koch discussed the 2015 summer concert series.

THE MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

None.

BID OPENINGS AND CONTRACT AWARDS

11. ADOPT RESOLUTION NO. 15-1(9) AWARDING A CONTRACT FOR STREET RECONSTRUCTION – PROJECT 15-1

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER MANNING, TO ADOPT RESOLUTION NO. 15-1(9) AWARDING A CONTRACT TO NORTH VALLEY, INC. IN THE TOTAL PROJECT COST OF \$1,625,486.65; AND RESOLUTION NO. 15-1(12) ADOPTING THE ASSESSMENT, WITH THE PREVIOUSLY DESCRIBED DELETION. THE MOTION PASSED UNANIMOUSLY.

12. ADOPT RESOLUTION NO. 15-3(9) AWARDING A CONTRACT FOR STREET RECONSTRUCTION – PROJECT 15-3

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER KLINT, TO ADOPT RESOLUTION NO. 15-3(9) AWARDING A CONTRACT TO NORTH VALLEY, INC. IN THE TOTAL PROJECT COST OF \$1,603,832.40; AND RESOLUTION NO. 15-3(12) ADOPTING THE ASSESSMENT. THE MOTION PASSED UNANIMOUSLY.

13. CONTRACT AWARD FOR 2015 STREET MAINTENANCE PROGRAM – PROJECT 15-5

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 15-5(9A) AWARDING A CONTRACT TO ALLIED BLACKTOP COMPANY FOR BITUMINOUS SEALCOATING IN THE BASE BID AMOUNT

OF \$1,409,830.84; RESOLUTION NO. 15-5(9B) AWARDING A CONTRACT TO AAA STRIPING SERVICE CO. FOR PAVEMENT MARKINGS IN THE AMOUNT OF \$197,720.60; RESOLUTION NO. 15-5(9C) AWARDING A CONTRACT TO PEARSON BROS. FOR SEASONAL STREET SWEEPING IN THE AMOUNT OF \$61,800.00; RESOLUTION NO. 15-5(9D) AWARDING A CONTRACT TO ALLIED BLACKTOP COMPANY FOR CRACK SEALING IN THE AMOUNT OF \$293,623.86; AND RESOLUTION NO. 15-5(9E) AWARDING A CONTRACT TO ALLIED BLACKTOP COMPANY FOR FOG SEALING IN THE AMOUNT OF \$44,079.10. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

None.

NEW BUSINESS

14. PC 15-12, CONSIDER APPROVAL OF AN AMENDMENT TO GATEWAY COMMERCE CENTER PLANNED UNIT DEVELOPMENT

The Staff report was shared with Council.

Councilmember Klint requested staff provide the Council with a brief history on this property. She commented that this site was supposed to be a nature area. Planner Harlicker discussed the history of this property noting the City was in litigation for 20 years with the Army.

Councilmember Klint questioned who would be completing the nature trail. Planner Harlicker believed that the City would be responsible for installing the trail. He then discussed the proposed trail connections.

Councilmember Klint stated she was having a difficult time supporting this PUD given the number of changes that have been requested by the applicant. She did not support the proposed car dealership and wanted to see more recreation on this site.

Councilmember Geisler discussed her history with this site at the Planning Commission level. She believed that the applicant had created a fuller picture of the entire site, which was appreciated. She agreed that the car dealership was less than desirable, but was a retail use. She wanted to see the parcels filled and make the site work for the City.

Councilmember Manning inquired if the site would have one or two hotels. Planner Harlicker reported that the site could have up to two hotels.

Councilmember Manning commented that he would support the PUD as presented by staff.

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Mayor Koch questioned how many swim clubs there were in the metro area. Planner Harlicker noted that the proposed swim school was a unique facility. He indicated there was a shortage of pools in the north metro area.

Councilmember Demmer asked if the applicant supported Condition 11. Planner Harlicker deferred this question to the applicant.

Councilmember Geisler recommended that Condition 11 remain in place. She supported a hotel in this location, along with retail and office.

Councilmember Manning preferred to offer the applicant more flexibility by allowing office/retail/hotel on both of the hotel parcels.

Councilmember Geisler indicated she could support this recommendation so long as one hotel was located within the PUD.

Councilmember Klint wanted to see a bigger, nicer hotel on the corner. She did not want to see the hotel being an after-thought. She questioned if public notices were sent to surrounding property owners. Planner Harlicker explained that staff sent notices to property owners within 350 feet of the site.

Councilmember Manning did want to see a nice large hotel on the site. He recommended that the Council hold further discussion on the PUD prior to granting approval.

Councilmember Wells supported the PUD as proposed. He believed that the market should drive the retail uses and not be determined by the City Council. He wanted to see the site developed.

Councilmember Manning discussed the give and take that was assumed within a PUD. He indicated he wanted to see a hotel within the PUD.

Councilmember Klint noted that the applicant requested the specific uses.

Mayor Koch did not believe that the car dealership was complimentary to the swim club, hotel and restaurant uses. He suggested that the car dealership not be included if a hotel were pursued.

Councilmember Klint agreed and recommended that the PUD be further discussed by the Council with the new members. She did not believe the car dealership was compatible with the site.

Councilmember Geisler asked what uses the Council supported on the site. She did not believe the proposed PUD was significantly different than what was previously proposed. She wanted to see the PUD move forward without further delays.

Councilmember Klint reiterated that she was bothered by the fact that the neighboring residential properties were not notified of this item.

Councilmember Demmer believed that the swim center would be successful and would complement the hotel. He feared that the City may lose out on the swim club if it did not keep this PUD moving forward. He believed that the car dealership was similar to any other retail use as it would have a parking lot full of vehicles.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER WELLS, TO APPROVE PLANNING CASE 15-12, THE AMENDMENT TO THE PUD WITH THE FOLLOWING CONDITIONS:

1. ONLY ONE NEW CAR DEALERSHIP IS ALLOWED IN THE PUD.
2. ALL CONDITIONS OF THE ORIGINAL PUD APPROVAL OF DECEMBER 18, 2007 ARE INCLUDED IN THIS APPROVAL.
3. THE APPLICANT RECEIVE ALL PERMITS NECESSARY FOR THE GRADING DONE AS PART OF THE CU DE SAC WORK.
4. APPROVAL AND EXECUTION OF AN AMENDMENT TO THE PUD AGREEMENT.
5. THE SIDEWALK ALONG GATEWAY DRIVE MUST BE SHOWN ON THE SITE PLAN.
6. ADDITIONAL TREES MUST BE INSTALLED IN THE DEALERSHIP PARKING LOT AND BETWEEN THE PARKING LOT AND THE PROPERTY LINE SO THAT IT IS CONSISTENT THE PREVIOUSLY APPROVED PUD.
7. THE SIDEWALK CONNECTIONS BETWEEN THE TRAIL ALONG THE WETLANDS AND GATEWAY DRIVE MUST BE SHOWN.
8. ADDITIONAL LANDSCAPING MUST BE INSTALLED BETWEEN THE SWIM CENTER AND GATEWAY DRIVE.
9. THE ELEVATION OF THE SWIM CENTER BUILDING FACING GATEWAY DRIVE MUST INCLUDE VARYING WALLS, PLANES OR OTHER ARCHITECTURAL FEATURES TO PROVIDE ARTICULATION TO THE BUILDING.
10. APPLICANT MUST RECEIVE ALL NECESSARY PERMITS FROM COON CREEK WATERSHED DISTRICT.

11. THE CORNER LOT BE LISTED AS RETAIL, OFFICE AND HOTEL.

Councilmember Johnson did not support a used car dealership being located within the PUD. He recommended that Condition 1 be amended to read: Only one new car dealership is allowed in the PUD. City Attorney Brodie explained that it was inherent that a new car dealership would sell trade-in vehicles.

Councilmember Geisler and Councilmember Manning supported this recommendation.

Councilmember Manning commented that he would support the PUD, but noted he did not want to see a small box hotel on the corner lot.

Councilmember Klint asked again why the neighboring residential properties were not notified of this item. Planner Harlicker noted that the adjacent homes were three-fourths of a mile from the PUD site and City Code did not require notification. City Attorney Brodie did not recommend the Council pick and choose when to notify residents, but rather to follow City Code.

THE MOTION PASSED 6-1 (KLINT OPPOSED).

15. CONSIDER APPROVAL OF MASTER CONTRACTING AGREEMENT FOR CITYWIDE EMERGENCY REPAIRS

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER WELLS, SECONDED BY COUNCILMEMBER MANNING, TO APPROVE THE MASTER CONTRACTING AGREEMENT, AND AUTHORIZE CITY OFFICIALS TO EXECUTE AN AGREEMENT WITH DAVE PERKINS CONTRACTING, INC. FOR PROFESSIONAL CONTRACTING SERVICES BEGINNING 2015 AND BEYOND.

Councilmember Demmer asked why the City selected Dave Perkins Contracting. Public Works Director Himmer discussed the City's history with this company and noted they have had great availability to meet the City's emergency repair needs.

THE MOTION PASSED UNANIMOUSLY.

16. CONSIDER ADOPTING RESOLUTION 15-61 YEAR END BUDGET APPROPRIATIONS

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER GEISLER, TO RESOLUTION NO. 15-61 REALLOCATING THE 2014 GENERAL FUND BUDGET AND AMENDING THE 2014 AND 2015 BUDGETS. THE MOTION PASSED UNANIMOUSLY.

17. CONSIDER ADOPTING RESOLUTION 15-62 TRANSFER OF FUNDS

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER WELLS, TO ADOPT RESOLUTION NO. 15-62 AUTHORIZING THE TRANSFER OF FUNDS. THE MOTION PASSED UNANIMOUSLY.

18. PC 15-11, CONSIDER APPROVAL OF SITE PLAN WITH USE FLEXIBILITY FOR SENIOR HOUSING, CROOKED LAKE BOULEVARD AND 109TH, COON RAPIDS LEASED HOUSING ASSOCIATES

The Staff report was shared with Council.

Councilmember Geisler asked if the applicant would be required to roll the dumpster out and back in a timely manner. Planner Harlicker stated language could be added as a condition to set a timeframe for the applicant. Public Works Director Himmer discussed the recently approved trash ordinance.

Councilmember Geisler questioned if additional language should be included on Condition 3 to address the replacement of dead trees. Planner Harlicker suggested that language be added and read: That the trees identified in the Tree Preservation Plan that die within one year must be replaced with an equal caliper tree.

Councilmember Manning believed that the proposed plan would be a great addition to the City of Coon Rapids.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER GEISLER, TO APPROVE PLANNING CASE 15-11, THE SITE PLAN AND THE GRANTING OF USE FLEXIBILITY WITH THE FOLLOWING CONDITIONS:

1. ALL ENGINEERING COMMENTS MUST BE ADDRESSED.
2. AN ADDITIONAL TWO STREET TREES BE PLANTED ALONG 109TH LANE AND SIX TREES ALONG CROOKED LAKE BOULEVARD.

3. A TREE PRESERVATION PLAN BE APPROVED BY THE CITY FORESTER AND ITS IMPLEMENTATION VERIFIED PRIOR TO GRADING COMMENCING ON SITE. THAT THE TREES IDENTIFIED IN THE TREE PRESERVATION PLAN THAT DIE WITHIN ONE YEAR MUST BE REPLACED WITH AN EQUAL CALIPER TREE.
4. SEATING BE PROVIDED ON THE PLAZA IN FRONT OF THE MAIN ENTRANCE,
5. A CONCRETE PAD BE CONSTRUCTED FOR THE DUMPSTER.
6. USE FLEXIBILITY IS GRANTED BASED ON THE FOLLOWING FINDINGS:
 1. ADVANCES INTENT OF SECTION: THE DENSITY OF 35 UNITS PER ACRE PROMOTES A COMPACT AND VIGOROUS DEVELOPMENT THAT TAKES ADVANTAGE OF THE NEARBY COMMERCIAL USES AND THE COMMUNITY EVENTS AT THE COMMUNITY ICE ARENA AND THE NEARBY PARK. IT INCLUDES A WELL ORGANIZED VEHICULAR AND PEDESTRIAN CIRCULATION PATTERN. THE DEVELOPMENT IS CONSTRUCTED OF HIGH QUALITY MATERIALS AND REFLECTS AND UNIQUE DESIGN. IT IS CONSISTENT WITH THE GOAL OF LOCATING HIGH DENSITY RESIDENTIAL IN THE PORT DISTRICT.
 2. THE MODIFICATION IS NECESSARY TO DEVELOP THE PROPERTY IN AN EFFICIENT WELL ORGANIZED WAY. IT ALLOWS THE DEVELOPMENT OF THE PROPERTY IN AN EFFICIENT WELL ORGANIZED WAY.
 3. THE PLAN PROVIDES SIGNIFICANT AMENITIES AND BUFFERS TO OFFSET ANY POTENTIAL HARMFUL AFFECTS CAUSED BY THE USE. THE PLAN PROVIDE SITE AMENITIES SUCH AS WALKING TRAIL/PATHS, CONNECTION TO ICE ARENA AND PRESERVATION OF EXISTING TREES AND NEW LANDSCAPING TO OFFSET ANY POTENTIAL HARMFUL EFFECTS.

Councilmember Johnson supported the general development but noted he would be abstaining from the vote.

Mayor Koch believed this would be a beautiful project for the City of Coon Rapids.

THE MOTION PASSED 6-0-1 (JOHNSON ABSTAINED).

19. PC 15-10, CONSIDER APPROVAL OF PRELIMINARY AND FINAL PLAT, ROBINWOOD PLAT 6, 109TH LANE AND CROOKED LAKE BOULEVARD, COON

RAPIDS LEASED HOUSING ASSOCIATION

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER WELLS, TO APPROVE PLANNING CASE 15-10, THE PRELIMINARY AND FINAL PLAT WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE ASSISTANT CITY ENGINEER BE ADDRESSED.
2. THAT PORTION OF THE RIGHT-OF-WAY OF CROOKED LAKE BOULEVARD THAT IS TO INCLUDED AS PART OF LOT 2 MUST BE FORMALLY VACATED BY THE CITY PRIOR TO RECORDING THE PLAT.
3. PARK DEDICATION IN THE AMOUNT OF \$225,760 (\$1,360 PER UNIT X 166 UNITS) MUST BE PAID PRIOR TO RELEASING THE PLAT FOR RECORDING.

Councilmember Johnson noted that he would be abstaining on this item.

THE MOTION PASSED 6-0-1 (JOHNSON ABSTAINED).

20. CONSIDER ADOPTING RESOLUTION 15-59 CALLING FOR PUBLIC HEARING ON STREET AND EASEMENT VACATION, 110XX CROOKED LAKE BOULEVARD
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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER WELLS, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT RESOLUTION NO. 15-59, WHICH CALLS FOR A PUBLIC HEARING ON MAY 5, 2015 FOR VACATION OF A STREET AND DRAINAGE AND UTILITY EASEMENTS ALONG A PORTION OF CROOKED LAKE BOULEVARD. THE MOTION PASSED UNANIMOUSLY.

21. CONSIDER RESOLUTION 15-60 ESTABLISHING TAX INCREMENT FINANCING PLAN FOR DISTRICT 1-31
-

The Staff report was shared with Council.

Mayor Koch opened and closed the public hearing at 8:43 p.m. since no one appeared to address the Council.

Councilmember Manning stated he did not typically support the use of TIF, but did for this project.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER KLINT, TO ADOPT RESOLUTION 15-60 MODIFYING THE REDEVELOPMENT PLAN FOR PROJECT AREA NO. 1 AND ESTABLISHING TIF DISTRICT 1-31.

Councilmember Johnson noted that he would be abstaining on this item.

THE MOTION PASSED 6-0-1 (JOHNSON ABSTAINED).

22. CONSIDER FOLEY BOULEVARD STATION AREA PLAN

The Staff report was shared with Council.

Councilmember Klint asked how the plan fit into the reconstruction of Foley Boulevard. Community Development Director Brown discussed the County's vision for this intersection and noted that the City would like additional access at this interchange.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT THE *FOLEY BOULEVARD STATION AREA PLAN*. THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Councilmember Klint noted there was garbage blowing from Target into neighboring homes. She requested that staff speak to Target regarding this issue.

Councilmember Johnson expressed concern with the free newspaper circulars that were dropped on driveways through the winter months. He commented that these newspapers could be viewed as litter and were not requested by the homeowner. He requested that staff investigate this matter further and report back to the Council.

Mayor Koch requested an update on the golf course. Bunker Hills Golf Director Anderson reported this was an exciting time of year. He noted the irrigation would be turned on soon so the course would be greening up. He commented the Easter Brunch was well attended last weekend.

Mayor Koch indicated the Holy Rock and Rollers would be playing at the Community Center on April 9th.

Mayor Koch noted the annual tree sale was taking place at this time.

Fire Chief Piper provided the Council with an update on the train delays and how this was impacting

emergency police and fire services. He was pleased to report that the Governor included a grade separation at Hanson Boulevard in his \$842 million bonding bill. He anticipated that if approved by the House and Senate, work could begin on this project in 2016/

OPEN MIC/PUBLIC COMMENT

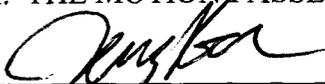
Mayor Koch reviewed the rules of order for the Open Mic/Public Comment portion of the meeting.

REPORTS ON PREVIOUS OPEN MIC

Jeffrey Cosman, 3049 116th Avenue NW, noted that Robert Herman was interested in locating a travel agency in Coon Rapids.

ADJOURN

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADJOURN THE MEETING AT 9:10 P.M. THE MOTION PASSED UNANIMOUSLY.



Jerry Koch, Mayor

ATTEST: 

Joan Lenzmeier, City Clerk

