



Council Work Session - 6:30 p.m.
HRA Regular Meeting - 6:55 p.m.

CITY COUNCIL AGENDA
Tuesday, June 7, 2016
7:00 p.m.
Coon Rapids City Center
Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Proclamations/Presentations

Approval of Minutes of Previous Meeting

1. Approve Minutes of May 17, 2016

Consent Agenda

2. Approve Waiver of Fees for Fourth of July Celebration
3. Approve Assessment Agreement and Waiver for Lawrence Estates
4. Consider Resolution 16-70 Supporting a Tax Credit Application for Riverdale Station Development
5. Approve Memorandum of Understanding, Anoka Ramsey Community College, Minnesota Campus Sexual Assault Legislation
6. Adopt Resolution 16-71, Establishing New Polling Location for Precinct 3-2
7. Adopt Resolution 16-72, Establishing New Polling Location for Precinct 4-1

Public Hearing

8. Levy of Misc. 2016(2) Assessments

Bid Openings and Contract Awards

Old Business

9. PC 16-9: Consider Approval of Amendment to Gateway Commerce Center Planned Unit Development, H & W, LLC
10. PC 16-10: Consider Resolution 16-54 Granting Final Plat Approval for Gateway Commerce Center 4th Add., Highway 10 and Hanson Blvd., H&W Family LLLP
11. Consider Adoption of Ordinance 2167, an Ordinance Establishing Fee for Keeping Chickens
12. Consider Adoption of Ordinance 2168 Establishing Housing Improving Area for Creek Meadows II Owners Association

New Business

13. PC 16-11: Mercy Hospital, Site Plan Approval Building Additions and Parking Deck, HDR Architects
14. Consider Introduction of an Ordinance Revising Ordinance 2136, Correcting the Legal Description

Open Mic/Public Comment

Reports on Previous Open Mic

15. Open Mic Report - Jerry Pierce, Re: Proceeds from Sale of Municipal Liquor Stores

Other Business

Adjourn



City Council Regular

1.

Meeting Date: 06/07/2016

SUBJECT: Approve Minutes of May 17, 2016

Attachments

May 17, 2016

UNAPPROVED

COON RAPIDS CITY COUNCIL MEETING MINUTES OF MAY 17, 2016

CALL TO ORDER

The second regular meeting of the Coon Rapids City Council for the month of May was called to order by Mayor Jerry Koch at 7:00 p.m. on Tuesday, May 17, 2016, in the Council Chambers.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Koch led the Council in the Pledge of Allegiance.

ROLL CALL

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

Members Absent: None

ADOPT AGENDA

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

PROCLAMATIONS/PRESENTATIONS

1. POPPY DAYS PROCLAMATION

Mayor Koch read a proclamation in full for the record declaring May 20 and May 21, 2016 to be Poppy Days in the City of Coon Rapids.

Auxiliary representatives presented the Mayor and Councilmembers with poppies. A round of applause was offered by all in attendance.

2. COMMUNITY SCHOLARSHIP MONTH PROCLAMATION

Mayor Koch read a proclamation in full for the record declaring May to be Community Scholarship Month in the City of Coon Rapids.

Nick Braschayko, Coon Rapids Community Scholarship Association, was proud of the fact that \$3.6 million has been awarded to graduates of Coon Rapids. He indicated 151 students would be receiving scholarships in 2016. He appreciated the communities continued support and the assistance that was offered to local graduates interested in pursuing their secondary education.

3. **ARMED FORCES DAY PROCLAMATION**

Mayor Koch read a proclamation in full for the record declaring May 21, 2016 to be Armed Forces Day in the City of Coon Rapids. A round of applause was offered by all in attendance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4. 2016 LOCAL BOARD OF APPEAL AND EQUALIZATION MINUTES
 5. MAY 3, 2016, COUNCIL MEETING
-

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER WELLS, FOR APPROVAL OF THE MINUTES FROM THE 2016 LOCAL BOARD OF APPEAL AND EQUALIZATION MEETING. THE MOTION PASSED 6-0-1 (KLINT ABSTAINED).

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER KLINT, FOR APPROVAL OF THE MINUTES OF THE MAY 3, 2016, CITY COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

CONSENT AGENDA/INFORMATIONAL BUSINESS

6. APPROVE TEMPORARY ON-SALE STRONG BEER AND WINE LICENSE FOR 4TH OF JULY COMMUNITY CELEBRATION
 7. APPROVE A CLASS A ON SALE, SUNDAY, AND 2 AM LIQUOR LICENSE FOR MARBLZ 2 INC.
 8. ADOPT RESOLUTION 16-58 APPROVING NEW GAMBLING PREMISES PERMIT FOR COON RAPIDS YOUTH HOCKEY ASSOCIATION
 9. ADOPT RESOLUTION 16-62 SETTING LEVY HEARING FOR MISCELLANEOUS ASSESSMENT 2016-2
 10. ADOPT RESOLUTION 16-64 APPROVING NEW GAMBLING PREMISES PERMIT FOR THE AMERICAN LEGION POST #334
 11. ADOPT RESOLUTION 16-65 ACCEPTING COON RAPIDS 2016 MEMBER CITY GRANT AGREEMENT
-

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER

KLINT, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

12. CONSIDER RESOLUTION 16-63 AUTHORIZING APPLICATION FOR ECONOMIC DEVELOPMENT FUNDING FOR RMS COMPANY

The Staff report was shared with Council.

Mayor Koch questioned the size of the loan the City would be requesting from the State. Community Development Director Brown explained the City was pursuing a \$700,000 forgivable loan from the Minnesota Investment Fund. He reported the City was also proposing to provide \$138,000 through a forgivable loan.

Mayor Koch opened and closed the public hearing at 7:24 p.m. since no one appeared to address the Council.

Lee Zachman, President of RMS Company, thanked the Council for their consideration. He stated he was a proud member of the community and discussed the good jobs his company provides to Coon Rapids residents.

Councilmember Klint questioned when the new facility would be completed. Mr. Zachman anticipated construction would begin in 2016.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT RESOLUTION 16-63 AUTHORIZING AN APPLICATION FOR ECONOMIC DEVELOPMENT FUNDING FROM THE STATE OF MINNESOTA AND AGREEING TO ACT AS THE LEGAL SPONSOR FOR RMS COMPANY. THE MOTION PASSED UNANIMOUSLY.

Mr. Zachman requested the Council reconsider the 4% energy tax that he is being charged by the City. He estimated his company pays \$150,000 per month in energy costs during the summer months, which equated to a \$5,000 per month tax to the City of Coon Rapids. He recommended that the energy tax be capped to \$20,000 per year.

Councilmember Johnson indicated the Council discussed this topic at a recent worksession meeting and was aware of the local business owners concerns.

13. HOLD PUBLIC HEARING ON ESTABLISHING A HOUSING IMPROVEMENT AREA FOR CREEK MEADOWS II HOMEOWNERS ASSOCIATION

The Staff report was shared with Council.

City Attorney Brodie reported the Council was simply introducing the Ordinance this evening and the Ordinance would be considered at the next Council meeting. He reported the Ordinance would not go into effect until 45 days after approval.

Mayor Koch opened the public hearing at 7:33 p.m.

Krista Johnson, Greater Midwest Property Management, explained she was the property manager for Creek Meadows II. She stated she has worked with the Board for the past 14 months to come up with financing options and appreciated the City's assistance. She believed the Board had found a great solution through the HIA (Housing Improvement Area).

Sandy Reitz, President of the Creek Meadows II homeowners association, explained this was a difficult decision for the 44 homeowners within the association. She indicated the Board understood that improvements had to be made and thanked the City for offering the association assistance.

Robert French, 1537 Creek Meadows Drive, stated he liked the low homeowner dues, but understood it was necessary for the association to make repairs and improvements. For this reason, he was willing to pay his fair share for the improvements. He believed the City of Coon Rapids did not want this association to become a blighted property.

Darlene Scott, Creek Meadows Drive, indicated she has lived within this association since 1990 and she supported the proposed improvements.

Amy Rheinhold, 11234 Creek Meadows Drive, thanked the Council for considering the HIA. She was thankful that the City had a program available to assist struggling townhome associations. She discussed the associations reserve study noting there was a major financial shortfall. She understood the association was in need of help financially and believed the HIA was the best option.

Mayor Koch closed the public hearing at 7:38 p.m.

Mayor Koch considered the Ordinance to be introduced regarding establishing a housing improvement area for that portion of Creek Meadows II Homeowners Association located along Creek Meadow Drive and Robinson Drive.

BID OPENINGS AND CONTRACT AWARDS

14. CONSIDER RESOLUTION NO. 16-3(9) AWARDING CONTRACT FOR MSA

STREET RECONSTRUCTION

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 16-3(9) AWARDED A CONTRACT TO C.S. MCCROSSAN CONSTRUCTION, INC. IN THE AMOUNT OF \$1,942,263.05. THE MOTION PASSED UNANIMOUSLY.

15. CONSIDER ADOPTING RESOLUTION NO. 16-8(9) AWARDED A CONTRACT FOR MISCELLANEOUS TRAIL CONSTRUCTION AND REHABILITATION

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER KLINT, TO ADOPT RESOLUTION NO. 16-8(9) AWARDED A CONTRACT TO BARBER CONSTRUCTION INC. IN THE AMOUNT OF \$149,665.00 FOR MISCELLANEOUS TRAIL CONSTRUCTION, REHABILITATION AND ERLANDSON PARK PEDESTRIAN BRIDGE REPLACEMENT CONTRACT.

Councilmember Demmer asked if the City discussed repairing the bridge versus a total replacement. Public Works Director Himmer explained the bridge had to be widened which meant a total replacement was necessary.

THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

16. CONSIDER ADOPTION OF ORDINANCE 2166 AMENDING THE MINIMUM SEATING CAPACITY FOR TAPROOMS AND COCKTAIL ROOMS AND THE HOURS FOR 3.2 MALT LIQUOR ON SUNDAYS

The Staff report was shared with Council.

Councilmember Klint asked if parking at taprooms and cocktail rooms would be impacted by the proposed code amendment. Community Development Director Fernelius reported this was a licensing issue. He provided further comment on how taprooms differed from typical restaurants.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT ORDINANCE 2166 AMENDING THE MINIMUM SEATING

CAPACITY AND THE HOURS FOR 3.2 MALT LIQUOR ON SUNDAYS. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

17. PC 16-9: APPROVAL OF AMENDMENT TO GATEWAY COMMERCE CENTER
 PLANNED UNIT DEVELOPMENT, H&W, LLC

The Staff report was shared with Council.

Mayor Koch questioned if the City had a deadline for approving this request. Planner Harlicker explained the 60-day timeframe has been extended.

Councilmember Klint asked how many site changes this PUD has had since it was originally approved. Planner Harlicker stated this was the fifth request for a change since 2007. He reviewed each of the amendments in detail with the Council.

Councilmember Manning inquired if the original plat included a hotel. Planner Harlicker discussed his recollection of the original plat and the location of the hotel.

Councilmember Manning was interested in seeing the original plat.

Councilmember Geisler commented on her time on the Planning Commission and recalled the group requesting the developer to have all of his changes in one final PUD amendment. She believed the constant shifting and changing made the plan feel uncertain. She indicated she would not be supporting the PUD amendment.

Councilmember Klint stated when this property was in litigation the project was put on hold. She discussed the history of this site further and believed the 2007 plan would have provided a beautiful gateway entrance into the community. However, over time, the original vision for this site has drastically changed. She was very frustrated that the promises made in 2007 were not being carried out. For that reason, she would not be supporting the requested amendment.

Councilmember Klint questioned if the new car dealership was already located in the City of Coon Rapids and would simply be relocating.

Mayor Koch explained the company was located in the City, but noted a new brand of dealership would be brought into the community.

Councilmember Demmer recalled the swim school being approved and believed this would have been a great use for the property. He stated if the expanded car dealership were approved, it would eliminate the space for swim school. He asked what the shelf life was for a PUD and

believed that perhaps the developer should go back to the drawing board of the 2007 plan for this site was obsolete. He believed the entire plan had to be updated or the amendment should be denied. Planner Harlicker reported the swim school did not have the funding at this time for a new building, which led the developer to propose expanding the car dealership.

Councilmember Manning stated this was a really important piece of property. He was in favor of tabling action on this item in order for the Council to discuss the request further at a worksession meeting. He commented that the proposed PUD amendment did not align with the original vision for this property.

Councilmember Geisler did not approve of how the developer was trying to “plop” uses into the project. She wanted to see the developer create a comprehensive and reasonable plan for the site.

Councilmember Manning did not like the direction the PUD was heading and wanted to further discussion the options for this site.

Mayor Koch agreed this site was challenging. He was excited about bringing a new dealership to the community and understood Walser was a great partner to the community. He discussed how the PUD has evolved over time and noted he would vote to support the amendment. However, he was interested in discussing the project further.

Councilmember Johnson believed one portion of the property has remained constant with the original PUD. He understood the car dealership has been a constant since the beginning and stated he would be offering his support to the PUD amendment. He believed the expanded car dealership would be a positive to the community and was not too inconsistent with the original PUD.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER KLINT, TO TABLE ACTION ON THIS ITEM TO THE JUNE 7, 2016 CITY COUNCIL MEETING. THE MOTION PASSED 5-2 (JOHNSON AND MAYOR KOCH OPPOSED).

Councilmember Manning requested this item be added to the next worksession agenda.

Mayor Koch was interested in hearing from the applicant.

The representative from Walser Automotive, reported the original intent was to expand the Nissan dealership in order to move a Hyundai dealership to Coon Rapids. It was found original site (6 acres) was tight for the dealership. He reviewed several photos of how the new dealership would look and described how enhanced the facility would be. He then described the number of new employees that would be hired for the dealership.

Councilmember Geisler did not believe the Council opposed the dealership but rather was upset with the lack of overall planning for the site, given the number of changes being requested for the PUD. She wanted to understand what the developers plan was for the remaining parcels and if

the developer would stick to this plan.

Mayor Koch questioned how tight the developer was on dates.

Walser Automotive Representative stated he would rather the project not be further delayed. He did not want to see the new dealership opportunity offered to another community.

Councilmember Johnson commended the applicant on their work on the site plan. He was satisfied with the site plan and believed proper consideration should have been given to the request.

The developer discussed how the market has led to the changes. He stated that he was doing his best to create a high quality development and noted the architectural standards were high. It was his hope to have the bulk of the land occupied in the near future. He commented on how the 10-acre car dealership would be a nice amenity for the City and requested the Council offer their support to the PUD amendment.

Councilmember Manning wanted to see a first class hotel on the corner lot.

18. PC 16-10: CONSIDER RESOLUTION 16-54 GRANTING FINAL PLAT APPROVAL FOR GATEWAY COMMERCE CENTER 4TH ADD., HIGHWAY 10 AND HANSON BOULEVARD, H&W FAMILY LLLP
-

City Manager Stemwedel recommended the Council table action on this item.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER KLINT, TO TABLE ACTION ON THIS ITEM TO THE JUNE 7, 2016 CITY COUNCIL MEETING. THE MOTION PASSED 5-2 (JOHNSON AND MAYOR KOCH OPPOSED).

19. PC 16-12: CONSIDER RESOLUTION 16-55 GRANTING FINAL PLAT APPROVAL FOR GATEWAY COMMERCE CENTER 5TH ADD., HIGHWAY 10 AND HANSON BOULEVARD, H&W FAMILY, LLLP
-

The Staff report was shared with Council.

Councilmember Klint questioned what was being approved by the Council. Planner Harlicker explained the final lot location and dimensions were being formally approved. He reported the lot was approved in concept in 2015.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT RESOLUTION NO. 16-55 APPROVING THE FINAL PLAT FOR

GATEWAY COMMERCE CENTER 5TH ADDITION WITH THE FOLLOWING
CONDITION:

1. ALL COMMENTS OF THE CITY ENGINEER BE ADDRESSED.

Public Works Director Himmer indicated the Council elected to table action on the 4th Addition this evening. He reported that the 5th Addition language refers to an outlot within the 4th Addition. He believed that the final plat could not be recorded with the County until the 4th Addition situation was resolved.

Councilmember Johnson requested that his motion remain on the floor. City Attorney Brodie advised the Council could proceed in this manner, noting that the final plat could not be recorded until the Council took action on the 4th Addition.

THE MOTION PASSED 6-1 (KLINT OPPOSED).

20. CONSIDER INTRODUCTION OF ORDINANCE ESTABLISHING FEE FOR
KEEPING CHICKENS

The Staff report was shared with Council.

Mayor Koch considered the Ordinance regarding establishing a fee for keeping chickens to be introduced.

OPEN MIC/PUBLIC COMMENT

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

Jennifer Koch, 2020 127th Avenue NW, explained she received the City's response regarding a potential flea market along Coon Rapids Boulevard between Egret and Avocet. She understood this was vacant City owned property. She addressed each of the City's concerns and reported a flea market would not need a structure of any sort. She indicated there were traffic control concerns, but she believed the City's police officers could patrol this area. It was her opinion that City staff was bright enough to figure out how to license this event. She discussed the benefits of holding a flea market within the City and requested the Council reconsider the potential of having a flea market in the City along Coon Rapids Boulevard.

Jerry Pierce, 12236 Partridge Street, discussed the development planned along Coon Rapids Boulevard. He believed the City was using too much TIF for these projects. It was his opinion that the City owed the seniors citizens of this community \$1.25 million plus interest since 1980, for a senior center. He stated in 1995 the new City Hall was built and a referendum was

approved for this expense. He encouraged the Council to pursue a senior citizen center.

REPORTS ON PREVIOUS OPEN MIC

None.

OTHER BUSINESS

Councilmember Klint asked if staff had responded to the resident with noise concerns from the car wash adjacent to her property in Anoka. City Manager Stemwedel reported he has exchanged emails with the Anoka staff regarding this matter.

Councilmember Geisler reported it was National Police Week. She thanked the Coon Rapids Police Department and its officers for their dedicated service to the community.

Mayor Koch reported the Public Works Open House was well attended this past Saturday and was a huge success.

Mayor Koch believed the Home Remodeling Tour last Sunday was another great event for the City. Community Development Director Fernelius anticipated that close to 1,400 people toured the six remodeled homes.

Councilmember Johnson discussed the kids fishing clinic that was held at the Coon Rapids Dam on Saturday, May 7th. He stated there was a good turnout for this event and encouraged staff to further publicize this event in the future.

City Clerk Lenzmeier explained candidate filing opened Tuesday, May 17th and will remain open through Tuesday, May 31st. She noted there would be four Council seats on the ballot this fall.

Public Works Director Himmer reported the next BNSF/Hanson Boulevard crossing open house meeting would be held on Wednesday, June 15th at 5:00 p.m. at Epiphany Church. Signs will be posted on the roadway and postcards would be sent out. He anticipated the Council would be updated on this matter at the Tuesday, June 7th City Council worksession meeting.

Fire Chief Piper provided an update on the Senate and House bonding bills.

Mayor Koch discussed the amount of road construction that was happening in and around the City. Public Works Director Himmer reported updates on the City's projects were available on the City's website.

Bunker Hills Golf Director Anderson reported the golf course was very busy and he looked

forward to the warm weather this weekend.

ADJOURN

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER WELLS, TO ADJOURN THE MEETING AT 9:18 P.M. THE MOTION PASSED UNANIMOUSLY.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

2.

Meeting Date: 06/07/2016

Subject: Approve Waiver of Fees for Fourth of July Celebration

From: Melissa Moore, Administrative Assistant I

INTRODUCTION

A request has been submitted to waive licensing fees for the 2016 Fourth of July celebration.

DISCUSSION

the Coon Rapids Fire Relief Association and the Coon Rapids North Star Lions have submitted a request to waive the fireworks display, carnival, and parade fees for the annual Fourth of July celebration. Historically these fees have been waived for this City event.

While the Clerk's Office has the authority to issue the licenses, any fee adjustment must be approved by Council.

RECOMMENDATION

Council is requested to approve the waiver of the fireworks display, carnival and parade license fees for the 2016 Fourth of July celebration.

Attachments

Approve Waiver of Fees for Fourth of July Celebration

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



COON RAPIDS Minnesota

TO: Coon Rapids City Council

FROM: John Piper, Fire Chief

A handwritten signature in black ink, appearing to be 'John Piper', written in a cursive style.

SUBJECT: Carnival Fees

DATE: May 23, 2016

The Coon Rapids Fire Relief Association and the Coon Rapids North Star Lions will be hosting the annual Fourth of July celebration at Boulevard Park, adjacent to the Coon Rapids Ice Center (CRIC), July 2nd - 4th.

We respectfully request the City Council consider waiving the licensing fees for the carnival, fireworks display and parade. This celebration brings the community together and provides quality family entertainment.

Thank you for your consideration.



City Council Regular

3.

Meeting Date: 06/07/2016

Subject: Approve Assessment Agreement and Waiver for Lawrence Estates

Submitted For: Mark Hansen, Assistant City Engineer

From: Sarah Greene, Administrative Assistant II

INTRODUCTION

Council is requested to approve an Assessment Agreement and Waiver for Douglas, JoAnn, and Bradley Lawrence, the owners of property located along 128th Avenue within street reconstruction project 16-3.

DISCUSSION

The assessment agreement and waiver is for street reconstruction adjacent to two properties located along 128th Avenue, both with unassigned addresses (PIN 04-31-24-43-0003 and 04-31-24-43-0004). The two properties currently consist of vacant land, and are proposed to be developed into 10 single family lots as part of the City approved Lawrence Estates plat.

The properties have been assessed at the current commercial rate for the street reconstruction project 16-3. The assessment agreement and waiver would adjust the assessment to be at the current single family rate. The property owner continues to work with both the City and County to record the plat, and submit the required development fees and agreements. According to this agreement, the property owner has until October 1, 2016 to record the plat, or the properties will be assessed at the current commercial rate.

A portion of Outlot A of the proposed Lawrence Estates plat could be developed in the future. The property owner has indicated that further development of Outlot A would be expensive, but does intend to retain ownership of this portion of the property. The assessment agreement states that the developable front footage of Outlot A along 128th Avenue would be assessed at the current commercial rate, but would be postponed through a separate Council resolution until such time that this portion of Outlot A develops in the future. The postponed assessment would be adjusted based on the Construction Cost Index for the Minneapolis area, and the proposed future use of Outlot A.

RECOMMENDATION

It is recommended Council:

- 1.. Approve the Assessment Agreement and Waiver for Lawrence Estates.
2. Approve Resolution 16-69 postponing assessments for Lawrence Estates Outlot A.

Attachments

Lawrence Estates Plat

Lawrence Assessment Agreement and Waiver

Resolution No. 16-69

LAWRENCE ESTATES

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 4, T. 31, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Douglas P. Lawrence, JoAnn A. Lawrence, and Bradley J. Lawrence, tenants in common, owners of the following described property:

The Southwest Quarter of the Southeast Quarter of Section 4, Township 31, Range 24, Anoka County, Minnesota.

EXCEPT

That part of the Southwest Quarter of the Southeast Quarter of Section 4, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Beginning at a point on the south line of said Southeast Quarter distant 1380.19 feet westerly of the southeast corner thereof, for the purposes of this description said south line is assumed to bear South 89 degrees 19 minutes 04 seconds West; thence North 0 degrees 57 minutes 25 seconds East a distance of 911.99 feet; thence North 89 degrees 02 minutes 45 seconds West a distance of 114.01 feet; thence northwesterly a distance of 161.00 feet along a tangential curve concave to the northeast, having a radius of 340.00 feet and a central angle of 27 degrees 07 minutes 53 seconds; thence South 28 degrees 05 minutes 08 seconds West, not tangent to said curve, a distance of 190.00 feet; thence North 61 degrees 54 minutes 53 seconds West a distance of 280.00 feet; thence South 89 degrees 11 minutes 51 seconds West a distance of 218.33 feet; thence South 0 degrees 57 minutes 22 seconds West a distance of 397.72 feet; thence South 57 degrees 35 minutes 12 seconds East a distance of 964.93 feet to the point of beginning. (Also being part of Lot 13, AUDITOR'S SUBDIVISION NO. 97).

ALSO EXCEPT

ALEXANDRAS COVE THIRD ADDITION, according to said plat on file and of record in the office of the County Recorder, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as LAWRENCE ESTATES and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Douglas P. Lawrence, JoAnn A. Lawrence, and Bradley J. Lawrence have hereunto set their hands this ____ day of _____, 2014

Douglas P. Lawrence JoAnn A. Lawrence Bradley J. Lawrence

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 2014 by Douglas P. Lawrence, JoAnn A. Lawrence, and Bradley J. Lawrence.

Notary Public, Minnesota
My commission expires _____

I Charles R. Christopherson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 2014.

Charles R. Christopherson, Licensed Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this ____ day of _____, 2014 by Charles R. Christopherson.

Notary Public, Minnesota
My commission expires _____

City Council, City of Coon Rapids, Minnesota

This plat of LAWRENCE ESTATES was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held

this ____ day of _____, 2014, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

By : _____, Mayor By : _____, Clerk

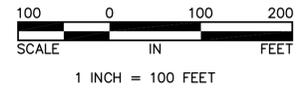
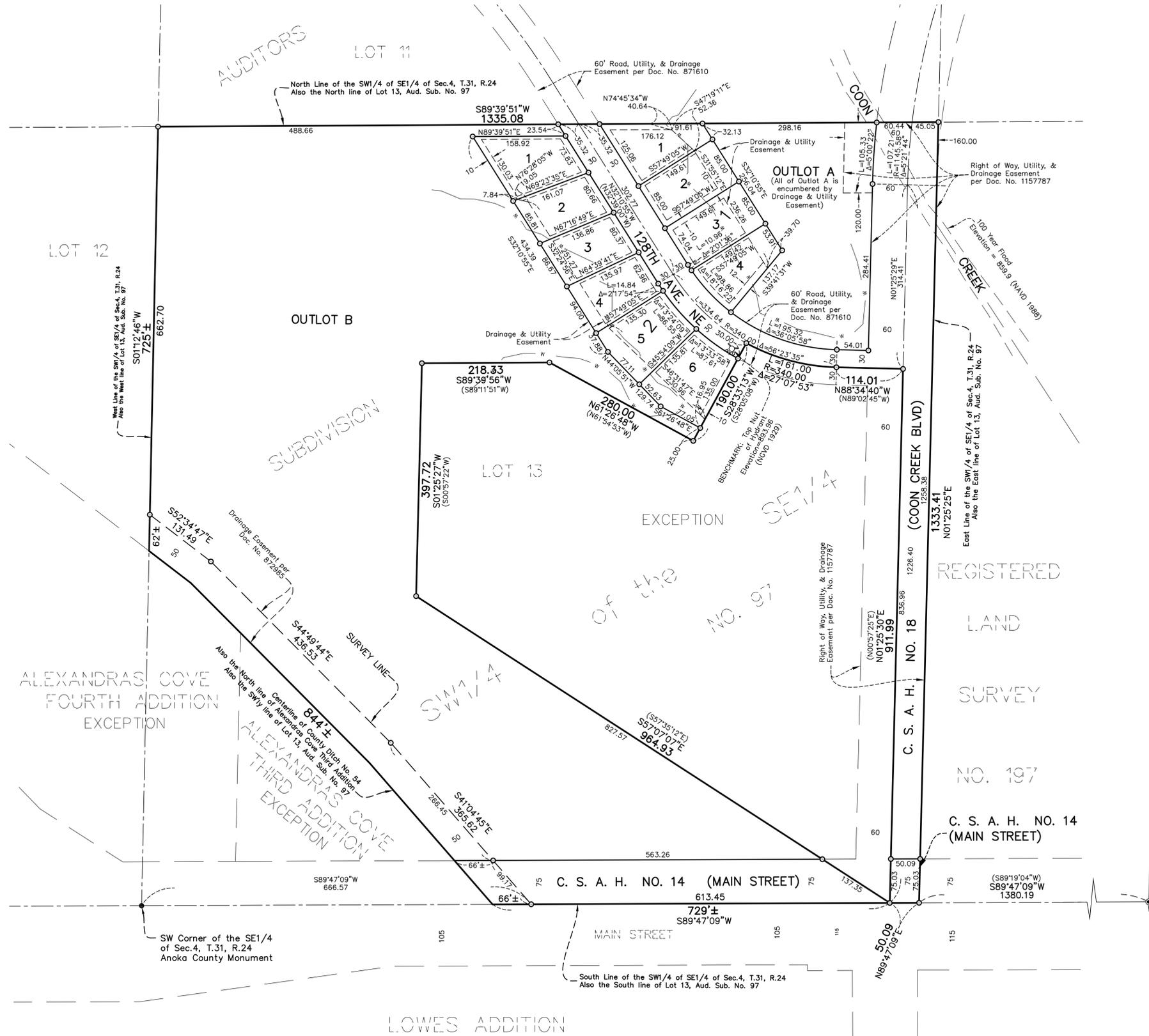
ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 2014.

Larry D. Holm,
Anoka County Surveyor

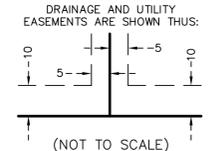
LAWRENCE ESTATES

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 4, T. 31, R. 24



For the purposes of this plat the South line of the Southwest Quarter of the Southeast Quarter of Sec. 4, T.31, R.24, is assumed to bear S89°47'09"W.

- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes found iron monument



Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 5.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.

ASSESSMENT AGREEMENT AND WAIVER

THIS AGREEMENT AND WAIVER is made and entered into this _____ day of _____, 2016 by and between Douglas P. Lawrence and JoAnn A. Lawrence, husband and wife, and Bradley J. Lawrence, hereinafter referred to as "Owner" and the City of Coon Rapids, a Municipal Corporation, hereinafter referred to as "City."

WITNESSETH:

The City is proposing to reconstruct 128th Avenue NW from Crooked Lake Boulevard to Coon Creek Boulevard. This portion of 128th Avenue NW bisects each of Owner's properties which are located to the east and west of 128th Avenue NW in City of Coon Rapids, Minnesota (collectively the "Property"). The Property is legally described as:

Parcel 1:

That part of Lot 13 Auditors Subdivision No. 97, Anoka County, Minnesota, lying northerly of the centerline of 128th Avenue Northwest.

Subject to easement of record.

PIN: 04-31-24-43-0003

Parcel 2:

That part of Lot 13 Auditors Subdivision No. 97, Anoka County, Minnesota, described as follows; all that part said Lot 13 lying southwesterly of the centerline of 128th Avenue Northwest, except that part of the southwest quarter of the southeast quarter of Section 4 Township 31 Range 24 West described as follows: Beginning at a point on the south line of said Southwest quarter distant 1380.19 feet west of the southeast corner of said southwest quarter (said south line assumed bearing of South 89 degrees 19 minutes 04 seconds West,) thence North 0 degrees 57 minutes 25 seconds East 911.99 feet, thence North 89 degrees 02 minutes 45 seconds West 114.01 feet, thence northwesterly along a tangential curve concave to the northeast having a radius of 340 feet and a central angle of 27 degrees 07 minutes 53 seconds, thence South 28 degrees 05 minutes 08 seconds West 190 feet, thence North 61 degrees 54 seconds 53 minutes West 280 feet, thence South 89 degrees 11 minutes 51 seconds West 218.33 feet, thence South 0 degrees 57 minutes 22 seconds West 397.72 feet, thence South 57 degrees 35 minutes 12 seconds East 964.93 feet to the point of beginning.

Subject to drainage easement over the southwesterly 50 feet of said Lot 13.

PIN: 04-31-24-43-0004

Currently the Property is being used for agricultural purposes and based on City policy will be assessed at a commercial rate. Owner has an approved plat-Lawrence Estates that proposes to sub-divide these two properties into 10 single family lots and two outlots. This plat has been approved by the City but not recorded with Anoka County.

It is the desire of the Owner to file the final plat and have each lot assessed the single family assessment rate. Currently the property is being assessed at the commercial rate given its current use.

In the spirit of cooperation between the parties with the intent of providing a more appropriate assessment based on the new plat, City and Owner have agreed that when the Owner records the plat with Anoka County, the City will reassess the Property and have each lot assessed the single family assessment rate. In exchange, Owner waives the right to an assessment hearing and has agreed that the Owner's share of the costs of the project can be assessed against the Property.

NOW, THEREFORE, the undersigned as Owner of the above described Property, in consideration of reconstruction of 128th Avenue NW which abuts the Property:

1. Owner understands the Property is being assessed at commercial rate based on in its current agricultural use

2. If Owner records the Lawrence Estate plat on or before October 1, 2016, the City will agree to reassess the Property at the single family assessment rate. A portion of the property (Outlot A) will remain as agricultural property as part of the Lawrence Estate plat. The Owner anticipates the land adjacent to 128th Avenue NW could be developed into 1 or 2 additional single family lots in the future. Following City policy, the front footage of Outlot A along 128th Avenue NW shall be assessed at the commercial rate based on its current use. The City however agrees to postpone this assessment through separate Council resolution, where payment shall only be due if this area develops in the future. The City further agrees to adjust the assessment rate on Outlot A as appropriate based on the type of development that takes place at this location.

3. In consideration of the action of the City Council to cause the reconstruction of 128th Avenue NW from Crooked Lake Boulevard to Coon Creek Boulevard, Owner agrees after recording the Lawrence Estate plat, its share of the cost is \$18,354.50 or \$1,835.45 for each single family lot described on the plat, which amount to be assessed against the Property. Such assessment will be spread in a manner according to policies on file with the City Assessor for special assessments, not to exceed 10 years. Owner further agrees that the estimated assessment may be exceeded if the increases are a result of requests made by the Owner or otherwise approved by the Owner in a subsequent separate written document. In addition, the front footage of Outlot A adjacent to 128th Avenue NW (249.3-feet) shall be assessed at the current commercial rate of \$45.88 per foot or \$11,437.88 total. The City shall postpone this assessment via a separate Council resolution, where payment shall only be due upon future development of Outlot A. Based on City policy, the postponed assessment amount shall be adjusted based on the Construction Cost Index for the Minneapolis area.

4. Owner expressly waives objection to any irregularity with regard to the said improvement assessment and any claim that the amount thereof levied against Owner's property is excessive, together with all rights to appeal said assessment as provided by Minnesota Statutes Section 429.081.

5. Owner agrees this agreement shall have the same force and effect as a petition presented pursuant to Minnesota Statutes Section 429.031 and specifically waive any public hearings with respect to the proposed assessment.

6. Owner agrees that if they fail to record the Lawrence Estate plat on or before October 1, 2016, this agreement becomes null and void and the property will be assessed at its current use for agricultural purposes.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CITY OF COON RAPIDS

By: _____
Jerry Koch, Mayor

By: _____
Matthew Stemwedel, City Manager

[Signatures continue on following page]

This Document Drafted By:
David J. Brodie
Coon Rapids City Attorney
11155 Robinson Drive
Coon Rapids, Minnesota 55433
(763) 767-6495

RESOLUTION NO. 16-69

RESOLUTION ADOPTING POSTPONED ASSESSMENT FOR PROJECT 16-3

WHEREAS, on April 19, 2016, the City Council for the City of Coon Rapids, Minnesota, following proper publication and public hearing, and in accordance with all other legal requirements therefore, adopted Resolution No. 16-3(12) adopting street assessments for City Project 16-3; and

WHEREAS, the amount assessed in the improvement area under Resolution No. 16-3(12), was \$308,577.66 which represented a portion of the project costs; and

WHEREAS, property identification number 04-31-24-43-0003 was included in the assessment role but does not receive benefit at this time; and

WHEREAS, the amount of the assessment to be postponed is \$11,437.88; and

WHEREAS, the assessment will be activated and recomputed based on the current construction cost index for the Minneapolis area at such time as the property is developed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota to approve the postponement of \$11,437.88 for 04-31-24-43-0003 in the amount of \$11,437.88 until such time as the parcel is developed.

Adopted by the Coon Rapids City Council this 7th of June 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

4.

Meeting Date: 06/07/2016

Subject: Consider Resolution 16-70 Supporting a Tax Credit Application for Riverdale Station Development

From: Matt Brown, Economic Development Coordinator

INTRODUCTION

The Council is asked to consider a resolution supporting a tax credit application for the proposed Riverdale Station housing development.

DISCUSSION

On April 19, the HRA and City Council approved a Term Sheet with Minneapolis-based Sherman Associates for a residential development project adjacent to the Riverdale Transit Station on Northdale Boulevard. Sherman proposes a first phase of approximately 245 apartments in 2 buildings on about 8 acres of the 16 acre site. Approximately 48 of the units (20%) are affordable to households earning 50% of AMI in order to qualify for tax credits and a housing TIF district. The remaining 80% of units would be market-rate apartments. A small retail component may be included in one of the buildings. A second phase would likely include senior housing on the balance of the site and would be constructed within a few years of the completion of the first phase.

Because Sherman must demonstrate financial commitments for its tax credit application, the Council is asked to adopt a resolution supporting its tax credit application and the use of TIF as outlined in the Term Sheet. This resolution is consistent with the terms listed in the Term Sheet. A formal public hearing for the TIF District will be held at a later date.

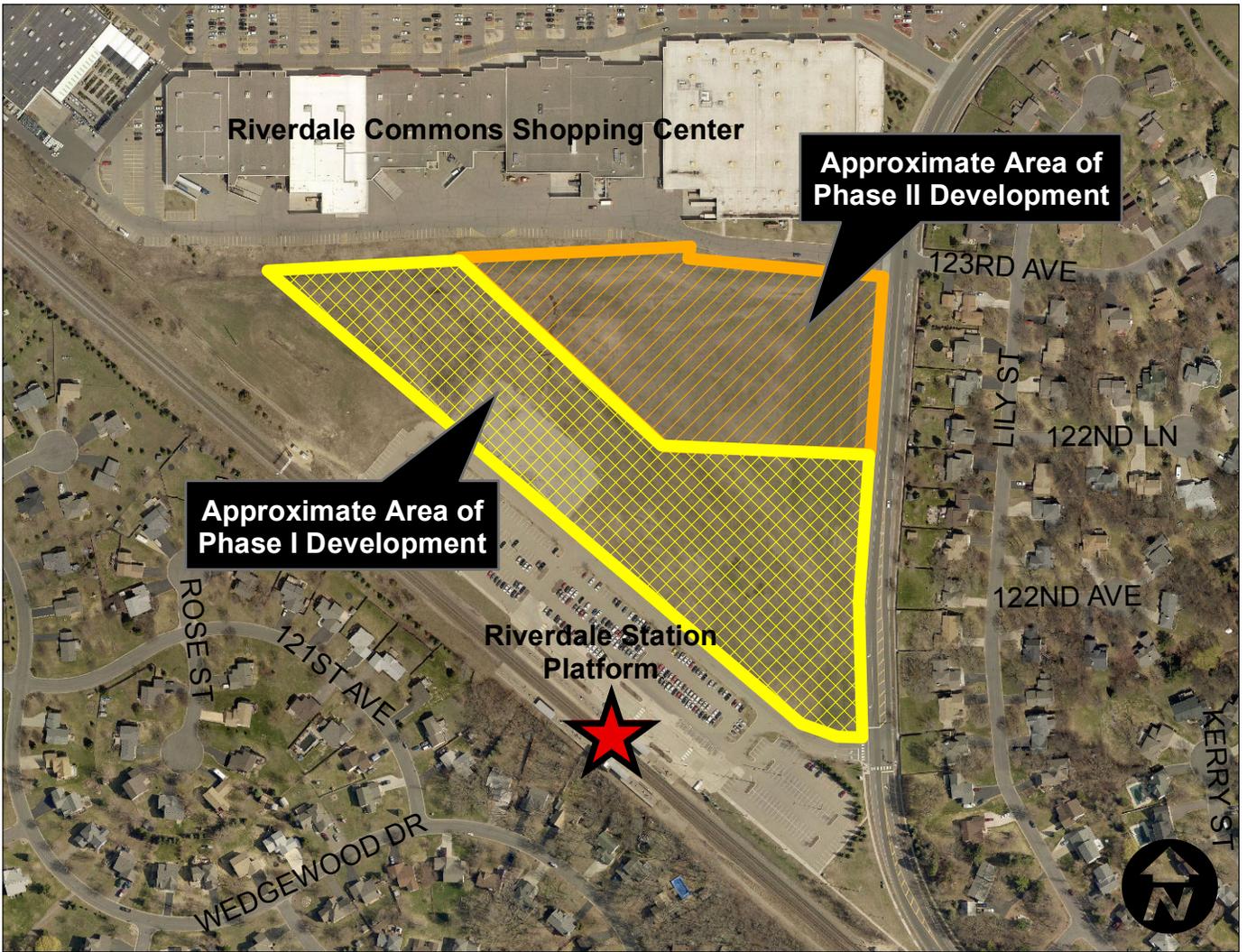
RECOMMENDATION

Staff recommends that the Council adopt Resolution 16-70 supporting a tax credit application for the Riverdale Station Development.

Attachments

Location Map

Resolution 16-70



RESOLUTION NO. 16-70

RESOLUTION SUPPORTING A TAX CREDIT APPLICATION FOR A MULTI-FAMILY HOUSING PROJECT

BE IT RESOLVED by the City Council of the City of Coon Rapids, Minnesota (the “City”) as follows:

WHEREAS, Sherman Associates, Inc., a Minnesota corporation, or an affiliate thereof (the “Developer”), has proposed to construct a multi-family housing development consisting of 48 units (the “Development”) in the City of Coon Rapids, Minnesota (the “City”);

WHEREAS, the Developer has presented the proposed Development to the City Council and received support of the group; and

WHEREAS, the success of the tax credit application is predicated on local support of the proposal.

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

1. The City Council supports the application for the tax credits for the Development.
2. The City Council supports the use of tax increment financing for the Development; provided, however, that authorization of tax increment financing for the Development is solely within the discretion of the City Council following all legally required proceedings pursuant to Minnesota Statutes 469.174 through 469.1794.

Approved by the City Council of the City of Coon Rapids, Minnesota this 7th day of June, 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

5.

Meeting Date: 06/07/2016

Subject: Approve Memorandum of Understanding, Anoka Ramsey Community College, Minnesota Campus Sexual Assault Legislation

Submitted For: Paul Ireland, Captain Administration

From: Melissa Moore, Administrative Assistant I

INTRODUCTION

Council is asked to consider Memorandum of Understanding with Anoka Ramsey Community College.

DISCUSSION

The Minnesota Legislature made substantial revisions to Minn. Stat. 135A.15 Sexual Harassment and Violence Policy during the last legislative session under 2015 Minnesota Laws, Ch. 69, Art. 4, Sec. 2. One feature of the revisions requires each institution to enter into a memorandum of understanding with local law enforcement by January 1, 2017. The proposed memorandum is attached and provides further information on these requirements.

RECOMMENDATION

Approve Memorandum of Understanding with Anoka Ramsey Community College.

Attachments

Memorandum of Understanding, Anoka Ramsey Community College, Minnesota Campus Sexual Assault Legislation

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made and entered into effective March 1, 2016, by and between the State of Minnesota by and through its Board of Trustees of the Minnesota State Colleges and Universities on behalf of Anoka Ramsey Community College (“College/University”)² and Coon Rapids (“City”). The City and the College/University may, from time to time herein, be collectively referred to as “the Parties.”

WHEREAS, the City and the College/University have a long history of cooperation regarding their shared mutual interests in a strong, safe, and vibrant community;

WHEREAS, the City has a department, the Coon Rapids Police Department (PD), that is the principal law enforcement agency in the City of Coon Rapids, Minnesota, that exercises such authority and jurisdiction granted by the laws of the State of Minnesota; and

WHEREAS, the Minnesota Legislature recently passed legislation, Minn. Stat. § 135A.15, 2015 Minn. Laws, Ch. 69, Art. 4, Sec. 2, addressing campus sexual assault that, among other things, requires postsecondary institutions and local law enforcement agencies to enter into a memorandum of understanding that delineates responsibilities and requires certain information sharing, in accordance with applicable state and federal privacy laws, about certain crimes.

WHEREAS, the recently passed legislation also requires that local law enforcement agencies cooperate with postsecondary institutions by entering into and honoring the memoranda of understanding required by the new legislation, Minn. Stat. §626.891, 2015 Minn. Laws, Ch. 69, Art. 4, Sec. 3.

WHEREAS, the College/University has an administrator that serves as the Title IX Coordinator and is responsible for investigating complaints of discrimination and sexual harassment, which includes sexual assault, domestic violence, dating violence and stalking;

WHEREAS, the City and the College/University agree that crime occurring on campus and in certain areas off campus is a serious problem that warrants the parties’ continued cooperation, collaboration, and communication, to the extent allowable under law, and further agree to assist crime victims and ensure appropriate prosecution of responsible persons when a crime affecting a College/University student or employee occurs in the City;

² Please substitute “College” for “University,” “County” for “City,” etc., as appropriate.

WHEREAS, in recognition of the College/University's obligations under federal law and acknowledgment that the City may, but is not legally required to, provide information to the College/University, the purpose of this MOU is to acknowledge shared interests between the City and the College/University and to promote and maintain a continued, harmonious working relationship and cooperative effort between the parties. It is not intended to make one entity responsible or liable for the actions or omissions of any personnel from the other entity, and any such liability or responsibility is expressly denied by the parties; and

WHEREAS, the parties desire to further clarify how the parties may cooperate in the future in certain circumstances as more fully described herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. **Sexual Assault and other forms of Sexual Violence.** As set forth herein, the parties agree to confer and cooperate, to the extent permitted by law, regarding incidents of sexual violence involving a College/University student-victim or student-suspect. For purposes of this MOU sexual violence means a continuum of conduct that includes sexual assault, sexual battery, dating and relationship violence, stalking, as well as aiding acts of sexual violence. Nothing in this MOU shall be construed as requiring PD to share information with the College/University if PD reasonably believes that doing so would jeopardize its criminal investigation.
 - a. The College/University and PD will communicate regularly during their respective investigations, to the extent permitted by law. The parties recognize the need to balance the interests of the criminal process and the College/University's obligations under state and federal law.
 - b. If necessary to prevent interference with its criminal investigation, PD will provide the College/University a report of sexual violence involving a College/University student-victim. PD will provide College/University with the victim's name and basic information about the incident upon the written consent of the victim(s). In some cases, the College/University may need to take immediate interim action to protect the victim(s) and keep the campus safe. However, upon PD's request, College/University will delay taking action to the extent reasonably possible to prevent interference with the criminal

investigation. Upon such notice by PD, the College/University will limit information regarding the incident to only those administrative units with a need to know to protect the campus community. In such cases, PD will notify College/University when it has completed its initial investigation and notification to the parties by College/University will not interfere with the criminal investigation.

- c. When College/University receives a report of sexual violence, it will inform the victim of its coordination with PD and will make the victim aware of the victim's right to make a criminal report, if the victim desires. If the victim requests, the College/University will coordinate and assist the victim in contacting PD.
- d. The College/University will provide PD with information regarding the College/University's administrative complaint process, protective measures, campus resources, and information provided to victims regarding preservation of evidence. PD agrees that its investigators will strive to provide this information to student-victims interviewed in cases involving sexual violence.
- e. Upon request, the parties will provide one another with information and records to the extent allowed or required by law and in accordance with applicable policy.

2. **Domestic Violence and Stalking.** The College/University agrees to provide PD information about campus resources for victims of domestic violence and/or stalking. PD agrees that its investigators will strive to provide this information to student-victims as appropriate.

3. **Collection of Crime Statistics.** The College/University is required by federal law to collect and publish statistics for reports of certain crimes, including crimes that occur on and around campus. As part of that obligation, the College/University must request crime statistics from PD annually. PD agrees to cooperate with the College/University and undertake reasonable efforts to respond to the College/University's request for crime statistics.

4. **Emergency Notification and Crime Alerts.**

- a. The parties acknowledge that the College/University is required by federal law to have an emergency notification process to alert the campus community about significant emergencies or dangerous situations that pose an immediate threat to the health or safety of students or employees occurring on campus. The College/University is also required by federal law to issue timely warnings to alert the campus community about crimes that pose a serious or continuing threat to safety when a crime is ongoing or may be repeated.
- b. If PD is aware of a significant emergency, dangerous situation, or ongoing crime that poses an immediate threat to the health and safety of the College/University's students, faculty or staff, PD may notify the College/University so that the College/University can determine whether an emergency notification or timely warning should be issued by the College/University.

5. **Training.** The parties agree to collaborate to provide education and training opportunities of interest to the parties. Specific education and training opportunities will be separately agreed to by the parties, and may include the following.

- a. The parties agree to share information about education and training opportunities that may be of interest to the other party and to share information from training sessions of mutual interest.
- b. The College/University agrees to provide training to PD personnel regarding the College/University's obligations under federal law, including Title IX, to respond to incidents of sexual violence involving members of the College/University community. This training may include information about College/University policies and procedures, the differences between the College/University's administrative process and the criminal process, College/University resources, and other information that would be of value to PD.

- c. PD agrees to provide training to College/University employees, including those with responsibility for investigating and responding to matters of sexual violence and those providing support services to parties involved in matters of sexual violence on agreed upon topics such as preservation of evidence.
 - d. Upon mutual agreement by the representatives of the parties who are coordinating an education or training program, the parties may extend invitations to community partners to participate in the program.
6. **Periodic Meetings.** The parties agree to meet annually at agreed upon times, or as otherwise agreed to by the parties, to discuss matters relating to this MOU, including:
- a. Critically evaluate and discuss the effectiveness of the cooperation of the parties pursuant to this MOU and identify areas for improvement;
 - b. Review and confirm the accuracy of the information contained on materials (such as the information sheet and victim resource card) handed out pursuant to this MOU; and
 - c. Discuss any other matters of importance to the parties.
7. **Term.** This MOU is effective on March 1, 2016 or upon the date the final required signature is obtained by College/University, whichever occurs later, and shall remain in effect until December 31, 2019. The parties shall endeavor to examine this MOU as the end date approaches to ensure compatibility and effectiveness with any changes in laws, policies, or circumstances.
8. **Termination.** Either party to the MOU may terminate it upon 30 days' prior written notice without necessity of demonstrating cause; provided, however, that either party may terminate this MOU immediately upon written notice to the other party in the event that such action is necessary for significant health or safety issues or to comply with applicable law.
9. **Modification.** This MOU may be modified only in a writing signed by both parties.

10. **Severability.** If any provision of this MOU is held by a court of competent jurisdiction to be illegal or unenforceable, the remaining provisions of this MOU shall not be affected and shall be read as if the MOU did not contain the particular provision held to be invalid, unless to do so would contravene the present valid and legal intent of the parties.
11. **Assignment.** Neither party may assign nor transfer any rights or obligations under this MOU without the prior written consent of the other party.
12. **Liability.** Each party is responsible for its own acts and behavior and the results thereof. College/University's liability is governed by the Minnesota Tort Claims Act, Minn. Stat. §3.736, and other applicable law.
13. **No Third Party Beneficiary.** This MOU is not intended to benefit any third party, nor shall any person who is not now or in the future a party hereto be entitled to enforce any of the rights or obligations of a party under this MOU.
14. **Government Data Practices Act.** The Parties must comply with the Minnesota Government Data Practice Act, Minnesota Statutes Chapter 13, as it applies to this MOU.
15. **Applicable Law.** This MOU shall be governed and interpreted in accordance with the laws of the State of Minnesota.

IN WITNESS WHEREOF, the undersigned hereto have executed this Memorandum of Understanding this ___ day of _____, 2016.

THE CITY OF Coon Rapids

COLLEGE/UNIVERSITY



City Council Regular

6.

Meeting Date: 06/07/2016

Subject: Adopt Resolution 16-71, Establishing New Polling Location for Precinct 3-2

From: Joan Lenzmeier, City Clerk

INTRODUCTION

Council is asked to designate a new polling location for Precinct 3-2.

DISCUSSION

The Clerk's Office has been informed by Church of the Epiphany that the Church no longer wishes to serve as a polling location for elections.

Staff has made arrangements to vote Precinct 3-2 at the Coon Rapids Civic Center, located at 11155 Robinson Drive.

Staff has verified that this building location meets the necessary statutory requirements for polling locations, cleared the use of this facility with Anoka County Elections, and recommends adoption of the Resolution Establishing Polling Location for Precinct 3-2.

RECOMMENDATION

Adopt Resolution 16-71, a Resolution Establishing Polling Location for Precinct 3-2 at the Coon Rapids Civic Center, located at 11155 Robinson Drive.

Attachments

Resolution 16-71

RESOLUTION 16-71

**RESOLUTION ESTABLISHING POLLING LOCATION FOR
PRECINCT 3-2
AT THE COON RAPIDS CIVIC CENTER,
11155 ROBINSON DRIVE**

WHEREAS, the Coon Rapids City Council adopted Resolution 12-67 on May 15, 2012 which established polling locations for each precinct; and

WHEREAS, the City previously used Church of the Epiphany, 11001 Hanson Blvd NW as the polling location for Precinct 3-2; and

WHEREAS, Church of the Epiphany is no longer available as a polling location; and

WHEREAS, the Coon Rapids Civic Center, 11155 Robinson Drive is located within the precinct boundary for Precinct 3-2; and

WHEREAS, State law requires that the City Council designate polling locations by Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coon Rapids, Minnesota that in compliance with the terms and provisions of Minnesota Statutes Section 204B.16, the polling location for Precinct 3-2 is hereby established at Coon Rapids Civic Center, 11155 Robinson Drive for 2016 and all future elections.

Adopted by the Coon Rapids City Council this 7th day of June, 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

7.

Meeting Date: 06/07/2016

Subject: Adopt Resolution 16-72, Establishing New Polling Location for Precinct 4-1

From: Joan Lenzmeier, City Clerk

INTRODUCTION

Council is asked to designate a new polling location for Precinct 4-1.

DISCUSSION

The Clerk's Office has been informed by the American Legion that the building is for sale. In light of the possibility that the building may not be available during the election dates due to a sale, staff is asking Council to designate a new polling location for Precinct 4-1.

Staff has made arrangements to vote Precinct 4-1 at Riverwind Recreation Center, 2701 Northdale Blvd.

Please note, Precinct 4-2 will also need to be relocated as it is currently designated to vote at the American Legion as well, but arrangements for that relocation are still pending at this time.

RECOMMENDATION

Adopt Resolution 16-72, a Resolution Establishing Polling Location for Precinct 4-1 at Riverwind Recreation Center, 27101 Northdale Blvd.

Attachments

Resolution 16-72

RESOLUTION 16-72

**RESOLUTION ESTABLISHING POLLING LOCATION FOR
PRECINCT 4-1
AT THE RIVERWIND RECREATION CENTER,
2701 NORTHDAL BLVD.**

WHEREAS, the Coon Rapids City Council adopted Resolution 12-67 on May 15, 2012 which established polling locations for each precinct; and

WHEREAS, the City previously used the American Legion Post 334, 11640 Crooked Lake Blvd NW as the polling location for Precinct 4-1; and

WHEREAS, the American Legion Post building is currently for sale and is no longer available as a polling location; and

WHEREAS, the Riverwind Recreation Center, 2701 Northdale Blvd is located within one mile of the precinct boundary for Precinct 4-1; and

WHEREAS, State law requires that the City Council designate polling locations by Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coon Rapids, Minnesota that in compliance with the terms and provisions of Minnesota Statutes Section 204B.16, the polling location for Precinct 4-1 is hereby established at Riverwind Recreation Center, 2701 Northdale Blvd for 2016 and all future elections.

Adopted by the Coon Rapids City Council this 7th day of June, 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

8.

Meeting Date: 06/07/2016

Subject: Levy of Misc. 2016(2) Assessments

Submitted For: Sharon Legg, Finance Director

From: Heidi Cederstrand, Assessment Clerk II

INTRODUCTION

After an assessment hearing, the unopposed 2016 Miscellaneous Special Assessments should be adopted.

DISCUSSION

The amount to be assessed for the 2016(2) Miscellaneous Assessments is \$121,972.86 as of May 30, 2016, which reflects payments and adjustments made since the assessment hearing date was set on May 17. Updated amounts will be distributed on June 7 and affected resolutions will be completed at that time. Assessment appeals include a hearing before the Board of Adjustment and Appeals before City Council adoption.

The City Council still must open a public hearing as required by State Statutes. At that hearing, the City Council should collect written appeals and refer appellants to the Board of Adjustment and Appeals for their review and recommendation. After the public hearing has been closed, the City Council may adopt the assessments which have not been appealed. The Board of Adjustment and Appeals is expected to meet on August 4 and will make a recommendation to the City Council at the August 16 Council meeting.

Terms of re-payment of assessments are determined by the amount being assessed. The assessments are categorized by the number of years to be assessed and the interest rate recommended. Amounts up to \$1,000 will be payable in one year, amounts up to \$7,000 are payable in three years and amounts up to \$20,000 will be 10 years.

RECOMMENDATION

Staff recommends the following action by the Council:

- a. Hold assessment hearing to collect written appeals.
- b. Adopt Resolution 16-66 2016(2) Misc. Special Assessments (unopposed one year).
- c. Adopt Resolution 16-67 2016(2) Misc. Special Assessments (unopposed three year).
- d. Adopt Resolution 16-68 2016(2) Misc. Special Assessments (unopposed ten year).

Attachments

Res. MISC. 2016(2)-1 Year

Res. MISC. 2016(2)-3 Year

Res. MISC. 2016(2)-10 Year

RESOLUTION NO. 16-66

**RESOLUTION ADOPTING 2016(2) MISCELLANEOUS SPECIAL ASSESSMENTS
(ONE YEAR)**

WHEREAS, pursuant to property notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for the nonpayment of invoices; and

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

1. Such proposed assessment, a copy of which is attached hereto and made a part thereof, 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 benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessments shall become payable in annual installments, commencing with the first Monday in January 2017, and shall bear interest at the rate of 1.23% per annum from the date of the adoption of this assessment resolution. To the installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2017. The total amount of the one-year assessment is \$.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the Director of the Anoka County Records and Taxation Division (but no later than November 14, 2016), 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 thirty (30) days from the adoption of this resolution. He/she may, at any time thereafter, pay to the City Treasurer the entire amount of the assessment remaining unpaid, with interest accrued through the date of payment. However, such payment must be made no later than 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 by the Coon Rapids City Council this 7th day of June 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk

RESOLUTION NO. 16-67

**RESOLUTION ADOPTING 2016(2) MISCELLANEOUS SPECIAL ASSESSMENTS
(THREE YEAR)**

WHEREAS, pursuant to property notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for the nonpayment of invoices; and

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

1. Such proposed assessment, a copy of which is attached hereto and made a part thereof, 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 benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessments shall become payable in annual installments, commencing with the first Monday in January 2017, and shall bear interest at the rate of 1.77% per annum from the date of the adoption of this assessment resolution. To the installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2017. The total amount of the three-year assessment is \$.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the Director of the Anoka County Records and Taxation Division (but no later than November 14, 2016), 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 thirty (30) days from the adoption of this resolution. He/she may, at any time thereafter, pay to the City Treasurer the entire amount of the assessment remaining unpaid, with interest accrued through the date of payment. However, such payment must be made no later than 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 by the Coon Rapids City Council this 7th day of June 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk

RESOLUTION NO. 16-68

**RESOLUTION ADOPTING 2016(2) MISCELLANEOUS SPECIAL ASSESSMENTS
(TEN YEAR)**

WHEREAS, pursuant to property notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for the nonpayment of invoices; and

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

1. Such proposed assessment, a copy of which is attached hereto and made a part thereof, 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 benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessments shall become payable in annual installments, commencing with the first Monday in January 2017, and shall bear interest at the rate of 1.77% per annum from the date of the adoption of this assessment resolution. To the installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2017. The total amount of the ten-year assessment is \$.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the Director of the Anoka County Records and Taxation Division (but no later than November 14, 2016), 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 thirty (30) days from the adoption of this resolution. He/she may, at any time thereafter, pay to the City Treasurer the entire amount of the assessment remaining unpaid, with interest accrued through the date of payment. However, such payment must be made no later than 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 by the Coon Rapids City Council this 7th day of June December 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

9.

Meeting Date: 06/07/2016

Subject: PC 16-9: Consider Approval of Amendment to Gateway Commerce Center Planned Unit Development, H & W, LLC

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting City Council approval to amend the final PUD to include an additional four acres of land for the approved auto dealership site.

DISCUSSION

Background

In April 2015, the City Council approved an amendment to the Gateway Commerce Center Planned Unit Development to allow the following:

- a car dealership on Lot 1
- a swim center on Lots 2 and 3
- greater flexibility on the remaining undeveloped lots

The amended site plan reflecting these changes is attached. Walser Group, current owner of Lot 1, has requested additional land for their dealership. The site is currently six acres in size. It includes a proposed 31,000 square foot building and parking lot for 439 cars. The proposed revision will bring the dealership site to 10.18 acres and include a 60,000 square foot building and space for 616 cars. The cul de sac will be shortened by about 400 feet.

Analysis

Expanded size of car dealership

The current size of the planned car dealership is six acres. The applicant is proposing to increase the size of the dealership to 10 acres. To accomplish this, the applicant is proposing to incorporate Lots 2 and 3 as part of the dealership development. The hotel is still identified for the adjacent Lot 4. This additional acreage will allow the dealership (Walser Group) to increase the size of the building to 60,000 square feet and increase the parking area to 616 cars. The new site will be of comparable size to the three other newer auto dealerships in the City.

	Ford	Chrysler	Toyota	Proposed Walser
--	-------------	-----------------	---------------	------------------------

Lot Size	11.8 ac	11.3 ac	@ 10 ac	10 ac
Building Size	47,710 sf	33,405 sf	52,987 sf	61,000 sf
Parking Spaces	991 spaces	811 spaces	598 spaces	616 spaces

The applicant is not proposing the additional land for a second dealership; the request will allow the Walser Group to construct a larger dealership than what was proposed in 2015.

The dealership parcel will be the largest in terms of lot size within the Gateway PUD. The two large parcels include a hotel parcel (2.71 acres) and the hotel/office/retail parcel (4.48 acres). The proposed dealership building will be the third largest building; the adjacent hotel is approved for 78,000 square feet and the office/hotel/retail site is approved for 100,000 square feet.

Changes in Design

To accommodate the larger dealership, the applicant is modifying the layout of the PUD. The cul de sac is being shortened by about 400 feet. It will terminate near the east end of the dealership lot. The number of uses along the north side of the cul de sac will be reduced from four to three. The swim center site is being incorporated into the dealership site. The hotel site on Lot 4 and the restaurant site on Lot 5 remain.

This site, like the others in the PUD, will have one freestanding sign.

The building for the dealership is shifted to the east. It will be setback about 110 feet from the front property line and about 180 feet from the Lot 4 property line. The site plan shows the sidewalk along the north side of Gateway Drive to the dealership lot. The original PUD included a trail along the wetlands and stormwater ponds on the north side of the PUD with connections to the street at the end of the cul de sac and near the hotel. The connections are shown on the plan. As an amenity to the PUD, the developer will install a fountain in the pond and benches. The trail to the pond will be illuminated with pedestrian scaled lighting.

Planning Commission Meeting

At the Planning Commission meeting held on April 21st two residents spoke at the public hearing. They were concerned about the environmental impacts of the development. Staff explained the history of the project and the reviews that have taken place to date.

Four Commissioners were concerned that the size of the proposed dealership was out of character for the PUD. They were also bothered by what they saw as piecemeal changes to the PUD. Three Commissioners thought this was a good use of the site and wanted to see the project move forward. The Commission voted 4-3 to recommend denial of the proposed amendment.

RECOMMENDATION

Planning Commission Recommendation

In Planning Case 16-9, the Planning Commission recommended the City Council deny the proposed PUD amendment. Should the Council agree with the Planning Commission's recommendation, it should consider reasons articulated by the Commission in its discussion (minutes attached) including the following findings in support of the decision to **deny** the proposed PUD amendment:

- 1) The proposal is not consistent with one of the primary objectives of the PUD Design Guideline which states that there be "...a uniform and consistent review of development". Multiple amendments to the PUD is not supportive of the objective of uniform and consistent review of development.
- 2) The proposed amendment is not consistent with the Design Guidelines goal of providing a mix of uses. There is about 14.5 acres of developable land along Highway 10. The proposed amendment would designate 10.18 acres, or about 70% to a single use, a new car dealership.

Decision to Approve the Amendment

Should the Council decide to **approve** the proposed amendment, the following conditions should be included:

1. Only one new car dealership is allowed in the PUD.
2. All conditions of the original PUD approval of December 18, 2007 are included in this approval
3. The applicant receive all permits necessary for the grading done as part of the cul de sac work.
4. Approval and execution of an amendment to the PUD agreement.
5. The sidewalk along Gateway Drive must be shown on the site plan.
6. The sidewalk connections between the trail along the wetlands and Gateway Drive must be installed.
7. The applicant must receive all necessary permits from Coon Creek Watershed District.
8. Only one freestanding sign is allowed for the dealership.
9. A fountain must be installed in the pond at the west end of the dealership parcel. Benches installed around the pond.
10. Pedestrian scaled lighting must be installed along the proposed trails and sidewalks.

Attachments

Location Map
Applicant's Narrative
Current Approved Site Plan
Revised PUD Plan
Color Site Plan
Draft April Planning Commission Minutes

Location Map





March 10, 2016

Re: PUD Amendment at the Gateway Commerce Center

Dear Coon Rapids City Council and Planning Commission:

This letter shall serve as a request to amend Lot 2 and Lot 3 of the PUD at the Coon Rapids Gateway Commerce Center.

Last April, The Gateway Commerce Center requested a PUD Amendment for Lot 1 changing its use to a high quality auto dealership. At that time both the Planning Commission and City Council approved this request recognizing that this change will bring great use to both the site and the City of Coon Rapids that becomes an asset to both the city and its residents.

Based on the great quality and vision of this dealership the Walser Group has requested additional land to bring an even better dealership environment. With this additional land, they can offer a superior experience to residents in the area.

This letter is to request a revision to Lot 2 and Lot 3 of the PUD to allow the expansion of this quality single dealership.

H&W Family, LLLP has worked very hard to make sure that all the current retail/gas/restaurant buildings were built at a high quality level which is an asset to the residents of Coon Rapids. Caribou, Holiday, and McDonalds are all extremely successful at this intersection and are exceeding sales expectations. The residents of Coon Rapids approve of the quality of this development and this change will continue to show our effort to bring quality users to the site.

Exhibit A, (below), illustrates a new PUD revision for Lot 2 and Lot 3 with the same design guidelines for quality that we have always had. The expansion will allow for more jobs and a better dealership environment. Gone are the days of the old auto dealership and what has born is a high quality establishment that caters to the car buying experience we would all like to have.

In order to continue the success of the development, we are requesting the extension of an approved use on Lot 2 and Lot 3 located along Highway 10. A very well-known high quality business that is already location in Coon Rapids has requested the expansion to a 10.14 acre site from 6 acres in this development. The Walser's name represents quality and their intension create an even better car dealership with Quality Buildings, Quality Products, and Quality Service benefits us all.

The Walser building will be designed to incorporate elements of the design guidelines to continue the look and feel of the current development. You will see material choices that blend in with the other users in the development and their business will help support the businesses in the development and area. The Walser dealership will bring new high tech jobs and sales jobs to Coon Rapids. It will draw customers from all over the state of Minnesota which serves a positive impact for uses like restaurants and hotels.



H&W Family, LLLP's intent with this PUD Revision is to allow and support continued growth in Coon Rapids. We have the ability to continue to make this development a huge success with your help. Our request is to allow the extension of the current PUD Approved Auto Dealership in order to deliver the City of Coon Rapids a High Quality Development that will continue to be successful for the long term.

Please feel free to contact the development team with any questions and thanks for your support.

Best Regards,

Jonathan Adam
Silverstone Realty
7955 Stone Creek Dr. Unit 130
Chanhassen MN 55317
(952) 856-6231
Jadam@silverstonemn.com

On Behalf of H&W Family, LLLP

Exhibit A:

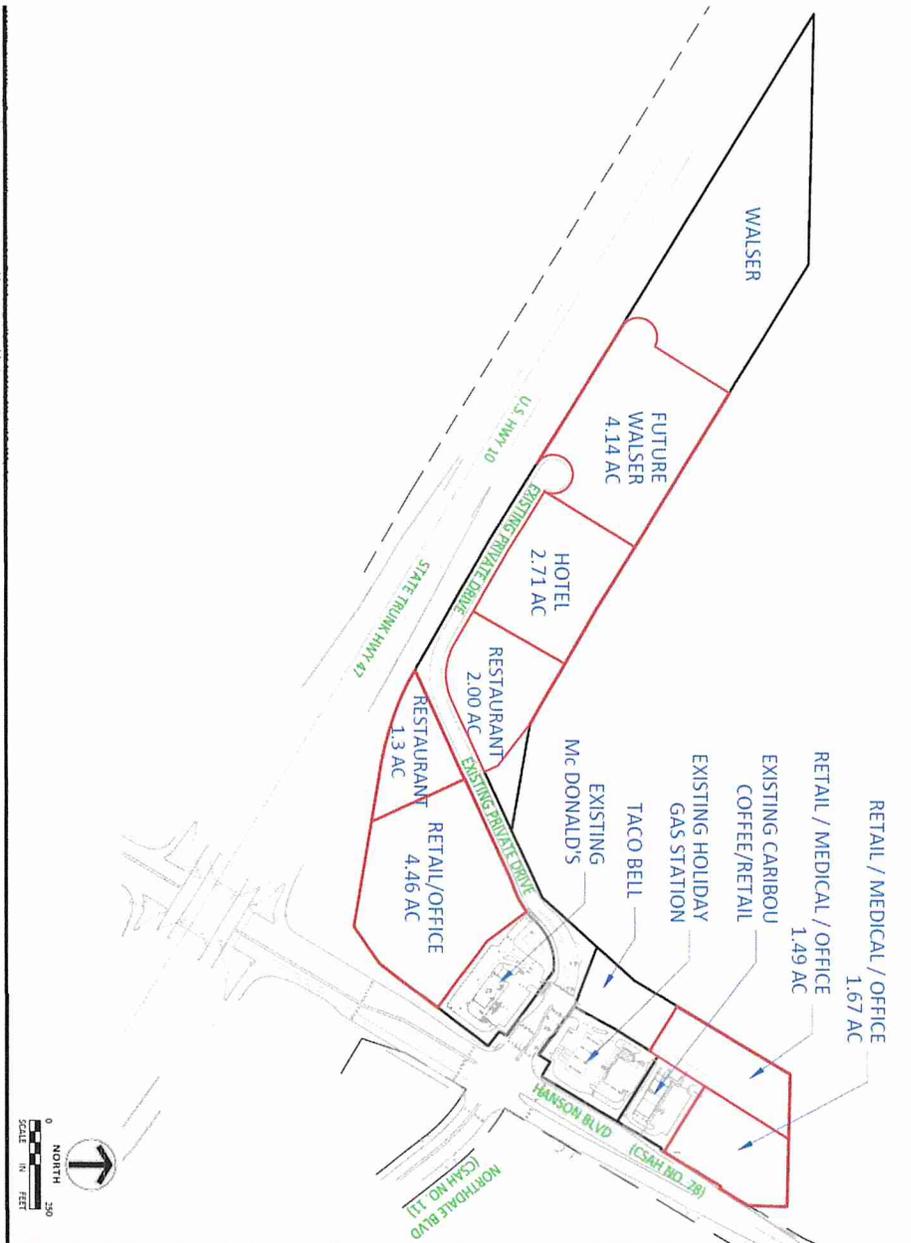


Exhibit B: PUD Change Requests:

1. Allow the approved auto dealership use to extend its foot print onto Lot 2/3.
2. Allow for a location modification to the existing cul-de-sac drive which moves it to the South East allowing for the use of developer corrected materials which is the same request that was approved in 2015.
3. Allow for the same amount of sign locations along Highway 10 with a location modification.

Exhibit C: Auto Dealership Quality Building Example:





Silverstone
Realty & Development, LLC



Client
H&W FAMILY
LLLP

Project
GATEWAY
COMMERCE CENTER

Location
COON RAPIDS,
MIN

Certification

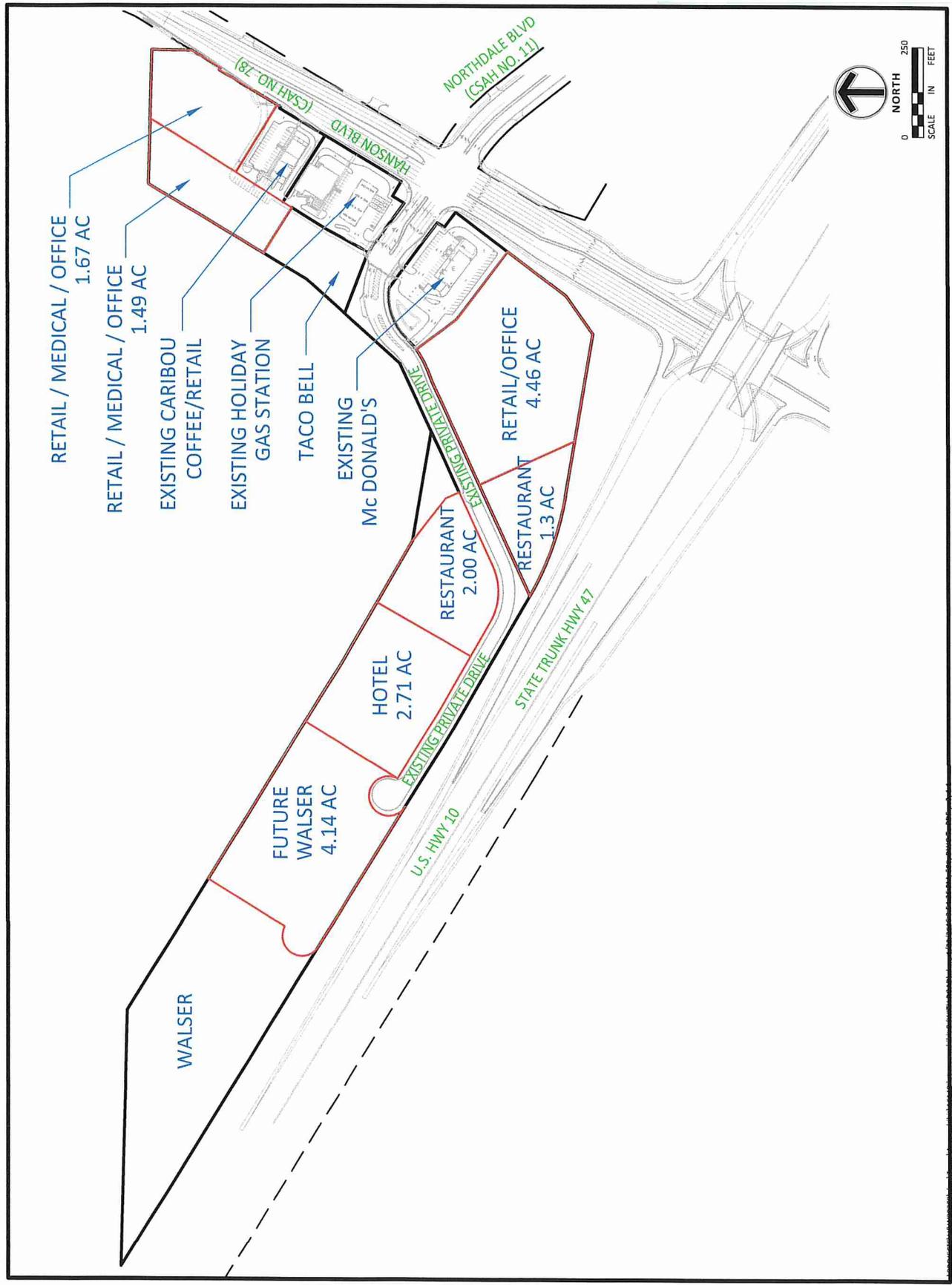
Summary
 Approved: EL Drawn: JMW

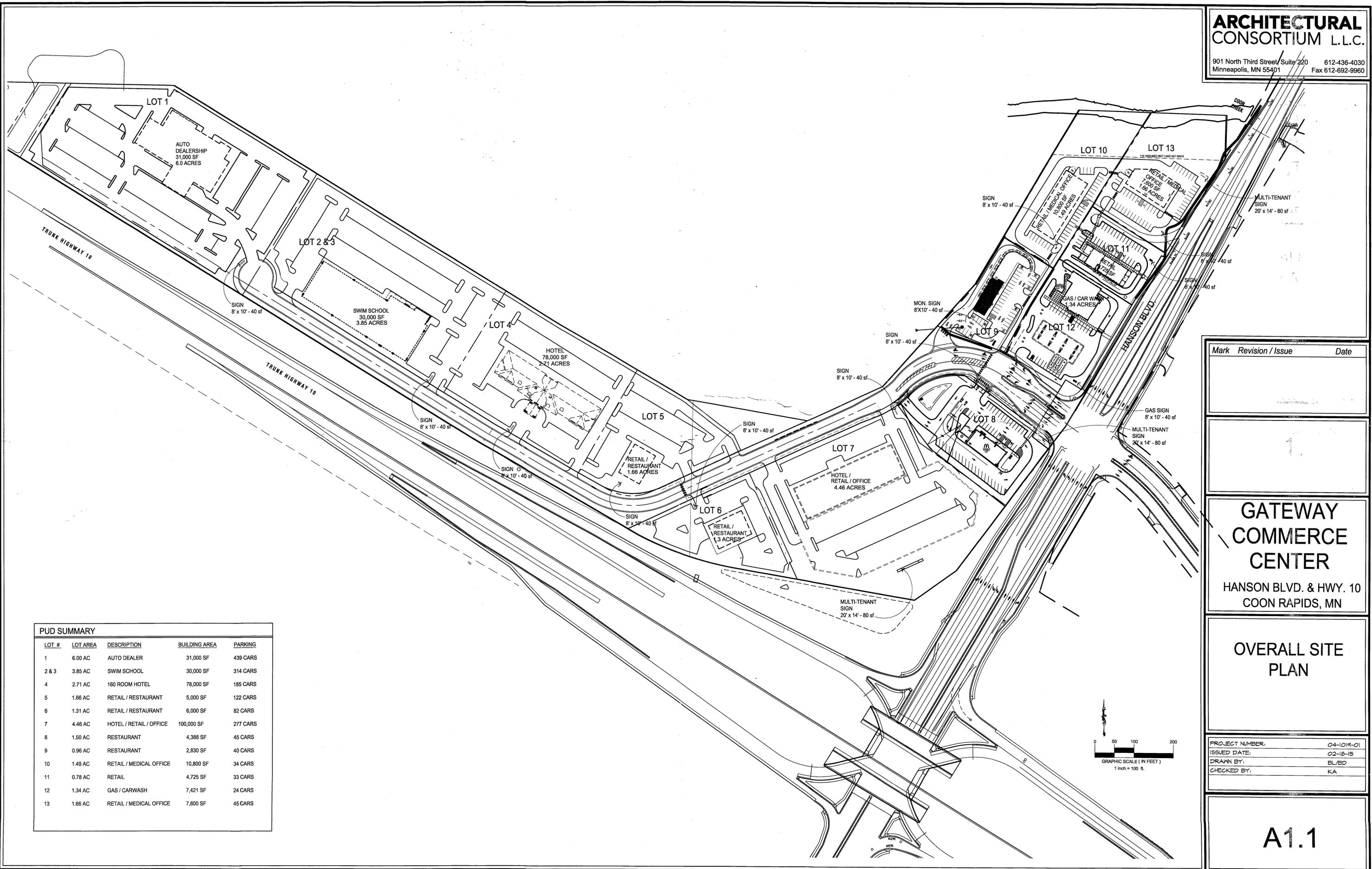
Revision History
 No. Date Submittal / Rev.
 01-22-2016

Sheet Title
LOT AREA
EXHIBIT

Sheet No. Revision

Project No H&W20269

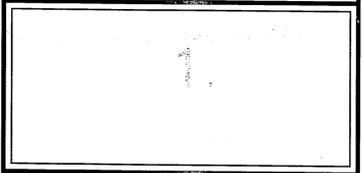




PUD SUMMARY

LOT #	LOT AREA	DESCRIPTION	BUILDING AREA	PARKING
1	6.00 AC	AUTO DEALER	31,000 SF	439 CARS
2 & 3	3.85 AC	SWIM SCHOOL	30,000 SF	314 CARS
4	2.71 AC	160 ROOM HOTEL	78,000 SF	185 CARS
5	1.66 AC	RETAIL / RESTAURANT	5,000 SF	122 CARS
6	1.31 AC	RETAIL / RESTAURANT	6,000 SF	82 CARS
7	4.46 AC	HOTEL / RETAIL / OFFICE	100,000 SF	277 CARS
8	1.50 AC	RESTAURANT	4,388 SF	45 CARS
9	0.96 AC	RESTAURANT	2,830 SF	40 CARS
10	1.49 AC	RETAIL / MEDICAL OFFICE	10,800 SF	34 CARS
11	0.78 AC	RETAIL	4,725 SF	33 CARS
12	1.34 AC	GAS / CARWASH	7,421 SF	24 CARS
13	1.66 AC	RETAIL / MEDICAL OFFICE	7,600 SF	45 CARS

Mark	Revision / Issue	Date



**GATEWAY
COMMERCE
CENTER**
HANSON BLVD. & HWY. 10
COON RAPIDS, MN

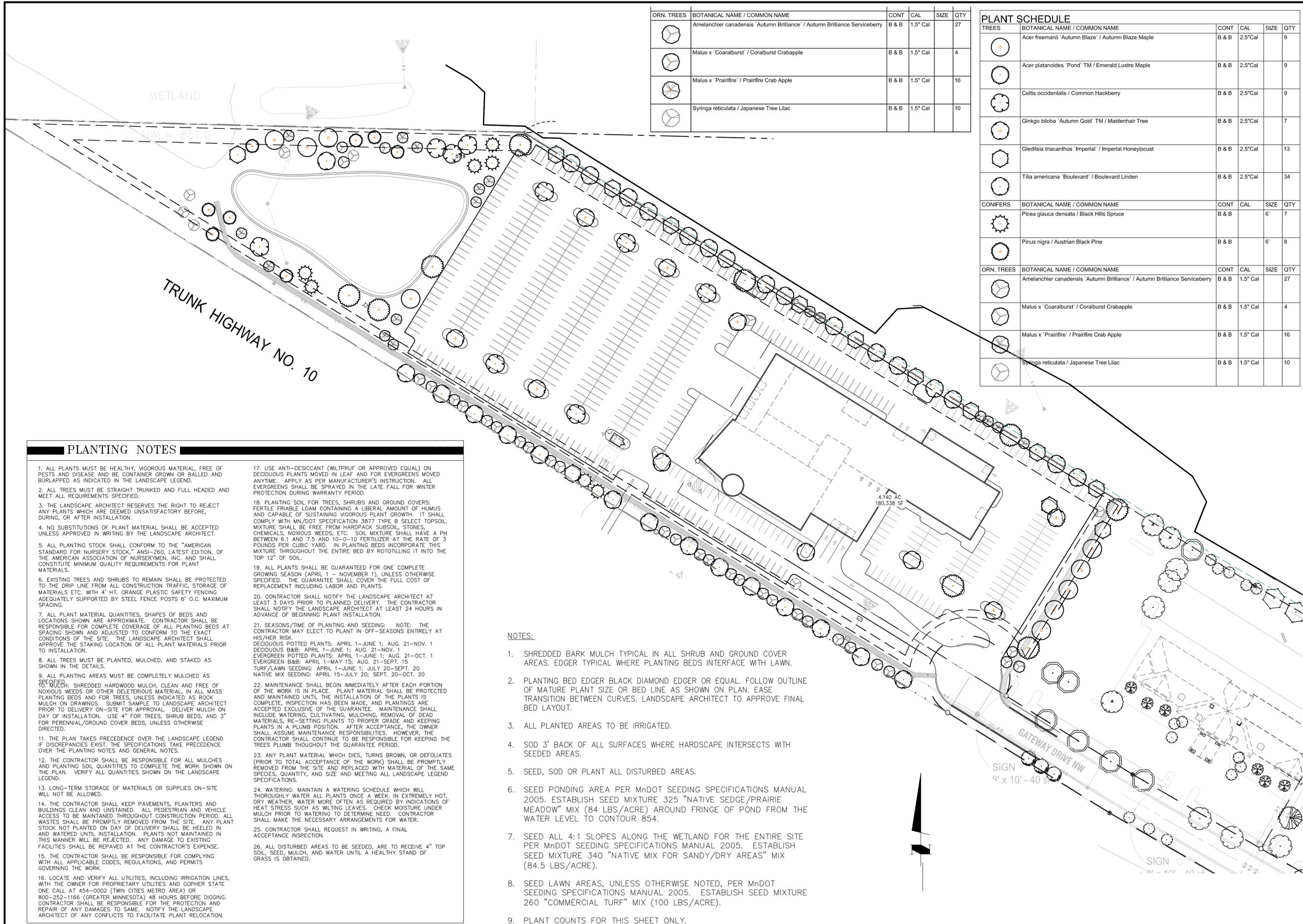
**OVERALL SITE
PLAN**

PROJECT NUMBER:	04-1019-01
ISSUED DATE:	02-18-15
DRAWN BY:	BL/BD
CHECKED BY:	KA

A1.1

ORN. TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal		27
	Malus x 'Coaralburst' / Coralburst Crabapple	B & B	1.5" Cal		4
	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	1.5" Cal		16
	Syringa reticulata / Japanese Tree Lilac	B & B	1.5" Cal		10

PLANT SCHEDULE					
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5" Cal		9
	Acer platanoides 'Pond' TM / Emerald Lustre Maple	B & B	2.5" Cal		9
	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal		9
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5" Cal		7
	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5" Cal		13
	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5" Cal		34
CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Picea glauca densata / Black Hills Spruce	B & B		6"	7
	Pinus nigra / Austrian Black Pine	B & B		6"	8
ORN. TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal		27
	Malus x 'Coaralburst' / Coralburst Crabapple	B & B	1.5" Cal		4
	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	1.5" Cal		16
	Syringa reticulata / Japanese Tree Lilac	B & B	1.5" Cal		10



PLANTING NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL TREES MUST BE PLANTED, MULCHED, AND STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- USE ANTI-DESICCANT (WILTRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDBACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
DECIDUOUS POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-NOV. 1
DECIDUOUS B&B: APRIL 1-JUNE 1; AUG. 21-NOV. 1
EVERGREEN POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-OCT. 1
EVERGREEN B&B: APRIL 1-MAY 15; AUG. 21-SEPT. 15
TURF/LAWN SEEDING: APRIL 1-JUNE 1; JULY 20-SEPT. 20
NATIVE MIX SEEDING: APRIL 15-JULY 20; SEPT. 20-OCT. 20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- ALL DISTURBED AREAS TO BE SEEDDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

NOTES:

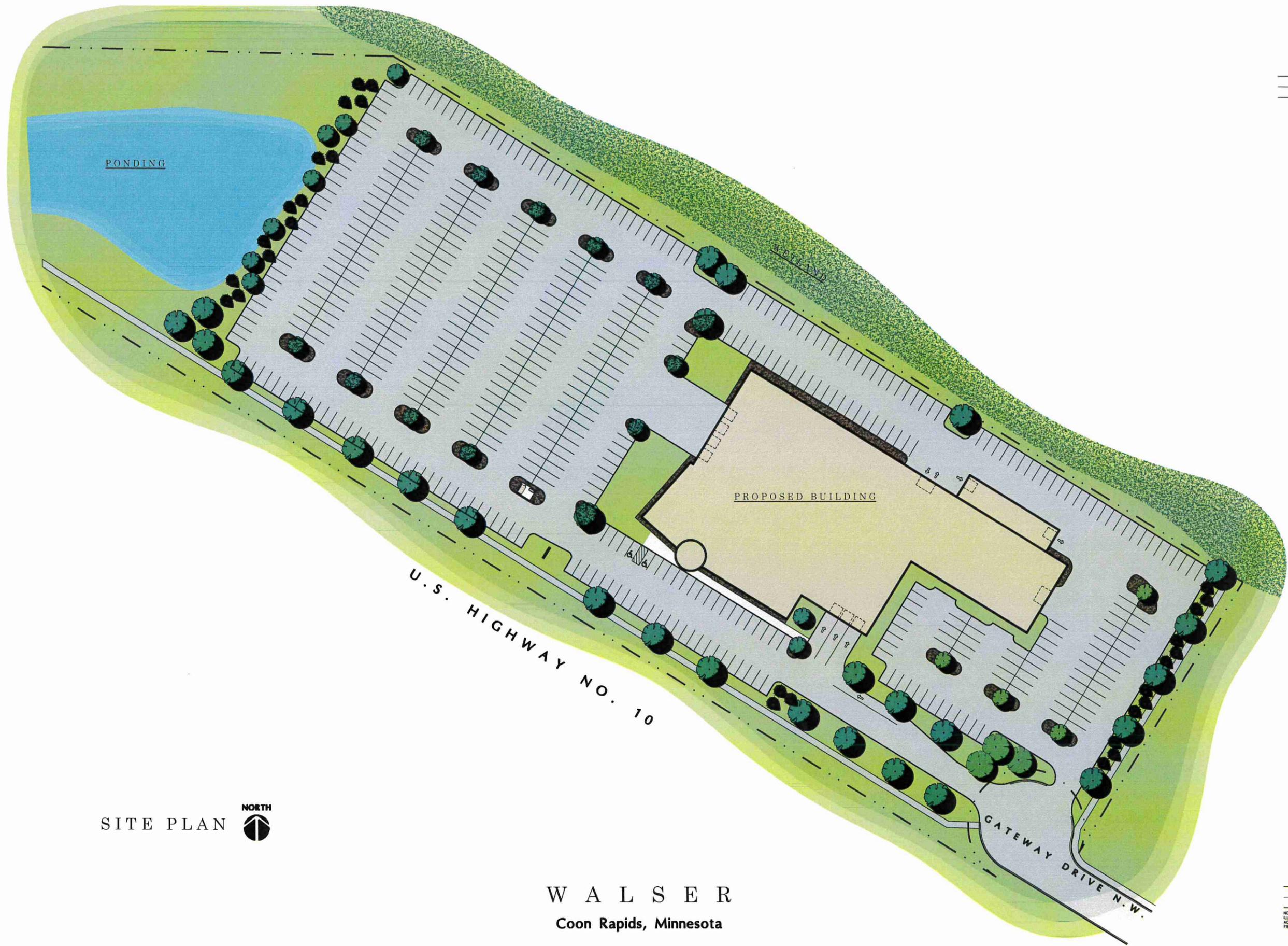
- SHREDDED BARK MULCH TYPICAL IN ALL SHRUB AND GROUND COVER AREAS. EDGER TYPICAL WHERE PLANTING BEDS INTERFACE WITH LAWN.
- PLANTING BED EDGER BLACK DIAMOND EDGER OR EQUAL. FOLLOW OUTLINE OF MATURE PLANT SIZE OR BED LINE AS SHOWN ON PLAN. EASE TRANSITION BETWEEN CURVES. LANDSCAPE ARCHITECT TO APPROVE FINAL BED LAYOUT.
- ALL PLANTED AREAS TO BE IRRIGATED.
- SOD 3' BACK OF ALL SURFACES WHERE HARDSCAPE INTERSECTS WITH SEEDED AREAS.
- SEED, SOD OR PLANT ALL DISTURBED AREAS.
- SEED PONDING AREA PER MnDOT SEEDING SPECIFICATIONS MANUAL 2005. ESTABLISH SEED MIXTURE 325 "NATIVE SEDGE/PRAIRIE MEADOW" MIX (84 LBS/ACRE) AROUND FRINGE OF POND FROM THE WATER LEVEL TO CONTOUR 85.4.
- SEED ALL 4:1 SLOPES ALONG THE WETLAND FOR THE ENTIRE SITE PER MnDOT SEEDING SPECIFICATIONS MANUAL 2005. ESTABLISH SEED MIXTURE 340 "NATIVE MIX FOR SANDY/DRY AREAS" MIX (84.5 LBS/ACRE).
- SEED LAWN AREAS, UNLESS OTHERWISE NOTED, PER MnDOT SEEDING SPECIFICATIONS MANUAL 2005. ESTABLISH SEED MIXTURE 260 "COMMERCIAL TURF" MIX (100 LBS/ACRE).
- PLANT COUNTS FOR THIS SHEET ONLY.



C O O N S U L T I N G E N G I N E E R S



A R L C A H M I P T E R C T S



SITE PLAN



W A L S E R
Coon Rapids, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

COON RAPIDS PLANNING COMMISSION MEETING OF APRIL 21, 2016

CALL TO ORDER

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

Members Present: Chair Wayne Schwartz, Commissioners Kathie Casey, Denise Hosch, Ray Knoblauch, Mary Schmolke, Zachary Stephenson and Julia Stevens.

Members Absent: None.

Staff Present: Planner Scott Harlicker; and, Assistant City Attorney Doug Johnson.

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

OATH OF OFFICE

Planner Harlicker administered the Oath of Office to newly appointed Planning Commission Kathie Casey.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER HOSCH, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MARCH 17, 2016 REGULAR MINUTES

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF MARCH 17, 2016, AS PRESENTED. THE MOTION PASSED 6-0-1 (CASEY ABSTAINED).

OLD BUSINESS

1. PLANNING CASE 16-2 – PRELIMINARY PLAT – VISION 15 – 12 LOT TOWNHOUSE DEVELOPMENT – 1005 COON RAPIDS BOULEVARD EXTENSION – VISION BANK – PUBLIC HEARING
-

It was noted the applicant is requesting preliminary plat approval for a 12-lot townhouse development. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Stephenson asked if the open space would be fenced along the eastern property line. Planner Harlicker reported there was an existing fence in place, but understood it would be beneficial to have a fence between the property and the railroad property.

Commissioner Casey asked if the proposed trail would connect to a City trail. Planner Harlicker noted this trail would connect to the City trail system.

Chair Schwartz opened and closed the public hearing at 6:47 p.m., as no one wished to address the Planning Commission.

Chair Schwartz inquired if the road would be signed "No Parking". Planner Harlicker reported the roadway would be signed "No Parking" due to the fact it was only 24 feet wide.

Representative for the applicant reviewed several material boards with the Planning Commission. He noted the color palette would be pastel in nature and the units would have wooden doors. He explained the shingles would be beige or tan.

Commissioner Stephenson asked if the applicant would be placing a fence on the western property line. The applicant's representative reported there was not a plan to put up a fence, but he was willing to work with the City to see if this may work.

Commissioner Schmolke questioned if the townhomes would have individual trash service. The representative stated this would be the case.

Commissioner Schmolke inquired if the 24-foot road could accommodate garbage trucks and snow plows. Planner Harlicker reported both trucks would be able to use this street.

Commissioner Casey asked if the snowplowing for the units would be provided by a private vendor. Planner Harlicker stated this would be the case.

Chair Schwartz expressed concern with the applicants landscaping plan. He questioned if the applicant understood the City's landscaping requirements. The representative indicated he would be working with the City to adjust the landscaping plan in order to meet the City's requirements. Planner Harlicker commented that if the applicant were to plant oversized trees the number required could be reduced.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 16-2, THE PRELIMINARY PLAT WITH THE FOLLOWING CONDITIONS

1. PARK DEDICATION IN THE AMOUNT OF \$22,000 (11 UNITS X \$2,000/UNIT) BE PAID PRIOR TO RELEASING THE PLAT FOR RECORDING.
2. ALL ENGINEERING COMMENTS BE ADDRESSED.
3. THE AREA ENCUMBERED BY THE HIGHWAY EASEMENT SHOULD BE INCLUDED AS PART OF LOT 12.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the May 3, 2016 City Council meeting.

2. PLANNING CASE 16-1 – SITE PLAN FOR 11 UNIT TOWNHOME DEVELOPMENT
– 1005 COON RAPIDS BOULEVARD EXTENSION – VISION BANK – PUBLIC
HEARING

It was noted the applicant is requesting site plan approval for an 11-unit townhouse development. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 6:47 p.m., as no one wished to address the Planning Commission.

Commissioner Stephenson questioned why only 30% of the open space would be sodded. Planner Harlicker stated this related to the grading of the property and noted the playground area would likely be sand or ground up tires. He recommended the Commission add a condition stating all disturbed areas, including the area around the common area, will be sodded.

Commissioner Stephenson recommended a condition be added requiring the applicant to construct a fence along the entire western property line.

Commissioner Stevens questioned if a fence should be required along the northern property line.

Commissioner Stephenson supported this recommendation and commented there was a fence along the northern property line at this time. He requested staff ensure the existing fence was adequate and that it be tied into the new fence along the western property line.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 16-1, THE SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. ALL ENGINEERING COMMENTS BE ADDRESSED.
2. THE LANDSCAPE PLAN BE REVISED SO IT COMPLIES WITH THE BUFFER REQUIREMENTS, STREET TREE REQUIREMENTS AND OPEN SPACE LANDSCAPING REQUIREMENTS.
3. CHILDREN'S PLAY EQUIPMENT AND ADULT RECREATION AREA MUST BE IDENTIFIED.
4. HOMEOWNERS DOCUMENT MUST BE APPROVED BY THE CITY ATTORNEY.
5. THE PRELIMINARY AND FINAL PLATS BE APPROVED BY THE CITY COUNCIL.

6. ALL DISTURBED AREAS, INCLUDING THE AREA AROUND THE COMMON AREA, WILL BE SODDED.
7. A SIX-FOOT HIGH FENCE, APPROVED BY CITY STAFF, BE CONSTRUCTED ALONG THE ENTIRE NORTHERN AND WESTERN PROPERTY LINES.

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.

NEW BUSINESS

3. PLANNING CASE 16-9 – AMENDMENT TO GATEWAY COMMERCE CENTER PLANNED UNIT DEVELOPMENT – H&W, LLC – PUBLIC HEARING

It was noted the applicant is requesting approval to amend the final PUD to include additional land for the approved auto dealership site. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Stephenson asked if the applicant had taken a comprehensive look at the PUD. Planner Harlicker reported only the change to the car dealership was being requested. Staff believed the request was significant enough to warrant a PUD amendment.

Commissioner Casey questioned if the dealership would have only one point of access from the cul-de-sac. Planner Harlicker reviewed the two access points to the dealership from the cul-de-sac.

Commissioner Casey inquired what happened to the swim club. Planner Harlicker deferred this question to the applicant.

Chair Schwartz did not want to see the car dealership unloading vehicles on Gateway Commerce Drive. He asked if the transport vehicles would be able to drive onto the car dealership site in order to unload. Planner Harlicker reported this was the case.

Chair Schwartz questioned if the Fire Department supported the proposed access to the car dealership through the cul-de-sac. Planner Harlicker stated this was the case.

Chair Schwartz asked if the Commission should be making recommendations on the landscaping plan at this time. Planner Harlicker commented now would be the time to make those comments.

Johnathan Adam, H&W, discussed the site plan in further detail with the Commission. He noted he worked for several years with the swim school and this organization was not able to bring their plans to fruition. He reported Walser had recently contacted him and requested to expand their site. For this reason, he requested an amendment to the PUD.

Commissioner Stephenson questioned if the applicant was interested taking a more comprehensive look at the PUD at this time. Mr. Adam believed a comprehensive look was completed through the previous request.

Chair Schwartz opened the public hearing at 7:20 p.m.

Laurie Janson, 1221 118th Avenue NW, stated she has lived in Coon Rapids since 1988 and appreciated the open feel of the community at that time. She opposed the plan. She believed the property should remain open and was disappointed by the proposed development. It was her opinion the City had enough hotels and did not see why someone would want to stay in Coon Rapids. She did not see the need for another large car dealership in the City and was concerned for how the wildlife in the area would be impacted. She believed the City had more to offer than additional retail. She encouraged the Commission to deny the request.

Mary Standard, 1201 109th Lane NW, did not want to see another car dealership on this property. She was surprised by the fact that no one in the City knew about this development, which concerned her. She feared that the public had not had an opportunity to provide any feedback regarding this PUD. In addition, she did not want to see the wildlife in this area disrupted.

Assistant City Attorney Johnson reviewed the history of the project and explained a PUD has been in place on this property for the past 20 years. He discussed the previous lawsuit with the Army Corp of Engineers for this property. He indicated the City was stuck to the uses on this site. Chair Schwartz thanked staff for providing this information to the public.

Chair Schwartz closed the public hearing at 7:25 p.m.

Commissioner Hosch indicated she was frustrated by this amendment request. She explained the PUD was supposed to support diversity and did not like the one large use. She understood the market was not supporting diverse uses, but believed the City should be coming up with something more exciting. She stated she would probably support the request, but explained she was beginning to question the entire PUD process.

Commissioner Stephenson shared this same frustration. For this reason, he would not be supporting the PUD amendment request. He understood that some of the uses were no longer viable, but did not agree with a huge chunk of this land being a car dealership. He did not believe this was keeping in line with the original PUD request.

Commissioner Stevens agreed. She thought the PUD had been changed way too many times and believed other uses should be considered for this area. She stated she would not be supporting the PUD amendment.

Commissioner Knoblauch discussed the tradeoff between business development and use of land within the PUD. He asked if the Coon Creek Watershed would be considering the environmental impact on this property through the proposed development. Planner Harlicker stated when the PUD was originally approved, a stormwater management plan was created to address the environmental impact on the site.

Chair Schwartz was disappointed the Commission was being asked to consider another amendment, especially considering the fact the Commission had requested a comprehensive review of the PUD last year. He agreed the PUD should have a variety of uses and noted over half of the site would be a car dealership. For this reason, he would not be supporting the PUD amendment.

Commissioner Schmolke questioned how the applicant should proceed.

Chair Schwartz believed the applicant should find another user for the two lots and not increase the size of the current car dealership.

Mr. Adam appreciated the comments from the Commission. He discussed the history of the site and commented on the investment the developer has made in allowing this site to meet the PUD design guidelines. He explained the plan for this site had been in place for the past 10 years. He reported he requested more flexibility from the Council in 2015. He commented the market could support a dealership and understood the City was disappointed to see the swim school go away. He believed the portions of the development that had been completed to date were very well done and were being utilized by Coon Rapids residents. He requested the Commission support the PUD amendment in order to provide a high quality development.

Commissioner Casey reported she lived in this area of the City and wanted to see the site developed. She believed the petitioner was aware of the environmental issues. She supported the development moving forward as requested.

Commissioner Stevens commented bigger is not always better and stated she would still not be supporting the proposed PUD amendment.

Commissioner Knoblauch discussed the success of the businesses that have been developed within the PUD. He understood this was a beautiful area of the community and had a great deal of wildlife. He believed the proposed request was a good use of the space and thought this development would spur further development in this portion of the City. He encouraged the Commissioners to consider the benefits of the development.

Commissioner Stephenson commented development was coming to this area. He reported the decision to develop this land was made a long time ago. He indicated the Commission had the right to make a decision about what went on this land. He wanted the City to take a more comprehensive look at what was going onto this property. He did not want to see another large car dealership along this high visibility property. He understood the swim school did not work out, but wanted to see if another use could be found for this site.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO RECOMMEND DENIAL OF PLANNING CASE 16-9, THE AMENDMENT TO THE PUD.

Commissioner Schmolke asked if the existing Walser dealership would be impacted by the new location. Mr. Adam was uncertain. He informed the Commission again that a dealership had already been approved through the previous PUD. He explained the request was being made to

expand the dealership to make it better for the City, and noted there were several other dealerships in the Coon Rapids that were the same size. He believed Walser would be supportive of site enhancements.

THE MOTION PASSED 4-3 (CASEY, KNOBLAUCH AND SCHMOLKE OPPOSED).

This is a recommendation to the City Council that will be considered at the May 3, 2016 City Council meeting.

OTHER BUSINESS

Planner Harlicker provided the Planning Commission with an update on current development taking place in the City of Coon Rapids.

ADJOURN

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER CASEY, TO ADJOURN THE MEETING AT 7:51 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



City Council Regular

10.

Meeting Date: 06/07/2016

Subject: PC 16-10: Consider Resolution 16-54 Granting Final Plat Approval for Gateway Commerce Center 4th Add., Highway 10 and Hanson Blvd., H&W Family LLLP

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting City Council approval of Resolution 16-54 granting Final Plat approval for Gateway Commerce Center 4th Addition.

DISCUSSION

At the June 2, 2015 meeting Council approved the final plat for Gateway Commerce Center 3rd Addition. The plat created a six acre lot at the end of the cul de sac along Highway 10. A corresponding amendment to the Planned Unit Development allowed a car dealership to locate on that parcel. The approved plat for Gateway Commerce Center 3rd Addition is attached.

Proposed Changes:

The final plat of Gateway Commerce Center 4th Addition increases the size of Lot 1, Block 1 Gateway Commerce Center 3rd Addition from six acres to 10.14 acres and shortens the existing cul de sac. Lots 2 and 3 of the current PUD site plan and the area formally utilized for Gateway Drive are incorporated into Lot 1. The remainder of Outlot C will be left as an outlot (Outlot A). Outlot B is the remainder of Gateway Drive. The proposed final plat is consistent with the corresponding amended PUD site plan which the Council is also considering. Attached is the site plan for the corresponding proposed PUD amendment and the final plat for Gateway Commerce Center 4th Addition.

RECOMMENDATION

In Planning Case 16-10, staff recommends the City Council approve the attached Resolution 16-54 approving the final plat for Gateway Commerce Center 4th Addition with the following conditions:

1. All comments of the City Engineer be addressed.
 2. The corresponding PUD amendment that increases the size of the car dealership parcel is approved.
-

Attachments

Location Map

Revised PUD Plan

Final Plat

Resolution 16-54

Location Map



Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

William L. Delaney

William L. Delaney
Registration No. 40252 Date: 02/20/2015

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: bdb Drawn: JMT
Approved: MCA Book / Page:
Phase: PUD Initial Issue: 02/20/2015

Revision History

No.	Date	By	Submittal / Revision
A	10/26/07	ELF	REVISIONS PER CITY COMMENT
B	12/07/07	LAW	REVISIONS PER CITY COMMENT
C	05.07.09	kit	PUD REVISION
D	06.07.13	kit	PUD REVISION
E	08.05.13	kit	PUD REVISION FOR McDONALDS
G	02/20/15	WLD	PUD REVISION
H	03.14.16		PUD REVISION
I	05.10.16		PUD REVISION

Sheet Title
LANDSCAPE PLAN
- SECTION A

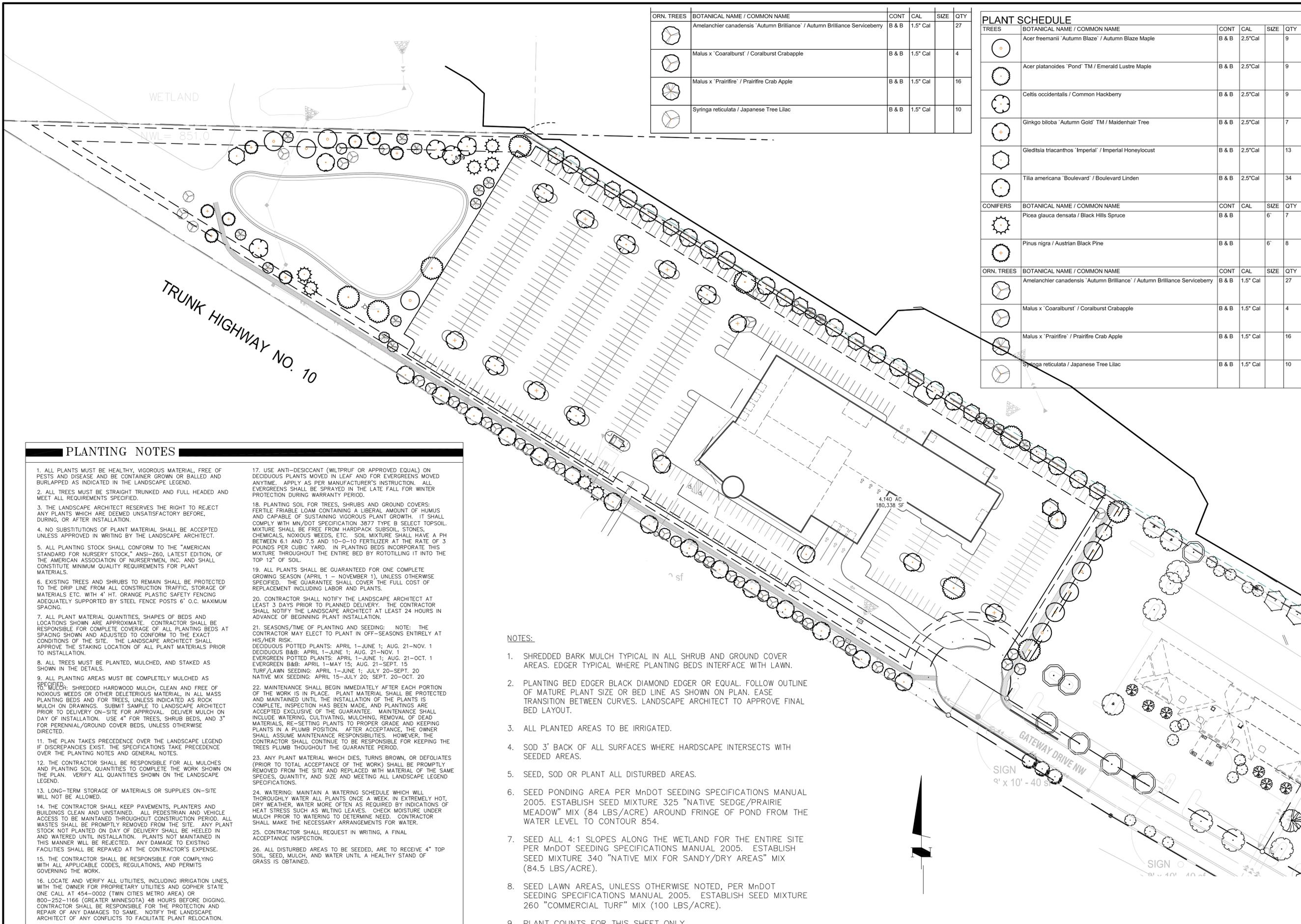
Sheet No. Revision
L1.02 I

Project No. H&W16148

ORN. TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal		27
	Malus x 'Coaralburst' / Coralburst Crabapple	B & B	1.5" Cal		4
	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	1.5" Cal		16
	Syringa reticulata / Japanese Tree Lilac	B & B	1.5" Cal		10

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5" Cal		9
	Acer platanoides 'Pond' TM / Emerald Lustre Maple	B & B	2.5" Cal		9
	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal		9
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5" Cal		7
	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5" Cal		13
	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5" Cal		34
CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Picea glauca densata / Black Hills Spruce	B & B		6'	7
	Pinus nigra / Austrian Black Pine	B & B		6'	8
ORN. TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal		27
	Malus x 'Coaralburst' / Coralburst Crabapple	B & B	1.5" Cal		4
	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	1.5" Cal		16
	Syringa reticulata / Japanese Tree Lilac	B & B	1.5" Cal		10



PLANTING NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL TREES MUST BE PLANTED, MULCHED, AND STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND Gopher STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- USE ANTI-DESICCANT (WILTRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
DECIDUOUS POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-NOV. 1
DECIDUOUS B&B: APRIL 1-JUNE 1; AUG. 21-NOV. 1
EVERGREEN POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-OCT. 1
EVERGREEN B&B: APRIL 1-MAY 15; AUG. 21-SEPT. 15
TURF/LAWN SEEDING: APRIL 1-JUNE 1; JULY 20-SEPT. 20
NATIVE MIX SEEDING: APRIL 15-JULY 20; SEPT. 20-OCT. 20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- ALL DISTURBED AREAS TO BE SEEDDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

NOTES:

- SHREDDED BARK MULCH TYPICAL IN ALL SHRUB AND GROUND COVER AREAS. EDGER TYPICAL WHERE PLANTING BEDS INTERFACE WITH LAWN.
- PLANTING BED EDGER BLACK DIAMOND EDGER OR EQUAL. FOLLOW OUTLINE OF MATURE PLANT SIZE OR BED LINE AS SHOWN ON PLAN. EASE TRANSITION BETWEEN CURVES. LANDSCAPE ARCHITECT TO APPROVE FINAL BED LAYOUT.
- ALL PLANTED AREAS TO BE IRRIGATED.
- SOD 3' BACK OF ALL SURFACES WHERE HARDSCAPE INTERSECTS WITH SEEDED AREAS.
- SEED, SOD OR PLANT ALL DISTURBED AREAS.
- SEED PONDING AREA PER MnDOT SEEDING SPECIFICATIONS MANUAL 2005. ESTABLISH SEED MIXTURE 325 "NATIVE SEDGE/PRAIRIE MEADOW" MIX (84 LBS/ACRE) AROUND FRINGE OF POND FROM THE WATER LEVEL TO CONTOUR 85.4.
- SEED ALL 4:1 SLOPES ALONG THE WETLAND FOR THE ENTIRE SITE. PER MnDOT SEEDING SPECIFICATIONS MANUAL 2005. ESTABLISH SEED MIXTURE 340 "NATIVE MIX FOR SANDY/DRY AREAS" MIX (84.5 LBS/ACRE).
- SEED LAWN AREAS, UNLESS OTHERWISE NOTED, PER MnDOT SEEDING SPECIFICATIONS MANUAL 2005. ESTABLISH SEED MIXTURE 260 "COMMERCIAL TURF" MIX (100 LBS/ACRE).
- PLANT COUNTS FOR THIS SHEET ONLY.

GATEWAY COMMERCE CENTER 4TH ADDITION

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 10, T. 31, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That H & W Family, LLLP, a Minnesota limited liability limited partnership, owner of the following described property:

Outlot A, GATEWAY COMMERCE CENTER 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

And Gateway Commerce Center Association, Inc., a Minnesota non-profit corporation, owner of the following described property:

Outlot B, GATEWAY COMMERCE CENTER 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

And Walsler Real Estate VI, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 1, Block 1, GATEWAY COMMERCE CENTER 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as GATEWAY COMMERCE CENTER 4TH ADDITION, as shown by this plat.

In witness whereof said H & W Family, LLLP, a Minnesota limited liability limited partnership, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: H & W Family, LLLP
By: H & W Holding, LLC

By: _____
William O. Cooley, as Chief Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by William O. Cooley, as Chief Manager of H & W Holding, LLC, a Nevada limited liability company, the General Partner of H & W Family, LLLP, a Minnesota limited liability limited partnership, on behalf of the partnership.

Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said Gateway Commerce Center Association, Inc., a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: Gateway Commerce Center Association, Inc.

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Gateway Commerce Center Association, Inc., a Minnesota non-profit corporation, on behalf of the corporation.

Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said Walsler Real Estate VI, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: Walsler Real Estate VI, LLC.

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Walsler Real Estate VI, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, _____
My Commission Expires _____

I Rick M. Blom do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

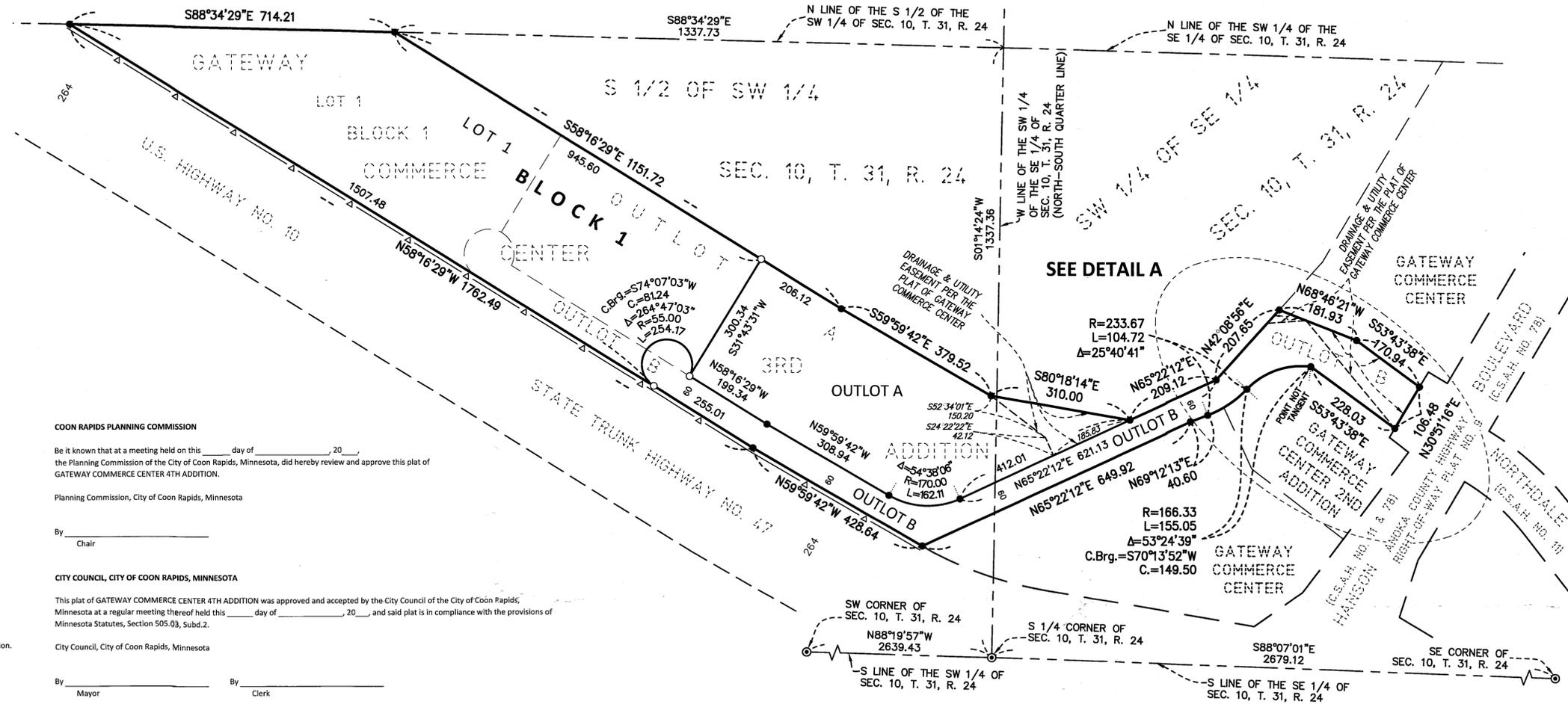
Dated this _____ day of _____, 20____.

Rick M. Blom, Licensed Land Surveyor
Minnesota License No. 21729

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Rick M. Blom.

Notary Public, _____ County, Minnesota
My Commission Expires _____



COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this _____ day of _____, 20____, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of GATEWAY COMMERCE CENTER 4TH ADDITION.

Planning Commission, City of Coon Rapids, Minnesota

By: _____
Chair

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of GATEWAY COMMERCE CENTER 4TH ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

By: _____ Mayor
By: _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By: _____
Larry D. Holum, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Property Tax Administrator

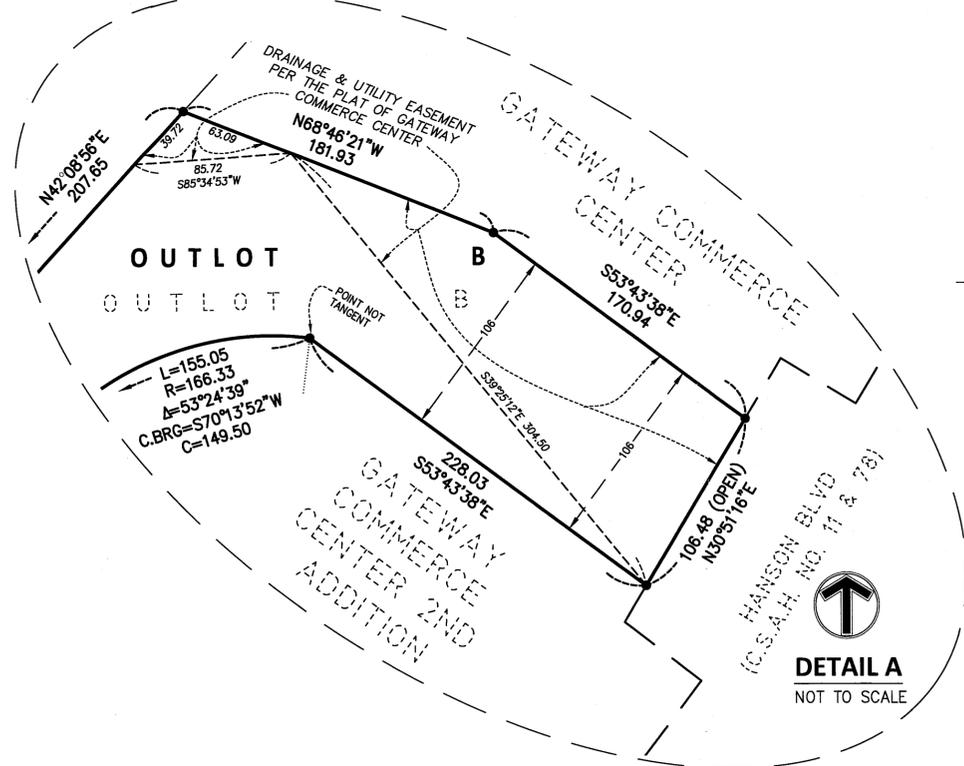
By: _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of GATEWAY COMMERCE CENTER 4TH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in Book _____ Page _____, as Document Number _____.

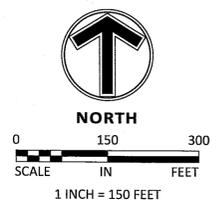
County Recorder/Registrar of Titles

By: _____ Deputy



- ▲— DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA AND THE COUNTY OF ANOKA PER THE PLAT OF GATEWAY COMMERCE CENTER
- ⊙ DENOTES CAST IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 21729.
- DENOTES 1/2 INCH IRON MONUMENT FOUND.

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31, RANGE 24 IS ASSUMED TO HAVE A BEARING OF SOUTH 88 DEGREES 07 MINUTES 01 SECONDS EAST.



DETAIL A
NOT TO SCALE

Resolution 16-54

A Resolution of the City of Coon Rapids Granting Approval of the Final Plat for Gateway Commerce Center 4th Addition, Planning Case No. PC 16-10

WHEREAS, application has been made for approval of a final plat, pursuant to Section 11-1504.2 of the Coon Rapids Code of Ordinances, of the property legally described on attached Exhibit A and hereinafter referred to as “the Property”; and

WHEREAS, the Planning Commission on November 15, 2007 recommended approval of the preliminary plat of the Property;

WHEREAS, a preliminary plat of the Property was approved by the City Council on February 6, 2008; and

WHEREAS, the proposed final plat is consistent with the preliminary plat as approved by the City Council; and

NOW, THEREFORE, BE IT RESOLVED

1. It is hereby determined by the City Council for the City of Coon Rapids as follows:
 - A. The proposed subdivision is consistent with the Title 11, Chapter 1500 of the City Code of Ordinances and conforms with all of its requirements.
 - B. The proposed subdivision is consistent with all applicable general and specialized city, county, and regional plans including, but not limited to, the City’s Comprehensive Plan.
 - C. The physical characteristics of the site, including, but not limited to, topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and drainage are suitable for the type and density of development and uses contemplated.
 - D. The proposed subdivision makes adequate provision for water supply, storm drainage, sewage transportation, parks and walkways, erosion control and all other services, facilities and improvements otherwise required herein.
 - E. The proposed subdivision will not cause substantial environmental damage.
 - F. The proposed subdivision will not have an undue or adverse impact on the reasonable development of neighboring land.
2. Approval of the final plat is hereby granted for the Property, subject to the conditions set forth in attached Exhibit B.
3. The officers of the City are hereby authorized, once the conditions set forth in Exhibit B are met

and complied with, to sign the final plat for the Property and to issue a certified copy of this Resolution giving final approval of the survey.

4. The owner of the Property is authorized to record the final plat as required by law and shall file proof of said recording with the City. No building permits will be issued for the Property until the registered land survey is recorded.
5. This final plat approval may be rescinded 90 days from the date of this resolution if the plat is not recorded within that time.

Adopted this 7th day of June 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk (STATE OF MINNESOTA)
COUNTY OF ANOKA)ss. CERTIFICATION OF CLERK
CITY OF COON RAPIDS)

I, the undersigned, being the duly qualified and acting City Clerk of the City of Coon Rapids, Minnesota, hereby certify that I have carefully compared the attached and foregoing Resolution with the original thereof on file in my office and the same is a full, true and complete transcript therefrom, insofar as the same relates to Planning Case 16-10.

WITNESS hand officially as such City Clerk and the corporate seal of the City of Coon Rapids this ____ day of _____, 2016.

Joan Lenzmeier, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Outlot A, Gateway Commerce Center 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota;

Outlot B, Gateway Commerce Center 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota, and

Lot 1, Block 1 Gateway Commerce Center 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota.

EXHIBIT B
CONDITIONS OF APPROVAL

1. All comments of the Assistant City Engineer be addressed prior to releasing the plat for recording.
2. The corresponding PUD amendment that increases the size car dealership parcel is approved.



City Council Regular

11.

Meeting Date: 06/07/2016

Subject: Consider Adoption of Ordinance 2167, an Ordinance Establishing Fee for Keeping Chickens

From: Joan Lenzmeier, City Clerk

INTRODUCTION

Council is asked to adopt Ordinance 2167, An Ordinance Establishing Fee for Keeping Chickens.

DISCUSSION

With the approval of an Ordinance allowing chickens, it is necessary to establish a fee for the necessary permit. The ordinance attached establishes a fee of \$100 for this one time chicken keeping permit.

RECOMMENDATION

Adopt Ordinance 2167 Establishing Fee for Chickens.

Attachments

Ordinance 2167 Fee for Chicken Keeping

ORDINANCE NO. 2167

AN ORDINANCE ESTABLISHING LICENSE FEE FOR CHICKENS

The City of Coon Rapids does ordain:

Section 1. The City Council for the City of Coon Rapids establishes a license fee for chickens of \$100.00.

Introduced this 17th day of May, 2016.

Adopted this 6th day of June, 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

12.

Meeting Date: 06/07/2016

Subject: Consider Adoption of Ordinance 2168 Establishing Housing Improving Area for Creek Meadows II Owners Association

Submitted For: David Brodie, City Attorney

From: Kim Reid, Administrative Legal Assistant

INTRODUCTION

On May 17, 2016, Council introduced an ordinance to establish a housing improvement area located along Creek Meadow Drive and Robinson Drive.

DISCUSSION

The request is based on legislation enacted in 1996 which permits the use of public funds to finance necessary improvements to housing within a designated area of a city when no other reasonable means of financing the improvements is available. All funds necessary to finance the project, along with all other City expenses, would be repaid along with the property taxes much like a special assessment.

The law requires that the housing improvement area be designated by ordinance and that a public hearing be held before any such ordinance is adopted. The purpose of this public hearing is to allow residents within the proposed area to voice their opinions as whether a housing improvement area should be designated. There may be discussions relating to the extent of the proposed improvement, whether all units shall be included in the area, and the proposed method of repayment. The public hearing was held on May 17, 2016. At the public hearing, several residents spoke in favor of the housing improvement area.

The proposal is to replace the siding, gutters, windows, doors, concrete aprons, sidewalks, landscaping, remove and replace curb and gutters and prep all driveways for paving for seven buildings containing a total of 44 units in that portion of Creek Meadows II Owners Association located along Creek Meadow Drive and Robinson Drive. Repayment of the City's financial insertion in the project would be spread equally among the 44 units to be collected along with taxes over a period not to exceed fifteen years. This is consistent with the terms of previously established housing improvement areas in the City.

In order to establish a housing improvement area, Council must find, first, that without the establishment of the area the improvements cannot be made and, second, that the proposed improvements are necessary to preserve the housing units in the proposed area. In addition, the City is required to ensure that any contracts entered into by the homeowners association are

subject to the Uniform Municipal Contracting Law.

Recent financial statements of the association indicate that, while there are funds available for routine maintenance of the grounds, such as mowing or snow plowing, there are not adequate finances to pay for proposed capital improvements. Homeowners associations tend to find that obtaining financing for improvements such as this is virtually impossible because the association can provide little, if any, acceptable securities. The association only has title to the open space and its ability to impose fees on its members is risky at best. Having each owner obtain separate financing is cumbersome and could stop a project if just one owner decides not to cooperate or does not have adequate security for a loan.

State law requires that before the project can proceed, the association must provide the City with a financial plan, prepared by a third party, showing how future capital improvements can be financed without public assistance. The association is also required to provide the City with annual financial reports until the public financing has been repaid.

If a housing improvement area is established, a second public hearing will be held in the future to discuss the cost of the project and the amounts to be assessed against each unit. A resolution assessing those costs would have to be adopted before the project can begin.

An ordinance establishing a housing improvement area takes effect 45 days after its adoption rather than 15 days after publication as with other ordinances. During that 45 day time period owners of at least 45% of the units, in this case 20, can veto the ordinance by filing a petition objecting to it.

RECOMMENDATION

Adopt Ordinance 2168 establishing housing improving area for that portion of Creek Meadows II Owners Association located along Creek Meadow Drive and Robinson Drive.

Attachments

Ordinance 2168 Establishing HIA for Creek Meadows II

ORDINANCE NO. 2168

**AN ORDINANCE ESTABLISHING A HOUSING IMPROVEMENT AREA
FOR THE CREEK MEADOWS II OWNERS ASSOCIATION
PURSUANT TO THE MINNESOTA STATUTES CHAPTER 428A**

PREAMBLE:

- A. The City is authorized under Minnesota Statutes Sections 428A.11 through 428A.21 to establish by ordinance housing improvement areas within which housing improvements are made or constructed and the costs of those improvements are financed in whole or in part by the City which is repaid by fees imposed upon the owners of housing units within the area.
- B. In accordance with Minnesota Statutes Section 428A.11, owners of 50% or more of the housing units located within the Creek Meadows II Owners Association filed a petition with the City requesting a public hearing regarding the establishment of a housing improvement area.
- C. On May 17, 2016 the City Council conducted a public hearing on the petition, which hearing was duly noticed in accordance with Minnesota Statute '428A.13, subd. 2, at which all persons, including owners of property within the housing improvement area were given an opportunity to be heard.
- D. The City Council therefore has determined a need to establish the Creek Meadows II Owners Association Housing Improvement Area as defined herein in order to facilitate certain improvements to the property all in accordance with the Housing Improvement Act.

Now, therefore, the City of Coon Rapids does ordain:

Section 1. Pursuant to Minnesota Statutes Chapter 428A there is hereby established in the City of Coon Rapids a housing improvement area over property commonly known as Creek Meadows II Owners Association.

Section 2. Findings. The City hereby makes the following findings in support of its action to establish the housing improvement area described herein:

- a. The Council finds that without establishment of the housing improvement area the housing improvements could not be made by the townhouse association for, or the housing unit owners in the Creek Meadows II Owners Association development.

b. Council further finds that designation of said housing improvement area is needed to maintain and preserve the housing units within that area.

Section 3. Housing Improvement Area defined. The Creek Meadows II Owners Association Housing Improvement Area is hereby defined as that area of the City legally described as follows:

Units 1511, 1513, 1515, 1517, 1521, 1523, 1525, 1527, 1531, 1533, 1535, 1537, 1541, 1543, 1545, 1547, 1551, 1553, 1555, 1557, 1561, 1563, 1565, 1567, 11230, 11232, 11234, 11236, 11240, 11242, 11244, 11246, 11250, 11252, 11254, 11256, 11260, 11262, 11264, 11266, 11270, 11272, 11274 and 11276, all in Condominium No. 47, Creek Meadows II, Anoka County, Minnesota.

Section 4. Housing Improvements defined.

a. For the purposes of this ordinance, the term “housing improvements” shall mean the replacement of siding, gutters, windows, doors, concrete aprons, sidewalks, landscaping, remove and replace curb and gutters and prep all driveways for paving and necessary and incidental related improvements and repairs to the housing units and garages within the Creek Meadows II Owners Association Housing Improvement Area.

b. The above mentioned construction shall also include all incidental work in repairs to finish the improvements to industry standards and comply with all building codes regardless of whether said incidental work is described in this ordinance.

c. Housing Improvements shall also be deemed to include any of the following costs incurred by either the Creek Meadows II Owners Association Housing Improvement Area or the City:

i. All costs of architectural and engineering services in connection with the improvements.

ii. All administration, legal, assessing fee and consultant costs in connection with the Creek Meadows II Owners Association Housing Improvement Area.

iii. Costs of issuance of bonds, if any, to finance housing improvements under the Housing Improvement Act.

Section 5. Housing Improvement Fee. The City may, by resolution adopted in accordance with the petition, hearing, and notice procedures required under Minnesota Statute Chapter 428A known as the Housing Improvement Act, impose a fee on the housing units within the Creek Meadows II Owners Association Housing Improvement Area at a rate, term, and

amount sufficient to produce revenues required to provide the Housing Improvements subject to the terms and conditions set forth in this section.

a. Any Housing Improvement Fee shall be imposed on the basis of the total cost of the Housing Improvements to be financed by the Housing Improvement Fee, divided by the number of housing units in the Housing Improvement Area.

b. Any Housing Improvement Fee shall be imposed and payable no greater than fifteen years after the first installment is due and payable.

c. The resolution imposing any Housing Improvement Fee shall provide that any fee, or portion thereof, not prepaid by the housing unit owner shall be deemed to include simple interest upon unpaid housing improvement costs at an annual rate equal to the rate imposed for special assessments in the City at the time the resolution is adopted plus an additional one percent.

d. Any Housing Improvement Fee shall be collected at the same time and in the same manner as provided for payment and collection of *ad valorem* taxes, in accordance with Minn. Stat. '428A.05. As set forth in Minn. Stat. '428A.14, the Housing Improvement Fee is not included in the calculation of levies or limits on levies imposed under any law or charter.

e. Any Housing Improvement Fee shall not exceed the amount specified in the notice of public hearing regarding the approval of such fee; provided, however, that the Housing Improvement Fee may be reduced after approval of the resolution setting the Housing Improvement Fee, in the manner specified in such resolution.

Section 6. Issuance of Bonds. At any time after a contract for construction of all or part of the housing improvements has been entered into or the work has been ordered, and the period for prepayment of the Housing Improvement Fee has expired, the Council may issue bonds in the principal amount necessary to finance the housing improvements that have not been prepaid along with costs of issuance of the bonds. Such bonds shall be issued pursuant to and in accordance with Minn. Stat. '428A.16 of the Housing Improvement Act.

Section 7. Annual Reports.

a. On March 15, and each March 15th thereafter until all Housing Improvement Fees derived in the Creek Meadows II Owners Association Housing Improvement Area are fully paid, the Creek Meadows II Owners Association and any successor in interest, shall submit to the City Clerk a copy of the Association's audited financial statements.

b. Any successor in interest, shall also submit to the City any other reports or information at the time and as required by any contract entered into between that entity and the City.

Section 8. Notice of Right to File Objections. Within five days after the adoption of this ordinance, the City Clerk is authorized and directed to mail to the owner of each housing unit in the Creek Meadows II Owners Association Housing Improvement Area a copy of this Ordinance and notice that owners subject to the proposed Housing Improvement Fee have a right to veto this ordinance if owners of at least 45% of the housing units within the Creek Meadows II Owners Association Housing Improvement Area file an objection with the City Clerk before the effective date of the ordinance.

Section 9. Amendment. This ordinance may be amended by the City Council upon compliance with the public hearing and notice requirements set forth in Minn. Stat. '428A.13, subd. 2 of the Housing Improvement Act.

Section 10. Effective Date. This ordinance shall be effective 45 days after its adoption.
Introduced this 17th day of May, 2016.

Adopted this 7th day of June, 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

13.

Meeting Date: 06/07/2016

Subject: PC 16-11: Mercy Hospital, Site Plan Approval Building Additions and Parking Deck, HDR Architects

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval for a 329 space, three level parking deck, a 40,000 square foot expansion for the O/R, to reconfigure the emergency room and main entrances and an addition to the central utility area. The applicant is requesting design flexibility under Section 11-1003.16(2) for the exterior materials and a wall sign on the parking deck.

DISCUSSION

Background

The applicant is requesting site plan approval for a 329 space, three level parking deck and a 40,000 square foot expansion for the O/R. The applicant is requesting design flexibility under Section 11-1003.16(2) for the exterior materials and a wall sign on the west elevation of the parking deck. The main entrance and the emergency entrance will also be reconfigured and there will be a small addition to the utilities/operations area.

Site Plan Criteria

Required Finding - Chapter 11-325 - General Requirements for All Site Plans	Staff Analysis and Comments
(1) Be compatible with surrounding land uses	OK - The proposed site plan is compatible with the adjacent land uses.
(2) Preserve existing natural features whenever possible	N/A
(3) Achieve a safe and efficient circulation system	OK – The drive aisles are of sufficient width to allow for safe and efficient traffic circulation.
(4) Not place excessive traffic loads on local streets	OK – Anoka County is reviewing the traffic study submitted for the project. Their recommendations will have to be implemented by the applicant. See discussion below.
(5) Conform to the City’s plans for parks, streets, service drives, and walkways	N/A

(6) Conform to the City's Goals and Policies	OK – The proposal is consistent with the Master Plan for Port Wellness and the land use designation of Commercial Mixed Use.
(7) Achieve a maximum of safety, convenience, and amenities	OK – An internal pedestrian system connects the building entrances with the parking deck. Drop off areas are also provided in front of the ER entrance and the main hospital entrance. Lighting is provided for the parking lot and driveway. The lights will have shields and cut offs so that the light is directed away from adjacent properties. The lighting plan complies with city ordinance.
(8) Show sufficient landscaping	OK – See discussion below.
(9) Not create detrimental disturbances to surrounding properties	OK – The project will not create disturbances which will be detrimental to the surrounding properties.
(10) Meet Title 11	OK - The plan does not require any variances from Title 11
(11) Show efforts to conserve energy whenever practical	OK - Overstory trees are planted to provide shade.

River Rapids Overlay Development Guidelines

RRO Standard (Chapter 11-2700)	Proposed
Two-Story Expression, 11-2711(1) Pitched roofs, dormers, gables containing windows	OK – The deck is three levels and the O/R addition is two stories.
Building Massing, 11-2711(2) Staggered components, columns, recessed entry areas, avoid long, even facades	OK – The building additions will match the Mother Baby center. The exterior facade of the parking deck will be broken up by the skyway, the various materials and and openings. Trees will also be planted along Coon Rapids Boulevard to soften the impact.
Facades, 11-2711(3) Articulated building facades, 20 to 30 foot intervals	OK – The different building materials and open windows provide articulation to break up the facades of the deck. The other additions will be consistent with the Mother Baby Center
Varied Roof Shapes, 11-2711(4) Variety (pitched roofs, dormers, chimneys, parapets, cornices)	OK – The roof is flat but has two different height levels.
Focal Features, 11-2711(5) Focal element (canopies, porticoes, overhangs, arches, recesses/projections, peaks/parapets over doors) on each building	OK – The entrance is a focal feature of the building. The canopy over the entrance and the large windows in the upper stories over the entrance help identify it.
Canopies/Awnings/Entry Treatments, 11-2711(6) Entries or focal features facing public streets	OK –The main entrance and the emergency entrance are set off by canopies. The main entrance faces Dakota Street.

<p>Building Materials, 11-2711(7) High-quality materials (brick, natural stone, stucco, textured cast stone, fiber-cement siding; no steel panels, aluminum, vinyl, or fiberglass siding); 30% of facades facing a street must be brick or natural stone.</p>	<p>OK - The exterior of the building includes a variety of materials. See architectural discussion below.</p>
<p>Windows and Doors, 11-2711(8) Primary street level façade between 3 and 8 feet above grade must be 60% glass</p>	<p>N/A</p>
<p>Outdoor Spaces, 11-2711(9) Plazas, seating areas, outdoor furniture</p>	<p>OK– Seating areas will be incorporated near the entrances.</p>
<p>Parking, 11-2711(10) Locate parking to rear or sides of buildings.</p>	<p>OK – To preserve the ability for future hospital expansions and to locate parking close to the main and emergency entrances, the parking is located along Coon Rapids Boulevard.</p>
<p>Pedestrian/Bicycle Access and Circulation, 11-2711(11) Complete system from public ROW to buildings; minimum 5' wide sidewalks</p>	<p>OK – Internal sidewalks are provided. Existing sidewalks are also utilized.</p>
<p>Urban Design Furniture/Amenities, 11-2711(12) Compatible furniture/amenities (benches, trash receptacles, pedestrian-scale lighting, bicycle racks)</p>	<p>OK - Benches and a trash receptacle are provided at the entrances. Bicycle racks should also be included.</p>
<p>Landscaping and Screening, 11-2711(13)</p>	<p>OK - See discussion</p>
<p>Lighting, 11-2711(14) Accent lighting for building facades; compatible with applicable standards</p>	<p>N/A – No accent lighting is proposed for the buildings.</p>

Traffic/Circulation

Traffic circulation into and out of the hospital will change as a result of this project. Visitors, patients and staff generally park in the surface lots with access from the signalized intersection at Blackfoot Street. The proposed parking deck is planned to accommodate patients and visitors close to the new main hospital entrance and the emergency room entrance. Traffic going to the Mother Baby Center and the Heart Center will continue to use the current access via Blackfoot Street.

A one-way entrance only into the deck from Blackfoot Street is proposed. Vehicles leaving the deck will be directed to the west and on to Dakota Street. A traffic study was completed, provided to Anoka County Highway Department and is currently being reviewed. Options to address the increase in traffic on Dakota Street included modifications to the Dakota Street/Coon Rapids Boulevard intersection or directing some traffic around the south side of the hospital to the Blackfoot Street/Coon Rapids Boulevard intersection. Should the second option be implemented, staff recommends that the striped parking lot islands on the end of the parking rows

be changed to curb and gutter and landscaped with overstory trees. This will better define the connection between Dakota and Blackfoot Street.

The City does not have dimensional requirements for structure parking. The applicant is proposing the the following dimensions for parking aisles:

9'0" - stall width

17'9" - stall length

25' - drive aisle

60'6" - total aisle and two stalls

Attached is a memo from the applicant regarding the proposed dimensions. When compared to the requirements from other metro cities, the proposed dimensions exceed those of Bloomington (stall 8.5' x 18', 24' aisle, 60' total), Minneapolis and St. Louis Park (stall 8.5' x 18', 22' aisle, 58' total) and St. Paul (stall 9' x 18', 20' aisle, 56' total). The proposed dimensions also exceed industry standards. Staff is supportive of the proposed dimensions.

Architecture

Parking Deck

The elevation facing Coon Rapids Boulevard includes a mix of materials. The first level is precast concrete panels with a series of open ribbon windows. The first level will be topped with a metal brow and a transom open windows. The upper levels will have a perforated architectural metal skin. The metal panels will be an earth tone and will allow the deck to be enclosed while complying with air circulation requirements.

The elevation facing Dakota Street (west) will consist of a precast panel base with the metal panels and curtain wall windows on the upper levels. The elevation facing the main and emergency room entrances is similar to the wall facing Coon Rapids Boulevard. There is a large curtain wall window on the upper levels, similar to the one on the west elevation.

Design Flexibility

Architectural metal is allowed as an accent material but is not listed as an approved primary exterior material. Section 11-1003.16(2) allows design flexibility provided the following criteria:

1. The modification is necessary to respond to site conditions;
2. will result in better integration of uses or, provide significant site amenities, buffers, and other elements to offset any potential harmful effects, and
3. will further the intent of this Section.

The developer is proposing to utilize an architectural perforated metal skin to enclose the parking deck to respond to site conditions. This material will present an image of a modern building while complying with air circulation and venting requirements. The existing skyway and proposed landscaping will screen and soften the impact of the deck along Coon Rapids Boulevard. The proposed design will further the intent of the chapter in that it is part of a hospital expansion that will maintain the vitality and intensity of PORT Wellness.

Main and Emergency Room Entrances

The relocated main hospital entrance will face west and be located between the parking deck and the hospital. The entrance will be located within a large atrium. The upper level will be curtain wall glass, surrounded by the same perforated metal panels used on the parking deck, and the lower level precast panels with windows. The east elevation, facing Blackfoot Street, the upper level will be EFIS and the main level is curtain wall windows and brick.

The emergency room entrance will consist of curtain wall windows and precast panels; the color will be consistent with the other precast panels used through out the project. The entrance will be covered by a canopy that extends out to the drop off area.

Utility Plant Addition

The applicant is proposing a small addition to the utility plant on the west side of the hospital. The exterior material will be a mix of EFIS and pre-cast panels. The materials and colors will be consistent with the design of the Mother Baby Center. A metal louvered system will be used to screen the mechanicals on the roof. The use of the metal louvers requires the granting of Design Flexibility.

Design Flexibility

Architectural metal is allowed as an accent material but is not listed as an approved primary exterior material. Section 11-1003.16(2) allows design flexibility provided the following criteria:

1. The modification is necessary to respond to site conditions;
2. will result in better integration of uses or, provide significant site amenities, buffers, and other elements to offset any potential harmful effects, and
3. will further the intent of this Section.

The developer is proposing to utilize metal louvers to respond to site conditions. This material will present an image of a modern building while complying with air circulation and venting requirements. The louvers will be screened by existing trees along Dakota Street and because of the lower height will blend in with the main building. The proposed design will further the intent of the chapter in that it is part of a hospital expansion that will maintain the vitality and intensity of PORT Wellness.

O/R Surgery Addition

The applicant is proposing a 2-story, 40,000 square foot addition to the surgery area on the south side of the hospital. The exterior of the addition will be a mix of EFIS with a brick base. The materials, pattern and colors will be consistent with the Mother Baby Center.

The addition will include 2 loading bays with an internal hallway connection to the existing loading area.

Landscaping

Overstory trees planted 25 feet on center are proposed along Coon Rapids Boulevard along part of

Dakotah Street. Plantings around the heliport is prohibited and the proposed landscape plan may have to be revised pending FAA review and comments. Staff recommends that the birch trees along the parking deck be a larger size to provide more of an immediate impact on softening the visual impact of the deck; eight foot high clump river birch are proposed. The remaining overstory trees include lindens, maples honeylocusts and oaks. The existing landscaping around the skyway will be replaced following completion of construction.

The area between the parking deck and the hospital includes a landscaped rain garden. landscaping includes a mix of shrubs, overstory and ornamental trees. The areas around the the entrances will be landscaped with shrubs an perennials.

Along the west wall of the O/R surgery addition is a landscaped raingarden. The landscaping includes river birch and a shrubs.

Design Flexibility for Wall Sign

The applicant is requesting design flexibility for a larger wall sign on the west wall of the parking structure. Section 11-1003.16(2) allows design flexibility provided the following criteria:

1. The modification is necessary to respond to site conditions;
2. will result in better integration of uses or, provide significant site amenities, buffers, and other elements to offset ant potential harmful effects, and
3. will further the intent of this Section.

What is allowed

Max size of 10% of wall face or 200 sf.

One per building frontage, up to 2 walls per building.

The applicant is requesting a wall sign that is larger than 200 square feet. They are currently considering a design option for a 224 square foot sign

Flexibility

Seeking design flexibility for a wall sign greater than 200sf

1. The applicant demonstrated that the modification is necessary to respond to site conditions. The large building and the amount of information that has to be displayed creates the need for a larger sign to ensure that lettering is legible.
2. The larger sign will result in better integration of uses. The sign can better direct traffic into and around the site.
3. The placement of the sign further away from Coon Rapids Boulevard and the fact the hospital building and skyway provide a backdrop for the sign will mitigate potential adverse effects of the larger sign.
4. The uniform design of the sign will help people identify that they are at the Mercy Hospital complex and not an adjacent site.

Grading, Drainage and Utilities

Grading, drainage and utilities are addressed in the City Engineer's memo.

Planning Commission Meeting

At the Planning Commission meeting held on May 19th, one resident spoke at the public hearing. He asked if the trail along Coon Rapids Boulevard would remain open and if there would be a connection between the skyway and the parking deck. The trail would remain open and there would not be a connection because structurally it is not possible.

As part of their presentation, the applicant answered the Planning Commissioners questions. The access to the connecting atrium would be from the main floor of the parking deck. The east side of the parking deck did not include the metal panels because the upper levels would be screened by the skyway and landscaping. The hospital would include a connection to the bike trail and provide bicycle parking. Directional signage would be included to direct people to the parking deck entrance. Valet parking would continue and people could access the new main entrance area from the existing entrance on the east side of the hospital. The landscaping along Coon Rapids Boulevard could be modified so that it will not block the new signage on the parking deck. The applicant reviewed potential future expansion and explained that the parking deck is designed to accommodate additional levels. The metal panels are designed and installed so that they will shed snow and ice. The applicant explained how the panels will differ in the density of perforations, and that difference in the number of holes will create the perception of color variations.

RECOMMENDATION

In Planning Case 16-11, The Planning Commission recommend approval of the proposed site plan with the following conditions:

1. All comments of the Anoka County Highway Department be addressed.
2. The applicant must receive all necessary permits from Coon Creek Watershed District.
3. All engineering comments must be addressed.
4. Should the traffic be directed from Dakotah Street to Blackfoot Street around the south side of the hospital, the striped parking lot islands on the end of the parking rows be changed to curb and gutter and landscaped with overstory trees.
5. The trees planted between the parking deck and Coon Rapids Boulevard must be a minimum 12 feet high or 4" caliper. The trees along Coon Rapids Boulevard must be a size that will not obscure the view of the wall sign on the west side of the parking deck.
6. The applicant must comply with Title 11.
7. Bike parking must be provided along with a connection to the bike trail along Coon Rapids Boulevard.

The Commission also recommended approval of design flexibility based on the following findings:

Use of Architectural Metal

Parking Garage

The developer is proposing to utilize an architectural perforated metal skin to enclose the parking deck to respond to site conditions. This material will present an image of a modern building while complying with air circulation and venting requirements. The existing skyway and proposed landscaping will screen and soften the impact of the deck along Coon Rapids Boulevard. The proposed design will further the intent of the chapter in that it is part of a hospital expansion that will maintain the vitality and intensity of PORT Wellness.

Central Utility Addition

The developer is proposing to utilize metal louvers to respond to site conditions. This material will present an image of a modern building while complying with air circulation and venting requirements. The louvers will be screened by existing trees along Dakota Street and because of the lower height will blend in with the main building. The proposed design will further the intent of the chapter in that it is part of a hospital expansion that will maintain the vitality and intensity of PORT Wellness.

Wall Signage on the Parking Deck

The applicant demonstrated that the modification is necessary to respond to site conditions. The large building and the amount of information that has to be displayed creates the need for a larger sign to ensure that lettering is legible. The larger sign will result in better integration of uses. The sign can better direct traffic into and around the site. The placement of the sign further away from Coon Rapids Boulevard and the fact the hospital building and skyway provide a backdrop for the sign will mitigate potential adverse effects of the larger sign. The uniform design of the sign will help people identify that they are at the Mercy Hospital complex and not an adjacent site.

Attachments

Location Map

Mercy Project Narrative

Memo Parking Deck Geometry

Engineering Comments

Development Plans

Exterior Elevations

Location Map





April 19, 2016

To: Scott Harlicker, City Planner City of Coon Rapids, MN

From: Don Rolf – don.rolf@hdrinc.com
HDR – (612) 524-6016

Re: Site plan submittal project narrative

Project: Mercy Hospital
Campus Expansion Project (Exterior Additions and Interior Remodel)
4050 Coon Rapids Blvd.
Coon Rapids, Minnesota 55433

Allina Mercy Hospital (MCY) has engaged HDR Architects and Knutson Construction along with an extensive team of sub contractors to achieve the following mission statement:

Positioning Mercy to serve Allina Health’s North Metro Patient Care strategic goals, and strengthening key clinical initiatives that promote a 1-Hospital, 2-Campus setting over the next 20-30 years.

Project Scope:

Project scope includes exterior building additions and interior renovations with main department always remaining in operation. Construction will be completed in multiple phases, to be determined. Although final logistics of phasing scopes has not been determined, numerous phases will be required.

Anticipated project areas for each project includes the following:

Lower Level:

Central Sterile Instrument Processing Addition:	20,500 GSF
Central Utility Plant Expansion:	3,620 GSF

First Level:

Surgery Addition:	20,500 SF
Interior Surgery Remodel:	26,765 SF
Waiting and Registration Remodel:	8,000 SF

hdrinc.com

Hospital Entry Addition:	3,255 SF
Parking Ramp: (3) Level	Approx 34,000sf / Level
Emergency Room Remodel:	10,500 SF (Approx.)
Kitchen Expansion and Remodel:	2,000 SF (Approx.)
Lab Remodel:	4,655 SF
Loading Dock Relocation:	3,800 SF (Approx.)

Third Level:

Intensive Care Unit Remodel:	25,000 SF
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Fifth Level:

Ortho-Spine Unit Remodel:	25,000 SF
---------------------------	-----------

Current Allina Health, Mercy Hospital (MCY) areas and other directly adjacent patient care and support areas will remain fully operational during this MCY project.

Building project aesthetics shall be complementary with adjacent MCY settings and Allina Health current governing design requirements with appropriate accents befitting MCY campus architecture as warranted.

Sincerely,
HDR Architecture, Inc.

Don Rolf, AIA, GGP
Senior Project Manager

hdrinc.com

600 Hennepin Ave. 600 Hennepin Ave., Suite 260, Suite 260, Minneapolis, Minneapolis, MN, MN 55403-1821 55403-1821
(612) 524-6000 (612) 524-6000

MEMORANDUM

PARKING RAMP GEOMETRY APPROVAL REQUEST



PAGE 1

1660 South Highway 100, Suite 545
Minneapolis, MN 55416

DATE: March 4, 2016
Updated April 11, 2016
TO: Scott Harlicker
COMPANY: City of Coon Rapids
ADDRESS:
CITY/STATE: Coon Rapids, MN
CC: Don Rolf, AIA, GGP
HDR
HARD COPY TO FOLLOW: No
FROM: Terrence A. Hakkola, PE
PROJECT NAME: Mercy Hospital Parking Ramp
PROJECT NUMBER: 21-4157.10
SUBJECT: Parking Ramp Geometry Approval

Office: 952.595.9116
Fax: 952.595.9518
www.walkerparking.com

This memo, on behalf of HDR and Mercy Hospital, is to request a parking ramp geometry approval from the City of Coon Rapids. The city Code of Ordinances Parking Standards do not specifically address structured multi-level parking ramps. It appears that the zoning ordinances may be applicable to surface parking lots. The Mercy Hospital project, however, is a multi-level structured parking ramp.

Mercy Hospital is proposing to build a parking ramp as part of a campus development project on their campus located on Coon Rapids Boulevard NW between Dakota Street NW and Blackfoot Street NW in Coon Rapids, Minnesota. The proposed parking ramp will include approximately 329 parking stalls on three levels. Vehicular access to the parking ramp will be from Dakota and Blackfoot Streets.

The City of Coon Rapids Zoning Ordinances specifies dimensions for parking lots with a 90 degree angle of park of 9'0" stall width, 20'0" stall length and 24' drive aisle. The dimensional parking module would then be 64'0". This is significantly wider than the typical industry standards for multi-level structured parking ramps. Note design vehicles for parking ramps is 6'7" width and 17'1" length (Ford Expedition). We propose the parking space dimensions for the Mercy Hospital structured parking ramp as follows:

9'-0" stall width
17'-9" stall length
90 degree angle of park
25'-0" drive aisles
60'-6" parking module

MEMORANDUM

PARKING RAMP GEOMETRY APPROVAL REQUEST



WALKER
PARKING CONSULTANTS

PAGE 2

The proposed dimensions will meet or exceed the recommended dimensional guidelines of the National Parking Association in their "Guidelines for Parking Geometrics", "Figure 5: Common Parking dimensions", published in April of 2002 (see attached). The proposed dimensions also meet the Level of Service "A" parking dimensions as published in "Architectural Graphics Standards" published in 2000 by John Wiley & Sons, Inc.

Use of these dimensions allows for a practical level of service for parking and un-parking of vehicles for patient/visitors and employees at hospitals and is recommended for implementation at the Mercy Hospital Parking Ramp.

Please review this request and let us know if acceptable. We thank you for your consideration.

Sincerely,

WALKER PARKING CONSULTANTS



Terrence A. Hakkola, P.E.
Vice President



TO: Scott Harlicker, Planner

FROM: Alex Wiebe, Civil Engineer
Mark Hansen, Assistant City Engineer

SUBJECT: Mercy Hospital Building and Parking Lot Expansion

DATE: April 20, 2016

The following comments are based on the Engineering Division's review of the preliminary plans submitted for the Mercy Hospital Building Expansion and Parking Ramp addition. The plans are dated April 11, 2016, and were prepared by Loucks Associates.

Truck Turning Movements - C2-3

- Show truck turning movements to and from Dakota Street to the south parking lot area.

Utility Plan North Sanitary Sewer & Watermain – C4-1

- Verify the watermain from Dakota Street is drawn correctly on the plans. An as-built drawing is provided for reference. There appears to be less than 10-feet of horizontal separation between the new sanitary sewer, and the existing watermain pipe from Dakota Street.
- Show pipe crossing elevations and verify pipe crossing conflicts do not exist.

Utility Plan North Storm Sewer – C4-2

- Show pipe crossing elevations and verify pipe crossing conflicts do not exist.
- Difficult to tell what storm sewer pipe is proposed for removal. Revise plans to show this more clearly.
- The underground infiltration chamber is shown as CMP. HDPE pipe material would seem to provide a better long term product. Why is HDPE not being considered?

Utility Plan South Sanitary Sewer and Watermain – C4-3

- Show pipe crossing elevations and verify pipe crossing conflicts do not exist.
- Add a 6" gate valve at the south watermain connection point.
- A hydrant for fire protection should be placed in the vicinity of the southeast corner of the building expansion.

Utility Plan South Storm Sewer – C4-4

- Verify filtration pond invert elevations shown. Rim elevation for drain tile clean out does not appear to be correct.

General Comments

- The applicant will be required to get a permit from the Coon Creek Watershed District. A

building permit will not be approved by the City until the applicant receives the required Watershed District permit.

- **The applicant shall be required to develop a comprehensive master plan that addresses long term future building and parking lot improvements, as well as the stormwater and water quality improvements that will be required to implement that plan. The goal of this plan will be to work toward bringing the entire site into compliance with watershed district rules, and City ordinances for surface water management.**
- The applicant shall provide calculations that show the downstream sanitary sewer pipe capacity is not exceeded based on the proposed improvements.
- Based on the amount of disturbed area, an NPDES permit and storm water pollution prevention plan will be required by the MPCA. The City of Coon Rapids will be using WSB & Associates to perform periodic erosion control inspections during the construction phase of this project. The costs of these inspections will be paid for by the property owner/developer/contractor. A building permit will not be released until the applicant has a contract with WSB for the required NPDES inspections.
- Add a note to the SWPPP stating that daily street sweeping is required during hauling activities, and could be required at the request of the City of Coon Rapids.
- A Storm Water Management report with HydroCAD computations needs to be provided to the City for review. The report should reflect the City's 1.1" volume management requirement.
- Include details for proposed outlet control structures.
- Provide a copy of the soil report to the City for review.
- Provide verification Anoka County has reviewed and agrees with the traffic impact study prepared by HDR.

Cc: Tim Himmer, Public Works Director
Grant Fernelius, Community Development Director
Rebecca Haug, Coon Creek Watershed District
Tim Kelly, Coon Creek Watershed District



HDR Architecture, Inc.
444 Cedar Street #1900, St.
Paul, MN 55101



PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hennick Lane, Suite 100
Maple Grove, MN 55567
763.424.3525
www.rouck.com

License No. 48383
Date DATE

Project No. 131844
Project Lead KMM
Drawn By T.J.F.

ALLINA HEALTH Mercy Expansion Planning

4050 COON RAPIDS BLVD
NW, COON RAPIDS MN
55433



Project Manager DON HOLF
Project Designer MIKE RODRIGUEZ
Project Architect ALENA SAKALOUSKI
Project Coordinator CAROLYN LAMB
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer JULIE ROBERTSON
Interior Designer
Equipment Planner
Wayfinding
Drawn By

MARK	DATE	DESCRIPTION
CITY SUBMITTAL	6/11/2015	



Project Number W000000024263
Original Issue X200015

PRELIMINARY
NOT FOR CONSTRUCTION

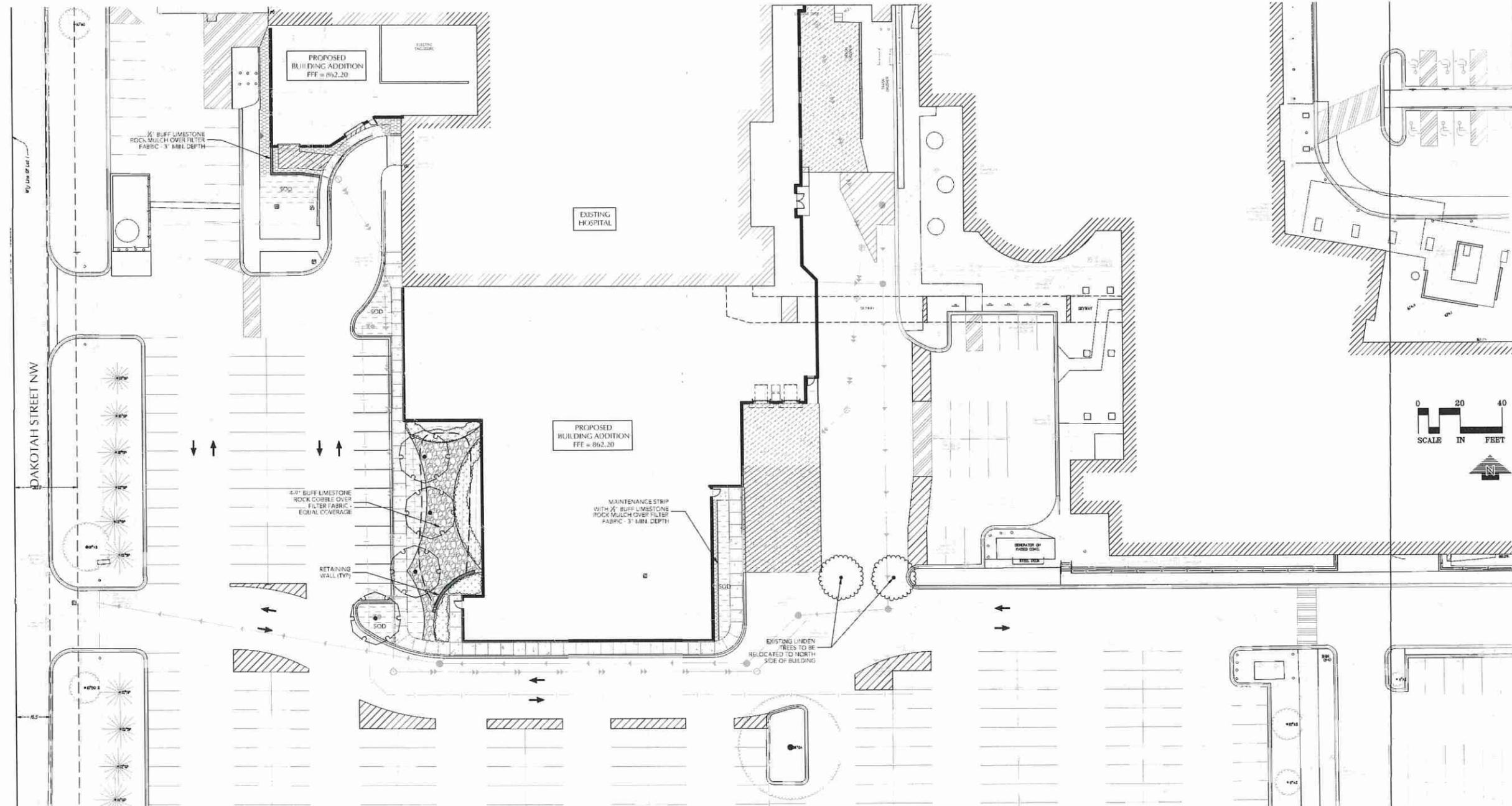
Sheet Name
**LANDSCAPE PLAN
- SOUTH**

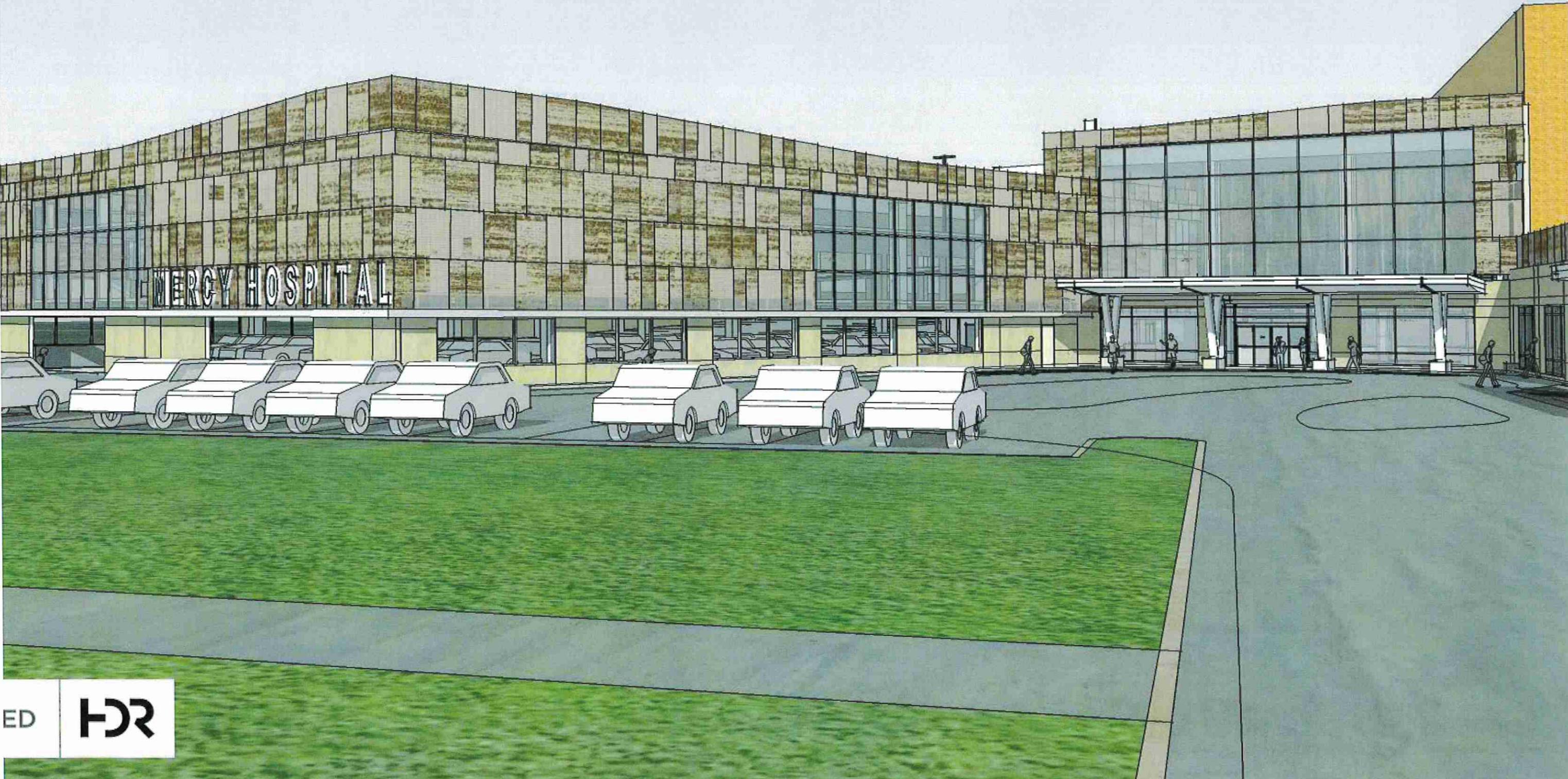
Sheet Number
L1-2

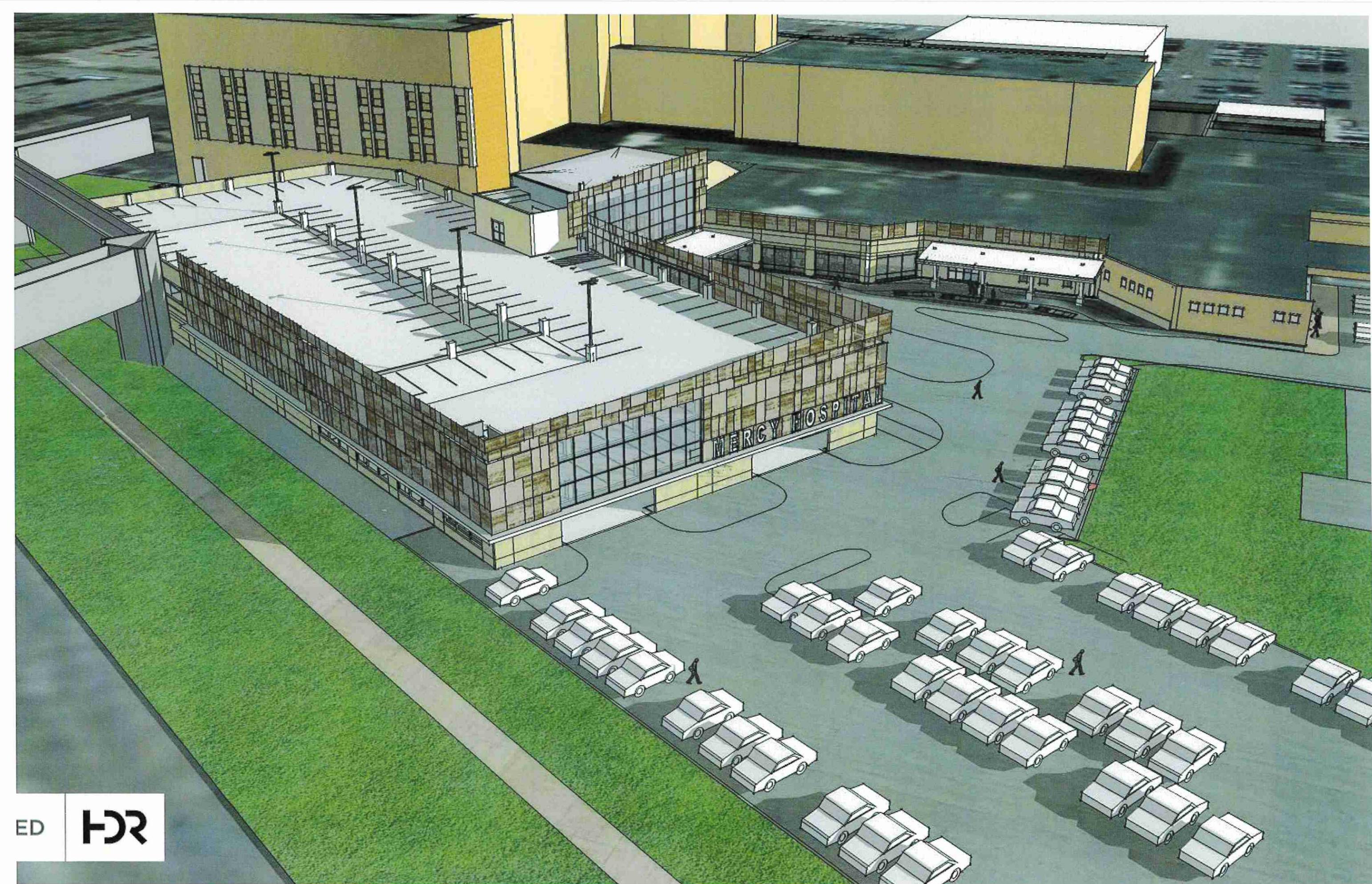
Project Status
DESIGN DEVELOPMENT

PLANT SCHEDULE (DUPLICATE FROM SHEET L1-1)					
DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	7	BOULEVARD LINDEN	Tilia americana Boulevard	B & B	2.5' Cal
	10	RIVER BIRCH CLUMP	Betula nigra	B & B	8' HGT
	3	SIENNA GLEN MAPLE	Acer freemanii 'Sienna Glen'	B & B	2.5' Cal
	7	SOYLINE HONEYLOCUST	Gleditsia inaequalis 'Soyline'	B & B	2.5' Cal
	8	SWAMP WHITE OAK	Quercus bicolor	B & B	2.5' Cal
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	3	HARVEST GOLD CRABAPPLE	Malus 'Harvest Gold'	B & B	1.5' Cal
	7	RED BARRON CRABAPPLE	Malus x 'Red Barron'	B & B	1.5' Cal

- A MIXTURE OF DECIDUOUS SHRUBS, EVERGREEN SHRUBS, PERENNIALS, AND ANNUALS TO BE SPECIFIED IN FUTURE SUBMITTALS
- SOD
- 4"-6" BUFF LIMESTONE ROCK COBBLE
- 3/4" BUFF LIMESTONE ROCK MULCH















City Council Regular

14.

Meeting Date: 06/07/2016

Subject: Consider Introduction of an Ordinance Revising Ordinance 2136, Correcting the Legal Description

From: Scott Harlicker, Planner

INTRODUCTION

On March 17, 2015 Council approved Ordinance 2136 changing the zoning of property located at Woodcrest Drive and Egret Boulevard (Coon Rapids Chrysler dealership) from Moderate Density Residential to General Commercial. The zone change allowed the property to be developed for dealership parking. Council is being asked to **introduce** the attached ordinance revising Ordinance 2136 correcting legal description of the property.

DISCUSSION

There was a delay in recording Ordinance 2136 with the County. During that delay the applicant recorded the final plat for the property thereby changing the legal description of the parcel from Lot 1, Block 1, Carla de Addition to Lot 1, Block 1 Carousel Motor Group Addition. The recording document was rejected by the County because they had the property shown with the new legal description.

Attached is the revised ordinance with the corrected legal description.

RECOMMENDATION

The City Council introduce the attached ordinance correcting the legal description in Ordinance 2136.

Attachments

Location Map

Proposed Ordinance

Location Map



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE 2136

THE CITY OF COON RAPIDS

The City of Coon Rapids does ordain:

Section 1. Ordinance 2136 of the City of Coon Rapids is hereby amended as follows:

(Deletions in brackets, additions double underlined)

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 Moderate Density Residential to General Commercial:

~~[Lot 1, Block 3, Carla de Addition]~~ Lot 1, Block 1, Carousel Motor Group Addition

Introduced the 7th day of June, 2016

Adopted on the ___ day of ___, 2016

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

15.

Meeting Date: 06/07/2016

Subject: Open Mic Report - Jerry Pierce, Re: Proceeds from Sale of Municipal Liquor Stores

From: Matt Stemwedel, City Manager

INTRODUCTION

Jerry Pierce, 12236 Partridge Street NW, appeared at Open Mic at the May 17, 2016 City Council meeting and had questions regarding how the proceeds from the sale of the City's liquor stores were used.

DISCUSSION

In 1987, the City Council decided to divest the City's two municipal liquor stores by selling the stores to private operators. For the 1989 City Budget, a Special Revenue Fund was created to administer the proceeds from the sale of the municipal liquor stores. The initial equity transfer from the Liquor Fund to the new Special Revenue Fund, later known as the Liquor Divestiture Fund, was \$948,368. Mr. Pierce stated during Open Mic that the proceeds of the sale were to be used in the construction of a senior center. However, staff was not able to identify if the proceeds of the sales were originally earmarked for a particular purpose. In the 1994 City Budget, the entire fund balance of the Liquor Divestiture Fund was transferred to the General Fund for the reimbursement of ice arena litigation and settlements that had been paid out of the General Fund.

It should be noted that the City later incorporated a senior center into the Civic Center when the building was constructed in 1996. The 2015 Coon Rapids Senior Services Annual Report has been attached to this memorandum and provides information on the variety of senior services offered at the Civic Center.

RECOMMENDATION

No additional action is required at this time

Attachments

2015 Senior Services Report



**COON
RAPIDS
SENIOR
SERVICES
ANNUAL
REPORT
2015**



VISION

Coon Rapids Senior Services will strive to be the best community resource for older adults, their families and caregivers.

MISSION

Coon Rapids Senior Services will provide services, activities and information and referral to older adults, their families and caregivers in a cost effective manner that will recognize the unique needs of older adults.

GUIDING PRINCIPLES

- We will treat each other with dignity, respect and fairness.
- We will always pursue the highest ethical standards of conduct.
- We will strive to provide a welcoming environment where an individual can find support during difficult times.
- We will comply fully with the Americans with Disabilities Act, by providing reasonable accommodations which allow persons with disabilities access to our programs and services.
- We will maintain an attitude that all thoughts, ideas, talents and skills will be shared and encouraged without fear of rejection.
- How effective we serve our customer can only be measured from within those we touch.

ADVISORY COUNCIL

The purpose of the Advisory Council is to help plan and direct the staff as to how to meet the diverse needs and interests of our senior population. Below is a list of the Advisory Council Members:

Bernice Olson
Gene Erickson
Lavonne Hayes
Ann Lund
Helen Steffen
Vern Waldner
Beth Weber

Cheryl Alberts
Forest Fout
Elvera Knutson
Muriel Pedersen
Esther VanHauen
Gloria Waskey

COON RAPIDS SENIOR SERVICES
2015 STATISTICS

ACTIVITIES:

Number of <u>different</u> people participating in activities		*3,820
Total persons in activities		33,770
Persons in volunteer led activities	18,357	
Persons in fee-based activities	8,834	
Persons in additional activities	6,579	

DINING PROGRAM:

Persons served in dining		4,504
Daily average of dining participants		23

CHORES & MORE:

Jobs done for seniors		1,098
Hours contributed by volunteers		410
Clients served		226

SENIOR COMPANION PROGRAM:

Volunteer Companions		7
Hours of service provided		3,746
Clients served		42

VAN TRANSPORTATION:

<u>Different</u> people served by transportation		170
Total number rides provided by transportation		2,673
Transportation miles		16,588

VOLUNTEERS:

Volunteer activity leaders		40
Total number of volunteers		393
Total volunteer hours		33,143

NEWSLETTER:

Number of newsletters mailed in 2015		21,003
Number of newsletters mailed Nov/Dec 2015		3,450
Number of newsletters e-mailed in 2015		2,420
Number of newsletters e-mailed in Nov/Dec 2015		420
Number of newsletters hand-delivered each issue		100

**NOTE: This number does not include Hamilton Elementary students, Tax Services, AA Meetings and participants at the annual bazaar and expos.*

COON RAPIDS SENIOR SERVICES ANNUAL STATISTIC COMPARISON

WORKLOAD MEASURES	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Program Participants (duplicated)	19,240	21,846	22,665	24,738	26,152	27,758	29,115	28,428	29,831	29,024	30,288	31,131	31,892	32,512	33,796	33,039	33,172	33,770
Program Participants (unduplicated)	1,916	1,922		2,829	2,818	2,770	3,146	2,771	3,092	3,115	3,294	3,798	4,087	4,214	4,315	4,294	4,191	3,820
Persons served by transportation (unduplicated)	251	211	214	320	260	237	205	158	124	115	122	101	128	130	137	139	196	170
Persons served by transportation (duplicated)	3,953	3,456	4,058	4,429	3,990	3,452	3,614	3,556	3,383	3,241	3,086	2,674	2,405	2,680	2,302	2,185	2,355	2,673
Transportation Miles	18,759	16,479	19,076	20,995	19,910	17,495	18,055	17,057	16,713	16,301	17,305	13,509	12,714	14,894	13,688	13,071	14,198	16,588
Senior Dining Participants (duplicated)	12,295	11,982	11,963	12,709	11,490	11,064	12,336	12,547	12,700	12,277	11,154	10,387	8,601	8,073	7,871	7,562	5,273	4,504
Daily average # Senior Dining participants	50	48	49	51	47	44	50	51	53	51	47	47	36	34	32	30	25	23
Number of senior volunteer activity leaders	32	29	34	38	38	37	37	37	37	37	38	40	39	39	39	40	40	40
Number of Volunteers	231	240	297	316	373	373	346	352	363	371	364	362	352	406	416	398	380	393
# of Volunteer hours	21,112	21,776	25,614	26,952	26,147	27,758	27,861	26,682	28,251	30,992	30,330	31,508	31,483	31,725	32,676	32,547	33,832	33,143
# of newsletters	27,257	30,641	33,580	36,535	37,807	33,368	28,783	30,649	33,064	35,791	38,099	22,626*	19,535	19,764	20,137	21,341	20,592	21,003
# newsletters e-mail										1,140	1,872	2,192	2,482	2,522	2,208	2,428	2,346	2,420

*In 2009, newsletters started being mailed every two months, beginning with the May/June issue.

COON RAPIDS SENIOR SERVICES

HIGHLIGHTS OF 2015

Thanks to the continued support of the City of Coon Rapids, the Coon Rapids Senior Center is a community hub for activities, trips, lifelong learning, volunteer opportunities and more! The Center strives to provide a range of quality activities in a cost-effective manner for seniors age 55-105! The facility and parking lot are often at capacity as we juggle activities, room usage and staffing. While we had hundreds of activities and served thousands of people, the highlights of the year are as follows:

COLLECTION SITE: The Senior Center is a collection site for hotel samples of soap, shampoo, lotions, toothbrushes and toothpaste. These items go to International Health Service of MN, who then send the items to Honduras. The Center also continues to collect used eye glasses for the Lions Club. They refurbish and distribute them around the world. Hamilton Elementary is the recipient of the Box Tops for Education, Kemp's milk lids, Campbell's soup Labels and printer cartridges. They use the proceeds to purchase school supplies for their neediest students. Seniors also collect Hygiene products, batteries and gift cards for Stepping Stone Emergency Housing in Anoka.

FACILITY UPDATES: The Civic Center and Senior Services were closed the week of the 4th of July holiday and the week between Christmas and New Years for maintenance and cleaning.

FEED MY STARVING CHILDREN: A faithful group of volunteers packs meals for children. In 2015, this activity was increased to once a month (instead of every other month).

FITNESS CLASS: In 2015, the Senior Center partnered with Live 2B Healthy to offer top quality fitness classes. Led by certified instructors, the classes are free to members of Silver-Sneakers or "Silver and Fit" members. This includes most Blue Cross Blue Shield, Medica and Health Partner Plans. The group is fun and effective! The attendance in 2015 was 2,304 participants.

OUTREACH SERVICES: Patty Marz, with the Anoka County Community Action program (ACCAP) has been holding office hours at the Coon Rapids Senior Center on the 2nd Tuesday of each month. She can connect seniors with resources in the community to help them remain in their home as long as possible. She can help with assistance for food support, housing, health care programs, energy assistance, or other questions regarding resources in the community. Senior Center Staff often send her referrals and are pleased to have her in the office.

PARKINSONS SUPPORT GROUP: Our Parkinson's Support Group has a new volunteer leader who has diligently been getting quality speakers for their meetings each month. He also makes arrangements for door prizes, literature and refreshments. As a result, attendance has increased greatly.

OUTSTANDING SENIOR AWARD: Louise Pelimling and Roger Wolfgram won the Anoka County Outstanding Senior Awards at the Anoka County Fair on Wednesday, July 22. Louise was nominated by the Camilia Rose Care Center, where she is a volunteer. She also volunteers at the Coon Rapids Senior Center Gift Shop. Roger was nominated by Coon Rapids Senior Services. He was recognized for his work on the Snowflake Days Committee since 1993 and for serving as its King since 2006. Along with his wife, Jeanne, he participates in dozens of activities each year such as parades, community service projects, and festival functions. They represented Anoka County at the Minnesota State Fair in September.

QUILTING CLUB: While the Quilting Club is small, it is quite productive. This past year they have donated dozens of quilts to Stepping Stones Homeless Shelter and the Minnesota Masonic Children's Hospital and dozens of pillow cases to low-income students at elementary schools.

SPANISH CLASSES: Volunteer-led Spanish Classes are so popular, that the Senior Center is now offering three levels of classes.

SENIOR SAFETY CAMP: In 2015, the 16th Annual Safety Camp was held in partnership with the Coon Rapids Fire and Police Departments. The Keynote speaker was WCCO Reporter Bill Hudson. Other activities included presenters, an expo, live entertainment and lunch.

SUPER SENIOR CLUB: This organization runs the gift shop and hosts the annual Bazaar. This year's annual Bazaar raised funds in the record breaking amount of \$3,357.46. With the proceeds, the Super Senior Club gives several donations to local organizations such as elementary schools, Stepping Stones, the food shelf, the Senior Center and three \$500 scholarships to graduating Coon Rapids High School Seniors.

VOLUNTEERS: Volunteers are an essential part of the Senior Center program. In 2015, 40 Volunteer Leaders kept 30 regularly scheduled activities organized and running smoothly for the Center. All together, 393 volunteers contributed 33,143 hours to Coon Rapids Senior Services. The Senior Center honestly couldn't provide so many activities without volunteers! In April 2015, Senior Services held the annual Volunteer Appreciation banquet with an attendance of 224. Students from the NW Passage High School assisted with decorating, set up, serving meals and clean up. City employees served the lunch. The event was a huge success.

*Thanks to the City of Coon Rapids
for their continued support!*

COON RAPIDS SENIOR SERVICES 2015 ACTIVITY STATISTICS

<u>VOLUNTEER LED</u>	<u>TOTAL</u>
Alcoholics Anonymous	837
Bingo	1,630
Book Club	125
Breakfast Bunch	63
Bunco	708
Cards: Bridge	1,715
Cards: Cribbage	758
Cards: 500	1,928
Cards: Hand & Foot	782
Cards: Pinochle	215
Chess	171
Crafts	346
Creative Writers	642
Crochet/Knit	229
Feed My Starving Children	213
Fitness Class	2,304
For Art's Sake	64
Good Neighbors	243
Goldentones Choir	1,450
Masterpiece Book Club	97
Out To Dinner	112
Parkinsons Support Group	169
Quilting	79
Rubber Stamping	353
Spanish Class	236
Square Dancing	855
Stamp Cutting	144
Vets Coffee	1,133
Walking Club	46
Woodcarving Club	504
Yoga	206
TOTALS	18,357

<u>FEE BASED:</u>	<u>TOTAL</u>
1919 Paris Peace Conference Speaker	23
40 th Anniversary Party	106
Abraham Lincoln	191
Al & Almas Boat	136
Anoka County Fair	7
April 1865 Speaker	39
Autumn Color Ride	11
B. Sheldon Theater	56
Barn Quilts	56
Battles of Civil War	78
Black Bear Casino	88
Brain Fitness Class	38
British History	55
Castle Ghosts	30
Celtic Legends	29
Cemetery Tour	25
Chanhassen	249
Coda	168
Creative Canvas	9
Culture of War	21
DayTrippers Dinner Theater	38
Defensive Driving 8 Hour	117
Defensive Driving 4 Hour	839
Diamond Joe's Casino	105
Duluth Lights & More	50
Duluth on your Own	21
Flu Shots	24
Foot Care (Mary T., Inc.)	560
Four Women of MN	31
Frank Sinatras Tribute	54
Genealogy Class	99
Georgian Era	11
Geritol Frolics	82
Grandma/Granddaughter Tea	46
Grotto Redemption	37
Guthrie Theater Music Man	93
Haunting of Anoka Masonic Lodge	55
Historic Churches	91
History of Parliament	16
History of US Flags	28
Holiday Boutique	7
Holiday Exhibits	42
Holiday Tea	67
Iraq War	16

<u>FEE BASED:</u>	<u>TOTAL</u>
Jackpot Junction Casino	118
Lions Club Concert	100
Little Known Presidents	63
Old Log Theater	82
Our Mighty Mississippi	160
Mexican American War	16
Minneapolis Pops Concert	56
Minnesota Landmarks	41
Monti Party	17
Museum of Russian art	26
New Year's Eve Party	180
Paramount Theater	302
Park Square Theater	36
Plymouth Playhouse	53
Park Square Theater	34
Pearl Harbor Today	17
Perfect Fire Storm	34
President Cleveland	36
Orchestra Hall	75
Red & Friends	150
Saluting the Civil War	49
Scandinavian Adventure	48
Scenic Swans	57
Senior Safety Camp	130
Shopping	60
Silver Bells & Diamonds	94
St. Croix Casino	402
St. Croix Cruise	80
Tai Chi Classes	500
Tea Talks	732
Traveling Thru Russia	30
Treasure Island Casino	201
Trip Around the World	41
Triple Play Trip	82
Veterans Day Event	143
Victorian Tour	44
Vintage Tour	24
VOA Mental Health Counselor	272
Water Color Painting Class	190
Waterfalls & Lighthouses	34
Wine Etiquette	26
Zentangle Class	55
TOTALS	8,834

<u>ADDITIONAL ACTIVITIES:</u>	<u>TOTAL</u>
Advisory Council	82
Bazaar	500
Blood Drive Volunteers	48
Crafting Bee	15
Crafter's Lunch/Holiday Tea	44
Gift Shop Volunteers	259
Granny's Closet/Gifts	85
Hamilton: Wooden Toys	30
Hamilton: Bingo	42
Holiday Letters	25
Insurance Counseling	140
Receptionists	395
Senior Companion Meeting	96
Senior Olympics	12
Snowflake Bingo	68
Speaker: Pre-Plan Funerals	43
Speaker: Celiac Disease	5
Speaker: EBook Help	39
Speaker: Macular Degeneration	28
Speaker: CPR	77
Speaker: Power of Attorney	77
Speaker: Navigating Senior Living	36
Speaker: Planning a Move	21
Speaker: Store to Door	6
Speaker: Travel Show	30
Speaker: Free Phone Equipment	11
Speaker: Diabetes	9
Speaker: Avian Flu	9
Speaker: Intro to Shakespeare	20
Speaker: Saudi Arabia	57
Speaker: Books & Beyond	4
Speaker: Tooth or Consequences	8
Speaker: Osteoporosis – Cub	26
Speaker: Leaving a Legacy	55
Super Senior Club Meeting	198
Super Senior Club Ex Meetings	95
Super Senior Club Picnic	40
Tax Assistance	870
Tax Volunteers	199
Travel Shows:	89
Tree Decorating	8
Tree Un-Decorating	8
Van Drivers	300
VFW Holiday Dinner	237

<u>ADDITIONAL ACTIVITIES:</u>	<u>TOTAL</u>
VOA: St. Pats	77
VOA: Goldentone Concert	90
VOA: Memorial Day	98
VOA: Thanksgiving Dinner	104
VOA: Holiday Show with Goldentones	96
VOA: Eisenhower Choir	40
VOA: Father's Day	22
VOA Activity: Valentine's Day	95
VOA Activity: 50+ Anniversary	120
VOA Activity: Over 90's Party	90
VOA Activity: Birthday Parties	772
VOA Activity: Mother's Day	78
Volunteer Projects	105
Volunteer Recognition	224
Wacky Wednesdays	106
Youth Safety Camp Volunteers	16
TOTAL	6,579