



CITY COUNCIL AGENDA

Tuesday, June 4, 2013

7:00 p.m.

**Coon Rapids City Center
Council Chambers**

Open Mic/Public Comment

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Proclamations/Presentations

1. 2013 Junior Royalty and Miss Coon Rapids Ambassadors of Good Will
2. Oath of Office for Firefighter Darin Jahnke

Approval of Minutes of Previous Meeting(s):

May 21, 2013, Council Meeting

Consent Agenda

3. Approve Class A Off-Sale Liquor License for J&K Varhol Inc., dba Coon Rapids Liquor, 11239 Foley Boulevard
4. Approve 2013 Street Maintenance Program Change Order

Reports on Previous Open Mic

5. Open Mic Report - Greg Leone, 11710 Olive Street NW, re: Park Bond Referendum
6. Open Mic Response: Alan Williams, Water Restoration Process and Port Riverwalk

Public Hearing

7. Street Reconstruction Project, Blackfoot Street, Project 13-4:
 - a. Hold Public and Assessment Hearing
 - b. Cons. Resolution Ordering Improvement
 - c. Cons. Resolution Approving Plans and Specifications and Ordering Advertisement for Bids
8. Public Hearing for Revised Assessment, Woodcrest Drive Street Reconstruction, Project 13-2

Bid Openings and Contract Awards

9. Reconstruction of Woodcrest Drive and 113th Avenue, Project 13-2/13-3:
 - a. Cons. Resolution Awarding Contracts
 - b. Cons. Resolution Adopting the Assessments

Old Business

10. Approve Final Park Improvement Program Project List and Budget for 2013 Park Bond Referendum

New Business

11. Cons. Introduction of Ordinance Amending the Zoning, Mid America Real Estate, 2624-2760 Coon Rapids Boulevard, PC 13-10
12. Approve Amendment to Final Planned Unit Development, MJM Partnership, 10091 and 10087 Dogwood Street, PC 13-11
13. Resolution 13-64 Approving Transfer of Land from Anoka County for Lion's Coon Creek Park and Agreeing to Terms of Associated Grant Agreement

Other Business

14. Sand Creek Pedestrian Crosswalk Over Foley Boulevard
15. Other Business - "No Right Turn on Red" Sign on Main Street at River Rapids Drive

Adjourn



City Council Regular

Meeting Date: 06/04/2013

SUBJECT: Minutes

Attachments

5-21-13 Minutes

UNAPPROVED

COON RAPIDS CITY COUNCIL MEETING MINUTES OF MAY 21, 2013

OPEN MIC/PUBLIC COMMENT

Greg Leone 11710 Olive Street, referred to the recent decision for a parks bond referendum, stating the additional property taxes would result in an increase of 8-10%. He said burdening the residents with another tax will have the opposite effect and asked how the businesses feel about their taxes increasing. He said holding the election in the off year will decrease participation and said the Council has a responsibility to increase public input. Mr. Leone said the Council should focus on lowering the crime rate and improving streets instead of parks and trails. He asked that the Council reverse their decision and make alternative plans and if not he encouraged the residents to vote against the referendum.

Alan Williams 10744 Yellow Pine Street, referred to the City of Brooklyn Center's water shut off procedure, stating they currently allow for the water to be turned on right away and then begin the work of inspections. He asked the Council to reconsider the water shut off procedure. Mr. Williams also suggested the City consider donating the land at Riverwalk to a developer in an effort to start generating revenue. He said this land has been empty for 9-10 years when the market turned and has resulted in lost tax revenue.

Jerry Pierce, 12236 Partridge Street, said he did not receive a response from his last Open Mic appearance regarding parliamentary procedure. He shared concerns with the prepay ordinance process, the recent overnight truck parking ordinance, and the feeding of non-domestic animals such as birds and ducks. Mr. Pierce said Council ordinances and resolutions should be posted and the public informed.

CALL TO ORDER

The second regular meeting of the Coon Rapids City Council for the month of May was called to order by Mayor Tim Howe at 7:14 p.m. on Tuesday, May 21, 2013, in the Council Chambers.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Howe led the Council in the Pledge of Allegiance.

ROLL CALL

Members Present: Mayor Tim Howe, Councilmembers Denise Klint, Ron Manning, Paul Johnson, Jerry Koch, and Steve Wells

Members Absent: Councilmember Bruce Sanders

ADOPT AGENDA

MOTION BY COUNCILMEMBER KOCH, SECONDED BY COUNCILMEMBER KLINT, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MAY 7, 2013, COUNCIL MEETING

MOTION BY COUNCILMEMBER KOCH, SECONDED BY COUNCILMEMBER JOHNSON, FOR APPROVAL OF THE MINUTES OF THE MAY 7, 2013, COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

CONSENT AGENDA/INFORMATIONAL BUSINESS

1. 2013 SUMMER CONCERT SERIES AT THE COON RAPIDS DAM
 2. APPROVE TEMPORARY ON-SALE 3.2% MALT LIQUOR LICENSE FOR NORTH STAR LIONS FOR THE 2013 JULY 4TH CELEBRATION
 3. APPROVE TEMPORARY ON-SALE 3.2% MALT LIQUOR LICENSE FOR NORTH STAR LIONS FOR THE GUNS & HOSES BALL TOURNEY AT SAND CREEK PARK
-

MOTION BY COUNCILMEMBER KOCH, SECONDED BY COUNCILMEMBER KLINT, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED.

Councilmember Manning commended the Arts Commission for delivering another great line up for the 2013 Summer Concert Series at the Coon Rapids Dam. He encouraged the public to take part in the wonderful concerts this summer.

Mayor Howe noted the concert series would begin on Thursday, June 6th. He thanked the Shortstop Bar and Grill for their generous contribution to the City sponsoring this year's series as this greatly assists in funding the concert series.

Councilmember Johnson noted the Pentair Foundation would be sponsoring the July 11th Symphonia concert.

THE MOTION PASSED UNANIMOUSLY.
REPORTS ON PREVIOUS OPEN MIC

4. OPEN MIC REPORT – MIKE CARTER – 10410 HUMMINGBIRD STREET – RE: STATUS OF DOG PARK REMOVAL AT TRACKSIDE PARK AND REQUEST FOR NO PARKING SIGNS
-

Mayor Howe discussed Mr. Carter's comments made during Open Mic at the May 7, 2013 Council meeting.

PUBLIC HEARING

5. **STREET RECONSTRUCTION, CROOKED LAKE BOULEVARD/NORTHDAL
BOULEVARD, PROJECT 12-29:**
 - A. **HOLD PUBLIC HEARING/ASSESSMENT HEARING**
 - B. **CONSIDER RESOLUTION ORDERING THE PROJECT**
-

The Staff report was shared with Council.

Councilmember Koch questioned the amount of Federal Aid that would be provided for this project. Public Works Director Himmer understood that 60% of the project was being funded by Federal Aid.

Councilmember Klint expressed concern with the timing of the project and how the school traffic would be affected. She requested Staff make the school district and principal aware of the upcoming project. Public Works Director Himmer stated the County has been in contact with the transportation department within the school district. He explained he would continue to be on contact with the County regarding the timing of this project.

Councilmember Koch indicated there would be an intense amount of traffic to and from the school in the morning and afternoon. He suggested the road construction crew keep this in mind while establishing their construction hours.

Mayor Howe opened and closed the public/assessment hearing at 7:21 p.m. since no one appeared to address the Council.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER KOCH, TO ADOPT RESOLUTION NO. 12-29(6) ORDERING THE CROOKED LAKE BOULEVARD/NORTHDAL PROJECT. THE MOTION PASSED UNANIMOUSLY.

BID OPENINGS AND CONTRACT AWARDS

6. **STREET RECONSTRUCTION WEST OF ROBINSON DRIVE, VALE STREET, AND
88TH AVENUE, PROJECT 13-9:**
 - A. **CONSIDER RESOLUTION AWARDDING CONTRACT**
 - B. **CONSIDER RESOLUTION ADOPTING THE ASSESSMENT**
-

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER KOCH, SECONDED BY COUNCILMEMBER WELLS, TO ADOPT RESOLUTION NO. 13-9(9) AWARDED A CONTRACT TO NORTHWEST ASPHALT, INC. IN THE AMOUNT OF \$694,315.50; AND RESOLUTION NO. 13-9(12) ADOPTING THE ASSESSMENT. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

7. PARKING RESTRICTIONS ON COON RAPIDS BOULEVARD AND ROUND LAKE BOULEVARD:
 - A. CONSIDER ADOPTION OF ORDINANCE AND RESTRICTING PARKING ON COON RAPIDS BOULEVARD AND CONSIDER RESOLUTION 13-61 RELATING TO PARKING RESTRICTIONS ON COON RAPIDS BOULEVARD
 - B. CONSIDER ADOPTION OF ORDINANCE RESTRICTING PARKING ON ROUND LAKE BOULEVARD AND CONSIDER RESOLUTION 13-60 RELATING TO PARKING RESTRICTIONS ON ROUND LAKE BOULEVARD
-

The Staff report was shared with Council.

Public Works Director Himmer explained that Staff had received two comments from the public one supporting the parking restrictions and one opposing the restrictions.

MOTION BY COUNCILMEMBER KOCH, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT AN ORDINANCE RESTRICTING PARKING ON COON RAPIDS BOULEVARD FROM THE WESTERLY CITY BOUNDARY AT 9TH AVENUE TO THE EASTERLY CITY BOUNDARY EAST OF TRUNK HIGHWAY 47 AND ADOPT THE CORRESPONDING RESOLUTION. THE MOTION PASSED UNANIMOUSLY.

MOTION BY COUNCILMEMBER KOCH, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT AN ORDINANCE RESTRICTING PARKING ON ROUND LAKE BOULEVARD FROM COON RAPIDS BOULEVARD TO 115TH AVENUE AND ADOPT THE CORRESPONDING RESOLUTION. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

None.

OTHER BUSINESS

8. PROPOSED CRANE STREET CLOSING AND TREES AT 133RD AVENUE NW
-

The Staff report was shared with Council.

Councilmember Manning questioned why trees were planted along 133rd Avenue to begin with when the City had no way to water them. Public Works Director Himmer stated the trees were planted to address the homeowners' associations concerns with hopes that they would be adopt and maintain them.

Mayor Howe requested further information on the Crane Street closing. Public Works Director Himmer discussed this matter in detail along with how traffic was flowing through the neighborhood.

Councilmember Johnson requested this item be reviewed by the Council in further detail at a future work session meeting.

9. EMERALD ASH BORER UPDATE

The Staff report was shared with Council.

Mayor Howe thanked Staff for the update on this issue.

Councilmember Klint requested staff review adding a no turn on red sign at the intersection of Main Street and River Rapids Drive.

Councilmember Koch stated the first movie in the park, Wreck-It-Ralph, would be held this Friday, May 24th at Sand Creek Park at 6:00 p.m. He said food and games would be available prior to the movie, adding this will be a great family event.

ADJOURN

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER KOCH, TO ADJOURN THE MEETING AT 7:51 P.M. THE MOTION PASSED UNANIMOUSLY.

Tim Howe, Mayor

ATTEST:

Cathy Sorensen, City Clerk



City Council Regular

1.

Meeting Date: 06/04/2013

Subject: Snowflake Days Proclamations

From: Cathy Sorensen, City Clerk

INTRODUCTION

Diane Buszta will be present to introduce the 2013 Junior Royalty and Miss Coon Rapids.

DISCUSSION

Diane Buszta will introduce members of the 2013 Junior Royalty and Miss Coon Rapids to the Council and then present the Mayor with two Proclamations requesting that they be read into the record recognizing and congratulating these individuals as Coon Rapids Ambassadors of Good Will.

RECOMMENDATION

Staff recommends that the Mayor proclaim the 2013 Junior Royalty and Miss Coon Rapids as Coon Rapids Ambassadors of Good Will.

Attachments

Miss Outstanding Teen Proclamation

Miss Coon Rapids Proclamation

Junior Royalty Proclamation



PROCLAMATION

COON RAPIDS 2013 AMBASSADOR OF GOOD WILL

Whereas, the Coon Rapids Snowflake Association has conducted its annual winter celebration in our community for forty nine years and has provided a variety of community activities for our citizens while promoting Coon Rapids throughout the State of Minnesota; and

Whereas, the Miss Coon Rapids Scholarship Program added a “little sister” Queen in 2013 and, Kathryn Kueppers was crowned Miss Coon Rapids Outstanding Teen 2013; and

Whereas, Miss Coon Rapids Outstanding Teen will act as an ambassador for the City of Coon Rapids at parades, community events and volunteer socials for a one-year period and promote goodwill and community stewardship within our own City during her reign; and

Whereas, Kathryn Kueppers represented the City of Coon Rapids at the Miss Minnesota’s Outstanding Teen Pageant in April of 2013 and was honored to be named 2nd runner-up.

Now, therefore, I, Tim Howe, Mayor of the City of Coon Rapids, on behalf of the Coon Rapids City Council and the citizens, do hereby proclaim Miss Coon Rapids Outstanding Teen Kathryn Kueppers to be a

Coon Rapids Ambassador of Good Will

Be it further resolved that Miss Coon Rapids Outstanding Teen shall go forth within our community and neighboring communities throughout the State to represent the citizens of Coon Rapids, spreading goodwill and friendship while participating in community celebrations, pageants, parades and other civic activities and public events.

Proclaimed this 4th day of June, 2013.

Tim Howe, Mayor

Catherine M. Sorensen, City Clerk



PROCLAMATION

COON RAPIDS 2013 AMBASSADOR OF GOOD WILL

Whereas, the Coon Rapids Snowflake Association has conducted its annual winter celebration in our community for forty nine years and has provided a variety of community activities for our citizens while promoting Coon Rapids throughout the State of Minnesota; and

Whereas, through judging, including competition in talent, interview, evening wear and swimsuit categories, Emily Kallis was crowned Miss Coon Rapids 2013; and

Whereas, Miss Coon Rapids will act as an ambassador for the City of Coon Rapids at parades, community events and volunteer socials for a one-year period and promote goodwill and community stewardship within our own City during her reign; and

Whereas, Emily Kallis will represent the City of Coon Rapids at the Miss Minnesota Pageant in June of 2013 to vie for the title of Miss Minnesota.

Now, therefore, I, Tim Howe, Mayor of the City of Coon Rapids, on behalf of the Coon Rapids City Council and the citizens, do hereby proclaim Miss Coon Rapids Emily Kallis to be a

Coon Rapids Ambassador of Good Will

Be it further resolved that Miss Coon Rapids shall go forth within our community and neighboring communities throughout the State to represent the citizens of Coon Rapids, spreading goodwill and friendship while participating in community celebrations, pageants, parades and other civic activities and public events.

Proclaimed this 4th day of June, 2013.

Tim Howe, Mayor

Catherine M. Sorensen, City Clerk



PROCLAMATION

COON RAPIDS JUNIOR ROYALTY 2013 AMBASSADORS OF GOOD WILL

Whereas, the Coon Rapids Snowflake Association has conducted its annual winter celebration in our community for forty nine years and provided entertainment, amusement and recreation for our citizens and at the same time promoted our City throughout the State of Minnesota; and

Whereas, the Coon Rapids Snowflake Association welcomes back again this year our Snowflake Days Senior King Roger Wolfgram and Queen Jeannie Wolfgram, who will represent the senior community of Coon Rapids, while traveling and appearing with the Junior Royalty; and

Whereas, the Coon Rapids Snowflake Association revived the Junior Royalty of Coon Rapids competition in 1991; and

Whereas, contestants compete to become members of the "Royal Family" and act as ambassadors for the City of Coon Rapids at parades, community events and volunteer socials for a one-year period and are required to perform a minimum 10 hours of community service within our own community during their reign; and

Whereas, the Junior Royalty's philosophy is for the children and their families to have fun while fulfilling their community obligations; and

Whereas, through a competition of poise and personality, the Coon Rapids Junior Royalty Committee selected the following Junior Royalty for 2013:

Teen Queen, Kallie Jo Ascheman
Teen Princess Kelly Gese
Teen Princess Jessica Sherlock

Junior Queen, Erin Kelly
Junior Princess Hannah Mudick

Petite Queen Chloe Keller
Petite Princess Laurn Johnson

Michael Wolfgram a.k.a. Rockie the Raccoon

Now, therefore, I, Tim Howe, Mayor of the City of Coon Rapids, on behalf of the Coon Rapids City Council, hereby designate the Coon Rapids Junior Royalty to be

Coon Rapids Ambassadors of Good Will

Be it further proclaimed that the Royalty shall go forth within our community and neighboring communities throughout the State to represent the citizens of Coon Rapids, spreading goodwill and friendship, and participating in community celebrations, pageants, parades and other civic activities and public events.

Proclaimed this 4th day of June 2013.

Tim Howe, Mayor

Catherine M. Sorensen, City Clerk



City Council Regular

2.

Meeting Date: 06/04/2013

Subject: Oath of Office - Firefighter Darin Jahnke

Submitted For: John Piper, Fire Chief

From: Cathy Sorensen, City Clerk

INTRODUCTION

Mayor Howe will be issuing the Firefighter's Oath of Office to Darin Jahnke.

DISCUSSION

Chief Piper will be present to introduce the Fire Department's newest career firefighter, Darin Jahnke.

RECOMMENDATION

Staff requests the Mayor issue the Firefighter's Oath of Office to Firefighter Darin Jahnke.

Attachments

Oath of Office



OATH OF OFFICE

STATE OF MINNESOTA)
COUNTY OF ANOKA) ss
CITY OF COON RAPIDS)

I, Darin Jahnke, do solemnly swear that I will support the policies and procedures of the Coon Rapids Fire Department. I will faithfully, honorably, and to the best of my ability, protect the safety and lives of my fellow firefighters and citizens whose care has been entrusted to me so help me God.

Darin Jahnke

WITNESSED:

Tim Howe, Mayor

Filed this 4th day of June, 2013.



City Council Regular

3.

Meeting Date: 06/04/2013

Subject: Off-Sale Class A Liquor License for Coon Rapids Liquor

From: Vincent Vu, Management
Analyst/Deputy Clerk

INTRODUCTION

John Varhol, CEO of J&K Varhol Inc. dba Coon Rapids Liquor, has submitted an application for a Class A off-sale liquor license for use at Coon Rapids Liquor, 11239 Foley Blvd NW (formerly Coon Rapids Warehouse Liquor).

DISCUSSION

J&K Varhol Inc. has secured a purchase agreement to operate a liquor store for the property. The investigation and license fees have been paid. The Police Department has conducted a background investigation and, while bank release information is still being processed, has found nothing that would prohibit issuance of this license. Certificates of Liquor Liability and Workers Compensation Insurance are on file. J&K Varhol Inc. anticipates a June 24, 2013 opening.

RECOMMENDATION

Council is requested to approve a Class A off-sale liquor license for J&K Varhol Inc. doing business as Coon Rapids Liquor at 11239 Foley Blvd, conditioned upon a successful bank authorization, a Certificate of Occupancy, and final approval by the Minnesota Alcohol and Gambling Enforcement Division.



City Council Regular

4.

Meeting Date: 06/04/2013

Subject: Cons. Change Order for the 2013 Street Maintenance Program; Project 13-5

From: Tim Himmer, Public Works Director

INTRODUCTION

Staff is requesting approval of a change order to the 2013 Street Maintenance Program crack sealing contract.

DISCUSSION

Contracts for the 2013 street maintenance program (sealcoating, sweeping, pavement markings, and crack sealing) were awarded by the City Council on April 2, 2013. According to the contract documents final quantities for all municipalities participating in the program must be finalized within 60 days. Over the past several weeks the City of Andover has been evaluating pavement conditions in their anticipated maintenance areas, and have now requested to add crack sealing to their program. The contractor, American Pavement Solutions, has agreed to allow the quantity addition and will honor the unit prices from their approved bid for this change order.

This change order will only affect quantities and costs for the City of Andover, and therefore the Andover City Council is considering a similar item on their agenda this evening. Approval by Coon Rapids should be conditioned on Andover approval of the change order.

RECOMMENDATION

Staff recommends approval of the attached change order to the crack sealing contract with American Pavement Solutions for the 2013 Street Maintenance Program in the amount of \$119,700. This approval shall be contingent on the Andover City Council approving the same.

Attachments

Change Order #1



(920) 662-9662 Green Bay
 (920) 733-0025 Appleton
 (608) 250-4996 Madison
 (800) 236-7404 Toll Free
 (920) 662-9655 Fax

Job No. TH

P.O. Box 13007
 Green Bay, WI 54307-3007

Date: 24 May 2013

CONTACT: TIM HIMMER	CASH PRICE: \$0.00
NAME: CITY OF COON RAPIDS ADDRESS: 11155 ROBINSON DR. COON RAPIDS, MN 55433-3761	TELEPHONE: 763-767-6493 DESCRIPTION OF PROPERTY: JIM LAW - CITY OF ANDOVER 1685 CROSSTOWN BLVD. NW ANDOVER, MN 55304

AMERICAN PAVEMENT SOLUTIONS, INC. (CONTRACTOR) and OWNER agree that, CONTRACTOR shall furnish the labor and materials to complete certain construction in accordance with the following specifications:

CHANGE ORDER I

THIS IS TO ADD CITY OF ANDOVER TO THE COON RAPIDS, MN AGREEMENT DATED 4/2/2013.

190,000 LF CRACKSEALING VARIOUS ROADS @ \$0.63 PER LF TOTAL \$119,700.00

OWNER agrees to pay CONTRACTOR for said construction in one installment upon completion. Following that scheduled maturity, a Delinquency Charge after scheduled maturity of 1.5% per month (18% per annum) will be assessed on the unpaid balance of the Total of Payments outstanding as of said maturity date and at the expiration of each succeeding 30 day period thereafter. All warranties void if not paid in 30 days.

In accordance with the requirements set forth by the Wisconsin Construction Lien Law. Contractor hereby notifies Owner that persons or companies furnishing labor or materials for the construction on Owner's land may have lien rights on Owners land and building if not paid. Those entitled to lien rights, in addition to Contractor, are those who contract directly with the Owner or those who give the Owner notice within sixty (60) days after they first furnish labor or materials for the construction. Accordingly, Owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Contractor will cooperate with Owner and his lender to see that all potential lien claims are duly paid.

CONTRACTOR'S obligations hereunder are contingent upon strikes, accidents, delays or acts of God beyond the CONTRACTOR'S control. This Agreement shall be binding upon the parties hereto, their heirs, personal representatives, successors and assigns.



 CONTRACTOR REPRESENTATIVE

 OWNER'S SIGNATURE
 FULL PAYMENT ON COMPLETION

5/24/13

 DATE

Timothy D. Helstad, Pres.



City Council Regular

5.

Meeting Date: 06/04/2013

Subject: Open Mic Report - Greg Leone, 11710 Olive Street NW, re: Park Bond Referendum

Submitted For: Steve Gatlin, City Manager

From: Cathy Sorensen, City Clerk

INTRODUCTION

Greg Leone 11710 Olive Street, appeared at Open Mic on May 21 to share concerns about the proposed park bond referendum.

DISCUSSION

Mr. Leone shared his concerns about the recent decision for a park bond referendum with regard to timing and budget. He stated the additional tax increase would be burdensome to taxpayers and that the City should focus on lowering crime rate and improving streets.

The Council met in work session on May 28 to further discuss the proposed improvements and costs surrounding this referendum. Mr. Leone was notified of the work session and attended. After much discussion, Council consensus was to move forward with the list of projects and budget as approved on May 7. Formal approval of that project list and budget list is scheduled for later in this agenda.

RECOMMENDATION

No action is requested.

cc: Greg Leone



City Council Regular

6.

Meeting Date: 06/04/2013

Subject: Open Mic Response: Alan Williams, Water Restoration Process and Port Riverwalk

From: Marc Nevinski, Community
Development Director

INTRODUCTION

Alan Williams, 10744 Yellow Pine Street, appeared at Open Mic on May 21st. He asked the Council to reconsider the water restoration process and suggested that the land owned by the City in Port Riverwalk be given away to developers.

DISCUSSION

The Council received a report on March 5th detailing feedback on the water restoration process from Realtors, inspectors, and investors. The feedback resulted in a series of modifications to the process which are presently being implemented.

The City is currently conducting a study of Port Riverwalk to determine the feasibility of various development patterns given the present market conditions. The study will be similar to a plan produced for Port Campus Square, and will include a strategy for selling the property. Discounting land costs is one mechanism cities use to facilitate redevelopment projects.

RECOMMENDATION

No action is requested.

cc: Alan Williams



City Council Regular

7.

Meeting Date: 06/04/2013

Subject: Hold Public Hearing/Assessment Hearing and Order Improvement, Project 13-4, Blackfoot Street

Submitted For: Bob Moberg, City Engineer

From: Cher Ridout, Admin Secretary II

INTRODUCTION

The City is proposing reconstruction of 0.18 mile of Blackfoot Street between Coon Rapids Boulevard and 119th Avenue. This portion of roadway is part of the City's Municipal State Aid (MSA) system (see map). Council is requested to hold a public hearing/assessment hearing, order the improvement, approve plans and specifications, and order advertisement for bids.

DISCUSSION

Council ordered preparation of a feasibility report for the Blackfoot Street project on March 19, 2013, accepted the feasibility report on May 7, 2013, and scheduled the public hearing/assessment hearing for June 4, 2013. Legal notice for the public hearing/assessment hearing was published in the *Coon Rapids Herald* on May 17 and 24, 2013. Mailed notice of the public hearing/assessment hearing was sent on May 21, 2013.

A neighborhood meeting was held at City Hall on April 23, 2013. Of the three residents in attendance at the meeting, there were no objections to the project. To date, staff has received no objections, written or verbal, to the project.

Proposed improvements include replacement of existing bituminous pavement and gravel base, storm sewer, curb and gutter, sidewalk and driveway aprons, and street signs.

Of the 18 properties proposed to be assessed for the project, 14 are multi-family residential properties and 4 parcels are commercial properties, owned by Allina Health System. The assessment rate is \$20.24 per front foot for multi-family residential property and \$40.48 per front foot for commercial property.

Should the Council order the improvement and the advertisement for bids, a bid opening would be scheduled for July 9, 2013. Street construction would be timed to coordinate with construction of the new medical office building adjacent to the street.

RECOMMENDATION

It is recommended that the City Council take the following action:

- a. Hold public hearing and assessment hearing.
- b. Adopt Resolution No. 13-4(6A) ordering improvement.
- c. Adopt Resolution No. 13-4(8) approving plans and specifications and ordering advertisement for bids.

Fiscal Impact

BUDGET IMPACT:

The total estimated cost of the proposed improvement is \$170,500, with a total amount assessed of \$62,665. The balance of the project cost would be recovered as follows:

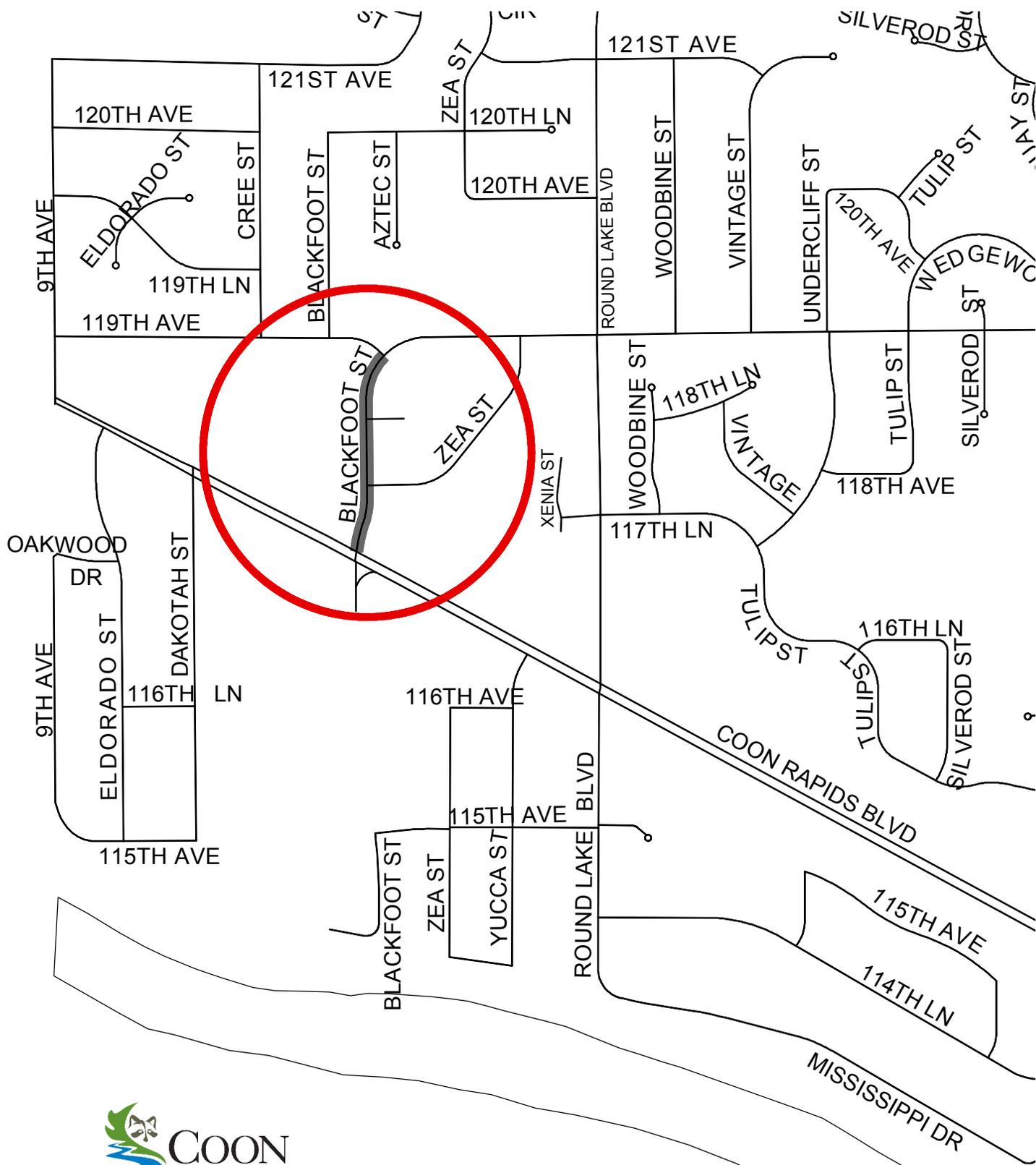
- \$97,335 from Municipal State Aid (MSA) funds
 - \$10,500 from Water Maintenance Fund (601)
-
-

Attachments

Location Map

Resolution No. 13-4(6A)

Resolution No. 13-4(8)



2013 Street Reconstruction

█ Project 13-4 Blackfoot St



0 500 1,000 Feet

RESOLUTION NO. 13-4(6A)

(6) RESOLUTION ORDERING IMPROVEMENT

WHEREAS, a resolution of the City Council adopted on the 7th day of May, 2013, fixed a date for a Council hearing on the proposed improvement of Blackfoot Street from Coon Rapids Boulevard to 119th Avenue by street reconstruction; and

WHEREAS, ten days' published notice of the hearing through two weekly publications of the required notice and mailed notices to affected property owners were given and the hearing was held thereon on the 7th day of June, 2013, at which all persons desiring to be heard were given an opportunity to be heard thereon and the maximum estimated amount of debt to be incurred by the City is \$170,500; and

WHEREAS, the City of Coon Rapids expects to reimburse all or a portion of the project expenditures with the proceeds of debt to be incurred by the City; and

WHEREAS, this declaration is made pursuant to Section 1.103-18 of the Income Tax Regulations of the Internal Revenue Service.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota:

1. Such improvement is necessary, cost effective, and feasible as detailed in the feasibility report.
2. Such improvement is hereby ordered as proposed in the Council Resolution adopted on the 4th day of June, 2013.

Adopted this 4th day of June, 2013.

Tim Howe, Mayor

ATTEST:

Catherine M. Sorensen, City Clerk

RESOLUTION NO. 13-4(8)

**(8) RESOLUTION APPROVING PLANS AND SPECIFICATIONS
AND ORDERING ADVERTISEMENT FOR BIDS**

WHEREAS, pursuant to a Resolution passed by the Council on the 19th day of March, 2013, the City Engineering Division has prepared plans and specifications for the improvement of Blackfoot Street from Coon Rapids Boulevard to 119th Avenue by street reconstruction and has presented such plans and specifications to the Council for approval; and

WHEREAS, the City of Coon Rapids expects to reimburse all or a portion of the project expenditures with the proceeds of debt to be incurred by the City; and

WHEREAS, this declaration is made pursuant to Section 1.103-18 of the Income Tax Regulations of the Internal Revenue Service.

NOW THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota:

1. Such plans and specifications, a copy of which is attached hereto and made a part hereof, are hereby approved.
2. The City Clerk shall prepare and cause to be inserted in the official paper and in a trade journal, if applicable, an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for 21 days, shall specify the work to be done, shall state that bids will be received by the Clerk until 10:00 a.m. on the 9th day of July, 2013, at which time they will be publicly opened in the City Hall by the City Clerk and engineer, will then be tabulated, and will be considered by the Council at 7:00 p.m. on the 16th day of July, 2013, in the Council Chambers, and that no bids will be considered unless sealed and filed with the Clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the Clerk for 5% of the amount of such bid.

Adopted this 4th day of June, 2013.

Tim Howe, Mayor

ATTEST:

Catherine M. Sorensen, City Clerk



City Council Regular

8.

Meeting Date: 06/04/2013

Subject: Hold Public Hearing for Revised Assessment, Project 13-2, Woodcrest Drive

From: Bob Moberg, City Engineer

INTRODUCTION

The City is proposing reconstruction of 1.1 miles of Woodcrest Drive between Egret Boulevard and 99th Avenue. Council is requested to hold a public hearing to consider a revised assessment for one property in the project area and to approve the revised assessment.

DISCUSSION

On April 16, 2013 Council held the public hearing/ assessment hearing for reconstruction of Woodcrest Drive, City Project No. 13-2. In preparing the proposed assessment roll for the hearing, staff miscalculated the proposed assessment for one property (PIN 24-31-24-23-0021) by using the residential rate of \$20.24 per front foot instead of the commercial rate of \$40.48 per front foot. Using the commercial rate, the proposed assessment for the property would be revised from \$9,722.28 to \$19,444.57.

On May 8, 2013, the property owner was notified of the public hearing and of the revised assessment amount (letter attached).

Under a separate agenda item, Council will be asked to adopt the proposed assessments for Woodcrest Drive. The total assessment for the project includes the revised amount for PIN 24-31-24-23-0021.

RECOMMENDATION

It is recommended that Council hold the public hearing on the revised assessment and approve the revised assessment amount when the assessments for Projects 13-2 and 13-3 are adopted.

Fiscal Impact

BUDGET IMPACT:

If the revised assessment is adopted, the total amount assessed for Projects 13-2 and 13-3 would increase from \$410,223.32 to \$419,945.61. There would be no other impact to the project budget.

Attachments

Revised Benefit Location Map

TCA Letter

11155 Robinson Drive
Coon Rapids MN 55433
Tel 763-755-2880
Fax 763-767-6491
www.coonrapidsmn.gov



May 8, 2013

TCA Real Estate LLC
10541 Woodcrest Drive NW
Coon Rapids, MN 55433
(PIN 243124230021)

Subject: Woodcrest Drive Reconstruction – Project 13-2
Supplemental Assessment Hearing Notice

Dear Property Owner:

On March 28, 2013, the City of Coon Rapids mailed you a notice with regard to a public improvement and assessment hearing for the subject project (copy attached). In the notice, you were provided with a proposed assessment amount of \$9,722.28.

Since the date of the hearing, staff has discovered an error in the calculation used to determine your assessment. Instead of using the commercial rate of \$40.48 per front foot, the residential rate of \$20.24 per front foot was used. Using the commercial rate, the proposed assessment for your property is \$19,444.56.

A second hearing has been scheduled for 7:00 p.m. on Tuesday, June 4, 2013, to review your revised assessment. You still have the right to file a written objection to the revised assessment, as specified in the March 28, 2013 hearing notice.

Please contact me at 763-767-6465 or bmoberg@coonrapidsmn.gov if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Robert Moberg". The signature is written in a cursive style.

Robert Moberg, PE
City Engineer

RB:car

Enclosure



City Council Regular

9.

Meeting Date: 06/04/2013

Subject: Award Contract and Adopt Assessments for Project 13-2/13-3, Reconstruction of Woodcrest Drive and 113th Avenue

Submitted For: Bob Moberg, City Engineer

From: Cher Ridout, Admin Secretary II

INTRODUCTION

The City is proposing to reconstruct Woodcrest Drive from 99th Avenue to Egret Boulevard (Project 13-2), and 113th Avenue from Hanson Boulevard to Robinson Drive (Project 13-3). Bids were received on May 29, 2013 for the project. Council is requested to award a contract and adopt the assessment.

DISCUSSION

The City is proposing to reconstruct Woodcrest Drive, a 1.1 mile collector street, and 113th Avenue, a 0.5 mile collector street. Proposed improvements include removal and replacement of bituminous pavement, replacement of curb and gutter, driveway aprons and sidewalks as needed, repair or replacement of fire hydrants, valves, sanitary sewer structures and storm sewer structures, installation of pedestrian curb ramps as needed, and replacement of street signs.

Woodcrest Drive (SAP 114-108-003)

A neighborhood meeting was held on March 12, 2013. Council accepted the feasibility report on March 19, 2013, held a public hearing/assessment hearing, ordered the improvement, and ordered the advertisement for bids on April 16, 2013.

There are 78 properties proposed to be assessed - 66 are multi-family residential, 8 commercial, 1 institutional, 1 undeveloped parcel guided for multi-family residential, and 2 City properties.

113th Avenue (SAP 114-139-001)

A neighborhood meeting was held on February 27, 2013. Council accepted the feasibility report on February 19, 2013, held a public hearing/assessment hearing and ordered the improvement on March 19, 2013. The advertisement for bids was ordered on April 16, 2013.

There are 61 properties proposed to be assessed - 16 townhomes, 40 condominiums, 2 apartments, 1 commercial, 1 school district facility, and 1 City property.

The proposed assessment rate would be \$20.24 per front foot for multi-family residential properties and \$40.48 per front foot for commercial properties.

Four bids were received on March 29, 2013. The bid results are summarized as follows:

Contractor

Bid Amount

C.S. McCrossan Construction, Inc.	\$1,707,732.70
North Valley, Inc.	\$1,779,501.26
Northwest Asphalt, Inc.	\$1,783,349.10
Hardrives, Inc.	\$1,919,920.59
Engineer's Estimate	\$1,936,977.44

The low bidder, C.S. McCrossan Construction, Inc., is a reputable contractor and is expected to perform well. If Council awards a contract on June 4, 2013, it is anticipated that construction could begin on June 17, 2013 and be completed by September 27, 2013.

RECOMMENDATION

It is recommended that Council take the following action:

- a. Adopt Resolution No. 13-2 (SAP 114-108-003) and 13-3 (SAP 114-139-001)(9) awarding a contract to C.S. McCrossan Construction, Inc. in the amount of \$1,707,732.70.
- b. Adopt Resolution No. 13-2 (SAP 114-108-003) and 13-3 (SAP 114-139-001)(12) adopting the assessments.

Fiscal Impact

BUDGET IMPACT:

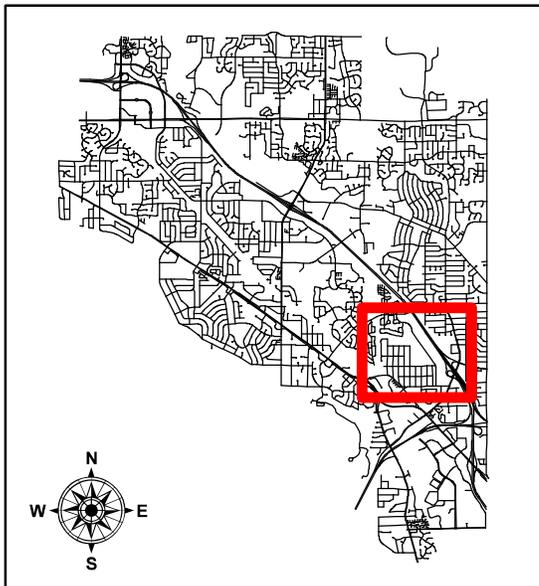
The total project cost is \$1,707,732.70. A total amount of \$419,945.61 would be assessed to benefiting properties. The balance of the project cost would be paid from various funds - \$856,387.09 from the Municipal State Aid Fund (797), \$3,000 from the Street Reconstruction Fund (797), and \$428,400 from the Water System Maintenance Fund (601).

Attachments

- Woodcrest Drive Area of Benefit
 - 113th Avenue Area of Benefit
 - Resolution No. 13-2 and 13-3(9)
 - Resolution No. 13-2 and 13-3(12)
-
-

Project 13-2 2013 Street Reconstruction Program

2013 Proposed Reconstruction



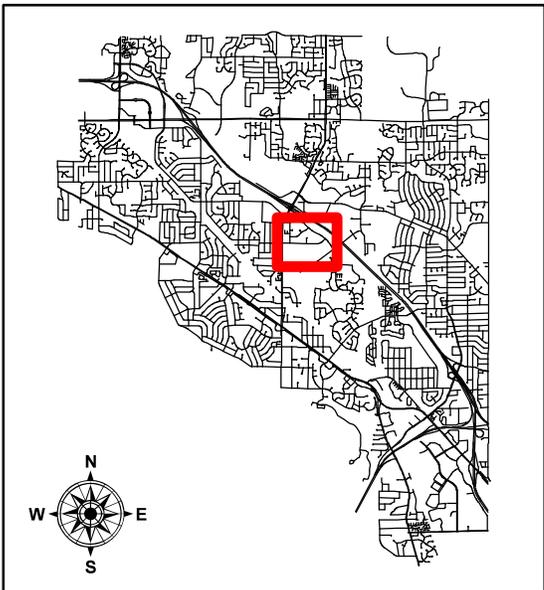
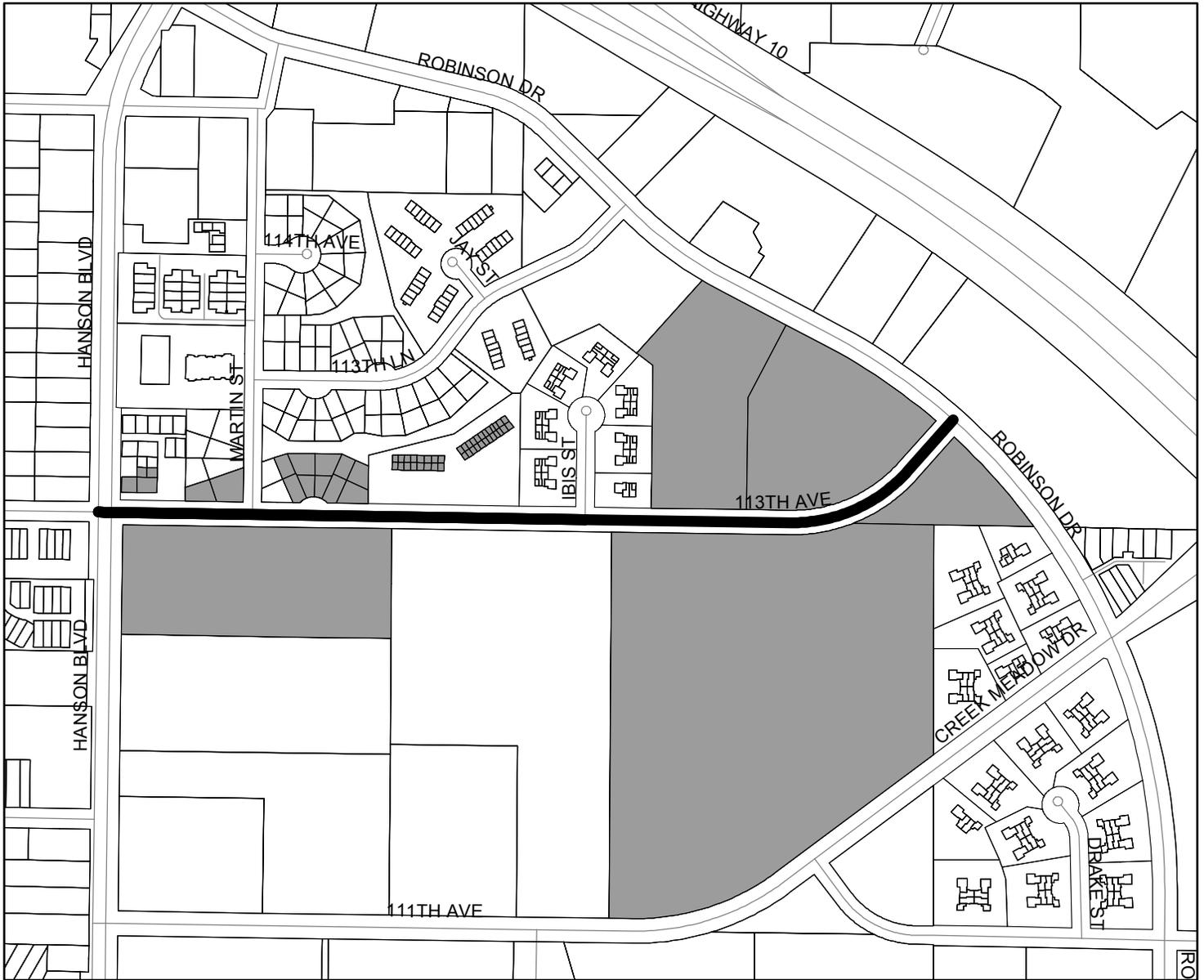
Area of Benefit



**COON
RAPIDS**
Minnesota

Project 13-3 2013 Street Reconstruction Program

2013 Proposed Reconstruction



 Area of Benefit



**COON
RAPIDS**
Minnesota

RESOLUTION NO. 13-2 (SAP 114-108-003) AND 13-3 (SAP 114-139-001)(9)

**(9) RESOLUTION ACCEPTING BID AND
AWARDING CONTRACT**

WHEREAS, pursuant to an advertisement for bids for the improvement of Woodcrest Drive from 99th Avenue to Egret Boulevard and 113th Avenue from Hanson Boulevard to Robinson Drive by street reconstruction, bids were received, opened and tabulated according to law, and the following bids were received complying with the advertisement: (3 lowest)

C.S. McCrossan Construction, Inc.	\$1,707,732.70
North Valley, Inc.	\$1,779,501.26
Northwest Asphalt, Inc.	\$1,783,349.10

WHEREAS, it appears that C.S. McCrossan Construction, Inc. of Maple Grove, Minnesota is the lowest responsible bidder; and

WHEREAS, the City of Coon Rapids expects to reimburse all or a portion of the project expenditures with the proceeds of debt to be incurred by the City; and

WHEREAS, this declaration is made pursuant to Section 1.103-18 of the Income Tax Regulations of the Internal Revenue Service.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota that the bid of \$1,707,732.70 by C.S. McCrossan Construction, Inc. for Coon Rapids Improvement Project 13-2 and 13-3 be accepted as the lowest responsible bid.

BE IT FURTHER RESOLVED that the Mayor and City Manager are hereby authorized and directed to enter into a contract with C.S. McCrossan Construction, Inc. of Maple Grove, Minnesota for the improvement of Woodcrest Drive and 113th Avenue by street reconstruction according to the plans and specifications therefore approved by the City Council and on file in the office of the City Clerk.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next two lowest bidders shall be retained until a contract has been signed.

Adopted this 4th day of June, 2013.

Tim Howe, Mayor

ATTEST:

Catherine M. Sorensen, City Clerk

RESOLUTION NO. 13-2 (SAP 114-108-003) AND 13-3 (SAP 114-139-001)(12)

(12) RESOLUTION ADOPTING ASSESSMENT

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for the improvement of Woodcrest Drive from 99th Avenue to Egret Boulevard and 113th Avenue from Hanson Boulevard to Robinson Drive by street reconstruction; and

WHEREAS, the City of Coon Rapids expects to reimburse all or a portion of the project expenditures with the proceeds of debt to be incurred by the City; and

WHEREAS, this declaration is made pursuant to Section 1.103-18 of the Income Tax Regulations of the Internal Revenue Service.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF COON RAPIDS, MINNESOTA:

1. Such proposed assessment is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefitted by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 3 and 10* years, beginning the first Monday in January, 2014 and shall bear interest at the rate of 1.6% and 2.7% per annum from the date of the adoption of this assessment Resolution.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Property Records and Taxation Division, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this Resolution; and the owner may, at any time thereafter, pay to the City Treasurer the entire amount of the assessment remaining unpaid. Such payment must be made before November 14 or interest will be charged through December 31 of the next succeeding year.
4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Property Records and Taxation Division to be extended on the proper tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 4th day of June, 2013.

Tim Howe, Mayor

ATTEST:

Catherine M. Sorensen, City Clerk

* 3 year assessment \$24,962.56 @ 1.6%
10 year assessment \$394,983.05 @ 2.7%



City Council Regular

10.

Meeting Date: 06/04/2013

Subject: Consideration of Final Park Improvement Program Project List and Budget

Submitted For: Steve Gatlin, City Manager

From: Cher Ridout, Admin Secretary II

INTRODUCTION

On May 28, 2013, City Council held a work session and continued discussions on projects for the 2013 park referendum. After considerable discussion, Council agreed to a list of projects and a budget. Formal approval of that project list and budget list is appropriate at this time.

DISCUSSION

At the work session, Council discussed and agreed on a list of park projects including the following items to be included in the 2013 park referendum:

- Sand Creek Park Athletic Complex
- Cornerstone Parks
 - Crooked Lake Beach Park
 - Riverview Park
 - Lions Coon Creek Park
 - Pheasant Ridge Park
- Neighborhood Parks
 - Woodcrest Park
 - Mason Park
 - Delta Park
 - Riverwind Park
- Boulevard Park
- Primary Trails and Walkways
- Remainder Miscellaneous Trail and Sidewalk Gaps

Council also agreed to a referendum budget of \$17.2M. No changes were made to the staff recommended revised project budget and project list. A copy of the budget is attached.

RECOMMENDATION

Staff recommends City Council approve the project list and project budget for the 2013 park referendum including the park projects listed and a project budget not to exceed \$17.2M.

Fiscal Impact

BUDGET IMPACT:

The proposed budget for the referendum is attached listing all projects agreed to at the May 28, 2013 work session.

Attachments

Park Referendum Budget

PARK / TRAIL REFERENDUM - REVISED PROJECT BUDGET

Sand Creek	\$ 5,700,000
- Full renovation	
- New tennis courts/skate park	
Crooked Lake	\$ 900,000
- Full renovation to improve layout	
- Renovate tennis courts, trails, playground	
Tier I Trails	\$ 1,600,000
- Coon Creek Trail	
- Sand Creek Trail	
- 85 th Avenue	
Riverwind	\$ 500,000
- Renovate parking/trails	
- New skate park/basketball court/playground	
Riverview	\$ 1,400,000
- Redevelop per 2011 plan	
- New skate park/playgrounds/T-ball fields	
Remaining Trails / Sidewalk and Trail Gaps	\$ 7,200,000
Pheasant Ridge	\$ 200,000
- Improve trails/connection	
- Update playground and amenities	
- New group shelter	
Lions Coon Creek	\$ 900,000
- Select renovation to improve layout	
- Improve group shelters	
- Renovate play areas	
Delta – Completion renovation	\$ 300,000
Mason	\$ 300,000
- Complete renovation	
- Improve passive amenities	
Woodcrest	\$ 600,000
- Complete renovation	
- New play area and shelter	
- Disc Golf	
Coon Rapids Boulevard Park	<u>\$ 600,000</u>
- Splash pad	
- Play area	
- Picnic space/seating	
Subtotal	\$20,200,000
Less Sidewalk Gaps	<u>\$ 3,100,000</u>
(Funded from LGA or Assessments)	\$17,100,000
Issuance / Legal / Informational	<u>\$ 100,000</u>
Total	\$17,200,000

Note: This program would be implemented over a 10 year period. Sidewalks would be completed by appropriating \$300,000 in LGA over 10 years or assessed using the Sidewalk Improvement District Statute. Sidewalk assessments would be made at the rate of \$600,000 per year over the entire City over 5 years, the maximum period allowed. Neighborhood parks (rated medium and low priority in the Master Plan) would be completed by levying \$200,000 per year for 10 years. This funding would increase the current amount levied for the Park Improvement Fund (794) from the current \$100,000 per year to \$200,000 for miscellaneous park improvement.



City Council Regular

11.

Meeting Date: 06/04/2013

Subject: PC 13-10, Mid America Real Estate, Zone Change, 2624-2760 Coon Rapids Blvd.

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting the introduction of an ordinance to change the zoning of five parcels from Office, Planned Unit Development (PUD) and River Rapids Overlay to General Commercial and River Rapids Overlay.

DISCUSSION

The site is the Coon Rapids Auto Mall at 2624 through 2760 Coon Rapids Boulevard. In 1987, a multi-tenant commercial building was approved for this site as a PUD. The PUD authorized specific automobile related uses including auto service, parts and accessory sales. Since its construction the "auto mall" concept has lost its popularity. Over the past few years the owners of the property have found it more and more difficult to find tenants that comply with the auto related intent of the PUD. Recently, there has been interest expressed from possible tenants that fit with the uses allowed in the General Commercial zoning district. In response to inquiries and in recognition of the changing market, the applicant is requesting a zone change from Office and PUD to General Commercial and a corresponding change in the the land use designation from Office to General Commercial.

The applicant is not proposing any changes to the site. The existing trees, that provide a buffer with the residences to the south, are not being changed. The buffer was required as part of the approved site plan and can not be modified without site plan approval.

Analysis

The intent of the General Commercial District is to provide a location for businesses that are highway oriented, or tend to service other businesses and residences. They need to be buffered from residential areas, designed for maximum efficiency for the business while protecting surrounding land uses. This site sits along one of the most heavily traveled corridors in the city. The site contains a heavily wooded buffer that ranges in depth from 40 to 160 feet. Changing the zoning to General Commercial would open it up to a wider variety of uses, many of which have less of an impact on the adjacent properties than the current auto mall. A list of uses allowed in the General Commercial district is attached.

The zone change would make any existing business in the Mall that conducts auto body work or auto painting non-conforming. Motor vehicle body work or spray painting are specifically prohibited in the River Rapids Overlay District (RRO). The other auto relating uses are either permitted or conditional uses in the General Commercial District and are allowed in the RRO.

Compatibility with the Comprehensive Plan

Goal of improving the appearance and function of Coon Rapids Boulevard

One of the ongoing discussions relating to the Boulevard is how does the City improve its commercial vitality. This proposed zone change from Office and PUD to General Commercial would lay the groundwork for the

revitalization of this site. It would allow a more variety of uses, many of them less intrusive on the adjacent properties than the existing auto repair uses.

Objective to curb the blighting characteristics along the Boulevard and eliminate under utilized and obsolete land uses

When the site was developed the auto mall concept was popular. Since then, the concept has fallen into disfavor and the vacant spaces are difficult to lease. By eliminating the PUD restrictions and changing the zoning to General Commercial, this under utilized and obsolete site can be in a position to be an asset to the Boulevard.

Compatibility with the Coon Rapids Boulevard Framework Plan

The Framework calls out for the revitalization of obsolete, vacant and weak areas. By changing the zoning to General Commercial, this site would be more attractive for potential users.

The City Council should also give consideration to the evaluation criteria found in Section 11- 307 when making their recommendation on rezoning requests.

Section 11-307 Criteria	Comments
Effect of public health, safety, order, convenience, and general welfare in the area.	OK - The proposed zoning will not adversely impact area. There is a wide wooded buffer between the adjacent residences and the site.
Effect on present and potential surrounding land uses.	OK – The proposed zoning will not adversely impact the surrounding residential land uses.
Conformance with the Comprehensive Land Use Plan.	OK – Assuming the proposed land use amendment is approved, the proposed zone change will be consistent with the City’s Comprehensive Land Use Plan. The proposed land use designation is General Commercial
Conformance with any applicable development district.	OK – Improvements and uses of the site will have to be in conformance with the River Rapids Overlay District.

Planning Commission Meeting

At the Planning Commission meeting held on May 16th, no one spoke at the public hearing. The Commission discussed the history of the site and fact that one of the businesses, an auto body repair and painting business, will become non-conforming. The Commission determined that the changing times and market warrants the zone change to General Commercial. The Commission voted 7:0 to recommend approval of the proposed zone change.

RECOMMENDATION

In Planning Case 13-10, staff recommends the City Council **introduce** the proposed ordinance **approving** the rezoning based on the following findings:

1. The proposed rezoning to General Commercial is consistent with the land use designation of General Commercial.
2. The proposed rezoning is compatible with the adjacent land uses and zoning.
3. The times and conditions have change so that a reasonable use of the property can not be made under the current zoning.
4. The proposed zone change would not have an adverse impact on the area.
5. The proposed rezoning is consistent with the Coon Rapids Boulevard framework Plan and the River Rapids

Overlay District.

Attachments

Location Map

Land Use Map

Zoning Map

Narrative

General Commercial Uses

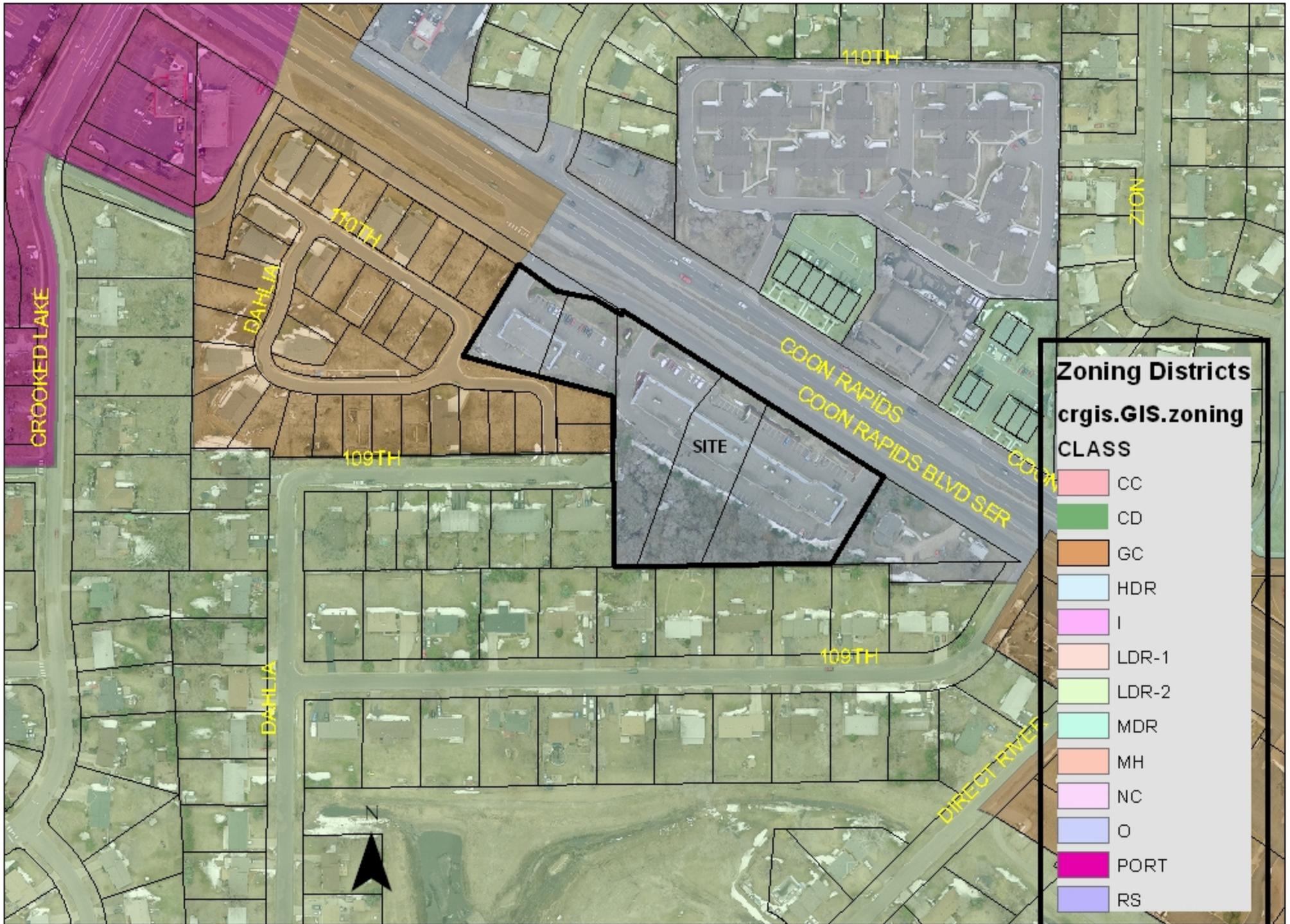
May 16 Draft Planning Commission Minutes

Ordinance\PC 13-10

Land Use Map



Zoning Map



**Application Narrative for
Coon Rapids Auto Service Mall to
Change Zoning from PUD to General Commercial**

This application is a request to re-zone this current Coon Rapids Auto Service Mall located at **2620-2704 Coon Rapids Boulevard, Coon Rapids, MN 55433** from the current PUD for automotive service and parts and accessories sales to General Commercial District. The current Comprehensive Plan has the site designated as an Office District and is part of the River Rapids Overlay District. The surrounding properties within 350 feet are zoned Office.

This development was built 26 years ago in 1987. Since then, the “auto mall” concept has drifted away from the business landscape in many parts of America, including here at this location in Coon Rapids.

Recently, over the past few years, the ownership team has seen increasing interest for the current vacancies by more “general” retailers. However, general retail uses are not currently allowed under the existing PUD. This increase in general retailer interest combined with the lack of interest from traditional auto mall users has prompted our request.

Please keep in mind that there is no current intent to change the size, configuration, maintenance, or elevations of the current building. Retailers would operate out of the current configuration. We would like to note that we feel most of the uses allowed in the General Commercial District Zoning are actually less intense and less invasive uses, particularly in the areas of sound and smells when compared to auto service related users.

Over the last 25 years, commercial development and auto service providers in Coon Rapids have gravitated toward more “prominent” locations and intersections. For example, The Chrysler dealership that was located next to the site no longer exists. National auto retailers such as Firestone and Abra Auto body have moved to locations along Highway 10. The current location no longer lends itself to auto user interests but, now lends itself to more general retail users.

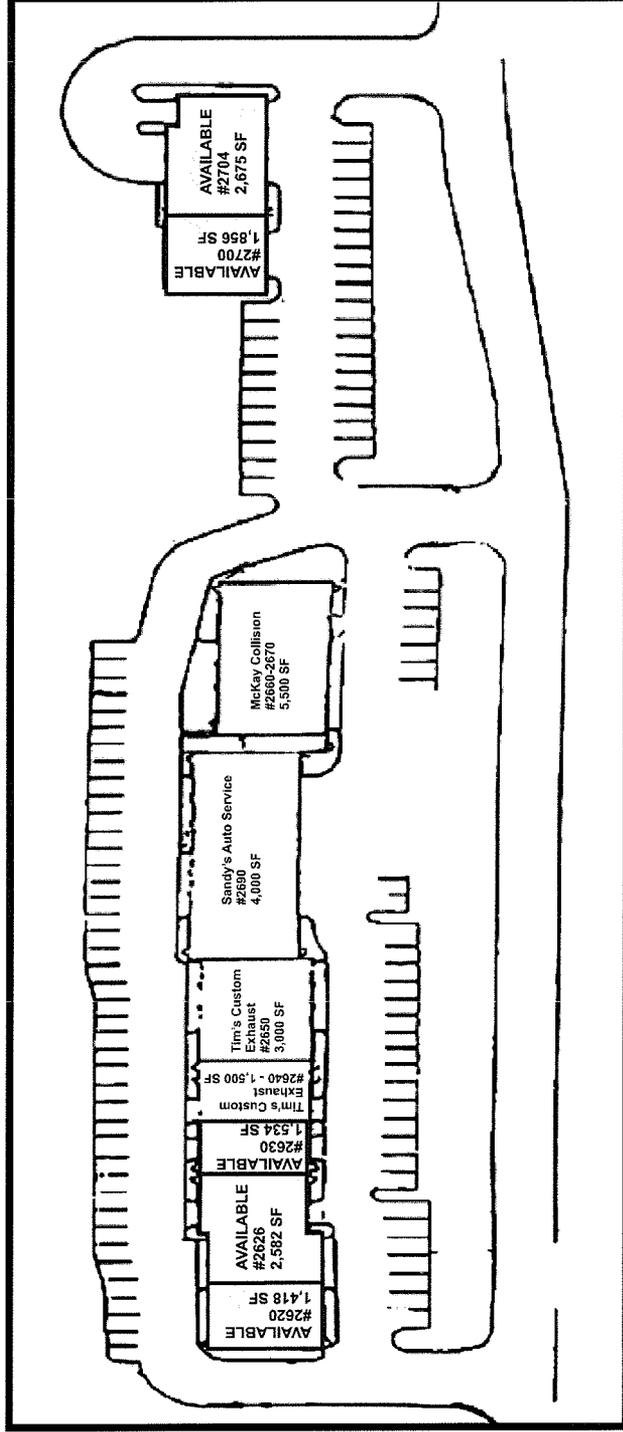
The ultimate goal of changing the zoning of the site to General Commercial District is to allow for a broader range of uses at the center. We feel this will help fill vacancies, keep the facility vibrant and active, all the while continuing to serve the local Coon Rapids community with services in current demand.

In closing, we feel this change will be compatible with current uses and surrounding uses and will make the facility marketable and relevant for the years to come. We thank you in advance for your time and attention to this application and we look forward to discussing this application with you soon.

COON RAPIDS AUTO SERVICE MALL



SITE & PYLON PLANS



MID-AMERICA
 REAL ESTATE-MINNESOTA, LLC
 A MEMBER OF CHAINLINKS RETAIL ADVISORS
 5353 WAYZATA BOULEVARD, SUITE 650, MINNEAPOLIS, MN 55416
www.midamericagrp.com

Your retail future
 is our business

CONTACT INFORMATION

Luke Rieger Direct: 952-563-6683
 lrieger@midamericagrp.com

Doug Sailor Direct: 952-563-6666
 dsailor@midamericagrp.com

Allowed Uses in the General Commercial District

11-1502 Permitted Uses.

- (1) Agricultural uses, except feedlots.
- (2) Amusement centers defined and regulated by Section 5-300.
- (3) Animal hospitals and kennels, duly licensed under Chapter 6-200, excluding such establishments with outside runs.[Revised 7/01/08, Ordinance 1984]
- (4) Barber shops and beauty shops.
- (5) Bowling alleys, defined and regulated by Chapter 5-600.
- (6) Building material sales, including lumber, heating, plumbing, electrical, or hardware supply shops.
- (7) Dancing, defined and regulated by Chapter 5-1000.
- (8) Financial institutions.
- (9) Greenhouses or nurseries.
- (10) Hotels and motels, other than Adult Oriented Businesses defined by Chapter 5-2200.
- (11) Lawful gambling defined and regulated by Chapter 5-2000.
- (12) Marine sales.
- (13) Medical and dental clinics and medical and dental laboratories.
- (14) Motor vehicle accessory sales, service, or repair, excluding body work or spray painting.
- (15) Motor vehicle washes.
- (16) New vehicle sales.
- (17) Offices.
- (18) Outdoor sales of household and garden equipment.
- (19) Pet grooming shops, provided no animal is kept overnight or outside and no noise is audible outside of the building or bay occupied by the grooming shop.
- (20) Printing and advertising services.
- (21) Public parks and their incidental structures.
- (22) Public uses or utilities.
- (23) Rental businesses without exterior storage.
- (24) Repair and/or servicing of carry-in items, including musical, scientific and medical instruments, photographic equipment, jewelry, watches, clocks, household appliances, furnishings and equipment, office machines, firearms, small engines, and bicycles, and tailoring and dressmaking services.
- (25) Restaurants, fast food establishments and on-sale alcohol establishments defined and regulated by Chapter 5-200.
- (26) Retail stores except as may be regulated by Section 11-1502(36).[Revised 5/16/06, Ordinance 1920]
- (27) Roller rinks.
- (28) Pawnbrokers defined and regulated by Chapter 5-2400.
- (29) Precious Metal Dealers defined and regulated by Chapter 5-2700.
- (30) Secondhand Dealers or Antique Dealers defined and regulated by Chapter 5-2600. [Revised 2/4/97, Ordinance 1594][Revised 11/17/98, Ordinance 1651]
- (31) Service Stations.

(32) Theater uses defined and regulated by Chapter 5-1400, except as may be regulated by Section 11-1502(36).[Revised 5/16/06, Ordinance 1920].

(33) Transient Merchants, Solicitors, and Canvassers, defined and regulated by Chapter 5-1500.[Revised 4/1/97, Ordinance 1600]

(34) Off-sale intoxicating liquor establishments regulated by Chapter 5-200.

(35) Non-Profit Clubs, Lodges, and Halls.[Revised 5/7/02, Ordinance 1761]

(36) No adult oriented business, as defined by Section 5-2202, is permitted, except adult book stores, adult cabarets, adult conversation parlors, adult motion picture theaters, and adult novelty businesses, subject to regulation under Chapter 5-2200 and Section 11-1863, Revised City Code 1982, or state or federal law.[Revised 7/2/02, Ordinance 1775]

11-1503 Conditional Uses.

(1) Agricultural, construction, and industrial machinery, equipment, sales, or service.

(2) Archery Clubs defined and regulated by Section 5-400.

(3) Automobile rental facility.[Revised 5/15/07, Ordinance 1949]

(4) Commercial storage facilities.

(5) Contractors' and carpenters' shop.

(6) Gun Clubs defined and regulated by Section 5-1100.

(7) Motor vehicle body work or spray painting.

(8) Physical fitness centers.[Revised 8/16/05, Ordinance 1900]

(9) Rental businesses with exterior storage.

(10) State licensed day care facilities.

(11) Trailer, travel trailer, or mobile home sales or rental.

(12) Used vehicle sales in conjunction with new vehicle sales.

(13) Warehousing and wholesale business.[Revised 7/2/02, Ordinance 1775]

COON RAPIDS PLANNING COMMISSION MEETING OF MAY 16, 2013

CALL TO ORDER

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chair Geisler at 6:30 p.m.

Members Present: Chair Jenny Geisler, Commissioners Cedric Lattimore, Jonathan Lipinski, Donna Naeve, Wayne Schwartz, Zachary Stephenson and Julia Stevens.

Members Absent: None.

Staff Present: Community Development Director Marc Nevinski; and Planner Scott Harlicker.

PLEDGE OF ALLEGIANCE

Chair Geisler led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER LATTIMORE, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE APRIL 18, 2013 REGULAR MINUTES

Commissioner Stephenson requested a change on Page 7, noting his law firm represents Allina.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF APRIL 18, 2013, AS CORRECTED. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

1. PLANNING CASE 13-5 AND 13-6 – MWF PROPERTIES – LAND USE PLAN AMENDMENT AND ZONE CHANGE – 3531 COON RAPIDS BOULEVARD (PEDERSON FLORAL)
-

This item has been withdrawn at the request of the applicant.

NEW BUSINESS

2. PLANNING CASE 13-8 - RAPIDS 3350 – SITE PLAN MULTI-TENANT RETAIL AND RESTAURANT – 3350 RIVER RAPIDS DRIVE – PUBLIC HEARING
-

It was noted the applicant is requesting site plan approval for an 11,200 square foot multi-tenant commercial building and a 4,090 square foot restaurant. Staff reviewed the site plan and landscaping plan in detail with the Commission, discussing the parking regulations and recommended approval with conditions. It was noted the applicant was present this evening and had a materials board for the Commission to review.

Sheldon Berg, 1475 Holton Street, reviewed the brick materials and stucco color that would be used on the two buildings in detail with the Commission. He thanked the Commission for considering his request this evening.

Chair Geisler opened the public hearing at 6:48 p.m.

Jason Hill, Chick-Fil-A, requested the Commission consider the traffic flow in this area. He noted his site currently had one entrance point and he did not want to see his property adversely affected by the redevelopment. He indicated one option would be to offer a second access point to his property.

Chair Geisler closed the public hearing at 6:52 p.m.

Commissioner Stephenson questioned if an additional access point could be created for Chick-Fil-A. Planner Harlicker stated he spoke to the City Engineer earlier this evening regarding this matter and the two property owners could work on a solution.

Commissioner Stevens asked if any parking spaces would be lost if an additional access point were created. Planner Harlicker explained six parking spaces would be lost in the newly redeveloped space.

Commissioner Naeve expressed concern with the traffic congestion that would be created through the redevelopment given the fact Chick-Fil-A only has one access point. Planner Harlicker reviewed his traffic calculations with the Commission noting the only concern would be overlapping traffic during peak times for the restaurants.

Commissioner Lattimore questioned how traffic flowed through the Chick-Fil-A site at this time. Planner Harlicker reviewed the traffic flow with the Commission noting the additional access point would provide for ingress and egress.

Commissioner Naeve asked if Chick-Fil-A had a cross access easement. Planner Harlicker indicated the cross access easement with Sterling Bank near the west side of the site was vacated and the property now had shared access to allow entry to the site.

Commissioner Naeve expressed concern with the alterations that would be needed on the site plan and did not recommend the Commission proceed with the plan this evening. She thought it made more sense to offer Chick-Fil-A a second access point to River Rapids Drive than through the adjacent parking lot.

Commissioner Stephenson agreed and questioned if the Chick-Fil-A traffic should be rerouted through the new development. He recommended this be reviewed further by Staff and the two property owners before the Commission made a decision.

Commissioner Naeve stated the current design had a negative impact on the surrounding property and this had to be considered within the site plan approval process.

Commissioner Schwartz commented the Chick-Fil-A site plan was already approved and he questioned why the Commission was going to reconsider their site plan because the adjacent site was redeveloping.

Commissioner Stephenson indicated the circulation concern was not a problem for the applicant, but was specific to Chick-Fil-A.

Commissioner Naeve agreed.

Chair Geisler recommended the Commission review the proposed site plan as proposed.

Commissioner Lipinski stated the new parking standards would require 86 parking spaces and the applicant has proposed 95 parking spaces. Planner Harlicker clarified that the new standards would require 95 parking spaces for the retail and restaurant uses.

Commissioner Naeve encouraged Chick-Fil-A to contact the City about a site plan amendment to request an exit onto River Rapids Drive.

Chair Geisler agreed with this recommendation. She stated another option would be for the two properties to negotiate a cross easement space. Planner Harlicker commented Chick-Fil-A's main concern was the traffic generated by the adjacent restaurant given the fact the property was previously a bank.

Commissioner Stevens commented if the cross easement were approved the parking could become more of a concern as cars would then be split between the two parcels.

Commissioner Stephenson indicated the fact remains there would be a choke point at the main entrance as traffic enters the site to access the new development and Chick-Fil-A.

Chair Geisler stated the cross access easement may create additional concerns for both site plans.

Commissioner Stevens then discussed the landscaping plan noting there were shortages on both overstory trees and shrubs.

Chair Geisler asked if the Commission supported the planting of overstory trees along the south side of the restaurant.

Commissioner Naeve recommended architectural treatments be added to the south side of the building as the landscaping would not completely buffer this elevation. She noted that two

additional overstory trees were needed within the parking islands. Planner Harlicker suggested this be added to Condition 2.

Chair Geisler agreed with this suggestion.

Commissioner Naeve questioned if the landscaping had to have a sense of continuity with the adjacent properties. Planner Harlicker stated maple trees were planted along the street frontage. He indicated another condition could be added stating the plantings were to be consistent with the Chick-Fil-A property.

Chair Geisler questioned if the four overstory trees should be changed to ornamentals to lower the tree canopy. She stated this would have an impact the south elevation of the building.

Commissioner Stevens agreed with this recommendation.

Commissioner Naeve indicated the additional ornamental trees may block the signage on the building. She suggested overstory trees be planted in this area and that additional architectural elements be included on the south elevation.

Commissioner Naeve inquired if the Commission had decided if there should be a hedge, berm or combination of the two for screening between Main Street and the new development. The Commission agreed there should be a berm with a hedge.

Commissioner Naeve questioned if the outdoor seating would be fenced. Mr. Berg explained the area would have a metal three-foot fence and the area would be accessed from the inside of the restaurant. He stated the fence would be green in color.

Chair Geisler requested another condition for approval be added stating the three-foot metal fencing shall be reviewed and approved by Staff.

Chair Geisler commented the south elevation of the building was the primary focal point for this building, given the traffic flow along Main Street. She suggested this elevation be improved to add architectural interest.

Chair Geisler agreed with this recommendation.

Mr. Berg stated he would work with Staff to add some architectural features and color variations to the south elevation. He understood that this was a highly visual area. He noted he was willing to work with Staff on the other recommendations made this evening.

Commissioner Naeve requested a condition be added stating the dumpster enclosure materials shall be brick faced to match the restaurant. She noted the rain garden would also have to be reviewed and approved by Staff.

Commissioner Naeve asked if the Commission had addressed the five angled parking stalls near the entrance.

Chair Geisler stated these parking spaces would not be allowed. The Commission agreed to strike Condition 10.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 13-8, THE SITE PLAN FOR THE 11,200 SQUARE FOOT RETAIL BUILDING AND 4,090 SQUARE FOOT RESTAURANT WITH THE FOLLOWING CONDITIONS:

1. ALL LANDSCAPED AREAS MUST BE IRRIGATED.
2. THE LANDSCAPE PLAN MUST BE REVISED TO INCLUDE AN ADDITIONAL TWO STREET TREES AND 84 SHRUBS ALONG THE STREET FRONTAGE, AND FOUR OPEN SPACE OVERSTORY TREES AND TWO OVERSTORY PARKING LOT ISLAND TREES. A THREE-FOOT HIGH SCREEN MUST BE PROVIDED BETWEEN MAIN STREET AND THE PAVED AREAS CONSISTING OF BERMING WITH A HEDGE.
3. THE HONEY LOCUSTS ALONG MAIN STREET MUST BE CHANGED TO MAPLE TREES.
4. THE TWO LOTS MUST BE COMBINED.
5. THE TURN AROUND AREA FOR DRIVE AISLE BETWEEN THE TWO BUILDINGS MUST BE MOVED TO THE END OF THE AISLE AND SIGNED "NO PARKING."
6. ALL COMMENTS OF THE CITY ENGINEER MUST BE ADDRESSED.
7. THE PROPERTY OWNER MUST ENTER INTO A SITE SECURITY AND DEVELOPMENT AGREEMENT WITH THE CITY.
8. BICYCLE RACKS BE PROVIDED FOR BOTH BUILDINGS.
9. THE RESTAURANTS REAR ELEVATION FACING MAIN STREET MUST BE REVISED TO INCLUDE ARCHITECTURAL FEATURES FROM THE FRONT ELEVATION TO BE APPROVED BY STAFF.
- ~~10. PARKING SHALL INCLUDE THE 95 STALLS AS SHOWN ON THE SITE PLAN PLUS SUBMISSION OF PROOF OF PARKING FOR FIVE ADDITIONAL ANGLED STALLS NEAR THE ENTRANCE.~~
11. ALL TENANT SIGNAGE AND THE FREESTANDING SIGN ARE SUBJECT TO SEPARATE SIGN PERMITS.
12. LANDSCAPING SHALL BE CONSISTENT WITH ADJACENT PROPERTIES.
13. THE DECORATIVE THREE-FOOT GREEN FENCING IN THE OUTDOOR DINING AREA IS TO BE REVIEWED AND APPROVED BY STAFF.

14. THE DUMPSTER ENCLOSURE MATERIALS SHALL BE BRICK FACED TO MATCH THE RESTAURANT, AND WILL BE REVIEWED AND APPROVED BY STAFF.

15. THE RAIN GARDEN PLAN SHALL BE REVIEWED AND APPROVED BY STAFF.

Commissioner Naeve commented she would support the site plan but had concerns with traffic entering and exiting the property.

THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

3. PLANNING CASE 13-9 – MID AMERICA REAL ESTATE – LAND USE PLAN AMENDMENT – 2624-2760 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting approval of an amendment to the City's Comprehensive Land Use Plan to change the land use designation of five parcels from Office to General Commercial. It was noted the property was 3.78 acres in size and was located in the River Rapids Overlay District. Staff explained the site was underutilized with the current zoning and recommended the Commission approve the proposed land use amendment.

Chair Geisler opened the public hearing at 7:50 p.m.

Bruce Carlson, project director for Mid America Real Estate, explained his company manages and leases the property at 2624-2760 Coon Rapids Boulevard. He thanked the Commission for considering his request this evening and appreciated the City's support.

Chair Geisler closed the public hearing at 7:51 p.m.

Chair Naeve recalled being on the Commission when this parcel was first developed. She explained that its original zoning served the parcel well, but with the changing times, the amendment was necessary. She suggested a tree preservation code be considered to protect the trees on this site if the property were to completely redevelop at some point in the future.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 13-9, THE PROPOSED LAND USE AMENDMENT BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN IN THAT IT PROMOTES THE IMPROVED APPEARANCE AND FUNCTION OF COON RAPIDS BOULEVARD AND WILL ELIMINATE AN OBSOLETE LAND USE.
2. THE PROPOSED LAND USE AMENDMENT IS COMPATIBLE WITH THE SURROUNDING LAND USE DESIGNATIONS AND LAND USES.

3. THE PROPOSED LAND USE AMENDMENT WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
4. THE PARCEL FRONTS ON COON RAPIDS BOULEVARD, WHICH IS A CLASS A ARTERIAL STREET.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 18, 2013 City Council meeting.

4. PLANNING CASE 13-10 – MID AMERICA REAL ESTATE – ZONE CHANGE – 2624-2760 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting approval of a rezoning to change the zoning of five parcels from Office and Planned Unit Development (PUD) to General Commercial. It was noted the property was 3.78 acres in size and was located in the River Rapids Overlay District. Planner Harlicker explained if the site were rezoned one use would become non-conforming with the allowed uses in the River Rapids Overlay District. Staff recommended the Commission approve the rezoning.

Commissioner Stevens requested further information on the future of the non-conforming business. Planner Harlicker explained the business could continue in their space indefinitely, however, the auto body use could not expand. In addition, if the use were to cease for one year, the use could not continue.

Chair Geisler opened and closed the public hearing at 7:50 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 13-10, THE PROPOSED ZONE CHANGE BASED ON THE FOLLOWING FINDINGS.

1. THE PROPOSED REZONING TO GENERAL COMMERCIAL IS CONSISTENT WITH THE LAND USE DESIGNATION OF GENERAL COMMERCIAL.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USES AND ZONING.
3. THE TIMES AND CONDITIONS HAVE CHANGED SO THAT A REASONABLE USE OF THE PROPERTY CANNOT BE MADE UNDER THE CURRENT ZONING.
4. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.

5. THE PROPOSED REZONING IS CONSISTENT WITH THE COON RAPIDS BOULEVARD FRAMEWORK PLAN AND THE RIVER RAPIDS OVERLAY DISTRICT.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 4, 2013 City Council meeting.

5. CASE 13-11 – MJM PROPERTIES – REVISION TO FINAL PUD – 10091 AND 10087 DOGWOOD STREET – PUBLIC HEARING
-

It was noted the applicant is requesting approval of a site plan revision to a final Planned Unit Development (PUD). The applicant is proposing to expand the parking area on the north side of the site, adjacent to 101st Avenue. It was noted the PUD was originally approved in 2006. Staff reviewed the revised plans in detail with the Commission and recommended approval with conditions. Planner Harlicker added Condition 4 noting the property owner would need to enter into a site security agreement with the City to cover site improvements.

Chair Geisler opened the public hearing at 8:03 p.m.

Al Hamel, 10270 Mississippi Boulevard, commented he was working with the property owner on this project. He explained the additional parking was being requested to allow for medical uses to occupy the buildings.

Mike Ziegler, 10091 Dogwood Street, stated one of his buildings has been vacant for the past 5½ years. He now had a national client interested in the building and additional parking was necessary. He thanked the Commission for considering his request this evening.

Chair Geisler closed the public hearing at 8:08 p.m.

Commissioner Naeve explained the five-foot setback would be allowed within the revised plan because this was a PUD. Planner Harlicker stated this was the case.

Commissioner Schwartz commented the numbers on the site plan did not add up to match the site width as there was a two-foot discrepancy. Planner Harlicker reviewed the site setback and parking lot width numbers with the Commission.

Mr. Hamel commented he was proposing to have a wider drive aisle than was currently on site. He then reviewed the site setbacks to provide clarity.

Commissioner Stephenson asked if the Commission was in favor of having a wider drive aisle or lower site setback.

Commissioner Lipinski did not have a preference.

Commissioner Naeve stated there was extra right-of-way on 101st Avenue.

Chair Geisler was in favor of keeping the drive aisle widened for safety purposes. Planner Harlicker recommended the Commission add a condition stating Staff shall review the revised plans with field verified dimensions.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 13-11, THE AMENDMENT TO THE FINAL PUD WITH THE FOLLOWING CONDITIONS:

1. THE LANDSCAPE PLAN BE REVISED TO SHOW THE REQUIRED THREE-FOOT HIGH HEDGE AND PLANTING BED OR THREE-FOOT HIGH BERM AND PLANTING BEDS ALONG 101ST AVENUE.
2. THE PROPERTY OWNER ENTER INTO A LANDSCAPE MAINTENANCE AGREEMENT WITH THE CITY AND NO LANDSCAPING CAN INTERFERE WITH UTILITIES.
3. THE CITY ENGINEER'S COMMENTS MUST BE ADDRESSED.
4. THE PROPERTY OWNER MUST ENTER INTO A SITE SECURITY AGREEMENT WITH THE CITY TO COVER SITE IMPROVEMENTS.
5. STAFF SHALL REVIEW REVISED PLANS WITH FIELD VERIFIED DIMENSIONS.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 4, 2013 City Council meeting.

OTHER BUSINESS

Community Development Director Nevinski reviewed with the Commission redevelopment activities taking place in the City. He noted residential building permits had increased this spring.

ADJOURN

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER STEPHENSON, TO ADJOURN THE MEETING AT 8:24 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

ORDINANCE NO.

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
THE CITY OF COON RAPIDS SO AS TO PROVIDE CHANGES
IN THE ZONING CLASSIFICATION (PC 13-10)**

The City of Coon Rapids does ordain:

Section 1. The official zoning map of the City of Coon Rapids is hereby amended to change the classification of the following described property from Office, PUD and River Rapids Overlay to General Commercial and River Rapids Overlay:

PARCEL C-1

TRACT 1: That part of Lot 11, AUDITOR'S SUBDIVISION NUMBER 74, Anoka County, Minnesota, described as follows:

Commencing at a point on the east line thereof distant 290.0 feet north of the southeast corner thereof; thence north along the east line of said Lot 11 a distance of 120.0 feet, more or less, to a point distant 130.0 feet southwesterly, as measured at right angles, with the center line of United States Trunk Highway Number 10 (now known as County State Aid Highway No. 1), so called as the same is now laid out and constructed; thence North 58 degrees 41 minutes West along a line parallel with and 130.0 feet southwesterly of, as measured at right angles with, said center line a distance of 100.0 feet; thence southwesterly a distance of 144.7 feet, more or less, to a point of intersection with a line drawn North 75 degrees 08 minutes West from the point of beginning and said point being 138.45 feet northwesterly along said line from the point of beginning; thence south 75 degrees 08 minutes East 138.45 feet to the point of beginning.

TRACT 2: That part of Lot 11, AUDITOR'S SUBDIVISION NUMBER 74, Anoka County, Minnesota, described as follows:

Commencing at a point on the east line thereof distance 290.0 feet north of the southeast corner thereof; thence North 75 degrees 08 minutes West a distance of 138.45 feet to the actual point of beginning of the tract of land hereby to be described; thence continuing North 75 degrees 08 minutes West a distance of 135.0 feet; thence North 31 degrees 19 minutes East a distance of 180.0 feet, more or less, to a point on a line drawn parallel with and 130.0

feet southwesterly from the center line of United States Highway Number 10 (now known as County State Aid Highway No. 1) so called, as the same is now laid out and constructed; thence North 58 degrees 41 minutes East parallel with and 130.0 feet southwesterly of, as measured at right angles with, said center line a distance of 100.0 feet, more or less, to a point distant 100.0 feet northwesterly, as measured along said parallel line, from the point of intersection of said parallel line with the east line of said Lot 11; thence southwesterly 144.7 feet, more or less, to the point of beginning.

TRACT 3: That part of Lot 11, AUDITOR'S SUBDIVISION NUMBER 74, Anoka County, Minnesota described as follows:

Beginning at a point of intersection of the east line of Lot 11, AUDITOR'S SUBDIVISION NUMBER 74 and a line parallel with and distant 130 feet southwesterly from the center line of County State Aid Highway No. 1 (Coon Rapids Boulevard); thence North 58 degrees 41 minutes West parallel with and distant 130 feet southwesterly from said center line a distance of 130 feet; thence South 73 degrees 41 minutes East a distance of 80 feet, more or less, to a point on a line parallel with and distant 111 feet southwesterly of said center line; thence South 58 degrees 41 minutes East parallel with and distant 111 feet southwesterly from said center line to the east line of said Lot 11, AUDITOR'S SUBDIVISION NUMBER 74; thence southerly along said east line of Lot 11 to the point of beginning.

PARCEL C-2: That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 31, Range 24, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southeast Quarter, a distance of 560.36 feet to the Southeast corner of the plat of MONTICELLO ADDITION and the point of beginning of the tract to be described; thence North 1 degree 41 minutes 27 seconds East, along the East line of said MONTICELLO ADDITION and its Northerly extension, a distance of 443.63 feet to the Southwesterly right-of-way line of County State Aid Highway No. 1 (Coon Rapids Boulevard); thence South 57 degrees 01 minutes 59 seconds East, along said right-of-way line, a distance of 213.00 feet; thence South 34 degrees 58 minutes 01 second West a distance of 87.00 feet; thence South 21 degrees 49 minutes 45 seconds West a distance of 276.03 feet to a point on the South line of said Southwest Quarter of the Southeast Quarter distant 39.30 feet East from the point of beginning; thence on a bearing of West, along said South line, a distance of 39.30 feet to the point of beginning, according to the Government Survey thereof.

PARCEL C-3: That part of Lots Fourteen (14) and Fifteen (15), AUDITOR'S SUBDIVISION NUMBER 74, lying westerly of the following described line:

Commencing at a point on the southerly line of U.S. Highway No. 10, said point being three hundred three (303) feet measured southeasterly along said southerly line of U.S. Highway No. 10 from its intersection with the west line of Lot Fourteen (14), in said AUDITOR'S SUBDIVISION NUMBER 74, thence in a direct line southwesterly three hundred three (303) feet more or less to a point on the south line of said Lot Fourteen (14) located one hundred forty-nine and three tenths (149.3) feet east of the southwest corner of said Lot Fourteen (14) and there terminating.

Excepting the following described tract:

That part of Lot Fourteen (14), AUDITOR'S SUBDIVISION NUMBER SEVENTY-FOUR (74), Anoka County, Minnesota lying westerly of the following described line:

Commencing at the intersection of the west line of said Lot 14 and the southerly line of U.S. Highway No. 10; thence southeasterly 213 feet along said southerly line of U.S. Highway No. 10 to the point of beginning for the line described:

Thence deflecting 92 degrees 00 minutes 00 seconds to the right from said southerly line of U.S. Highway No. 10 a distance of 87 feet; the southerly 275.68, more or less, to a point on the south line of said Lot 14 which is 39.3 feet east of the southwest corner of said Lot 14 and said line there terminating.

PARCEL C-4: That part of Lot Fourteen (14), AUDITOR'S SUBDIVISION NO. 74, lying easterly of the following described line:

Commencing at a point on the southerly line of State Trunk Highway No. 10 said point being 303 feet measured southeasterly along said southerly line of State Trunk Highway No. 10 from its intersection with the west line of Lot Fourteen (14) in said AUDITOR'S SUBDIVISION NO. 74; thence in a direct line southwesterly 303 feet more or less to a point on the south line of said Lot 14 located 149.3 feet east of the southwest corner of said Lot 14 and there terminating.

and all of Lot Fifteen (15) except that part lying Westerly of the following described line:

Commencing at a point on the southerly line of State Trunk Highway No. 10 said point being 303 feet measured southeasterly along said southerly line of State Trunk Highway 10 from its intersection with the west line of Lot 14 in said AUDITOR'S SUBDIVISION NO. 74; thence in a direct line southwesterly 303 feet, more or less, to a point on the south line of said Lot 14 located 149.3 feet east of the southwest corner of said Lot 14 and there terminating;

and except that part lying easterly of the following described line:

Beginning at a point in the southerly line of U.S. Highway No. 10 distant 29.7 feet northwesterly measured along said southerly line from its intersection with the west line of Sixteen (16). AUDITOR'S SUBDIVISION NO. 74; thence southwesterly on a straight line that intersects the south line of Section Sixteen (16). Township Thirty-One (31). Range twenty-four (24), distant 111.0 feet west measured along said south line from the southwest corner of said Lot 16 and there terminating, all in Anoka County, Minnesota, according to the recorded plat thereof.

Introduced the 4th day of June, 2013.

Adopted on the ____ day of _____, 2013.

Tim Howe, Mayor

ATTEST:

Cathy M. Sorensen, City Clerk



City Council Regular

12.

Meeting Date: 06/04/2013

Subject: PC 13-11, MJM Partnership, Revision to Final PUD, 10091 and 10087 Dogwood Street

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a site plan revision to a final Planned Unit Development (PUD). The applicant is proposing to expand the parking area on the north side of the site, adjacent to 101st Avenue.

DISCUSSION

Background

In November 2006, the applicant is was granted approval for a revised site plan for a PUD to construct four (4) two-story office buildings. Each building is 6,000 square feet. The buildings were placed in the center of the site around a central plaza. The parking requirement for 24,000 square feet of office space is 80 spaces (1 space per 300 square feet of office). The approved site plan includes 80 parking spaces. The applicant has leased three of the four buildings with a mix of general office and medical office tenants. This mix of tenants has resulted in a shortage parking spaces. Medical offices require parking at a ratio of 1 space per 215 square feet of floor space, which is slightly higher than the ratio for general office.

The applicant has a potential tenant, an engineering firm, for the empty building (Building A). The applicant would like to provide additional parking to meet the parking needs of the engineering firm. To accommodate the additional parking spaces the applicant considered several alternatives. He considered adding spaces on the south of side of the site, adjacent to the single family home. However, they rejected that option because of the potential impacts on the adjacent residence. They also considered purchasing the residential lot, but encountered an unwilling seller. The final option was expanding the parking on the north side of the site, along 101st Avenue.

Analysis

The changes to the site include expanding the parking lot on the north side of the site 15 feet toward 101st Avenue. This will allow the applicant to provide 45 degree diagonal parking on both sides of the driveway. The driveway will remain 20 feet wide and one-way counter clockwise direction around the buildings. The proposed expansion would leave a setback with the right-of-way for 101st Avenue that ranges from 4.5 feet to 3.33 feet. The current setback is 20 feet. The proposed layout will accommodate an additional 11 parking stalls.

Setbacks

The typical setback requirement between paving and street right-of-way is 20 feet. However, since this is a PUD, there is an opportunity to provide a smaller setback. The applicant is proposing a five foot setback between the paving and the right-of-way of 101st Avenue. The right-of-way for 101st is extremely wide, 100 feet, and the street is shifted to the north side of the right-of-way. This results in an extra wide boulevard on the south side of the street, adjacent to this site. The curb is setback 33 feet from the property line and the sidewalk is setback 19 feet from the property line. Including the proposed five foot setback, the parking will be 37 feet from the curb and 23 feet from the sidewalk.

Landscaping

The applicant is proposing additional trees along 101st. Combined with the existing trees, there will be 10 trees along 101st Avenue, the landscape regulations require seven. The landscape plan includes some replacement of the planting beds and hedge. Code requires a three foot high hedge or berm between 101st Avenue and the parking lot. Additional plantings are required to meet code.

The landscaping will be planted on the City right-of-way. The landscaping can be planted in the right-of-way provided the property owner enter into a maintenance agreement with the city and it does not interfere with utilities.

Engineering Comments

- The site plan must include dimension of the parking stalls and drive aisle width.
- Show modifications to the existing pedestrian ramp and aisle.
- A new catch basin is required in the northwest corner of the expanded parking area.
- How much additional impervious surface area is resulting from the proposed expansion?
- The plan must show provisions for an emergency over flow.

Planning Commission Meeting

At the Planning Commission meeting held on May 16th, no one spoke at the public hearing. The applicant explained the reason behind the request. The Commission discussed the overall dimensions shown on the proposed site plan and how they compare to the dimensions shown on the existing site plan. The applicant would revised the dimensions on the proposed plan so that they are consistent with the existing plan. Staff will also field verify the dimensions. The Commission also indicated that they would prefer a wider drive aisle than a wider setback. The Commission voted unanimously to recommend approval of the revised PUD site plan.

RECOMMENDATION

In Planning Case 13-11, the City Council approve the amendment to the final PUD to expand the parking lot with the following conditions:

1. The landscape plan be revised to show the required three foot high hedge and planting bed or three foot high berm and planting beds along 101st Avenue.
2. The property owner must enter into a landscape maintenance agreement with the City and no landscaping can interfere with utilities.
3. The City Engineer's comments must be addressed.
4. The property owner must enter into a site security agreement with the City.
5. Staff will review the final site plan and field verify the dimensions prior to the issuance of permits.

Attachments

Location Map

Existing Site Plan

Revised Site Plan

Landscape Plan

Air Photo

Draft 5-16 Planning Commission Meeting Minutes

Location Map



DOGWOOD STREET

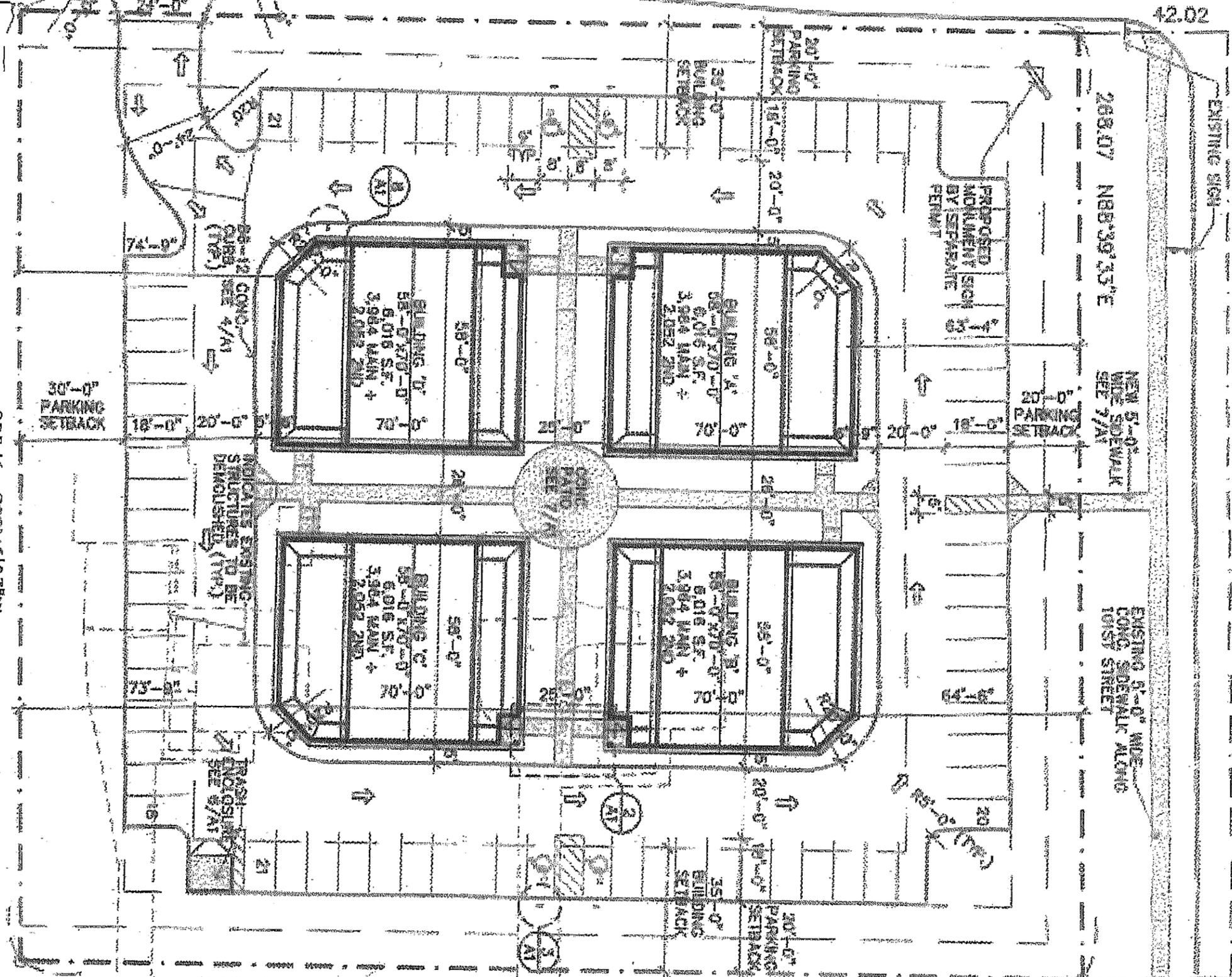
345.07 N00°19'07"E

42.02

EXISTING SITE PLAN
CARDINAL HEIGHTS OFFICES

268.11 S08°45'03"W

EXISTING
GARBAGE
EXISTING
HOUSE



101ST AVENUE NW
268.06 N88°39'33"E

EXISTING 5'-0" WIDE
CONC. SIDEWALK ALONG
101ST STREET

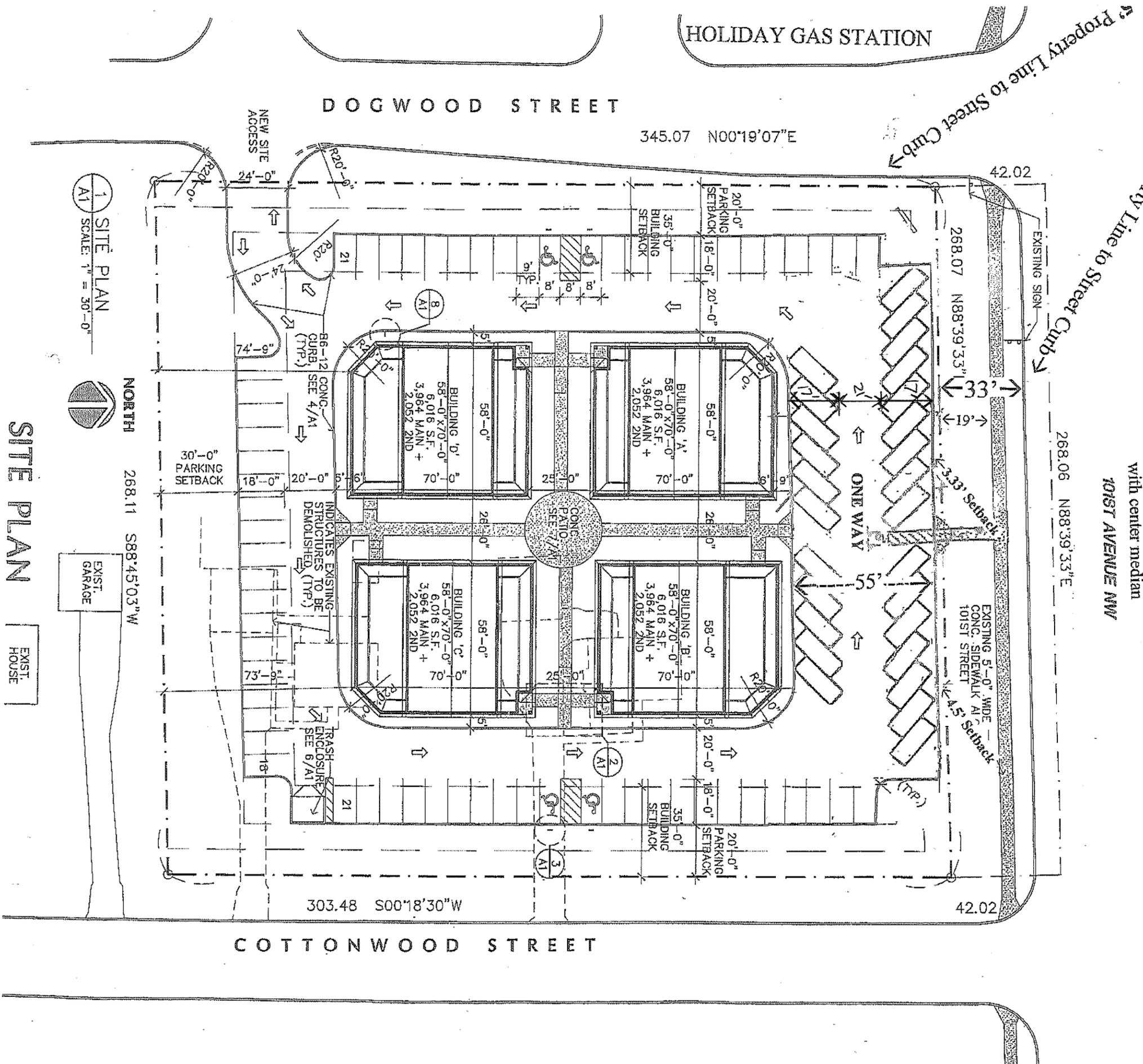
303.48 S00°18'30"W

COTTONWOOD STREET

42.02

REVISED SITE PLAN

(Four Lane Roadway)
with center median
101ST AVENUE NW



1 SITE PLAN
A1 SCALE: 1" = 30'-0"



NORTH 268.11 $\text{S}88^{\circ}45'03''\text{W}$

SITE PLAN

EXIST. HOUSE

EXIST. GARAGE

CARDINAL HEIGHTS OFFICES

Scale: 1" = 50'

101ST AVENUE NW

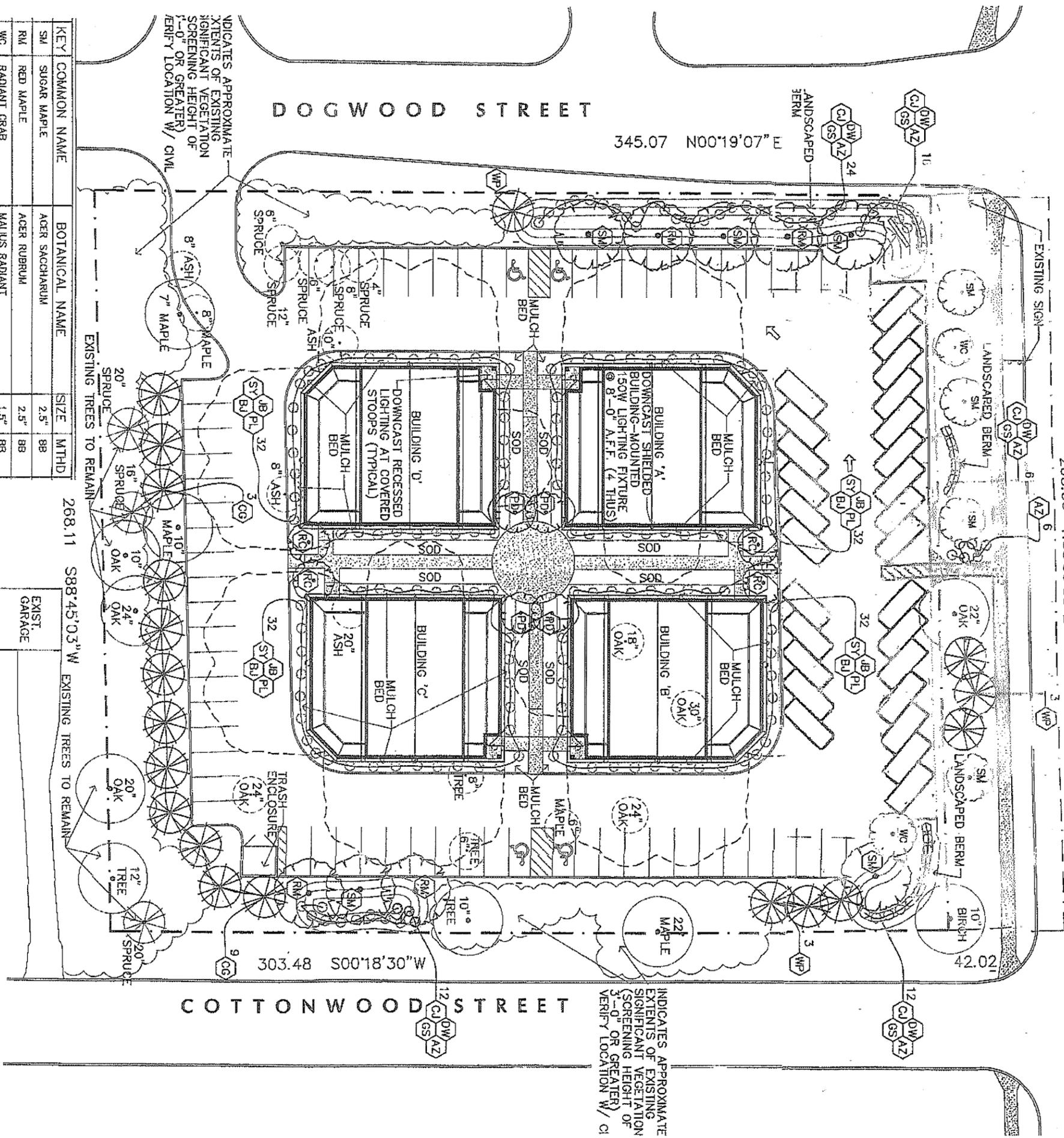
268.06 NB83°39'33"E

345.07 N00°19'07"E

DOGWOOD STREET

303.48 S00°18'30"W

COTTONWOOD STREET

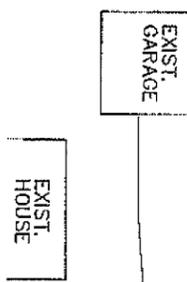


INDICATES APPROXIMATE EXTENTS OF EXISTING SIGNIFICANT VEGETATION (SCREENING HEIGHT OF 1'-0" OR GREATER) (VERIFY LOCATION W/ CIVIL)

INDICATES APPROXIMATE EXTENTS OF EXISTING SIGNIFICANT VEGETATION (SCREENING HEIGHT OF 3'-0" OR GREATER) (VERIFY LOCATION W/ CIVIL)

KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD
SM	SUGAR MAPLE	ACER SACHARUM	2.5"	BB
RM	RED MAPLE	ACER RUBRUM	2.5"	BB
WC	RADIANT GRAB	MALUS RADIANT	1.5"	BB
SC	SPRING SNOW CRAB	MALUS SPRING SNOW	1.5"	BB
SC	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	1.5"	BB
CG	COLORADO GREEN SPRUCE	PICEA PUNGENS	6"	BB
WP	WHITE PINE	PINUS STROBUS	6"	BB
GS	GOLDFLAME SPIREA	SPIRAEA BUMALDA	24" IN POT	CONT.
DW	RED TWIGGED DOGWOOD	CORNUS BAILEYI	24" IN POT	CONT.
AZ	AZALEA, GOLDEN LIGHTS, MOLLS, NORTHERN LIGHTS	RHODODENDRON HYBRIDS	24" IN POT	CONT.
CJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA	24" IN POT	CONT.
CJ	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	24" IN POT	CONT.
PL	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	24" IN POT	CONT.
JB	JAPANESE BARBERY	BERBERIS THUNBERGI	24" IN POT	CONT.
SY	JAPANESE SPREADING YEW	TAXUS CUSPIDATA 'CAPITATA'	24" IN POT	CONT.

268.11 S88°45'03"W



LANDSCAPING & LIGHTING PLAN



CARDINAL HEIGHTS OFFICES

Scale: 1" = 50'



20' Property Line to Street Curb

33' Property Line to Street Curb

HOLIDAY GAS STATION

202

5' Property Line to Street Curb

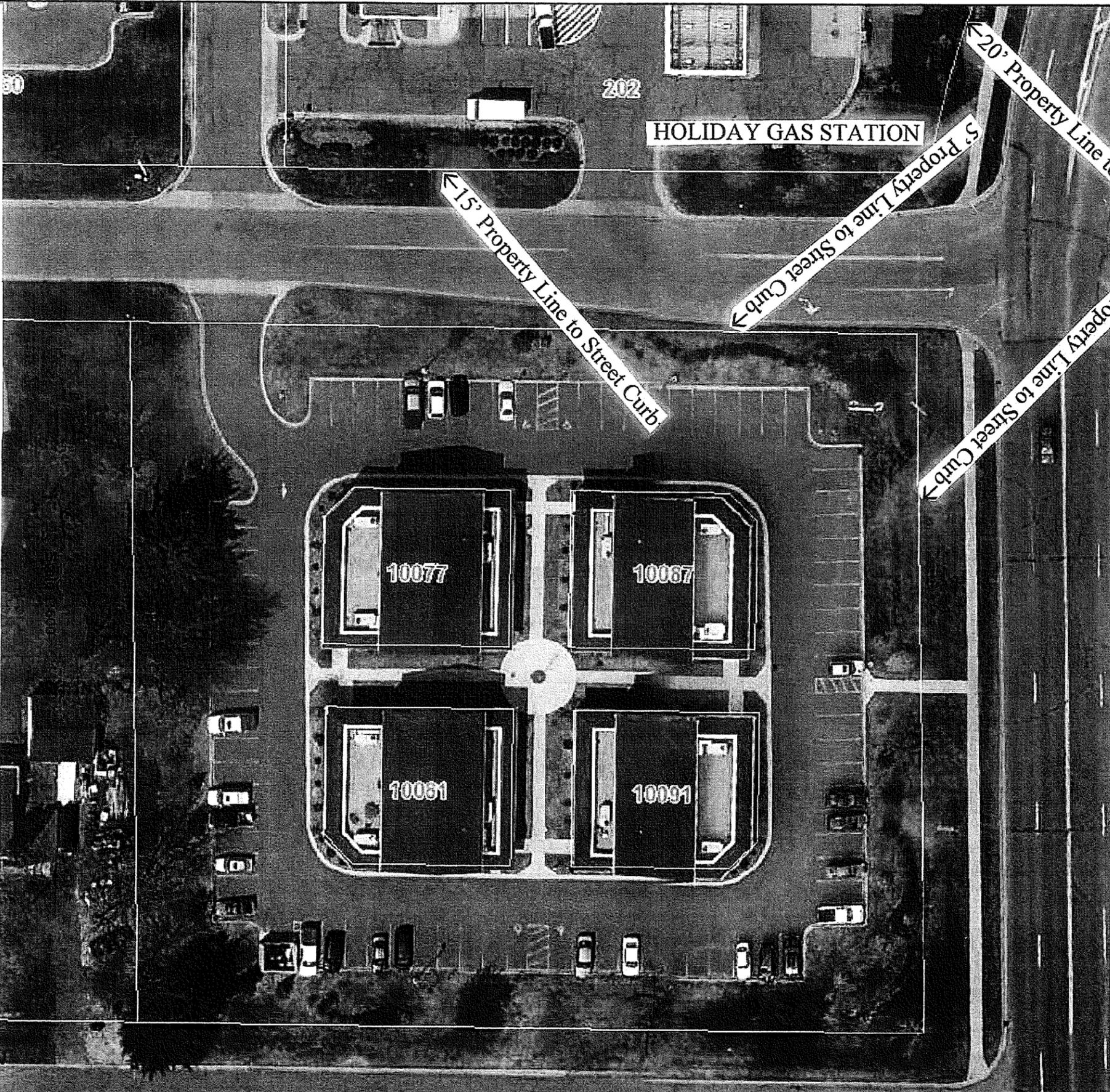
15' Property Line to Street Curb

10077

10067

10061

10091



CARDINAL HEIGHTS OFFICES

Aerial Photo: Flown Spring 2011



Prepared by Anoka
County GIS Department
This is a computer-generated map and should not be used for legal purposes. The County GIS Department is not responsible for any errors or omissions on this map. For more information, contact the County GIS Department at (763) 438-3300.

COON RAPIDS PLANNING COMMISSION MEETING OF MAY 16, 2013

CALL TO ORDER

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chair Geisler at 6:30 p.m.

Members Present: Chair Jenny Geisler, Commissioners Cedric Lattimore, Jonathan Lipinski, Donna Naeve, Wayne Schwartz, Zachary Stephenson and Julia Stevens.

Members Absent: None.

Staff Present: Community Development Director Marc Nevinski; and Planner Scott Harlicker.

PLEDGE OF ALLEGIANCE

Chair Geisler led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER LATTIMORE, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE APRIL 18, 2013 REGULAR MINUTES

Commissioner Stephenson requested a change on Page 7, noting his law firm represents Allina.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF APRIL 18, 2013, AS CORRECTED. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

1. PLANNING CASE 13-5 AND 13-6 – MWF PROPERTIES – LAND USE PLAN AMENDMENT AND ZONE CHANGE – 3531 COON RAPIDS BOULEVARD (PEDERSON FLORAL)
-

This item has been withdrawn at the request of the applicant.

NEW BUSINESS

2. PLANNING CASE 13-8 - RAPIDS 3350 – SITE PLAN MULTI-TENANT RETAIL AND RESTAURANT – 3350 RIVER RAPIDS DRIVE – PUBLIC HEARING
-

It was noted the applicant is requesting site plan approval for an 11,200 square foot multi-tenant commercial building and a 4,090 square foot restaurant. Staff reviewed the site plan and landscaping plan in detail with the Commission, discussing the parking regulations and recommended approval with conditions. It was noted the applicant was present this evening and had a materials board for the Commission to review.

Sheldon Berg, 1475 Holton Street, reviewed the brick materials and stucco color that would be used on the two buildings in detail with the Commission. He thanked the Commission for considering his request this evening.

Chair Geisler opened the public hearing at 6:48 p.m.

Jason Hill, Chick-Fil-A, requested the Commission consider the traffic flow in this area. He noted his site currently had one entrance point and he did not want to see his property adversely affected by the redevelopment. He indicated one option would be to offer a second access point to his property.

Chair Geisler closed the public hearing at 6:52 p.m.

Commissioner Stephenson questioned if an additional access point could be created for Chick-Fil-A. Planner Harlicker stated he spoke to the City Engineer earlier this evening regarding this matter and the two property owners could work on a solution.

Commissioner Stevens asked if any parking spaces would be lost if an additional access point were created. Planner Harlicker explained six parking spaces would be lost in the newly redeveloped space.

Commissioner Naeve expressed concern with the traffic congestion that would be created through the redevelopment given the fact Chick-Fil-A only has one access point. Planner Harlicker reviewed his traffic calculations with the Commission noting the only concern would be overlapping traffic during peak times for the restaurants.

Commissioner Lattimore questioned how traffic flowed through the Chick-Fil-A site at this time. Planner Harlicker reviewed the traffic flow with the Commission noting the additional access point would provide for ingress and egress.

Commissioner Naeve asked if Chick-Fil-A had a cross access easement. Planner Harlicker indicated the cross access easement with Sterling Bank near the west side of the site was vacated and the property now had shared access to allow entry to the site.

Commissioner Naeve expressed concern with the alterations that would be needed on the site plan and did not recommend the Commission proceed with the plan this evening. She thought it made more sense to offer Chick-Fil-A a second access point to River Rapids Drive than through the adjacent parking lot.

Commissioner Stephenson agreed and questioned if the Chick-Fil-A traffic should be rerouted through the new development. He recommended this be reviewed further by Staff and the two property owners before the Commission made a decision.

Commissioner Naeve stated the current design had a negative impact on the surrounding property and this had to be considered within the site plan approval process.

Commissioner Schwartz commented the Chick-Fil-A site plan was already approved and he questioned why the Commission was going to reconsider their site plan because the adjacent site was redeveloping.

Commissioner Stephenson indicated the circulation concern was not a problem for the applicant, but was specific to Chick-Fil-A.

Commissioner Naeve agreed.

Chair Geisler recommended the Commission review the proposed site plan as proposed.

Commissioner Lipinski stated the new parking standards would require 86 parking spaces and the applicant has proposed 95 parking spaces. Planner Harlicker clarified that the new standards would require 95 parking spaces for the retail and restaurant uses.

Commissioner Naeve encouraged Chick-Fil-A to contact the City about a site plan amendment to request an exit onto River Rapids Drive.

Chair Geisler agreed with this recommendation. She stated another option would be for the two properties to negotiate a cross easement space. Planner Harlicker commented Chick-Fil-A's main concern was the traffic generated by the adjacent restaurant given the fact the property was previously a bank.

Commissioner Stevens commented if the cross easement were approved the parking could become more of a concern as cars would then be split between the two parcels.

Commissioner Stephenson indicated the fact remains there would be a choke point at the main entrance as traffic enters the site to access the new development and Chick-Fil-A.

Chair Geisler stated the cross access easement may create additional concerns for both site plans.

Commissioner Stevens then discussed the landscaping plan noting there were shortages on both overstory trees and shrubs.

Chair Geisler asked if the Commission supported the planting of overstory trees along the south side of the restaurant.

Commissioner Naeve recommended architectural treatments be added to the south side of the building as the landscaping would not completely buffer this elevation. She noted that two

additional overstory trees were needed within the parking islands. Planner Harlicker suggested this be added to Condition 2.

Chair Geisler agreed with this suggestion.

Commissioner Naeve questioned if the landscaping had to have a sense of continuity with the adjacent properties. Planner Harlicker stated maple trees were planted along the street frontage. He indicated another condition could be added stating the plantings were to be consistent with the Chick-Fil-A property.

Chair Geisler questioned if the four overstory trees should be changed to ornamentals to lower the tree canopy. She stated this would have an impact the south elevation of the building.

Commissioner Stevens agreed with this recommendation.

Commissioner Naeve indicated the additional ornamental trees may block the signage on the building. She suggested overstory trees be planted in this area and that additional architectural elements be included on the south elevation.

Commissioner Naeve inquired if the Commission had decided if there should be a hedge, berm or combination of the two for screening between Main Street and the new development. The Commission agreed there should be a berm with a hedge.

Commissioner Naeve questioned if the outdoor seating would be fenced. Mr. Berg explained the area would have a metal three-foot fence and the area would be accessed from the inside of the restaurant. He stated the fence would be green in color.

Chair Geisler requested another condition for approval be added stating the three-foot metal fencing shall be reviewed and approved by Staff.

Chair Geisler commented the south elevation of the building was the primary focal point for this building, given the traffic flow along Main Street. She suggested this elevation be improved to add architectural interest.

Chair Geisler agreed with this recommendation.

Mr. Berg stated he would work with Staff to add some architectural features and color variations to the south elevation. He understood that this was a highly visual area. He noted he was willing to work with Staff on the other recommendations made this evening.

Commissioner Naeve requested a condition be added stating the dumpster enclosure materials shall be brick faced to match the restaurant. She noted the rain garden would also have to be reviewed and approved by Staff.

Commissioner Naeve asked if the Commission had addressed the five angled parking stalls near the entrance.

Chair Geisler stated these parking spaces would not be allowed. The Commission agreed to strike Condition 10.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 13-8, THE SITE PLAN FOR THE 11,200 SQUARE FOOT RETAIL BUILDING AND 4,090 SQUARE FOOT RESTAURANT WITH THE FOLLOWING CONDITIONS:

1. ALL LANDSCAPED AREAS MUST BE IRRIGATED.
2. THE LANDSCAPE PLAN MUST BE REVISED TO INCLUDE AN ADDITIONAL TWO STREET TREES AND 84 SHRUBS ALONG THE STREET FRONTAGE, AND FOUR OPEN SPACE OVERSTORY TREES AND TWO OVERSTORY PARKING LOT ISLAND TREES. A THREE-FOOT HIGH SCREEN MUST BE PROVIDED BETWEEN MAIN STREET AND THE PAVED AREAS CONSISTING OF BERMING WITH A HEDGE.
3. THE HONEY LOCUSTS ALONG MAIN STREET MUST BE CHANGED TO MAPLE TREES.
4. THE TWO LOTS MUST BE COMBINED.
5. THE TURN AROUND AREA FOR DRIVE AISLE BETWEEN THE TWO BUILDINGS MUST BE MOVED TO THE END OF THE AISLE AND SIGNED "NO PARKING."
6. ALL COMMENTS OF THE CITY ENGINEER MUST BE ADDRESSED.
7. THE PROPERTY OWNER MUST ENTER INTO A SITE SECURITY AND DEVELOPMENT AGREEMENT WITH THE CITY.
8. BICYCLE RACKS BE PROVIDED FOR BOTH BUILDINGS.
9. THE RESTAURANTS REAR ELEVATION FACING MAIN STREET MUST BE REVISED TO INCLUDE ARCHITECTURAL FEATURES FROM THE FRONT ELEVATION TO BE APPROVED BY STAFF.
- ~~10. PARKING SHALL INCLUDE THE 95 STALLS AS SHOWN ON THE SITE PLAN PLUS SUBMISSION OF PROOF OF PARKING FOR FIVE ADDITIONAL ANGLED STALLS NEAR THE ENTRANCE.~~
11. ALL TENANT SIGNAGE AND THE FREESTANDING SIGN ARE SUBJECT TO SEPARATE SIGN PERMITS.
12. LANDSCAPING SHALL BE CONSISTENT WITH ADJACENT PROPERTIES.
13. THE DECORATIVE THREE-FOOT GREEN FENCING IN THE OUTDOOR DINING AREA IS TO BE REVIEWED AND APPROVED BY STAFF.

14. THE DUMPSTER ENCLOSURE MATERIALS SHALL BE BRICK FACED TO MATCH THE RESTAURANT, AND WILL BE REVIEWED AND APPROVED BY STAFF.

15. THE RAIN GARDEN PLAN SHALL BE REVIEWED AND APPROVED BY STAFF.

Commissioner Naeve commented she would support the site plan but had concerns with traffic entering and exiting the property.

THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

3. PLANNING CASE 13-9 – MID AMERICA REAL ESTATE – LAND USE PLAN AMENDMENT – 2624-2760 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting approval of an amendment to the City's Comprehensive Land Use Plan to change the land use designation of five parcels from Office to General Commercial. It was noted the property was 3.78 acres in size and was located in the River Rapids Overlay District. Staff explained the site was underutilized with the current zoning and recommended the Commission approve the proposed land use amendment.

Chair Geisler opened the public hearing at 7:50 p.m.

Bruce Carlson, project director for Mid America Real Estate, explained his company manages and leases the property at 2624-2760 Coon Rapids Boulevard. He thanked the Commission for considering his request this evening and appreciated the City's support.

Chair Geisler closed the public hearing at 7:51 p.m.

Chair Naeve recalled being on the Commission when this parcel was first developed. She explained that its original zoning served the parcel well, but with the changing times, the amendment was necessary. She suggested a tree preservation code be considered to protect the trees on this site if the property were to completely redevelop at some point in the future.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 13-9, THE PROPOSED LAND USE AMENDMENT BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN IN THAT IT PROMOTES THE IMPROVED APPEARANCE AND FUNCTION OF COON RAPIDS BOULEVARD AND WILL ELIMINATE AN OBSOLETE LAND USE.
2. THE PROPOSED LAND USE AMENDMENT IS COMPATIBLE WITH THE SURROUNDING LAND USE DESIGNATIONS AND LAND USES.

3. THE PROPOSED LAND USE AMENDMENT WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
4. THE PARCEL FRONTS ON COON RAPIDS BOULEVARD, WHICH IS A CLASS A ARTERIAL STREET.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 18, 2013 City Council meeting.

4. PLANNING CASE 13-10 – MID AMERICA REAL ESTATE – ZONE CHANGE – 2624-2760 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting approval of a rezoning to change the zoning of five parcels from Office and Planned Unit Development (PUD) to General Commercial. It was noted the property was 3.78 acres in size and was located in the River Rapids Overlay District. Planner Harlicker explained if the site were rezoned one use would become non-conforming with the allowed uses in the River Rapids Overlay District. Staff recommended the Commission approve the rezoning.

Commissioner Stevens requested further information on the future of the non-conforming business. Planner Harlicker explained the business could continue in their space indefinitely, however, the auto body use could not expand. In addition, if the use were to cease for one year, the use could not continue.

Chair Geisler opened and closed the public hearing at 7:50 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 13-10, THE PROPOSED ZONE CHANGE BASED ON THE FOLLOWING FINDINGS.

1. THE PROPOSED REZONING TO GENERAL COMMERCIAL IS CONSISTENT WITH THE LAND USE DESIGNATION OF GENERAL COMMERCIAL.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USES AND ZONING.
3. THE TIMES AND CONDITIONS HAVE CHANGED SO THAT A REASONABLE USE OF THE PROPERTY CANNOT BE MADE UNDER THE CURRENT ZONING.
4. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.

5. THE PROPOSED REZONING IS CONSISTENT WITH THE COON RAPIDS BOULEVARD FRAMEWORK PLAN AND THE RIVER RAPIDS OVERLAY DISTRICT.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 4, 2013 City Council meeting.

5. CASE 13-11 – MJM PROPERTIES – REVISION TO FINAL PUD – 10091 AND 10087 DOGWOOD STREET – PUBLIC HEARING
-

It was noted the applicant is requesting approval of a site plan revision to a final Planned Unit Development (PUD). The applicant is proposing to expand the parking area on the north side of the site, adjacent to 101st Avenue. It was noted the PUD was originally approved in 2006. Staff reviewed the revised plans in detail with the Commission and recommended approval with conditions. Planner Harlicker added Condition 4 noting the property owner would need to enter into a site security agreement with the City to cover site improvements.

Chair Geisler opened the public hearing at 8:03 p.m.

Al Hamel, 10270 Mississippi Boulevard, commented he was working with the property owner on this project. He explained the additional parking was being requested to allow for medical uses to occupy the buildings.

Mike Ziegler, 10091 Dogwood Street, stated one of his buildings has been vacant for the past 5½ years. He now had a national client interested in the building and additional parking was necessary. He thanked the Commission for considering his request this evening.

Chair Geisler closed the public hearing at 8:08 p.m.

Commissioner Naeve explained the five-foot setback would be allowed within the revised plan because this was a PUD. Planner Harlicker stated this was the case.

Commissioner Schwartz commented the numbers on the site plan did not add up to match the site width as there was a two-foot discrepancy. Planner Harlicker reviewed the site setback and parking lot width numbers with the Commission.

Mr. Hamel commented he was proposing to have a wider drive aisle than was currently on site. He then reviewed the site setbacks to provide clarity.

Commissioner Stephenson asked if the Commission was in favor of having a wider drive aisle or lower site setback.

Commissioner Lipinski did not have a preference.

Commissioner Naeve stated there was extra right-of-way on 101st Avenue.

Chair Geisler was in favor of keeping the drive aisle widened for safety purposes. Planner Harlicker recommended the Commission add a condition stating Staff shall review the revised plans and field verify the dimensions.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 13-11, THE AMENDMENT TO THE FINAL PUD WITH THE FOLLOWING CONDITIONS:

1. THE LANDSCAPE PLAN BE REVISED TO SHOW THE REQUIRED THREE-FOOT HIGH HEDGE AND PLANTING BED OR THREE-FOOT HIGH BERM AND PLANTING BEDS ALONG 101ST AVENUE.
2. THE PROPERTY OWNER ENTER INTO A LANDSCAPE MAINTENANCE AGREEMENT WITH THE CITY AND NO LANDSCAPING CAN INTERFERE WITH UTILITIES.
3. THE CITY ENGINEER'S COMMENTS MUST BE ADDRESSED.
4. THE PROPERTY OWNER MUST ENTER INTO A SITE SECURITY AGREEMENT WITH THE CITY TO COVER SITE IMPROVEMENTS.
5. STAFF SHALL REVIEW REVISED PLANS WITH FIELD VERIFIED DIMENSIONS.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 4, 2013 City Council meeting.

OTHER BUSINESS

Community Development Director Nevinski reviewed with the Commission redevelopment activities taking place in the City. He noted residential building permits had increased this spring.

ADJOURN

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER STEPHENSON, TO ADJOURN THE MEETING AT 8:24 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



City Council Regular

13.

Meeting Date: 06/04/2013

Subject: Cons. Land Transfer from Anoka County for Properties Located Within Lion's Coon Creek Park

From: Tim Himmer, Public Works Director

INTRODUCTION

Coon Rapids and Anoka County have been discussing the transfer of property within Lion's Coon Creek Park for over a year. The County currently owns 2 parcels that comprise most of the park area (see attached map), with the City being a lease holder. Anoka County is now willing to transfer the land to the City, and Council is being asked to authorize this transaction.

DISCUSSION

In mid May Anoka County staff brought this potential land transfer to their Parks and Recreation Committee, and they agreed to the concept of turning the County owned parcels over to the City. No formal action was taken at the meeting, and in order to advance the property transfer Anoka County is seeking City Council concurrence. In the past Anoka County received Land and Water Conservation (LAWCON) funds from the DNR to purchase and preserve the land for public park purposes. In order to complete the land transfer process the following must occur:

1. The National Parks Service (NPS) must approve of the transfer.
2. A grant amendment must be processed between the NPS and the DNR allowing the State to transfer the grant responsibilities to the City; and
3. A three way grant amendment must be executed by the City, County and State.

The first step in this process is for the Council to adopt a resolution indicating that we will accept the property and comply with the restrictions in the original (attached) grant agreement, which we are currently a co-sponsor of. Once the resolution is adopted by the City, Anoka County will submit a letter to the DNR requesting the transfer. With the resolution and the County's letter, the DNR can then process the amendment between the NPS and the State to transfer the grant responsibilities to the City. After NPS approval, the DNR will process a grant amendment for the County, City and State to sign.

In discussions with Anoka County staff all requirements of the original grant agreement have been completed. The City would not be limited in its ability to enhance and improve the property as long as it remains in the public domain for park purposes.

RECOMMENDATION

Staff recommends adoption of Resolution 13-64 approving the transfer of land within Lion's Coon Creek Park from Anoka County and agreeing to the associated grant agreement.

Fiscal Impact

BUDGET IMPACT:

There are no costs associated with this transfer.

Attachments

Resolution 13-64

Map

Existing Project & Easement Agreements

RESOLUTION 13-64

A RESOLUTION APPROVING THE TRANSFER OF LAND FROM THE COUNTY OF ANOKA TO THE CITY OF COON RAPIDS

WHEREAS, the City of Coon Rapids and the County of Anoka entered into a Lease Agreement for portions of Lions Coon Creek Park on March 22, 1988 for the following lands:

Outlot E, Sherbrook, except that part now platted as Sherbrook 3rd, according to the plat on file with the Registrar of Titles, Anoka County, Minnesota;

Outlot F, G, and H, Sherbrook, according to the plat on file with the Registrar of Titles, Anoka County, Minnesota; and

WHEREAS, said Lease Agreement terminated on December 31, 2012; and

WHEREAS, the City and County entered into an Amendment to the Lease on October 25, 2012, extending the lease through December 31, 2037.

WHEREAS, the City and the County have been in negotiations to transfer title of the said land to the City; and

WHEREAS, the County entered into an Agreement for State Grant-in-Aid for Outdoor Recreation Project with the State of Minnesota beginning July 24, 1979 for Lions Coon Creek Park; and

WHEREAS, the City on August 21, 1989 agreed become a co-sponsor of the grant between the State and County; and

WHEREAS, the City agrees upon said transfer to comply with restrictions contained in the Agreement for State Grant-in-Aid for Outdoor Recreation Project LW27-01021E1 between State of Minnesota and Anoka County dated July 24, 1979; and

WHEREAS, the City Council determined that it is in the best interest of the citizens of Coon Rapids to approve the transfer of land from the County of Anoka to the City for portions of Lions Coon Creek Park.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coon Rapids that the transfer of the following land from the County of Anoka to the City of Coon Rapids is hereby approved:

Outlot E, Sherbrook, except that part now platted as Sherbrook 3rd, according to the plat on file with the Registrar of Titles, Anoka County, Minnesota;

Outlot F, G, and H, Sherbrook, according to the plat on file with the Registrar of Titles, Anoka County, Minnesota.

BE IT FURTHER RESOLVED that the City agrees to the terms of the Agreement for State Grant-in-Aid for Outdoor Recreation Project LW27-01021E1 between the State of Minnesota and Anoka County dated August 14, 1979.

Adopted the ____ day of _____, 2013.

Tim Howe, Mayor

ATTEST:

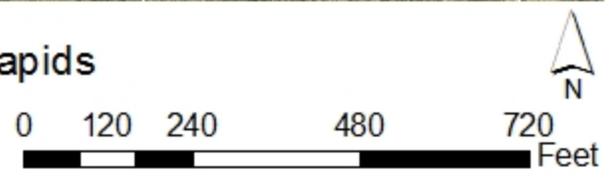
Catherine M. Sorensen, City Clerk



Legend

-  Lion's Park
-  Parcel's owned by Anoka County

Lion's Park, Coon Rapids



STATE OF MINNESOTA
STATE PLANNING AGENCY
OFFICE OF LOCAL AND URBAN AFFAIRS

11366 10/31/84
6015

LAND AND WATER CONSERVATION FUND PROJECT AGREEMENT

Anoka County
Local Unit of Government

60015
Project Number

Coon Creek Park
Project Title

Anoka
County

Date of approval through 12/31/82
Period Covered by this Agreement

PROJECT SCOPE:

Anoka County will acquire approximately 57 acres for outdoor recreation purposes such as trails and nature observation. Project costs also include an audit.

Entire project
Stage Covered by this Agreement

Project Cost

Estimated Total Cost \$ 50,120.00

Fund Amount* \$ 20,500.00

The following attachments are hereby incorporated into this agreement:

1. Project Proposal
2. Contract Work Hours & Safety Standards Act
3. Requirement for Affirmative Action

*Fund amount: This is the maximum amount of federal funds that shall be provided on the project.

The State of Minnesota, by its delegated official, the State Planning Agency, Office of Local and Urban Affairs, (hereinafter referred to as "State") and

Anoka County
(hereinafter referred to as "local unit") mutually agree to perform this agreement in accordance with the Land and Water Conservation Fund Act of 1965 (78 Stat. 897) and subsequent amendments, the Regulations of the Bureau of Outdoor Recreation and the following items, promises, and conditions, that are part of this agreement:

The following terms as used herein shall have the following definitions:

1. "BOR" means the Bureau of Outdoor Recreation, United States Department of Interior, which administers the Land and Water Conservation Fund Act.
2. "Commissioner" means the Commissioner of the Department of Natural Resources, State of Minnesota, or any representative lawfully delegated the authority to act for said Commissioner. The Commissioner is the state liaison official for the Land and Water Conservation Fund Act.
3. "Director" means Director of the Office of Local and Urban Affairs, or any representative lawfully delegated the authority to act for said Director.
4. "Federal Funds" means those monies made available by the United States of America for projects under the Land and Water Conservation Fund Act of 1965, (78 Stat. 897).

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority <u>TRADE & ECONOMIC DEV. / BONNIE PORT</u>	RM 00062-51 Doc. ID CDT 000R Recreation, F.L.S.	Microfilm Signature <u>[Signature]</u>	Date <u>01-27-89</u>
--	---	---	-------------------------

5. "LAWCON" means the program established by the Act of Congress entitled Land and Water Conservation Fund Act of 1965, (as amended 78 Stat. 897) that provides grants for outdoor recreation projects.
6. "Local Unit" means the political subdivision of the State of Minnesota that is the applicant recipient of the grant, in accordance with this agreement.
7. "Manual" means the Bureau of Outdoor Recreation's Grants in Aid Manual.
8. "Project" means the planned undertaking for outdoor recreation that is the subject of this agreement.
9. "Regional Director" means the Director of the Bureau of Outdoor Recreation, or any representative lawfully delegated the authority to act for said Regional Director.
10. "State" means the State of Minnesota, the Office of Local and Urban Affairs of the State Planning Agency, which administers the LAWCON program for the State of Minnesota.

A. GENERAL PROVISIONS

1. The State hereby agrees, in consideration of the promises made by the local unit herein, to accept funds from the United States and to reimburse the local unit for the United States' share of the project stage, as approved by the Regional Director. This agreement shall not obligate the State for any of the project costs described herein, except the monies received from the United States for reimbursements of project work completed by the local unit. The State shall not be held liable for costs incurred by the local unit which are determined to be nonreimbursable by the BOR. Costs shall not be reimbursed without written proof that the funds have been paid.
2. The local unit hereby agrees, in consideration of the promises made by the State herein, to execute the project stage herein described in accordance with the terms of this agreement. It is hereby understood that the local unit has reviewed the attached BOR forms and the attachments thereto and has found them acceptable.
3. The local unit further agrees that in the event the project or any part of the project shall be ruled to be nonreimbursable, any federal monies already paid under this agreement by the State, shall be repaid upon the demand of BOR to the State for repayment to the United States.
4. It is agreed by the parties hereto that when federal funds are not available for the project within one year of the date of this agreement, this agreement shall be null and void.
5. When the local unit fails to provide the maintenance required under this agreement, the State may withhold current or future payments to the local unit on any projects until the local unit complies with this provision.
6. In the event that the local unit defaults on the project the State may maintain the project and shall be authorized to charge the local unit for the cost of maintenance. Such costs of maintenance shall constitute a debt due and owing to the State.
7. The local unit shall obtain the Secretary of the Interior's written approval before any change is made on the project from the original recreational purpose or jurisdictional control.

B. PROJECT APPLICATION

1. The application for Federal funds (for Construction Programs) bearing the same project number as this agreement is hereby made a part of this agreement.
2. The State shall transfer to the local unit all funds granted hereunder except for any State indirect cost rate that is specified in the proposal.

C. PROJECT EXECUTION

1. The project period shall begin on the date of approval of the agreement by the Regional Director and shall terminate 3 years from that date unless the project is completed or terminated sooner, in which event the project period shall end on the date of completion or termination.

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority	RM-0006241	Microfilm Sign. Date	Date
TRADE & ECONOMIC DEV. / BONNIE QUINN	BUREAU OF Outdoor Recreation, File #	[Signature]	01-27-89

2. The local unit shall execute and complete the project in accordance with the time schedule set forth in the project proposal. Failure to render satisfactory progress or to complete this or any other project under the L.A.W.C.O.N. program to the satisfaction of the Commissioner, Director, or Regional Director may be cause for the suspension of all obligations of the United States and the State under this agreement.
3. Construction contracted for by the local unit shall meet the following requirements:
- (a) Contracts for construction in excess of \$2,500 shall be awarded through a process of competitive bidding. One (1) copy of all bids and one (1) copy of the contract shall be submitted to the Director after BOR approval of this agreement.
 - (b) The local unit shall inform all bidders on contracts for construction in excess of \$2,500 that Federal funds are being used in the construction.
 - (c) Written change orders to contracts for construction in excess of \$2,500 shall be issued for all necessary changes in the facility. The orders shall be made a part of the project file and shall be kept available for audit upon request for three years after completion of the project. One (1) copy of the order shall be submitted to the Director.
 - (d) The local unit shall incorporate, or cause to be incorporated, into all construction contracts the following provisions:

"During the performance of this contract, the contractor agrees as follows:

"(1) The contractor shall not discriminate against any employee or applicant for employment because of race, creed, color, or national origin. The contractor shall take affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause as provided by Minnesota and Federal statutes.

"(2) The contractor shall in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants shall receive consideration for employment without regard to race, creed, color, or national origin.

"(3) The contractor shall send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

"(4) The contractor shall comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

"(5) The contractor shall furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and shall permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

"(6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulations, or order of the Secretary of Labor, or as otherwise provided by law.

"(7) The contractor shall include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders, of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions shall be binding upon each subcontractor or vendor. The contractor shall take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States."
 - (e) The local unit shall (1) comply with the above provisions in construction work carried out by itself, (2) assist and cooperate actively with the BOR and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the above contract provisions and with the rules, regulations, and relevant orders of the Secretary of Labor, (3) obtain and furnish to the BOR and to the Secretary of Labor such information as they may require for the supervision of such compliance, (4) enforce the obligation of contractors and subcontractors under such provisions, rules, regulations, and orders, (5) carry out sanctions and penalties for violation of such obligations imposed upon contractors and subcontractors by the Secretary of Labor or the BOR pursuant to Part II, Subpart D, of Executive Order No. 11246 of September 24, 1965, and (6) refrain from entering into any contract with a contractor debarred from Government contracts under Part II, Subpart D, of Executive Order No. 11246 of September 24, 1965.
4. The local unit shall secure completion of the work in accordance with the approved construction plans and specifications, and shall secure compliance with all applicable Federal, State, and local laws and regulations.

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority		RM-00062-51	Microfilm Signature	Date
TRADE & ECONOMIC DEV. / BONNIE BURT		Doc. I.D. Unit 24 Recusation file	<i>James Eugene Hansen</i>	2-1-69

financial or other personal interest in any such contract or subcontract.

2. No person performing services for the local unit in connection with this project shall have a financial or other personal interest other than his employment or retention by the local unit, in any contract or subcontract in connection with this project. No officer or employee of such person retained by the local unit shall have any financial or other personal interest in any real property acquired for this project unless such interest is openly disclosed upon the public records of the State, and the officer, employee or person has not participated in the acquisition for or on behalf of the State or the local unit.
3. No member of or delegate to Congress shall be allowed any share or part of this agreement, or to any benefit to arise hereupon, unless such benefit shall be in the form of an agreement made with a corporation for its general benefit.
4. The State and local unit shall be responsible for the enforcement of these conflict of interest provisions.

H. HATCH ACT

No officer or employee of the State or Local unit whose principal employment is connected to any activity which is financed in whole or in part by this agreement shall take part in any of the political activity proscribed in the Hatch Political Activity Act, 5 U.S.C. Sec. 118k (1964), with the exceptions therein enumerated.

I. RETENTION AND CUSTODIAL REQUIREMENTS FOR RECORDS

1. Financial records, supporting documents, statistical records, and all other records pertinent to this grant shall be retained for a period of three years, with the following qualifications:
 - (a) The records shall be retained beyond the three-year period when audit findings have not been resolved.
 - (b) Records for nonexpendable property which was acquired with Federal grant funds shall be retained for three years after its final disposition.
2. The retention period shall commence on the date of the submission of the final expenditure report.
3. State and local units shall be authorized to substitute microfilm copies in lieu of original records.
4. The Secretary of the Interior and the Comptroller General of the United States, or any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the State and local units and their subgrantees which are pertinent to a specific project for the purpose of making audit, examination, excerpts and transcripts.
5. The local unit may use any generally accepted account system that meets minimum requirements set forth in the Manual.

J. USE OF FACILITIES

1. The local unit shall provide suitable public acknowledgement of the use of LAWCON funds on the project site.
2. The local unit shall not at any time convert any property acquired or developed pursuant to this agreement to uses other than the public outdoor recreation uses specified in the project proposal attached, hereto, without the prior written approval of the Director or Regional Director.
3. The local unit shall operate and maintain or cause to be operated and maintained, the property or facilities acquired or developed pursuant to this agreement, in accordance with the requirements of the Manual. Sanitation and sanitary facilities shall be maintained in accordance with the applicable state and local public health standards. Properties shall be kept reasonably safe for public use. Fire prevention, lifeguards, and similar supervision shall be provided to the extent possible. Buildings, roads, trails, and other structures and improvements shall be kept in reasonable repair throughout their estimated lifetime to prevent undue deterioration and to encourage use of the project.
4. The local unit shall keep the facility open to the general public at reasonable hours and at times of the year consistent with the type of facility.

K. NONDISCRIMINATION

1. The local unit shall comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and in accordance with Title VI of that Act, no person in the United States shall, on the grounds of race, color, or National origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any property or facility acquired or developed pursuant to this agreement. The local unit shall immediately take any measures necessary to effectuate this provision. This assurance shall be binding on the State or any political subdivision or other appropriate public agency to which fund assistance or property acquired or developed with fund assistance has been transferred for the period during which the area or facility is used for public outdoor recreation purposes.
2. The local unit shall comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) prohibiting employment discrimination where (1) the primary purpose of a grant shall be to provide employment or (2) discriminatory employment practices shall result in unequal treatment of persons who are or should be benefiting from the grant-aided activity.
3. The local unit shall comply with the regulations promulgated pursuant to the Civil Rights Act of 1964 by the Secretary of the Interior, 43 C.F.R. 17.
4. The local unit shall not discriminate against any person on the basis of residence, except to the extent that reasonable differences in admission or other fees may be based on residence.

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority	RM-00062-51	Microfilmer Signature	Date
TRADE & ECONOMIC DEV. / BUREAU OF RECREATION	Doc. I.D. 2011-27	<i>[Signature]</i>	2-1-89

For Development Project Only:

PRECONSTRUCTION CERTIFICATION

"I hereby certify that construction plans and specifications to be used in conjunction with _____
LW27-0 1021E1 _____ shall meet all applicable Federal, State and Local codes and current engineering
practices; shall meet the requirements and standards of the Minnesota Department of Health; that health, safety,
durability, and economy shall receive consideration consistent with the scope and objectives of the project; that the
design shall be conscientiously prepared; that the proposed development shall be in a suitable environment and shall not
unduly detract from the esthetic value of the area; and that provisions shall be made to insure adequate supervision by
competent personnel."

By *David L. Torkildson*
SIGNATURE
David L. Torkildson
NAME

Director of Parks & Recreation
COUNTY/MUNICIPAL ENGINEER OR ARCHITECT
August 14, 1979
DATE

S.P.A. O.L.U.A. OR3 (4 /4)

Page 7 of 7 Pages

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS,
TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF
STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS
DOCUMENT.

Agency/Authority	HM-00052-51	Microfilm Signature	Date
TRADE & ECONOMIC DEV. / BONNIE BURT	Doc ID: OPT 100R Recreation File:	<i>[Signature]</i>	01-27-89

STATE OF MINNESOTA
 STATE PLANNING AGENCY
 OFFICE OF LOCAL AND URBAN AFFAIRS

SP # 130000
 SEQ # 12/11/10/10/10
 SEQ # AID
 SEQ # AID
 SPA # 09301

AGREEMENT FOR STATE GRANT-IN-AID FOR OUTDOOR RECREATION PROJECT

Anoka County
 Local Unit of Government 27-01021E1
 Project Number

Coon Creek Park
 Project Title Anoka
 County

STATE GRANT SUMMARY

Total Cost	\$ <u>59,120.00</u>	
State Grant Support	<u>25</u>	% of total cost
State Grant Amount	<u>14,780.00</u>	

This agreement is made by and between the State of Minnesota, acting by and through the State Planning Agency, Office of Local and Urban Affairs (hereinafter called the "Grantor") and Anoka County (hereinafter called the "Grantee").

This agreement is made pursuant to (strike out inapplicable provision)

- Minnesota Laws 1977, Chapter 455, Section 33, Subdivision 9, paragraphs g and h,
- ~~Minnesota Laws 1977, Chapter 421, Section 2 and Minn. Regs. 10-MAR § 5-1, 305-1, 306 as applicable,~~

and is based upon the application of the Grantee for a state grant-in-aid for an outdoor recreation project.

The Grantor hereby agrees to award the Grantee a grant in the amount of fourteen thousand seven hundred eighty dollars (\$ 14,780.00) in consideration of the promise of the Grantee to use the funds to carry out the project as detailed in the application dated 12/6/78 and supporting documents, which are hereby made a part of this agreement.

It is recognized by the parties that this grant is made in addition to federal grant 27-01021E1 Coon Creek Park and does not abrogate any duty, obligation or benefit created under the terms of that federal grant. The parties hereto agree as follows:

- (1) Accounting. The grantee shall (a) maintain a separate account of grant funds; (b) establish procedures to prevent commingling of such funds with other funds; (c) maintain accurate and complete accounting of the expenditure of grant funds; and (d) make available complete accounting and supporting information upon the request of Grantor.

S.P.A.-OLUA OR-4

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority <u>TRAD & ECONOMIC DEV. / Coon Creek Park</u>	Doc. ID <u>01-27-89</u>	Microfilm Signature <u>[Signature]</u>	Date <u>01-27-89</u>
---	----------------------------	---	-------------------------

- (2) Audits and Reports. The Grantee shall furnish the Grantor with an itemization of all expenditures of project funds, including state and local funds and a status report of the project, at 6 month intervals. The first report shall be due six months from the date of this agreement. Upon the expenditure of all project funds, the Grantee shall provide the Grantor with an independent audit that project funds were expended in accordance with this agreement. This final report shall be accompanied by a statement showing the project expenditure in detail.
- (3) Excess Funds. When there is an overpayment by the State, the amount of overpayment shall be refunded to the Treasurer of the State of Minnesota.
- (4) Uniform Relocation Assistance and Real Property Acquisition Policies. The grantee shall comply with the terms and intent of the Minnesota Statutes, Section 117.50 ~ 117.56 relating to eminent domain, uniform relocation assistance and real property acquisition. No relocation expenditures shall be made from this State grant.
- (5) Contracts for materials, supplies, or construction.
- (a) Any contract for materials, supplies or construction made by the Grantee pursuant to this agreement shall contain provisions of nondiscrimination by reason of race, creed, or color, as required by Minnesota Statutes, Section 181.59.
- (b) Any contract made pursuant to this agreement shall be in conformity with State Law, including the provisions of Minnesota Statutes, Section 471.345.
- (6) The Grantee shall provide adequate maintenance of the project area acquired and the facilities constructed thereon pursuant to this agreement, as required under state law and the regulations.

APPROVED:

COMMISSIONER OF ADMINISTRATION

By [Signature]

Title _____

STATE OF MINNESOTA

STATE PLANNING AGENCY

By [Signature]
DIRECTOR, OFFICE OF LOGICAL & URBAN AFFAIRS

Date 7-24-79

ATTORNEY GENERAL
STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

By /s/ DOUGLAS C. BLOMGREN

Title Special Assistant
Attorney General

Approved as to form and execution this

27 day of July

19 79

LOCAL UNIT

For County of Anoka

NAME OF LOCAL UNIT

By [Signature]
MAYOR OR CHAIRMAN (NAME & TITLE)
Chairman, Board of Commissioners

Date July 10, 1979

By [Signature]
CLERK OR AUDITOR (NAME & TITLE)
Executive Secretary to Board

Date July 10, 1979

DEPARTMENT OF FINANCE

Not Encumbered _____

By _____

Date _____

SEAL AFFIXED

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority <u>TRADP & ECONOMIC dev. / Pointe Barre</u>	RM 006.51 <u>Doc. ID: OUTDOOR Recreation File</u>	Microfilm Signature <u>[Signature]</u>	Date <u>01-27-84</u>
---	--	---	-------------------------

STATE OF MINNESOTA
STATE PLANNING AGENCY
OFFICE OF LOCAL AND URBAN AFFAIRS

AMENDMENT TO
 LAND AND WATER CONSERVATION FUND (LW)
 STATE NATURAL RESOURCES FUND (NR)
 STATE OUTDOOR RECREATION GRANT FUND (OR)
AGREEMENT

Anoka County Local Unit of Government Anoka County
 LW 27-01021@E1.2 Project Number Coon Creek Park Project Title
 NR (LW revision < 50% total element cost)
 OR element cost M/SPA # 11366

This Amendment to Project Agreement(s) Number(s) M/SPA 11366 and M/SPA 11366 is hereby made and agreed upon by the State of Minnesota through its State Planning Agency, and the County of Anoka pursuant to:

- Land and Water Conservation Fund Act of 1965, 78 Stat. 897. (LW)
- Minn. Laws 1965, Ch. 810 and subsequent applicable laws, and rules and guidelines of the State Planning Agency. (NR)
- Minn. Laws 1977, Ch. 421, Sec. 2, Subd. 2, 3 and 4 subsequent applicable laws, rules, and guidelines of the State Planning Agency. (OR)

In mutual consideration of the promises made herein and in the Agreement(s) identified above, the parties hereto do agree to amend said Agreement(s) as follows:
Delete audit from the project scope. Total project cost and fund amount will remain the same.

Any reference to the Office of Local and Urban Affairs, State Planning Agency contained in the agreement, or in any attachment incorporated thereto, shall hereinafter be considered a reference to the Office of Community Development, Department of Economic Development.

In all other respects, such Agreement(s) shall remain in full force and effect and is (are) hereby reaffirmed.

APPROVED:
COMMISSIONER OF ADMINISTRATION
By: W. J. [Signature]
Title: 10-7-81

ATTORNEY GENERAL
STATE OF MINNESOTA
By: [Signature]
Title: STATE
Approved as to form and execution this

_____ day of _____
19 _____

COMMISSIONER OF FINANCE
Encumbered [Signature]
By: _____
Date: _____

LOCAL UNIT OF GOVERNMENT
For: County of Anoka
CITY OR COUNTY
By: [Signature]
MAYOR OR CHAIRMAN (NAME & TITLE)
Albert A. Kordiak, Chairman of Board
Date: September 16, 1981
By: [Signature]
CLERK OR AUDITOR (NAME & TITLE)
Ralph L. McGinley, County Administrator
Date: September 16, 1981

SEAL AFFIXED
STATE PLANNING AGENCY
By: [Signature]
OFFICE OF LOCAL & URBAN AFFAIRS
Date: 9/22/81

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority <u>TRANS & ECONOMIC DEV. / BONNIE CURT</u>	Doc. ID: <u>OUTDOOR Recreation File</u>	Microfilm Signature <u>[Signature]</u>	Date <u>01-27-89</u>
--	---	---	-------------------------

DEPARTMENT OF ECONOMIC DEVELOPMENT 23972

STATE OF MINNESOTA
~~STATE PLANNING AGENCY~~
OFFICE OF LOCAL AND URBAN AFFAIRS

AMENDMENT TO
 LAND AND WATER CONSERVATION FUND (LW)
 STATE NATURAL RESOURCES FUND (NR)
 STATE OUTDOOR RECREATION GRANT FUND (OR)
AGREEMENT

Anoka County
Local Unit of Government

Anoka
County

LW 27-010210E1.1
Project Number:

Coon Creek Park
Project Title

NR (LW revision < 50% total
 OR element cost)

M/SPA # 0075

This Amendment to Project Agreement(s) Number(s) M/SPA 0075 and M/SPA 0075 is hereby made and agreed upon by the State of Minnesota through its ~~State Planning Agency~~ and the County of Anoka pursuant to: Dept. of Economic Development

- Land and Water Conservation Fund Act of 1965, 78 Stat. 897. (LW)
- Minn. Laws 1965, Ch. 310 and subsequent applicable laws, and rules and guidelines of the ~~State Planning Agency~~ (NR) Dept. of Economic Development
- Minn. Laws 1977, Ch. 421, Sec. 2, Subd. 2, 3 and 4 subsequent applicable laws, rules, and guidelines of the ~~State Planning Agency~~ (OR) Dept. of Economic Development

In mutual consideration of the promises made herein and in the Agreement(s) identified above, the parties hereto do agree to amend said Agreement(s) as follows:

Delete 57 acres of land and add approximately 18 acres of land under element E1. Total project cost and fund amount will remain the same.

In all other respects, such Agreement(s) shall remain in full force and effect and is (are) hereby reaffirmed.

APPROVED:
COMMISSIONER OF ADMINISTRATION
By: [Signature]
Title: [Title]

ATTORNEY GENERAL
STATE OF MINNESOTA
By: [Signature]
Title: SAG
Approved as to form and execution this

_____ day of _____
19__

COMMISSIONER OF FINANCE
Encumbered [Signature]
By: _____
Date: 6-3-81

LOCAL UNIT OF GOVERNMENT
For County of Anoka
CITY OR COUNTY
By: [Signature]
MAYOR OR CHAIRMAN (NAME & TITLE)
Albert A. Kordiak, Chairman of Board
Date: May 14, 1981
By: [Signature]
CLERK OR AUDITOR (NAME & TITLE)
Ralph L. McGinley, County Administrator
Date: May 14, 1981

SEAL AFFIXED
DEPARTMENT OF ECONOMIC DEVELOPMENT
~~STATE PLANNING AGENCY~~
By: [Signature]
DIRECTOR, OFFICE OF LOCAL & URBAN AFFAIRS
Date: 5/22/81

SP 44017-01

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority TRADE & ECONOMIC DEV. / BONNIE BURT	RM 00062-51 Doc ID OUTDOOR Recreation File	Microfilm Signature [Signature]	Date 01-27-89
---	---	------------------------------------	------------------

Coon Creek Park
Anoka County



UNITED STATES
DEPARTMENT OF THE INTERIOR
Heritage Conservation and
Recreation Service

State Minnesota

Project Amendment No. 27-01021.2

AMENDMENT TO PROJECT AGREEMENT

27-

THIS AMENDMENT To Project Agreement No. 010210E1 is hereby made and agreed upon by the United States of America, acting through the Director of the Heritage Conservation and Recreation Service and by the State of Minnesota pursuant to the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964).

The State and the United States, in mutual consideration of the promises made herein and in the agreement of which this is an amendment, do promise as follows:

That the above mentioned agreement is amended by adding the following:

Delete 57 acres of land and add approximately 18 acres of land under element E1. Total project cost and fund amount will remain the same.

In all other respects the agreement of which this is an amendment, and the plans and specifications relevant thereto, shall remain in full force and effect. In witness whereof the parties hereto have executed this amendment as of the date entered below.

THE UNITED STATES OF AMERICA
By *Keith Rieple*
(Signature)
Chief, Division of Grants-in-Aid
(Title)

STATE
Minnesota
(State)
By *Ieland Newman*
(Signature)

Heritage Conservation and
Recreation Service
United States Department of
the Interior
Date *1/16/81*

Ieland E. Newman, Director
(Name)
Office of Local and Urban Affairs
(Title)

HCRS 8-92a

INI 4763-78
Form Lumber 1000

Sheet 1

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority <u>TRAD & ECONOMIC DEV. / BONNIE BURT</u>	Doc ID <u>0010002</u>	Microfilm Signature <u><i>[Signature]</i></u>	Date <u>01-27-89</u>
---	--------------------------	--	-------------------------

Code 17

Environmental Assessment Statement

1. Description of the Proposed Action

The project under this application is the acquisition of 57.21 acres of land in 1979 to preserve the wetlands for wildlife. In 1981 Anoka County plans to dredge ponds and create a trail for hiking and cross country skiing and provide a rest stop and parking facilities.

These parcels of land are located in the south central part of Anoka County in the City of Coon Rapids. The site is about 2½ miles southeast of Anoka. This park is accessible to the population by U.S. Highway No. 10 and County Road No. 78 (Hanson Blvd.).

The land area for acquisition is bounded by County Road 78 on the southeast, U.S. Highway No. 10 on the southwest and Coon Creek (County Ditch No. 54) on the north.

This land acquisition is located within the Coon Creek Watershed, and is in the flood plain of Coon Creek. The soils consist mainly of the Rifle series. The topography is generally flat. The vegetation is mainly lowland species of plants and hardwood trees.

This land will be used for open space recreation and is mainly intended to provide preservation of the natural environment that is fast disappearing in this section of the metropolitan area. This piece of land is near many housing developments and therefore easily accessible to many people. This location was recently proposed as a site for a shopping center but was rejected by the Coon Rapids City Council. The soils are too critical for any massive development and would require rezoning.

This wetlands park is expected to be used by people of the metropolitan area for the purpose of observing and preserving nature. It would also serve as a portion of the proposed hiking/cross country ski trail from the east central part of the county to the Mississippi River Regional Park following Coon Creek.

With the restoration of Coon Creek by the Coon Creek Watershed District and a future pond excavation by the county, the wildlife habitat and natural character of the site should be improved. Anoka County, with cooperation from organizations such as schools, 4-H groups and Scout troupes, can provide a project in wildlife conservation that would result in this improved wildlife habitat while providing a learning experience to many young citizens.

2. Description of the Environment

This site and surrounding land is zoned Conservency District by the City of Coon Rapids. Other nearby land is zoned Single Family Residential. Property to the south and southeast is zoned Retail Shopping-Commercial. This area in Coon Rapids is experiencing a rapid increase in housing, both single family residential and town houses. Many retail stores are also being constructed in the area.

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority TRADE & ECONOMIC DEV. / BONNIE BOYD	RA-00062 51	Microfilm Signature Barbara Boyd	Date 01-27-89
	Doc. ID OUTDOOR Recreation File		

Code 17

-2-

This site has sat idle for many years. In past years it was used basically as pasture land if not too wet. A few crops of wild hay were harvested from this and nearby lowland up to about 5 years ago. There are no structures on the site. There is one drainage ditch about 1,400 feet long along the eastern edge of the site. Associated with this ditch is a pond area.

Because of this wetlands location, it is under pressure by developers for change of zoning from Conservancy District to Commercial. However, because of its high water table and poor building soil the site is only suitable for open space status. The City of Coon Rapids is encouraging Anoka County to purchase this site and will work with the county in developing a trail system along the entire creek in Coon Rapids.

The wildlife found in and around the site is determined by the amount of food available, water sources and cover. This wetland area has an abundance of shallow water areas with good wetland plants and grasses for cover and wild herbaceous wetland plants and grasses for food supplies. The wildlife that inhabit or pass through the site are: fox and gray squirrels, grouse, mink, weasels, muskrat, red fox, skunk, raccoon, cottontail rabbits, field mice, white tail deer, shrews, pheasants, ducks, herons, shore birds, Killdeer, meadow larks, field sparrows, redwing blackbirds, finches, doves, Kingfishers, hawks, snapping turtles, garter snakes, salamanders and frogs. Coon Creek supports some fish such as Northern pike and rough fish, along with minnows of many varieties. No known endangered wildlife species inhabit the site.

This site does not have and is not adjacent to any national, state or local wildlife, fish management or waterfowl production areas.

There would be some changes in wildlife and fish habitat as a result of recreational activities proposed for this site. These would be an increase in an open water area by dredging of ponds and a trail on the site which would disrupt some wildlife habitat. A parking lot and rest stop near Hanson Blvd. would also disrupt some of the natural area of the site.

The vegetation of this site consists mainly of the wetland plant species. The wetland plants are annual and perennial wild herbaceous plants that grow on moist or wet sites, not including submerged or floating aquatics. They produce food or cover used extensively by wildlife that use wetlands as habitat. This area has smart weed, wild millet, rushes, sedges, reeds, wild rice and cord grass.

There are also some wild herbaceous plants on the site providing food and cover for the wildlife. These plants include bluestem, indian grass, beggarweed, marsh elder, barnyard grass, sweet clover, reed canary grass and tri foil.

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority	RM 0006251	Microfilm/Signature	Date
TRADE & ECONOMIC DEV. / BONNIE PONT	Doc ID OUTDOOR Recreation File	[Signature]	01-27-89

The hardwood plants found scattered around the site are aspen, dogwood, hazelnut, birch, cottonwood, green ash, sumac and willow. The Eastern red cedar is the only coniferous plant found on the site.

The wildflowers found on the site are waterlily, rose, iris, daisys, honeysuckle, goldenrod, cattails, cinquefoil, cowslips, violets, nettle, solomons seal and pasqueflower.

The hardwood and many herbaceous plants and wildflowers are located on scattered higher ground mainly on the western and eastern edges of the site. There are no plans to clear off any of these areas.

The major soil of the site is Rifle Mucky Peat. This soil is found in large shallow depressions, mainly in the sand plain but also in the glacial moraines. It has the profile described as representative of the Rifle Series.¹ The slopes are 0 to 1%. This organic soil has poor natural drainage outlets. The drainage ditches located on the site have improved drainage and many areas don't have an excessively high water table. The general topography of the surrounding area is flat to gently rolling.

The air quality of the area is basically good. The major problem is State Highway No. 10, located to the south of the site, and County Road No. 78 to the east. These both have large volumes of traffic.² As a result of this traffic, exhaust and noise from motor vehicles will be noticed in parts of the proposed park. Proposed tree plantation buffers along the park boundaries will help alleviate some of these problems.

1. The Rifle series consists of nearly level, very poorly drained soils formed in organic soil material. These soils are in bogs in both sandy outwash plains and moraines. The native vegetation was reeds, sedges, cattails, and a few scattered trees, such as birch and elm. Some areas supported dense stands of tamarack.

In a representative profile the surface layer is very dark brown mucky peat about 8 inches thick. The sub-surface layer and underlying material are dark yellowish-brown and very dark grayish-brown mucky peat.

Permeability is moderately rapid, and the available water capacity is very high. The organic-matter content is very high. The supply of available nitrogen is high, phosphorus low, and potassium low. The water table is at or near the surface unless these soils are drained.

Most areas of Rifle soils are in native vegetation. The major limitations are the hazards of wetness, ponding, and unseasonable frost.

2. Mid 1970's State and County traffic counts show that in an average 24 hour period, 7,500 vehicles traveled on Hanson Blvd. east of the site and 24,000 vehicles traveled on U.S. Highway No. 10 southwest of the site.

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority TRADE & ECONOMIC DEV. / BONNIE BURT	Doc. ID OUTDOOR Recreation, Fish.	Microfilm Signature <i>[Signature]</i>	Date 01-27-89
---	--------------------------------------	---	------------------

Code 1.7

-4-

The park itself would create no noise or air pollution problems to affect nearby residential areas. The only possible increase in noise would come from the vehicles using the proposed parking facilities off Hanson Blvd. This would be screened by an ever-green tree buffer along Hanson Blvd. if necessary.

The proposed park facilities would not discharge any waste water or sewage into Coon Creek. Any development of rest stop facilities and parking lot runoff will be regulated by the Anoka County Shoreland Zoning administrator which has strict guidelines that must be followed. The major contributor to any creek pollution would be the highway runoff of storm water.

The Coon Creek Watershed is 60,000 acres in size and drains 86.4 square miles of land. Coon Creek, the natural drainage outlet, originally meandered from one peat pocket to another before cutting through the outwash plain to the Mississippi River. Except for the lower three miles, it is now ditched and straightened throughout. The creek is approximately 30 miles long; it starts in the east central part of Anoka County near Coon Lake and Carlos Avery Wildlife management area and flows into the Mississippi River one mile south of the Coon Rapids Dam.

The Coon Creek Watershed District provides adequate drainage outlets for the peatland so that the area can more fully utilize the land for sod and truck farming. It also provides for flood control and improvement of the general farmland.

In a 1975 Flood Insurance Study prepared for the City of Coon Rapids by H.U.D., it is shown that in this section of Coon Creek the floodway width is 250 feet in one spot and 795 feet by Hansen Blvd. The section area is 1,390 square feet and 5,670 square feet respectively. The mean velocity in F.P.S. were .7 and .2 respectively.

The water quality of Coon Creek as stated in the 1975 report states that nutrient concentrations are relatively high and more than adequate to support weed and algae growth. The creek contains goodly amounts of nitrate nitrogen and coliform bacteria. The report also stated that the sources of contamination appear to be individual septic systems, storm sewer runoff and agricultural (sod and truck farms) runoff. These problems will be somewhat solved with the recent implementation of city sanitary sewers in the area and the P.C.A. regulations.

The Anoka County Park Department proposes excavation of one or two ponds on the site for wildlife in 1981. These ponds will follow guidelines established by the Minnesota Department of Natural Resources. Our department will be required to submit plans and designs to the Minnesota D.N.R. before pond construction can occur.

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority	RM-00062 51	Microfilm Signature	Date
TRADE & ECONOMIC DEV. / BONNIE CURT	Doc. ID OUTDOOR Recreation, File	<i>[Signature]</i>	01-27-89

Code 17

-5-

The hiking trail will be basically 8 foot wide wood chipped paths. In areas of high water table the trail will be on floating board walks 4 or 8 feet wide. Wood walking bridges will cross one of the drainage ditches for the trail.

There are no known historical or archeological resources on or near the site.

This wetlands park and trail would not significantly increase vehicular traffic in the area (maybe 50-100 vehicles per week in a few years). The Anoka County Highway Department proposes to upgrade County Road 78 (Hanson Blvd.) within the next year. In a letter from the Anoka County Highway Engineer, it is stated that County Road 11 (Northdale Blvd.) will be moved to a new junction with Hanson Blvd. Upgrading of the Hanson Blvd. overpass over U.S. Highway 10, road widening, installation of curb and gutter, sidewalks and turn lanes will all be done. In the not too distant future the County proposes to install a signal at the junction of the new location of Northdale Blvd. and Hanson Blvd. The entrance to the proposed parking lot will be located at this intersection. Utilization of the signal will allow controlled entrance and exit from the parking lot.

The proposed sidewalk from the south along Hanson Blvd. will service the residential areas, a retail shopping center, restaurants and schools all located to the south of U.S. Highway No. 10 near or on Hanson Blvd. This sidewalk will allow for a safe access for pedestrians to the park.

There is no public mass transit past this site. The closest mass transit stop is located at Village 10 Shopping Center south of the Hanson Blvd. and U.S. Highway 10 overpass, about 1/4 mile from the site. There are two MTC busses that stop in the early morning and two that stop in the late afternoon. These busses travel on Hanson Blvd. and Northdale Blvd. between Anoka and Minneapolis with stops along the way.

The amount of local and school district taxes to be taken on the tax roles per year because of this land acquisition would be \$13.24 city, \$302.54 school for parcel I and \$.77 city and \$2.40 school for parcel II.

3. The Environmental Impact of the Proposed Action

This proposed acquisition of 57.4 acres for preservation of wetlands and development of trails and ponds should basically be beneficial for the environment. As stated earlier this area of

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority	RM 00062-01	Microfilm Signature	Date
TRADE & ECONOMIC DEV. / BONNIE BURT	Doc. 11: OUTDOOR Recreation, File	Emilia Kupper	01-27-89

Coon Rapids is rapidly growing in housing and retail-commercial development. The pressure from developers is increasing and eventually this site could probably be lost for a retail commercial development. Pressure has already been put on the city for rezoning this area as mentioned earlier in this report. Purchasing this site for open space is the only practical alternative action because of its physical character.

By preserving this site for wetlands and a trail, the environmental damage by users would be minimal. The major problems being use of snowmobiles, minibikes and deposit of litter on the site. All of these would be controlled by local authorities and the County Park Department. Some disruption of bird and waterfowl nesting might happen because of the trail through the site.

The economic, cultural and social conditions should all improve by implementing this site as open space for the public. Nearby schools and local civic groups will be able to use the site as an environmental teaching and learning site. The site, when developed, will also provide the general public with a wildlife area near their homes.

The physical, biological and aesthetic aspects of the site's environment will more than likely be improved by its acquisition by Anoka County. The proposed tree planting, pond work and wetland reclamation will provide cover for wildlife, improved nesting grounds for waterfowl and an improved vista.

The increased traffic of 50-100 vehicles per week will not be noticed on the already busy County Road 78. With the proposed upgrading of this road and signalization, no major problems should be incurred concerning park usage.

Attached are photos, an aerial photo, and half section map showing the proposed acquisition.

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority TRADE & ECONOMIC DEV. / PENNIE BOAT	Date 10 OCTOBER Recreation, Fil.	Microfilm Signature <i>[Signature]</i>	Date 01-27-89
---	--	---	------------------

Project Number 27-01021E1

Minnesota State Planning Agency - Office of Local and Urban Affairs
Parks and Recreation Grants Section

Invoice No. 1

LAND AND WATER CONSERVATION FUND BILLING DATA SHEET

Project Name Coon Creek Wetlands

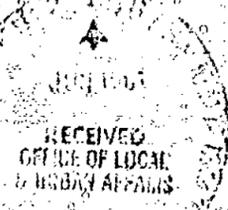
Local Applicant's Name The County of Anoka

I hereby certify that the goods or materials covered by this claim have been inspected and received or the services that have been performed are in accordance with specifications and are in proper form, kind, amount, and quality, and payment therefore is hereby recommended.

[Signature]
(Authorized Participant Signature)

[Date]
(Date)

ITEM AUTHORIZED IN PROJECT AGREEMENT (e.g. land acquisition, landscaping water system, bathhouse, toilet, picnic and swimming area, etc.)	TYPE OF GOODS OR SERVICES RECEIVED (e.g. contract, labor, material, equipment rental, etc.)	IDENTIFICATION NO. FOR PAYMENT (e.g. invoice, warrant, voucher number, etc.)	EXPENDITURES THIS BILLING	(Gross Use Only) ALLOWABLE COSTS THIS BILLING
Land acquisition	N/A	54423	\$ 2,000.00	
Land acquisition	N/A	55260	49,250.30	
Land acquisition	N/A	55261	6,700.00	
Land acquisition	N/A	55259	7,749.70	
TOTAL			\$ 65,700.00	



TOTALS (FOR STATE USE ONLY)

Expenditures Invoice No. _____ \$ _____ Allowable Costs Invoice No. _____ \$ _____

Expenditures To This Date _____ \$ _____ Allowable Costs To This Date _____ \$ _____

JP-42016-01

RETAIN ONE (1) COPY - RETURN (2) SIGNED COPIES TO:
STATE PLANNING AGENCY - LOCAL & URBAN AFFAIRS
PARKS AND RECREATION GRANTS SECTION
CAPITOL SQUARE BLDG., ST. PAUL, MINNESOTA 55101

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT

[Handwritten notes and signatures in a box]

PERFORMANCE REPORT

27-01021-81, Coon Creek Park
Anoka County

This project was formally approved on June 29, 1979. A subsequent amendment was approved on April 6, 1981 which deleted the original 57 acre acquisition and added the present 18 acre project site. The appraised valuation for the 18 acre parcel is \$63,800. However, because Consolidated Project #27-01021 did not include any contingency funds, and because at the time this amendment was approved the state's entire appropriation was frozen, a cost overrun amendment could not be processed. As a result, the federal fund amount remained at \$29,560 or 46 percent of the original project cost.

This project is 100 percent complete.

Island E. Newam
Island E. Newam, Director
Office of Local and Urban Affairs

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority	IRN-00067-51	Microfilmer Signature	Date
TRADE & ECONOMIC DEV. / BONNIE CURT		<i>Bonnie Curt</i>	01-27-79



MINNESOTA
Department of Energy
and Economic Development

Community Development Division
290-5475

American Center
550 Bunker Lake Boulevard
Anoka, Minnesota 55303

February 25, 1985

David Torkildson
Parks and Recreation Director
550 Bunker Lake Boulevard NW
Anoka, MN 55303

RE: ✓ 27-1021, 20E1, Coon Creek Park
Anoka County

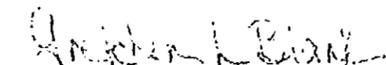
Dear Mr. Torkildson:

Please consider this correspondence official notice that all necessary final documents have been received and found acceptable for the above-referenced Land and Water Conservation Fund project.

Receipt of this correspondence constitutes completion of project closeout requirements.

In accordance with established policy, we wish to point out that actual expenditures are subject to verification by audit and the project is subject to an onsite inspection by the National Park Service or State of Minnesota at any time. Additionally, project records must be retained by the grantee for three years after the date of final reimbursement.

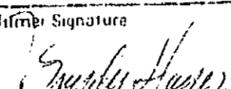
Cordially,


Gretchen L. Blank
Project Officer

/pb
LAWCON V/1-CP

AN EQUAL OPPORTUNITY EMPLOYER

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS. TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority TRADE & ECONOMIC DEV. / BONNIE BURT	Doc. ID COTDOR Recreation, F.L.	Microfilm Signature 	Date 01-27-89
---	------------------------------------	--	------------------



United States Department of the Interior

NATIONAL PARK SERVICE

MIDWEST REGION
1709 JACKSON STREET
OMAHA, NEBRASKA 68102-2571

IN REPLY REFER TO:

1002-01(MWR-RG)

February 19, 1985

Mr. Robert F. Benner
Assistant Commissioner
Department of Energy and
Economic Development
150 Kellogg Boulevard
St. Paul, Minnesota 55101

Dear Mr. Benner:

Please consider this correspondence official notice that all necessary final documents have been received and found acceptable for the following Land and Water Conservation Fund project(s):

- 27-01021@H - Miller Park
- 27-01021@E1 - Coon Creek Park
- 27-01021@N1 - Vivian Park
- 27-01021@D1 - Community Park
- 27-01021@Z - Oakdale Park

Receipt of this correspondence constitutes completion of project close-out requirements.

In accordance with the "L&WCF Grants Manual," we wish to point out that actual expenditures are subject to verification by audit and the project is subject to an onsite inspection by the National Park Service at an time. Additionally, project records must be retained by the grantee for 3 years after the date of final reimbursement.

Sincerely,

James M. Grasso
Land and Water Conservation
Fund Project Officer

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

Agency/Authority	RM-00062-51	Microfilm Signature	Date
TRADE & ECONOMIC DEV. / BONNIE PULI	Doc. I.D. CUT DDD?	Recreation, F.I.	01-27-89

POST-COMPLETION INSPECTION REPORT
 L & WCF/LCMR - State of Minnesota
 Department of Energy and Economic Development

Project Name Countryside Sponsor/County Lincoln County
 Project Number LW27-01021E1 Project Period 81-85
 Inspector M. Tank Title PO
 Accompanied by _____ Title _____
 Inspection Date 4/14/89

Findings:	Yes	No	N/A
1. Is the recreation area being used for the purposes intended?	<u>X</u>	<u>*</u>	_____
2. Is the area attractive and inviting to the public?	<u>X</u>	<u>*</u>	_____
3. Is the maintenance of buildings, facilities, and park grounds adequate?	<u>X</u>	<u>*</u>	_____
4. Is there evidence of uncontrolled vandalism?	<u>*</u>	<u>X</u>	_____
5. Does the staffing of operations and maintenance personnel appear adequate?	<u>X</u>	<u>*</u>	_____
6. Is the area open and accessible to the public during reasonable hours and times of the year?	<u>X</u>	<u>*</u>	_____
7. Are fees and charges reasonable?	_____	<u>*</u>	<u>Y</u>
8. Is there any differential between resident and nonresident fees?	<u>*</u>	_____	<u>X</u>
9. Are there any man-made features which detract from the area or present health or safety problems?	<u>*</u>	<u>X</u>	_____
10. Are there any man-made features, developed subsequent to project approval, which detract from the aesthetics of the site or which may constitute a conversion to nonrecreational use?	<u>*</u>	<u>X</u>	_____
11. Is there any evidence of discrimination?	<u>*</u>	<u>X</u>	_____
12. Are provisions made for use of the completed facilities by the physically handicapped?	_____	<u>*X</u>	_____
13. Is there a sign acknowledging L & WCF or LCMR participation?	_____	<u>*X</u>	_____

Explain any * items below: no LAWCON - no sp. marked houses
no road signs in park

M. Tank Signature Date 4/14/89

LAWCON V/4-CP

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.
 RM-00062-51

Records Series Titled <u>Outdoor Recreation Files</u>	Agency Authority <u>Trade & Economic Development/Bonnie Burt</u>
Microfilm Signature <u>Pat Del Castillo</u>	Date <u>2-28-91</u>
	Camera Reduction <u>34X</u>



Community Development Division
APR 29 1989

MAY 02 1989

Ms. Marcia Taubr
Community Development Division
Minnesota Department of Trade and
Economic Development
900 American Center
150 East Kellogg Boulevard
St. Paul, MN 55101-1421

RE: LW27-01021E, Coon Creek Wetlands, Anoka County

Dear Ms. Taubr:

This letter follows up on our telephone conversation today. The above-mentioned project site has been leased by the City of Coon Rapids from Anoka County for park use. I have enclosed a copy of the lease agreement.

Regarding your signage concerns, four stalls have been striped for handicapped use. Signs designating the status will most likely be installed by June 1, 1989.

I will be contacting Anoka County regarding signage on County Road 78 and the Minnesota Department of Transportation regarding Trunk Highway 10/47. I will inform you of the anticipated installation timetable accordingly.

Please contact me regarding any concerns of this or any other LAWCON projects located in the City of Coon Rapids.

Sincerely,

Richard Pearson
Associate Planner

RP:sh
enc.

10

1313 COON RAPIDS BOULEVARD, COON RAPIDS, MINNESOTA 55433-5397

(612) 755-2880

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICE UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT.

RM 00862 S1

Record Series Titled <i>Coon Rapids Recreation Files</i>	Agency Authority <i>Trade & Econ. Dev. Minn. Dept.</i>
Microfilm Format <i>35mm</i>	Date <i>5-95</i>
	Camera Reduction <i>291</i>

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

State Minnesota

Project Amendment No. LW27-01021E1.11

AMENDMENT TO PROJECT AGREEMENT

THIS AMENDMENT To Project Agreement No. 1021¹ is hereby made and agreed upon by the United States of America, acting through the Director of the National Park Service and by the State of Minnesota pursuant to the Land and Water Conservator Fund Act of 1965, 78 Stat. 897 (1964).

The State and the United States, in mutual consideration of the promises made herein and in the agreement of which this is an amendment, do promise as follows:

That the above mentioned agreement is amended by adding the following:

The City of Coon Rapids will become a co-sponsor of this project with Anoka County.

In all other respects the agreement of which this is an amendment, and the plans and specifications relevant thereto, shall remain in full force and effect. In witness whereof the parties hereto have executed this amendment as of the date entered below.

THE UNITED STATES OF AMERICA
National Park Service
United States Department of Interior

By James W. Grass
(signature)

LAND & WATER CONSERVATION
FUND PROJECT OFFICER
(title)

Date AUG 21 1989

STATE OF MINNESOTA
Department of Trade and
Economic Development

By Robert F. Benner
(signature)

Robert F. Benner
(name)

Deputy Commissioner
(title)

Date 8/11/89

ADJACENT DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILM PROCEDURES FOR THIS DOCUMENT.
RSJ-00062 51

Records Series Title	Agency Authority
<u>Coon Rapids Recreation File</u>	<u>Trade & Econ Dev. Dennis Deert</u>
Microfilm Series	Date
<u>RSJ-00062 51</u>	<u>8/11/89</u>
Camera	Reduction
<u>35mm</u>	<u>20x</u>

ANOKA CO.
PARK DEPT.

MAR 10 1989

21

LEASE

This Lease, made this 2nd day of March, 1988, between the County of Anoka, 325 East Main Street, Anoka, Minnesota, 55303 (COUNTY) and the City of Coon Rapids, 1313 Coon Rapids Boulevard, Coon Rapids, Minnesota, 55433 (CITY), does state as follows:

1. TERM. This Lease shall run from January 1, 1988, until December 31, 2012, unless terminated earlier as provided herein. Thereafter, CITY may renew this Lease for an additional 25 year period upon the same terms and conditions as set forth herein. Written notice of intent to renew must be given to the County 90 days in advance of the termination date. Additional rental monies will be due upon the first day of the renewal term.

2. DESCRIPTION. The real property which COUNTY hereby demises and leases to CITY and which is the subject of this Lease is described as follows:

Outlot E, Sherbrook, except that part now platted as Sherbrook 3rd, according to the plat on file with the Registrar of Titles, Anoka County, Minnesota;

Outlot F, G, and H, Sherbrook, according to the plat on file with the Registrar of Titles, Anoka County, Minnesota.

3. RENT. CITY shall pay the COUNTY Twenty-five Dollars (\$25.00) upon the signing of this Lease or upon renewal as set forth in Paragraph 1.

4. NET LEASE. It is the intention of the COUNTY and CITY that this Lease shall be a purely net lease to the COUNTY and that all costs, expenses and obligations relating to the leased premises which may arise or become due during the term of this Lease shall be paid by the CITY and that COUNTY shall be indemnified by the CITY against any such costs, expenses and obligations.

5. USE AS PARK. COUNTY and CITY understand that the premises demised hereunder shall be used for general park purposes only. Any other use by CITY shall render this Lease voidable at COUNTY's option.

THIS DOCUMENT IS A SUPPLY BY AGENCY NAME BELOW DURING THE REGULAR COURSE OF BUSINESS TO BE FURNISHED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO THE PROCEDURE FOR THIS DOCUMENT

FBI/DOJ

Date: _____ Title: _____ Name: _____	Agency: _____ Name: _____ Title: _____
--	--

6. SPECIAL ASSESSMENTS. The parties understand that special assessments have been levied against the subject premises and are pending until 2002. CITY specifically agrees, as a condition of this Lease, to either pay or forgive those levied special assessments and to abate those future assessments which are pending until 2002. The PINs for the subject premises are as follows:

Outlot E	PIN 10-31-24-41-0029
Outlot F	PIN 10-31-24-44-0019
Outlot G	PIN 10-31-24-44-0020
Outlot H	PIN 10-31-24-44-0021

Personnel from CITY shall take those steps necessary to remove those assessments as soon as possible after the signing of this Lease.

7. MAINTENANCE AND REPAIR. CITY, at its sole cost and expense, shall maintain the subject premises and cause any repairs to be made to it should damage occur by act of God or otherwise. If CITY places any structures of any kind on the subject premises, they shall be properly maintained and kept in good repair. If such structures are not removed at the end of this Lease, they shall become the property of COUNTY. CITY shall not do or suffer any waste, damage, disfigurement or injury to the subject premises.

8. INDEMNIFICATION. CITY shall indemnify, save, defend and hold the COUNTY harmless for and from any claim, dispute, or lawsuit filed against the COUNTY by reason of the use of the subject premises by any person. Indemnification is not required where the claim, dispute or lawsuit is based upon the sole actions of the COUNTY or its employees.

9. TERMINATION. Should either party be in default under the terms of this Lease, written notice shall be served on the defaulting party and that party has ten (10) days within which it must comply with the Lease. Failure to comply after the ten day notice may result in immediate termination of the Lease upon written notice of termination served by the other party.

THIS DOCUMENT IS A REPRODUCTION OF A DOCUMENT WHICH WAS FILED BY AGENCY NAMED BELOW DURING THE REGULAR COURSE OF BUSINESS TO BE FILED BY STATE OF MISSISSIPPI MICROGRAPHIC SERVICE UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILED PROCEDURES FOR THIS DOCUMENT

Date Filed <i>10/15/91</i>	Agency Authority <i>Mississippi State Archives</i>
Microfilm Service <i>State Archives</i>	Location <i>State Archives</i>

24

10. MODIFICATION IN WRITING. Any modification of the terms of this Lease shall not be effective unless reduced to writing and signed by both parties to this Lease.

CITY OF COON RAPIDS

COUNTY OF ANOKA

By: Robert B. Lewis
Mayor

By: [Signature]
Dan Erhart, Chairman
Anoka County Board of Commissioners

Dated: February 9, 1988.

Dated: 22 March, 1988.

ATTEST:

By: [Signature]
Acting City Manager

[Signature]
John "Jay" McInden
Anoka County Administrator

Dated: February 9, 1988.

Dated: 22 March, 1988.

[Signature]
Asst. City Attorney

[Signature]
David L. Torkildson, Director
Anoka County Parks Department

Dated: February 9, 1988.

Dated: 31 March, 1988.

APPROVED AS TO FORM AND EXECUTION:

[Signature]
Assistant Anoka County Attorney

THIS INSTRUMENT DRAFTED BY
ANOKA COUNTY ATTORNEY
ANOKA COUNTY COURT HOUSE
ANOKA, MINNESOTA 55303

ADJUDICATED DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW, DURING THE REGULAR COURSE OF BUSINESS TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO THE PROCEDURE FOR THIS DOCUMENT

RM 0006 54

Filed <u>[Signature]</u> Microfilm Section	Agency Authority <u>[Signature]</u> Camera Reduction
--	---



21

TO: Mayor, City Council, City Manager
 FROM: Alden C. Hofstedt, City Attorney
 SUBJECT: Lease with Anoka County for Outlots in Sherbrook Addition
 DATE: February 9, 1988

INTRODUCTION

The City has received a revised proposed lease from the County of Anoka for four outlots in the Sherbrook Addition.

BACKGROUND

The City has for some time been negotiating with the County of Anoka to acquire part of Outlot E and all of Outlots F, G, and H in the Sherbrook Addition for park purposes. Several months ago the County completed acquisition of title to all of those outlots and has indicated a willingness to lease them to the City.

DISCUSSION

The proposal would lease the outlots to the City for a period of 25 years with the City's option to renew the lease for an additional 25 years at a cost of \$25.00 for the original lease and an additional \$25.00 for the renewal period. The City would be able to use the property for park purposes only and the City would be responsible for the costs of any park development and maintenance. The City is also obligated to either pay or forgive any special assessments currently against the properties or which may be assessed against the properties in the future during the term of the lease. The current specials amount to approximately \$30,000 on these parcels.

RECOMMENDATION

Staff recommends that the lease be approved.

ACTION REQUIRED

Approve lease with County of Anoka for part of Outlot E and Outlots F, G, and H all in the Sherbrook Addition and authorize the Mayor and Acting City Manager to execute same.

Alden C. Hofstedt
 Alden C. Hofstedt

lp
attach.

1313 COON RAPIDS BOULEVARD, COON RAPIDS, MINNESOTA 55433-5397

(612) 755-2880

THIS DOCUMENT WAS SUPPLIED BY AGENCY NAMED BELOW DURING THE REGULAR COURSE OF BUSINESS TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FIELD PROCEDURES FOR THIS DOCUMENT

Received by <i>Caroline A. ...</i> Microfilm Services	Date February 9, 1988	Agency Authority <i>Alden C. Hofstedt</i> City Attorney
---	--------------------------	---

MINNESOTA DEPARTMENT OF CONSERVATION

St. Paul, Minnesota

55101

ANOKA

County.....

City of Coon Rapids

RAINBOW

Project No. 38-2007

Date.....

City of Coon Rapids

6,254.00

governmental subdivision, has received a grant of \$6,254.00 hereafter referred to as dated June 1, 1967, 1968.

WHEREAS, it is required that the governmental subdivision promisor for the maintenance of the area and the facilities shall conform to applicable laws and provisions of the Act and the regulations of the Bureau of Outdoor Recreation.

AND WHEREAS, the governmental subdivision promisor shall conform and provide the following: The property shall be maintained so as to appear attractive and inviting to the public. Sanitation and sanitary facilities shall be maintained in accordance with the applicable state and local public health standards. Structures shall be kept reasonably safe for public use. Fire prevention, fire protection and similar activities shall be maintained at reasonable levels to prevent loss of the lives of users. Buildings, roads, trails and other structures and improvements shall be kept in reasonable repair throughout their useful life time or as to prevent undue deterioration and not to discourage use on the following described project: A part of the City of Coon Rapids situated in Section 23 and 26, Township 14 N., Range 26 W. lying between the Great Northern Railway and State Highway 10 on the south and bounded on the west by Spruce Street. The covered improvements to be situated on that portion of the city park contained in lots 4, 5, 6 and 7, Block 1, Coon Creek Park addition.

AND, it is further agreed that the governmental subdivision will keep the facility open to the general public at reasonable hours and times of the year consistent with the type of facility, and will further obtain the Secretary of the Interior's approval in writing before any change from the original recreational purpose or jurisdictional control is effected on the above described project.

AND, it is further agreed that should the governmental subdivision fail to make payments to the local unit of government on any of all current project, until the situation involved is corrected; or withhold from current or future appropriations the amount of assistance previously paid out for the project or projects hereby. In the event of default the State shall have the right to maintain the project and shall be authorized to charge such cost of maintenance back to the governmental subdivision. It is further agreed that such costs of maintenance shall constitute a debt due and owing to the State.

Dated this 17 day of July, 1967

Approved and adopted by the Board of Resolution on

Norman J. Jensen Clerk
Thomas R. Matheson

DEC-4-68 TUE 15:37

THIS DOCUMENT WAS REPRODUCED BY AGENCY NAMED BELOW DURING THE REGULAR COURSE OF BUSINESS, TO BE FILMED BY STATE OF MINNESOTA MICROGRAPHIC SERVICES UNIT ACCORDING TO NATIONAL BUREAU OF STANDARDS REQUIREMENTS FOR PERMANENT MICROFILM AND ACCORDING TO FILM PROCEDURES FOR THIS DOCUMENT

Record Series Filed	Agency Authority
Outdoor Recreation Files	State of Coon Rapids
Microfilm Number	Project No. 38-2007



City Council Regular

14.

Meeting Date: 06/04/2013

Subject: Sand Creek Pedestrian Crosswalk Over Foley Boulevard

From: Brad Wise, Police Chief

INTRODUCTION

Councilmember Manning requested an update regarding a citizen's concerns of the safety of pedestrians in the crosswalk where the Sand Creek Trail crosses Foley Boulevard.

DISCUSSION

Walkability of a City is closely tied to vehicles respecting and stopping for pedestrians entering a crosswalk. Recently, a citizen brought forward a particular concern for the Sand Creek Trail pedestrian crossing of Foley Blvd. and her general observation that many motorists ignore the law which requires a motorist to yield the right of way to the person crossing. This memo offers an update.

An officer of the Police Department (PD) traffic unit was directed to investigate the situation. It was his recommendation that some low cost improvements should be made to improve visibility for both motorists and pedestrians before initiating targeted enforcement. His belief was the current sight lines were inadequate for a driver to have a reasonable opportunity to see a pedestrian and yield, and that some of the road markings could be better. In working with the Streets Supervisor the full recommendations include: cutting back some trees and vegetation to increase the distance a driver on Foley has to notice a pedestrian showing the intent to cross, repainting road markings making them more apparent, and improve the lighting for the signs warning drivers of the crosswalk.

The PD has placed the speed trailer on Foley Blvd. to alert drivers of their speed. The traffic unit and other officers working patrol have enhanced speed enforcement on Foley between Northdale Blvd. and Main Street in order to influence driving habits of motorists on that road. A special crosswalk educational operation is planned for June using the crosswalk at the High School that will involve local media in order to bring attention to the crosswalk law.

Long term, the PD is working with Public Works on placing enhanced crosswalk signs at key pedestrian crossings. These signs are wrapped by LED lights and are activated by the pedestrian via push button. These types of signs (see attached) are far less expensive than the pedestrian semaphore located on Round Lake, coming in at around \$10,000 each. The best feature is that a pedestrian's intent is clear once they push the button to cross, making it far easier to spot and enforce violations.

RECOMMENDATION

This is for information only. No Council action required.

Attachments

Crosswalk Signal

- 110V Powered (Solar Powered also available)
- MUTCD Compliant
- Proprietary Day-Viz™ Circuitry



TAPCO's brilliant innovation of enhancing traffic signs with LEDs (Light-Emitting Diodes) makes pedestrian crossings safer, reduces accidents and saves lives!

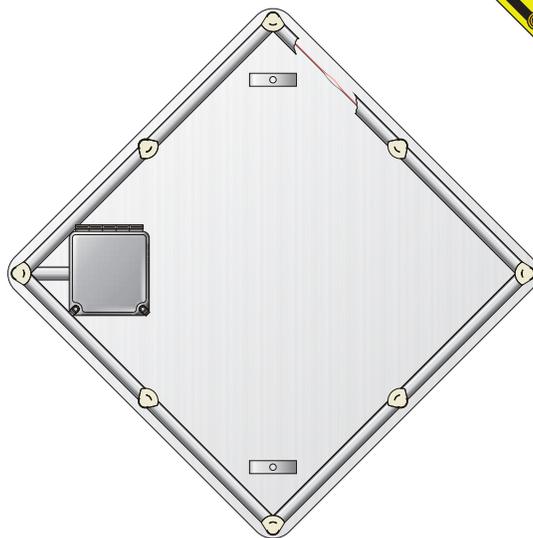
Day-Viz™ (Daylight Visible) BlinkerSigns feature an array of incredibly bright LEDs that flash in unison, once per second, commanding the attention of drivers DAY AND NIGHT.

FEATURES

- Installs easily onto any new or existing sign post
- Can be integrated into an ITS (Intelligent Transportation System)
- High intensity Day-Viz™ LEDs command attention day and night
- Can be programmed to operate continuously (24/7) or on solar time clocks, push-buttons and/or motion (vehicle) detectors
- Multiple signs can be synchronized
- Heightened driver awareness
- Increased visibility at high incident intersections

APPLICATIONS

- New crosswalk locations
- High incident intersections
- Rural roads
- Advance crosswalk warnings



Patents #6,943,698; #6,693,556
Other Patents Pending

STANDARD SPECIFICATIONS*

Sign Specification- MUTCD #W11-2

Sign Substrate	.080 Highway Grade Aluminum
Reflective Sheeting	FYG- 3M™ DG ³ - with anti-graffiti overlay
MUTCD Compliance	MUTCD Section 2A.08 Compliant

Day-Viz™ Management System (patent pending)

Flash Pattern	MUTCD Compliant
LED Type	High Power Luxeon— 1 watt
LED Life Expectancy	Over 100,000 hours

Warranty

Term	1 Full Year Warranty
------	----------------------

Smart Activation Options

24/7 continuous
Time clock activation (Windows based software programmable)
Wireless control activation
Vehicle detection activation

*All specifications subject to change without notice.

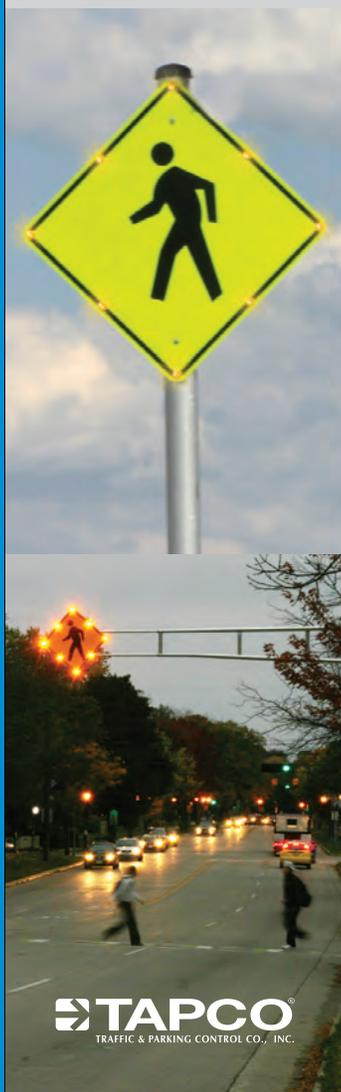
For complete specifications and details call or visit www.tapconet.com

5100 W. Brown Deer • Brown Deer, WI 53223
Ph: 262.814.7000 • 800.236.0112
Fax: 262.814.7017 • 800.444.0331
www.tapconet.com • www.tapcostore.com

Distributed By:

04090008

W11-2 110 VAC





City Council Regular

15.

Meeting Date: 06/04/2013

Subject: Other Business - "No Right Turn on Red" Sign on Main Street at River Rapids Drive

Submitted For: Tim Himmer, Public Works Director

From: Cher Ridout, Admin Secretary II

INTRODUCTION

At the May 21, 2013 Council meeting, Councilmember Klint requested a “no right turn on red” sign on Main Street at River Rapids Drive.

DISCUSSION

City staff and Anoka County are working together to address Councilmember Klint’s concerns. Once the review is complete, staff will present a report to Council at a future meeting.

RECOMMENDATION

This is for Council information only.
