



*Council Work Session - 6:30 p.m.*

**CITY COUNCIL AGENDA**

**Tuesday, October 4, 2016**

**7:00 p.m.**

**Coon Rapids City Center**

**Council Chambers**

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**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Adopt Agenda**

**Proclamations/Presentations**

**Approval of Minutes of Previous Meeting**

1. Approve Minutes of September 20, 2016

**Consent Agenda**

2. Approve Therapeutic Massage Enterprise License for Now Massages LLC, 12685 Riverdale Blvd.
3. Adopt Resolution 16-101 Levy of 2016 Delinquent Utilities
4. Adopt Resolution 16-104 to Accept a Grant from the US Dept. of Justice
5. Adopt Resolution 16-115, Approving Agreement and Donation Acceptance for Riverview Park Batting Cages
6. Adopt Resolution 16-111, Setting Hearing Date for Levy of MISC. 2016(3) Assessments
7. Adopt Resolution 16-114 Amending Budget for Prox-card System

8. Accept Donation for the Coon Rapids Love My Pet Fair
9. Appoint Election Judges for 2016 General Election and Set Special Meeting to Canvass Results

### **Public Hearing**

10. Public Hearing to Consider Vacation of Drainage and Utility Easement for Lawrence Estates
11. Public Hearing to Consider Vacation of Storm Sewer, Water Main and Sanitary Easement Per Document Number 438053
12. Public Hearing to Consider Vacation of Water Main Easement Per Document Number 904370
13. Public Hearing Consider Vacation of Utility, Water Well and Access Easement Per Document Number 438056
14. Public Hearing Consider Vacation of a Storm Sewer Easement Per Document Number 438054

### **Bid Openings and Contract Awards**

### **Old Business**

### **New Business**

15. PC 16-24, Adopt Resolution 16-105 Approving Lot Split for 10000 Cottonwood Street
16. PC16-16, Consider Introduction of Ordinance Changing Zoning of Office, General Commercial and Moderate Density Residential to High Density Residential
17. Consider Adoption of Resolution 16-113, Providing for the Sale of \$10,000,000 General Obligation Bonds, Series 2016A
18. Accept Easements and Deeds from Anoka Hennepin School District #11

### **Open Mic/Public Comment**

### **Reports on Previous Open Mic**

### **Other Business**

### **Adjourn**





**City Council Regular**

**1.**

**Meeting Date:** 10/04/2016

**SUBJECT:** Approve Minutes of September 20, 2016

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**Attachments**

September 20, 2016 Minutes

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## UNAPPROVED

### COON RAPIDS CITY COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

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#### CALL TO ORDER

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The second regular meeting of the Coon Rapids City Council for the month of September was called to order by Mayor Jerry Koch at 7:00 p.m. on Tuesday, September 20, 2016, in the Council Chambers.

#### PLEDGE OF ALLEGIANCE TO THE FLAG

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Mayor Koch led the Council in the Pledge of Allegiance.

#### ROLL CALL

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

Members Absent: None

#### ADOPT AGENDA

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

#### PROCLAMATIONS/PRESENTATIONS

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##### 1. PROCLAIM OCTOBER DOMESTIC VIOLENCE AWARENESS MONTH

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Mayor Koch read a proclamation in full for the record declaring October to be Domestic Violence Awareness Month in the City of Coon Rapids. It was noted the Alexandra House's Walk for Hope would be held on Saturday, September 24<sup>th</sup> at Bunker Hills.

##### 2. CITY OF COON RAPIDS PRESENTED WITH APWA SUSTAINABILITY PRACTICES AWARD

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Assistant City Engineer Hansen explained the City has been presented with the APWA

Sustainability Practices Award based on the City's historical commitment to promoting sustainability. He recognized the City's Public Works Department and the members of the Sustainability Committee for their efforts on behalf of the entire community. A round of applause was offered by all in attendance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

3.      DECEMBER 6, 2016, COUNCIL MEETING

MOTION BY COUNCILMEMBER WELLS, SECONDED BY COUNCILMEMBER KLINT, FOR APPROVAL OF THE MINUTES OF THE SEPTEMBER 6, 2016, COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

CONSENT AGENDA/INFORMATIONAL BUSINESS

- 4.      ACCEPT RELEASE OF REGULATORY AGREEMENT
- 5.      ADOPT RESOLUTION 16-103 TO ACCEPT 2017 GRANT FOR FULL TIME DWI OFFICER

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER GEISLER, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

- 6.      CONSIDER ADOPTING RESOLUTION 16-91, ESTABLISHING HOUSING IMPROVEMENT FEE – CREEK MEADOWS II OWNERS ASSOCIATION

The Staff report was shared with Council.

Mayor Koch opened the public hearing at 7:12 p.m.

Jackie from Creek Meadows II homeowner, understood additional material had to be brought forth regarding the reserve study. She asked if the last 45 days could be waived in order to move forward with the improvements. City Attorney Brodie discussed the Housing Improvement Fee approval process. He explained if 45% of the residents objected to the fee it would not go into effect. In addition, if 55% of the residents supported waiving the 45 days, the project could proceed without the delay. If neither of these are achieved, the Resolution would become effective after 45 days.

Mayor Koch closed the public hearing at 7:14 p.m.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER KLINT, TO ADOPT RESOLUTION NO. 16-91 IMPOSING IMPROVEMENT FEES IN THE CREEK MEADOWS II OWNERS ASSOCIATION HOUSING IMPROVEMENT AREA AND PROVIDING FOR THE COLLECTION OF THOSE FEES. THE MOTION PASSED UNANIMOUSLY.

#### BID OPENINGS AND CONTRACT AWARDS

None.

#### OLD BUSINESS

7. PC 16-18: CONSIDER ADOPTION OF RESOLUTION 16-99 LAND USE CHANGE FROM HIGH DENSITY RESIDENTIAL TO OFFICE, 10110 WOODCREST DRIVE (SPIRIT OF GRACE CHURCH)

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 16-99 APPROVING THE AMENDMENT TO THE CITY'S COMPREHENSIVE LAND USE PLAN TO CHANGE THE LAND USE DESIGNATION FROM HIGH DENSITY RESIDENTIAL TO OFFICE, BASED ON THE FOLLOWING:

1. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS COMPATIBLE WITH THE ADJACENT COMPREHENSIVE LAND USE DESIGNATIONS AND LAND USES.
2. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT WILL NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.
3. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS SUPPORTIVE OF THE COMPREHENSIVE LAND USE PLAN LAND USE CHAPTER'S GOALS FOR THE CITY, INCLUDING MAINTAINING A COMPLETE AND BALANCED NEIGHBORHOOD BY INCLUDING A VARIETY OF SUPPORTING COMMERCIAL DEVELOPMENT AND MAINTAINING A CLIMATE THAT ENCOURAGES REDEVELOPMENT AND ONGOING BUSINESS ACTIVITY.

Councilmember Demmer supported the proposed land use change and believed it made sense for the neighborhood.

THE MOTION PASSED UNANIMOUSLY.

8.      PC 16-19: CONSIDER ADOPTION OF ORDINANCE 2178 APPROVING A ZONE CHANGE, VANMAN ARCHITECTS, 10110 WOODCREST DRIVE (SPIRIT OF GRACE CHURCH)
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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT ORDINANCE 2178 APPROVING OF THE PROPOSED ZONE CHANGE BASED ON THE FOLLOWING FINDINGS:

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

THE MOTION PASSED UNANIMOUSLY.

9.      PC 16-21: CONSIDER ADOPTION OF ORDINANCE 2179 APPROVING ZONE CHANGE TO GENERAL COMMERCIAL – 2437, 2423 AND 2405 COON RAPIDS BOULEVARD
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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT ORDINANCE 2179 APPROVING THE PROPOSED ZONE CHANGE BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED REZONING TO GENERAL COMMERCIAL IS CONSISTENT WITH THE LAND USE DESIGNATION OF GENERAL COMMERCIAL.

2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USES AND ZONING.
3. THE TIMES AND CONDITIONS HAVE CHANGE SO THAT A REASONABLE USE OF THE PROPERTY CAN NOT BE MADE UNDER THE CURRENT ZONING.
4. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
5. THE PROPOSED REZONING IS CONSISTENT WITH THE COON RAPIDS BOULEVARD FRAMEWORK PLAN AND THE RIVER RAPIDS OVERLAY DISTRICT.

THE MOTION PASSED UNANIMOUSLY.

10. PC 16-20: CONSIDER ADOPTION OF RESOLUTION 16-100 LAND USE CHANGE TO GENERAL COMMERCIAL – 2437, 2423 AND 2405 COON RAPIDS BOULEVARD
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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER WELLS, TO ADOPT RESOLUTION NO. 16-100 APPROVING THE PROPOSED LAND USE AMENDMENT BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN IN THAT IT PROMOTES THE IMPROVED APPEARANCE AND FUNCTION OF COON RAPIDS BOULEVARD AND WILL PROMOTE THE REVITALIZATION OF AN UNDERUTILIZED SITE.
2. THE PROPOSED LAND USE AMENDMENT IS COMPATIBLE WITH THE SURROUNDING LAND USE DESIGNATIONS AND LAND USES.
3. THE PROPOSED LAND USE AMENDMENT WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
4. THE PARCEL FRONTS ON A COON RAPIDS BOULEVARD, WHICH IS A CLASS A ARTERIAL STREET.

THE MOTION PASSED UNANIMOUSLY.

11. CONSIDER ADOPTION OF ORDINANCE 2180 RESTRICTING PARKING ON ELDORADO STREET NW
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The Staff report was shared with Council.

Councilmember Johnson requested the parking restriction on Eldorado Street NW be placed on the west side only.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER WELLS, TO ADOPT ORDINANCE 2180 RESTRICTING PARKING ON THE WEST SIDE OF ELDORADO STREET NW FROM COON RAPIDS BOULEVARD SOUTH TO A DISTANCE OF APPROXIMATELY 100 FEET.

Councilmember Klint questioned why an amendment was being proposed to the Ordinance.

Councilmember Johnson stated he has heard from several of the landowners and there was a request to have some on-street parking available. He believed that restricting the parking on one side of the street would be sufficient.

Councilmember Klint asked for comment from staff on this matter. Public Works Director Himmer commented that the proposed amendment would only save about three parking stalls and staff could support the proposed amendment.

THE MOTION PASSED UNANIMOUSLY.

12.    CONSIDER ADOPTION OF ORDINANCE 2181 RESTRICTING PARKING ON  
       DAKOTA STREET NW

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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER WELLS, TO ADOPT ORDINANCE 2181 RESTRICTING PARKING ON BOTH SIDES OF DAKOTA STREET NW FROM COON RAPIDS BOULEVARD SOUTH TO 116TH LANE NW. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

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13.    CONSIDER ADOPTION OF RESOLUTION 16-102 AMENDING BUDGET FOR  
       POLICE PROJECTS

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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER DEMMER, TO ADOPT RESOLUTION NO. 16-102 AMENDING THE 2016 LAW

ENFORCEMENT PROGRAMS FUND BUDGET. THE MOTION PASSED UNANIMOUSLY.

14. CONSIDER PROPOSAL AND LETTER OF ENGAGEMENT FOR ENGINEERING SERVICES – 2017 WELL REHABILITATION PROGRAM (PROJECT 17-7)

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER MANNING, TO ACCEPT THE PROPOSAL FOR ENGINEERING SERVICES FOR THE 2017 WELL REHABILITATION PROGRAM FROM SHORT ELLIOTT HENDRICKSON, INC. AND AUTHORIZE EXECUTION OF THE LETTER OF ENGAGEMENT IN ACCORDANCE WITH THEIR PROPOSAL DATED AUGUST 29, 2016. THE MOTION PASSED UNANIMOUSLY.

15. CONSIDER PROPOSAL FOR ENGINEERING SERVICES FOR 2017 SANITARY SEWER LINING PROGRAM AND AUTHORIZE EXECUTION OF AGREEMENT (PROJECT 17-6)

The Staff report was shared with Council.

Mayor Koch asked if the sanitary sewer lining program goals had changed. Public Works Director Himmer explained that 65% of the areas that had been televised in 2008 were now in need of work due to root intrusions or pipeline sagging. He discussed the map in further detail with the Council along with the City's plan for addressing all clay pipes. It was noted that if the Council followed staff direction all main clay pipe lines would be relined by 2017. Further comment ensued regarding the proposed project area.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER KLINT, TO ACCEPT THE PROPOSAL FROM SEH FOR ENGINEERING SERVICES FOR THE 2017 SANITARY SEWER LINING PROGRAM, AND AUTHORIZE EXECUTION OF THE LETTER OF ENGAGEMENT IN ACCORDANCE WITH THE PROPOSAL DATED SEPTEMBER 8, 2016. THE MOTION PASSED UNANIMOUSLY.

OPEN MIC/PUBLIC COMMENT

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

REPORTS ON PREVIOUS OPEN MIC

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None.

OTHER BUSINESS

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Fire Chief Piper indicated the Fire Department was accepting applications for paid on-call Fire Fighters now through Monday, September 26<sup>th</sup> at 4:30 p.m. He invited the public to attend an Open House at the Main Fire Hall on Wednesday, September 21<sup>st</sup> from 6:30 p.m. to 7:30 p.m.

Councilmember Klint thanked the Fire Department for their wonderful display on September 11<sup>th</sup>.

Councilmember Johnson agreed and thanked Fire Chief Piper and all of the members of the Fire Department for their efforts. He stated he was especially moved by the fact that Mr. Blotz played Taps as the flag was being lowered. He appreciated all who were involved in this event.

Mayor Koch commented on the 9/11 Remembrance Car Show that took place in the parking lot at Lowe's and believed September 11<sup>th</sup> was an amazing day for the residents of Coon Rapids.

Mayor Koch stated the Love My Pet Fair would be held on Sunday, September 25<sup>th</sup> at River View Park from 10:00 a.m. to 2:00 p.m. He invited the public to attend this event.

Councilmember Geisler reported the League of Women Voters would be holding a forum on Wednesday, September 28<sup>th</sup> at City Hall at 6:30 p.m.

Mayor Koch noted there would be another candidate forum at City Hall on Monday, September 26<sup>th</sup> for the local representative seat.

Councilmember Demmer commended the City on their sustainability efforts and for receiving the APWA Sustainability Practices Award.

City Clerk Lenzmeier reported absentee voting at City Hall would begin on Friday, September 23<sup>rd</sup> and would run through November 7<sup>th</sup>.

ADJOURN

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MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER KLINT, TO ADJOURN THE MEETING AT 7:50 P.M. THE MOTION PASSED UNANIMOUSLY.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk



**City Council Regular**

**2.**

**Meeting Date:** 10/04/2016

**Subject:** Approve Therapeutic Massage Enterprise License for Now Massages LLC, 12685 Riverdale Blvd.

**From:** Melissa Moore, Administrative Assistant I

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**INTRODUCTION**

James Ronan of Now Massages LLC has submitted an application for a Therapeutic Massage Enterprise license for use at 12685 Riverdale Blvd.

**DISCUSSION**

Ronan has leased space in the building of 12685 Riverdale Blvd. and paid the background investigation and license fee for a Therapeutic Massage Enterprise License. The Police Department is currently conducting a background investigation.

**RECOMMENDATION**

Council is requested to approve the issuance of a Therapeutic Massage Enterprise license to Mr. Ronan for Now Massages LLC located at 12685 Riverdale Blvd., pending a successful background investigation.

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**City Council Regular**

**3.**

**Meeting Date:** 10/04/2016

**Subject:** Adopt Resolution 16-101 Levy of 2016 Delinquent Utilities

**Submitted For:** Sharon Legg, Finance Director

**From:** Heidi Cederstrand, Assessment Clerk II

**INTRODUCTION**

Delinquent utility bills for the City should be certified to the County for collection with the 2017 property taxes.

**DISCUSSION**

According to the City Code, delinquent utility bills should be certified to the County for collection with real estate taxes. Users have been notified by mail that payments should be made to avoid certification. Certification amounts follows:

Unpaid utility amount	\$933,857
Admin Fee (\$35. per account)	92,400
Total	\$1,026,257*

Provision has been made to accept the utility amount without interest through 4:30 p.m. November 4, 2016. Last year at this time the total amount was \$995,862. The following are the *final amounts certified* to taxes for the past number of years.

Date Certified	# of accounts	Utility Cost	Certification Fee	Total
October 7, 2008	1,432	\$520,361	\$28,640	\$549,001
October 6, 2009	1,510	\$573,748	\$37,750	\$611,498
October 5, 2010	2,721	\$963,163	\$81,630	\$720,043
October 4, 2011	1,553	\$641,153	\$47,190	\$688,343
October 2, 2012	1,545	\$623,483	\$46,350	\$669,833
October 1, 2013	1,506	\$647,577	\$45,180	\$692,757
October 7, 2014	1,530	\$638,227	\$46,440	\$684,667
October 6, 2015	1,396	\$571,353	\$48,860	\$620,213

**RECOMMENDATION**

Staff recommends adopting Resolution No. 16-101 Certifying Delinquent Utilities to Taxes.

\*An updated amount will be provided at the Tuesday, October 4 Council meeting.

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**Attachments**

Res. Levy of 2016 Del. Utilities

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**RESOLUTION NO. 16-101**

**RESOLUTION CERTIFYING DELINQUENT UTILITIES TO TAXES**

**WHEREAS**, pursuant to City Code Section 13-304, any delinquencies in the payment of the water usage on said premises shall be a lien and charged against the premises so served regardless of whether the same be a homestead or not. Said lien shall be reported to the Division of Property Records and Taxation by the City Assessor from time to time and in the same manner as other taxes are collected; and

**WHEREAS**, accounts are delinquent.

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

1. To certify to the County for collection with the 2017 taxes, delinquent utility accounts.
2. The amount shall bear interest at the rate of 1.52% per annum from the date of the adoption of this resolution until December 31, 2017.
3. At any time prior to certification to the Division of Property Records and Taxation, the amount may be paid to the City Treasurer. However, such payment must be made before November 4, 2016 or interest will be charged from October 4, 2016 through December 31st of the next succeeding year.

Adopted by the Coon Rapids City Council this 4th day of October, 2016.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk



**City Council Regular**

4.

**Meeting Date:** 10/04/2016

**Subject:** Adopt Resolution 16-104 to Accept a Grant from the US Dept. of Justice

**From:** Brad Wise, Police Chief

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**INTRODUCTION**

The Coon Rapids Police Department has received notice that our FY 2016 Edward Byrne Justice Assistance Grant (JAG) application to the US Department of Justice (USDOJ) has been approved and the department has been awarded \$10,380.00 for the purchase of law enforcement equipment.

**DISCUSSION**

In July 2016 the Council authorized the police department to apply for a USDOJ Justice Assistant Grant. The USDOJ provides grants to local law enforcement organizations to address crime in communities by improving the effectiveness and efficiency of criminal justice systems, processes, and procedures. The department will use JAG funds for the purchase of law enforcement equipment not otherwise budgeted. The department proposes to spend the grant to purchase: 15 body microphones for in-squad video system; a shotgun that shoots beanbags; 150 beanbag rounds; a covert trail cam; binoculars; 11 dash mounted GPS; 20 straight batons; 75 Taser cartridges. All of this equipment will total \$10,380.00.

**RECOMMENDATION**

Staff recommends Council adopt Resolution No.16-104 to accept a grant from the U.S. Department of Justice Edward Byrne Memorial Justice Assistance Grant Program (JAG) to be used toward the purchase of public safety equipment and authorizing the police chief as fiscal agent/grant administrator.

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**Attachments**

Resolution 16-104

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**RESOLUTION NO. 16-104**

**A RESOLUTION TO ACCEPT THE GRANT OF MONIES  
TO BE USED TOWARD THE PURCHASE OF PUBLIC SAFETY EQUIPMENT  
FROM UNITED STATES DEPARTMENT OF JUSTICE EDWARD BYRNE  
MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM (JAG) AND  
AUTHORIZING FISCAL AGENT/GRANT ADMINISTRATOR**

**WHEREAS**, Edward Byrne Memorial Justice Assistance Grant Program (JAG) of the United States Department of Justice has awarded a grant of \$10,380 to Coon Rapids Police Department; and

**WHEREAS**, the JAG grant will be used toward the purchase of public safety equipment; and

**WHEREAS**, Minn. Stat. § 465.03 allows cities to accept grants of real or personal property by resolution adopted by a two-thirds majority of Council; and

**WHEREAS**, the City Council finds the offered grant to be in the public interest;

**NOW THEREFORE BE IT RESOLVED** by the City Council of Coon Rapids, Minnesota that the grant of \$10,380 is hereby accepted.

**BE IT FURTHER RESOLVED** that the City of Coon Rapids hereby extends its gratitude to the U.S. Department of Justice, Edward Byrne Memorial Justice Assistance Grant Program for its generosity.

Adopted by the Coon Rapids City Council this 4th day of October, 2016.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk



**City Council Regular**

5.

**Meeting Date:** 10/04/2016

**Subject:** Adopt Resolution 16-115, Approving Agreement and Donation Acceptance for Riverview Park Batting Cages

**Submitted For:** Tim Himmer, Public Works Director

**From:** Ryan Gunderson, Recreation Coordinator

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**INTRODUCTION**

Coon Rapids Cardinal Little League has proposed the donation of new batting cages at Riverview Park. The League submitted the proposal to the Parks & Recreation Commission and Staff on August 8th and Council discussed at the September 13th work session.

**DISCUSSION**

Coon Rapids Cardinal Little League has approached the City with a request to relocate existing batting cages, located on their property adjacent to Riverview Park, to a portion of City-owned park property identified on the attached. The League has expressed the batting cages are currently in a location that raises safety concerns. The current batting cages are within the area of the Little League which causes congestion concerns for spectators with lines of players with bats. Additionally the current cages are located on top of a failing septic tank that needs to be dug up and replaced; compromising the current cages.

Staff, the Parks & Recreation Commission, and Council gave input to the mutually agreed upon location at the south end of the park. Additionally, a maintenance agreement has been prepared between the City and League. The agreement states that the League is responsible for ongoing maintenance of the cages, with annual inspections by the City. The cages are to remain open and available to the public outside of League use from May 1 to September 30th.

**RECOMMENDATION**

Council is asked to adopt Resolution 16-115, accepting the Coon Rapids Cardinal Little League donation of batting cages at Riverview Park, and authorize the required signatures for the associated agreement.

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**Attachments**

BattingCageAgreement

Location Map

Resolution 16-115

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**CITY OF COON RAPIDS**  
**Coon Rapids Cardinal Little League**  
**Riverview Park Batting Cage Agreement**

This Agreement dated as of the \_\_\_\_ day of \_\_\_\_\_, 2016, by and between the City of Coon Rapids, a Minnesota municipal corporation (“the City”), and the Coon Rapids Cardinal Little League, a Minnesota corporation (“the Association”).

**Witnesseth:**

**Whereas,** The Association has, over a period of approximately 30 years, contributed funds, labor and materials to construct, improve and maintain the facilities at Riverview Park; and

**Whereas,** Riverview Park is a public park in the City of Coon Rapids, owned and maintained by the City of Coon Rapids for the benefit of the public as a whole; and

**Whereas,** The Association conducts a Little League Baseball program for Coon Rapids area youth which has benefited thousands of children over the years and which enhances the recreation programs provided by the City, and the Association is similarly benefited by the availability of Riverview Park fields and facilities; and

**Whereas,** the City and the Association have been sharing certain responsibilities and costs associated with Riverview Park fields and facilities through the years; and

**Whereas,** it will be mutually beneficial to the City and the Association to enter into an agreement which delineates their respective responsibilities for the donation of batting cages at Riverview Park.

**Now, therefore,** in consideration of the mutual benefits to be derived from this agreement, the parties hereby agree that this agreement shall define their respective rights and responsibilities with regard to the Aspen and Riverview Park facilities:

1. **Donations and Improvements by the Association.** The Association, at its expense, will provide batting cages and installation of the cages at Riverview Park. Installation of the batting cages will be consistent with federal, state and City requirements including but not limited to obtaining all necessary building permits. The City will accept the donation of the batting cages and permit installation of the cages at Riverview Park. The batting cages will be located at a location within Riverview Park as designated by the City.

2. **Operation of Batting Cages.** The parties acknowledge that the batting cages at Riverview Park are public facilities on public property, subject to the ownership and ultimate authority of the City. Management of such facilities shall be as follows:
  - a. **Maintenance.** The Association shall be responsible for the ongoing maintenance and operation of the batting cages and for keeping the batting cages in working and clean condition. The City will provide inspections on an annual basis.
  - b. **Other Use of Batting Cages.** The public has the right to use the batting cages outside of Association use during the months of May 1 to September 30th. Specifically but not by way of limitation, the public shall have the use of the batting cage at times other than The Association events.
3. **Insurance and Indemnity,** To the fullest extent permitted by law, the Association agrees to defend, indemnify and hold harmless the City, and its employees, officials, volunteers and agents from and against all claims, actions, damages, losses and expenses, including attorney fees, arising out of the Association's negligence or the Association's performance or failure to perform its obligations under this Agreement. The Association agrees this indemnity obligation shall survive the completion or termination of this Agreement.

Association shall maintain the insurance required under Affiliation Agreement dated August 1, 2016 between the Association and the City and provide proof that such insurance covers the terms of this Agreement.

4. **Assignment.** This Agreement may not be assigned or otherwise transferred by the Association to any third party without the prior written consent of the City.
5. **Annual Review and Termination of Agreement.** City and Association shall meet annually in February to discuss the use and operation of the batting cages. Each party shall have the option to terminate this Agreement at any time. Termination shall be effective upon 60 days written notice to the other party.
6. **Entire Agreement.** This Agreement contains and embodies the entire agreement of the parties hereto and no representations, inducements, or agreements oral or otherwise, between the parties not contained and embodied herein shall be of any force or effect, and this Agreement may not be modified in whole or in part other than by an agreement in writing duly signed by all parties hereto.

**In witness whereof**, the parties have caused these presents to be executed on their behalf as of the date first above written.

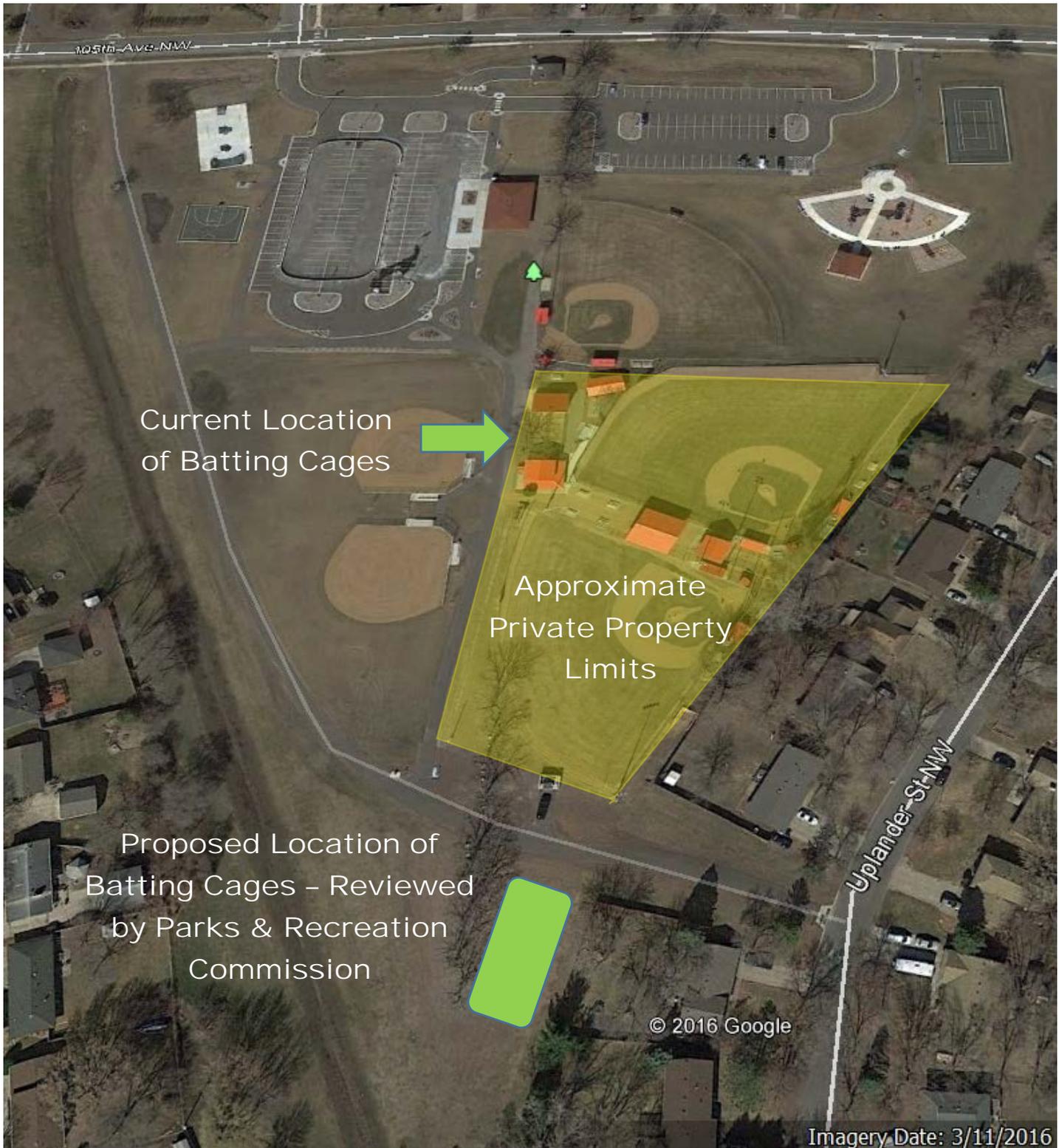
**City of Coon Rapids**

**Coon Rapids Cardinal Little League**

By: \_\_\_\_\_  
Mayor: Jerry Koch

By: \_\_\_\_\_  
Its President: \_\_\_\_\_

By: \_\_\_\_\_  
City Manager: Matt Stemwedel



Current Location of Batting Cages

Approximate Private Property Limits

Proposed Location of Batting Cages - Reviewed by Parks & Recreation Commission

© 2016 Google

Imagery Date: 3/11/2016

**RESOLUTION NO. 16-115**

**A RESOLUTION ACCEPTING THE DONATION OF  
BATTING CAGES AT RIVERVIEW PARK AND ONGOING MAINTENANCE  
FROM THE COON RAPIDS CARDINAL LITTLE LEAGUE**

**WHEREAS**, the Coon Rapids Cardinal Little League (“the Association”) conducts a Little League Baseball program for Coon Rapids area youth which has benefited thousands of children over the years and which enhances the recreation programs provided by the City, and the Association is similarly benefited by the availability of Riverview Park fields and facilities; and,

**WHEREAS**, Riverview Park is a public park in the City of Coon Rapids, owned and maintained by the City of Coon Rapids for the benefit of the public as a whole; and,

**WHEREAS**, the City and the Association share certain responsibilities and costs associated with Riverview Park fields and facilities; and

**WHEREAS**, the Association wishes to donate to the City all materials and installation labor necessary to construct new batting cages located at Riverview Park; and,

**WHEREAS**, the Association shall be responsible for the ongoing maintenance and operation of the batting cages, and the City will provide inspections on an annual basis; and,

**WHEREAS**, Minn. Stat. § 465.03 allows cities to accept donations of real or personal property by resolution adopted by a two-thirds majority of Council; and,

**WHEREAS**, the City Council finds the offered donation to be in the public interest.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Coon Rapids, Minnesota that the donation of materials, installation labor, and ongoing maintenance for the batting cages at Riverview Park is hereby accepted.

**BE IT FURTHER RESOLVED** that the City of Coon Rapids hereby extends its gratitude to the Coon Rapids Cardinal Little League for its generosity.

Adopted this 4<sup>th</sup> day of October, 2016.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk



**City Council Regular**

6.

**Meeting Date:** 10/04/2016

**Subject:** Adopt Resolution 16-111, Setting Hearing Date for Levy of MISC. 2016(3)  
Assessments

**Submitted For:** Sharon Legg, Finance Director

**From:** Heidi Cederstrand, Assessment Clerk II

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**INTRODUCTION**

A date for a public hearing should be set to consider miscellaneous assessments to be certified to the County for collection with the 2017 property taxes.

**DISCUSSION**

The City Council must set a public hearing as required by State Statutes. At that hearing, the City Council may refer appellants to the Board of Adjustment and Appeals. The Board of Adjustment and Appeals will then give their recommendation.

The Board of Adjustment and Appeals is expected to conduct this hearing on January 5 and make a recommendation to the City Council at the January 17 Council meeting. Staff will incorporate the process in the required mailing to the property owner.

These assessments include services provided to taxpayers, in most cases code enforcement violations. The terms of repayment are determined by the amount being assessed. The proposed assessments are categorized by the number of years to be assessed and the interest rate recommended.

**RECOMMENDATION**

Staff recommends adoption of Resolution 16-111 Miscellaneous Assessment declaring the cost to be assessed, ordering preparation of the proposed assessment roll and ordering the public hearing for November 1, 2016 on the proposed assessment roll.

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**Attachments**

Res. Set Hearing Date-MIS2016 (3)

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**RESOLUTION NO. 16-111****RESOLUTION DECLARING COST TO BE ASSESSED AND ORDERING  
PUBLIC HEARING ON PROPOSED ASSESSMENT ROLL FOR  
2016(3) MISCELLANEOUS ASSESSMENTS**

**WHEREAS**, costs to the City for abatement of code violations, securing and monitoring fees for vacant property, mowing of weeds, utility bankruptcy and any other unpaid fees, with total cost incurred for the improvements being \$88,613.02 and administrative fees of \$7,700 making the total cost of the improvements \$96,313.02.

**WHEREAS**, the Clerk has notified the Council that such proposed assessment has been completed and filed in the Clerk's Office for public inspection,

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

1. The cost of such improvement to be specially assessed is hereby declared to be \$96,313.02.
2. The City Clerk with the assistance of the City Assessor shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land within the district affected, without regard to cash valuation as provided by law, and the City Assessor shall file a copy of such proposed assessment for public inspection.
3. An assessment hearing shall be held on the 1<sup>st</sup> day of November, 2016 in the Council Chambers at 7:00 p.m. to pass upon such proposed assessment and at such time and place all persons owning property affected by such assessment will be given an opportunity to object to the assessment. A written objection must be filed prior to or at the assessment hearing to preserve the owner's right to appeal the assessment to district court.
4. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper.

Adopted by the Coon Rapids City Council this 4th day of October, 2016.

---

Jerry Koch, Mayor

Attest:

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Joan Lenzmeier, City Clerk



**City Council Regular**

7.

**Meeting Date:** 10/04/2016

**Subject:** Adopt Resolution 16-114 Amending Budget for Prox-card System

**Submitted For:** Brad Wise, Police Chief                      **From:** Sharon Legg, Finance Director

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**INTRODUCTION**

Council is being asked to approve a budget amendment for the police department for a new prox-card access system. The item has been included in the Proposed 2017 Budget but is needed as soon as possible due to failure of the existing system.

**DISCUSSION**

Staff is recommending a modification to the Facility Construction 2016 Budget to allow for the purchase of a prox-card system for the Police Department in the amount of \$37,000. This was anticipated for the Proposed 2017 Budget, but due to the lack of support for the existing system, which is malfunctioning, it is needed sooner. The proposed system will be similar to the system used for the City Hall.

This will not impact the fund balance of the Facility Construction Fund, but will advance the purchase from 2017 to 2016.

**RECOMMENDATION**

Staff recommend authorization of Resolution 16-114 Amending the 2016 Facility Construction fund budget for the purchase of a prox-card system.

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**Attachments**

RS 16-114

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**RESOLUTION NO. 16-114**

**RESOLUTION AMENDING THE 2016 FACILITY CONSTRUCTION FUND BUDGET  
FOR THE PURCHASE OF A PROX-CARD SYSTEM**

**WHEREAS**, Section 1-700 of the City Charter provides for adoption of an annual budget and the subsequent amendments; and

**WHEREAS**, the 2016 budget does not include funds for a prox-card system; and

**WHEREAS**, the present system is failing; and

**WHEREAS**, the cost to complete the project is estimated not to exceed \$37,000; and

**WHEREAS**, funds are available in the Facility Construction Fund to allocate to this purchase; and

**WHEREAS**, Capital Outlay purchases must specifically be identified per the City Code 2-803.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Coon Rapids, Minnesota to appropriate funds in the Facility Construction Fund budget in the amount of \$37,000 from the fund balance.

Adopted this 4th day of October, 2016 by the Coon Rapids City Council.

---

Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk



**City Council Regular**

**8.**

**Meeting Date:** 10/04/2016

**Subject:** Accept Donation for the Coon Rapids Love My Pet Fair

**Submitted For:** Matt Stemwedel, City Manager      **From:** Liza Brazelton, Admin Secretary II

---

**INTRODUCTION**

The Coon Rapids Community Strength Foundation would like to present a grant of \$500 to the Coon Rapids Love My Pet Fair.

**DISCUSSION**

The second annual Coon Rapids Love My Pet Fair was held at the Riverview Park on September 25, 2016. The fair attracted more than 300 people from Coon Rapids and the surrounding communities. The fair has grown in size and attendance since it began in 2015.

The goal of the Coon Rapids Love My Pet Fair is to have a family friendly event to showcase products, services and pet related businesses to pet lovers. This year staff held mini pet care classes to provide information to new pet owners. Many people enjoyed the demonstrations provided by the Coon Rapids Police K9, the Minnesota Disc Dog Club, MinnSARDA search and rescue dogs and agility performances.

Staff hopes to continue this event in 2017 and that it will grow with new attractions, information on pet ownership, and interesting attractions for a family fun day. The donation from the Coon Rapids Community Strength Foundation helped us achieved these goals this year.

**RECOMMENDATION**

Staff recommends the donation of \$500 from the Coon Rapids Community Strength Foundation.

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**Attachments**

Resolution 16-112

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**RESOLUTION NO 16-112**

**A RESOLUTION TO ACCEPT A DONATION FROM THE COON RAPIDS  
COMMUNITY STRENGTH FOUNDATION**

**WHEREAS**, the Coon Rapids Community Strength foundation is presenting a grant to the Coon Rapids Love My Pet Fair; and

WHEREAS, the value of this grant is \$500; and

WHEREAS, Minn.Stat § 465.03 allows cities to accept donations of real or personal property  
By resolution adopted by a two-thirds majority of Council; and

WHEREAS, the City Council finds the offered donation to be in the public interest;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Coon Rapids that  
the donation of the grant is hereby accepted.

BE IT FURTHER RESOLVED that the City of Coon Rapids hereby extends its gratitude to  
the generosity of the Coon Rapids Community Strength Foundation.

Adopted by the Coon Rapids City Council this 4<sup>th</sup> day of October, 2016.

---

Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk



**City Council Regular**

**9.**

**Meeting Date:** 10/04/2016

**Subject:** Appoint Election Judges for 2016 General Election and Set Special Meeting to Canvass Results

**From:** Joan Lenzmeier, City Clerk

---

**INTRODUCTION**

Pursuant to Minnesota election law and City Charter, Council must appoint election judges and schedule a special meeting to canvass the November 8, 2016 General Election results. Staff is also requesting authority to appoint election judges during the time leading up to the election as is necessary.

**DISCUSSION**

Minnesota Statutes require that election judges be appointed by the Council at least 25 days prior to the election. Staff is requesting Council to authorize the City Clerk to make appointments and substitutions as necessary should the need arise in the 25 days prior to the election. Election law allows emergency appointments on election day, if necessary.

**RECOMMENDATION**

Approve the Following for the 2016 General Election:

- a. Approve the Appointment of the Attached List of Election Judges;
- b. Authorize the City Clerk to Appoint and Assign Election Judges During the 25 Days Preceding the Election as Necessary;
- c. Schedule a Special Meeting to Canvass Election Results for Tuesday, November 15, 2016 at 6:50 p.m.

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**Attachments**

2016 General Election Judges

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## **Judge Board Report, 2016 Presidential Election**

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### **General Election, Tuesday, November 8, 2016**

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#### **Coon Rapids W-1 P-1**

Anoka County Sheriff's Office (W1P1), 13301 Hanson Blvd NW, Andover, MN 55304

JoAnn Lawrence, Head Judge  
Meryce Unruh, Assistant Head Judge  
Joan Christoffel, Election Judge  
Dana Higgins, Election Judge  
Karen Hudoba, Election Judge  
Ray Knoblauch, Election Judge  
Jane Kolpin, Election Judge  
Denise Lewandowski, Election Judge  
Ron Manning, Election Judge  
Linda McCollum, Election Judge  
Patricia McGee, Election Judge  
Cynthia Nelson, Election Judge  
Darlene Ray, Election Judge  
John Sanders, Election Judge  
Debra Urquhart, Election Judge  
Lynn Vanasse, Election Judge

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#### **Coon Rapids W-1 P-2**

Anoka County Sheriff's Office (W1P2), 13301 Hanson Blvd NW, Andover, MN 55304

Chuck McGee, Head Judge  
Gail Owen, Assistant Head Judge  
Kathryn Foley, Election Judge  
Judy Jung, Election Judge  
Kathleen Kelly, Election Judge  
Jennifer Koch, Election Judge  
Karen Lewis, Election Judge  
Don Manion, Election Judge  
Eileen Manning, Election Judge  
Bernice Olson, Election Judge  
Thom Rigger, Election Judge  
Elaine Schroeder, Election Judge  
Eleanor Thomas, Election Judge  
Sharon Thompson, Election Judge

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#### **Coon Rapids W-1 P-3**

Morris Bye Elementary (W1P3), 11931 Crooked Lake Blvd, Coon Rapids, MN 55433

David McCauley, Head Judge  
Valerie Behling, Assistant Head Judge  
Gerald Anderson, Election Judge  
Patricia Atchley, Election Judge  
Robin Duclos, Election Judge  
Patricia Gordon, Election Judge  
Cynthia Hintze, Election Judge  
Alane Kaesmeyer, Election Judge  
Rene Kisrow, Election Judge  
Elizabeth Mercier, Election Judge  
Kimberly Myers, Election Judge  
Cynthia Sullivan, Election Judge

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#### **Coon Rapids W-1 P-4**

Redeemer Lutheran Church (W1P4), 2135 Northdale Blvd NW, Coon Rapids, MN 55433

Trace Ludewig, Head Judge

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## **Judge Board Report, 2016 Presidential Election**

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Lila Redberg, Assistant Head Judge  
Arlene Wilson, Assistant Head Judge  
Elizabeth Augustoviz, Election Judge  
Ronald Bartels, Election Judge  
Rosemary Lowe, Election Judge  
Mike Middleton, Election Judge  
Alvina Powell, Election Judge  
Patrick Sullivan, Election Judge  
Giovanna Theisen, Election Judge  
Andrew Findley, Student Judge  
Elizabeth Hintze, Student Judge

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### **Coon Rapids W-2 P-1**

True North Church (W2P1), 12691 Hanson Blvd NW, Coon Rapids, MN 55448

Marsha Ocel, Head Judge  
Naomi Peterson, Assistant Head Judge  
Marilyn Belland, Election Judge  
Roni Brunner, Election Judge  
Ellen Friday, Election Judge  
Margaret Loyo, Election Judge  
Tamara McDonough-Gast, Election Judge  
Margaret McInerney, Election Judge  
Barbara J Olson, Election Judge  
Kathy Powley, Election Judge  
Deanna Pufpaff, Election Judge  
Marlene Stenson, Election Judge  
Patricia Warzecha, Election Judge

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### **Coon Rapids W-2 P-2**

Bunker Hills Clubhouse, 12800 Bunker Prairie Road NW, Coon Rapids, MN 55448

Judy Herrmann, Head Judge  
Judith Willenbring, Assistant Head Judge  
Tom Hyland, Election Judge  
Ted Ingemansen, Election Judge  
Roger Mathisen, Election Judge  
Jim McQuay, Election Judge  
Sheila Monson, Election Judge  
Andrea Orman, Election Judge  
Carol Schmitz, Election Judge  
Douglas Sherlock, Election Judge

---

### **Coon Rapids W-2 P-3**

Sand Creek Elementary (W2P3), 12156 Olive Street NW, Coon Rapids, MN 55448

Christine Bennett-Gagner, Head Judge  
Angela Monson, Assistant Head Judge  
Loretta Domino, Election Judge  
Isla Fichtner, Election Judge  
Bette Fritze, Election Judge  
Carol Hatcher, Election Judge  
Thomas Hoffelder, Election Judge  
Delores Ingemansen, Election Judge  
Genevra Johnson, Election Judge  
Judith Lakeman, Election Judge  
Mary Mans, Election Judge  
Barbara Sherlock, Election Judge  
Henry Wesley, Election Judge

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## **Judge Board Report, 2016 Presidential Election**

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### **Coon Rapids W-2 P-4**

Sorteberg Early Childhood (W2P4), 11400 Magnolia Street NW, Coon Rapids, MN 55448

Kristine Gernes, Head Judge  
Marilyn Akerman, Assistant Head Judge  
Catherine Angus, Assistant Head Judge  
Linda Armstrong, Election Judge  
Tressa Baker-Rudel, Election Judge  
Tom Berkner, Election Judge  
Richard Casey, Election Judge  
Jane Johnson, Election Judge  
Gary Skenzich, Election Judge  
Marcie Sparks, Election Judge

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### **Coon Rapids W-2 P-5**

Faith Lutheran Church W2P5), 11115 Hanson Blvd NW, Coon Rapids, MN 55433

Mary Huizel, Head Judge  
Christy Weispfenning, Assistant Head Judge  
Julie Ann Anderson-Lindsey, Election Judge  
Michael Gazelka, Election Judge  
Marsha Keck, Election Judge  
Carol Lagermeier, Election Judge  
Steve Laudenbach, Election Judge  
Richard Mans, Election Judge  
Mark Olson, Election Judge  
Melody Olson, Election Judge  
Robert Patterson, Election Judge

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### **Coon Rapids W-3 P-1**

Hoover Elementary School (W3 P1), 2369 109th Avenue NW, Coon Rapids, MN 55433

Kevin Olson, Head Judge  
Jan Monson, Assistant Head Judge  
Cody Blosberg, Election Judge  
Roxanne Chambliss, Election Judge  
Susan Fox, Election Judge  
Steve Hallquist, Election Judge  
Anthony Hirman, Election Judge  
Arnold Olson, Election Judge  
Joan Perron, Election Judge  
Andrew Wold, Election Judge

---

### **Coon Rapids W-3 P-2**

Coon Rapids Civic Center (W3P2), 11155 Robinson Drive, Coon Rapids, MN 55433

James Trombley, Head Judge  
Todd Gabrielson, Assistant Head Judge  
Muritala Akinwale, Election Judge  
Mary Berkner, Election Judge  
Louis Cellette, Election Judge  
Marie Eastlund, Election Judge  
Rita Holland, Election Judge  
Michael Olson, Election Judge  
Kathleen Riebe, Election Judge  
Ross Sheldon, Election Judge  
Mary Ann Williams, Election Judge

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### **Coon Rapids W-3 P-3**

Coon Rapids VFW Post 9625, 1919 Coon Rapids Boulevard NW, Coon Rapids, MN 55433

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## **Judge Board Report, 2016 Presidential Election**

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Harland Wyvell, Head Judge  
Lonni McCauley, Assistant Head Judge  
Carolyn Bing, Election Judge  
William Caverley, Election Judge  
Carol Duoos, Election Judge  
Kathleen Grimes, Election Judge  
Jerry Hill, Election Judge  
Dave Jones, Election Judge  
Patricia Satzer, Election Judge  
Michelle Schoen, Election Judge

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### **Coon Rapids W-3 P-4**

Spirit of Grace Church, 10110 Woodcrest Drive NW, Coon Rapids, MN 55433

Linda Westrom, Head Judge  
Diana Wyvell, Assistant Head Judge  
David Brazelton, Election Judge  
Mary Coker Paye, Election Judge  
Jessica Geisler, Election Judge  
Karri Hausker, Election Judge  
William McCoy, Election Judge  
Shirley Olson, Election Judge  
Susan Owens, Election Judge  
Bruce Sanders, Election Judge

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### **Coon Rapids W-4 P-1**

Riverwind Recreation Center (W4P1), 2701 Northdale Blvd, Coon Rapids, MN 55433

Tim Price, Head Judge  
Denise Hosch, Assistant Head Judge  
Sharon L. Gawreluk, Election Judge  
William Gibson, Election Judge  
Doug Looyen, Election Judge  
Diane Nolden, Election Judge  
Gayle Ross, Election Judge  
Kenneth Smith, Election Judge  
Rita Smith, Election Judge  
Janet Toensing, Election Judge  
Tyler William Urquhart, Election Judge  
Marlys Withers, Election Judge

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### **Coon Rapids W-4 P-2**

Anoka Ramsey Community College Professional Training Center (W4P2), 11200 Mississippi Blvd, Coon Rapids, MN 55433

Robert Hammer, Head Judge  
Donald Heikkila, Head Judge  
Mary Kalk, Assistant Head Judge  
Dina Brooks, Election Judge  
Ellen Merri Carlson, Election Judge  
Allene Christenson, Election Judge  
Jeff Cosman, Election Judge  
Deanne Evertz, Election Judge  
Tim Farmer, Election Judge  
Kathleen Fox, Election Judge  
Romon Gawreluk, Election Judge  
Thomas Kasper, Election Judge  
Harold Schrenk, Election Judge

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### **Coon Rapids W-4 P-3**

Coon Rapids Ice Center, 11000 Crooked Lake Blvd NW, Coon Rapids, MN 55433

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## **Judge Board Report, 2016 Presidential Election**

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James Davis, Head Judge  
Don Hallblade, Assistant Head Judge  
Susan Anderson, Election Judge  
Bill Carson, Election Judge  
Mary Humphrey, Election Judge  
Jerome Jarosz, Election Judge  
Mary Russell, Election Judge  
Sue Ann Schrenk, Election Judge  
Julie Shuckhart-Flatness, Election Judge  
Donna Stephan, Election Judge  
John Ward, Election Judge

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### **Coon Rapids W-4 P-4**

Coon Rapids United Methodist Church, 10506 Hanson Blvd NW, Coon Rapids, MN 55433

Sheila Beutler, Head Judge  
Tracy Wigen, Head Judge  
Carolyn Casey, Assistant Head Judge  
Karen Alexander, Election Judge  
Lori Ballejo, Election Judge  
Donald Fields, Election Judge  
Peter Greer, Election Judge  
Rose Griffith, Election Judge  
Katherine Johnson, Election Judge  
Darlene Landrus, Election Judge  
Rachel Malarz, Election Judge  
Blaine Nelson, Election Judge  
Sheila Sanders, Election Judge  
Richard Taylor, Election Judge  
John Wolkerstorfer, Election Judge

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### **Coon Rapids W-5 P-1**

Crosspoint Church, 10936 Foley Blvd NW, Coon Rapids, MN 55448

Stephen Bray, Head Judge  
Lorna Kloepper, Assistant Head Judge  
Kay Barrett, Election Judge  
Emily Benson, Election Judge  
Raymond Effrom, Election Judge  
Jen Graham, Election Judge  
Vickie Lunceford, Election Judge  
David Newville, Election Judge  
Greg Schueler, Election Judge  
Gary Westerlund, Election Judge

---

### **Coon Rapids W-5 P-2**

Peace Lutheran Church, 20 Northdale Blvd NW, Coon Rapids, MN 55448

Gordon Smith, Head Judge  
Irene Kadry, Assistant Head Judge  
Joan Becker, Election Judge  
Kathleen Burek, Election Judge  
Jeanette Erickson, Election Judge  
Robert Etelamaki, Election Judge  
Christina Ferdous, Election Judge  
Milo Hartmann, Election Judge  
Marilyn Herbold, Election Judge  
Barbara Hyland, Election Judge  
Sherryl McQuay, Election Judge

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## **Judge Board Report, 2016 Presidential Election**

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Janis Selger, Election Judge

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### **Coon Rapids W-5 P-3**

Word Of Life Church (W5P3), 10730 University Ave NW, Coon Rapids, MN 55448

David Teske, Head Judge  
Margaret Theisen, Assistant Head Judge  
Gail Bullard, Election Judge  
Jill Comfort, Election Judge  
Victor Constant Robelet, Election Judge  
Carol Geisler, Election Judge  
Karen Hayden, Election Judge  
Diana Larson, Election Judge  
Wendy Olson, Election Judge  
Jeanine Patterson, Election Judge  
David Thielman, Election Judge

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### **Coon Rapids W-5 P-4**

Emma B. Howe YMCA-Community Room, 8950 Springbrook Drive NW, Coon Rapids, MN 55433

Sondra Davison, Head Judge  
Anne Burgoyne, Election Judge  
Shawn Davis, Election Judge  
Kathleen Hoppe, Election Judge  
Bonnie Jacobsen, Election Judge  
Elisabeth Johnston, Election Judge  
Benita Mulbah, Election Judge  
Kathy Pendroy, Election Judge  
Loretta Phillips, Election Judge  
Julia Tollgaard, Election Judge  
Krista Wigen, Election Judge

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### **Coon Rapids W-5 P-5**

Adams Elementary School, 8989 Sycamore Street NW, Coon Rapids, MN 55433

Laurel Jedamus, Head Judge  
Barbara Kaczmarczyk, Assistant Head Judge  
Sharon Shake, Assistant Head Judge  
Mary Caven, Election Judge  
Eunice Dokken, Election Judge  
Evonne Herman, Election Judge  
Jason Horton, Election Judge  
John Paye, Election Judge  
Jeanette Staiert, Election Judge  
Mary Tokar, Election Judge



**City Council Regular**

**10.**

**Meeting Date:** 10/04/2016

**Subject:** Public Hearing to Consider Vacation of Drainage and Utility Easement for Lawrence Estates

**Submitted For:** David Brodie, City Attorney

**From:** Kim Reid, Administrative Legal Assistant

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**INTRODUCTION**

On September 6, 2016, Council adopted Resolution 16-92 to consider the vacation of drainage and utility easement and order a public hearing for Lawrence Estates.

**DISCUSSION**

In planning case 13-26, the Council approved the final plat for Lawrence Estates on May 20, 2014. This plat creates six lots along the south side of 128th street and four lots on the north side. It has been determined that one of the lots on the plat has a utility and drainage easement running through the middle of it. The drainage and utility easement is not needed and the city engineer recommended the easement be vacated. On September 6, 2016, Council adopted Resolution Number 16-92 to consider vacation of the drainage and utility easement. The process for vacating an easement under the City's charter requires a public hearing and passage of a resolution.

**RECOMMENDATION**

Council is asked to conduct a public hearing and adopt Resolution Number 16-106 vacating a drainage and utility easement for Lawrence Estates.

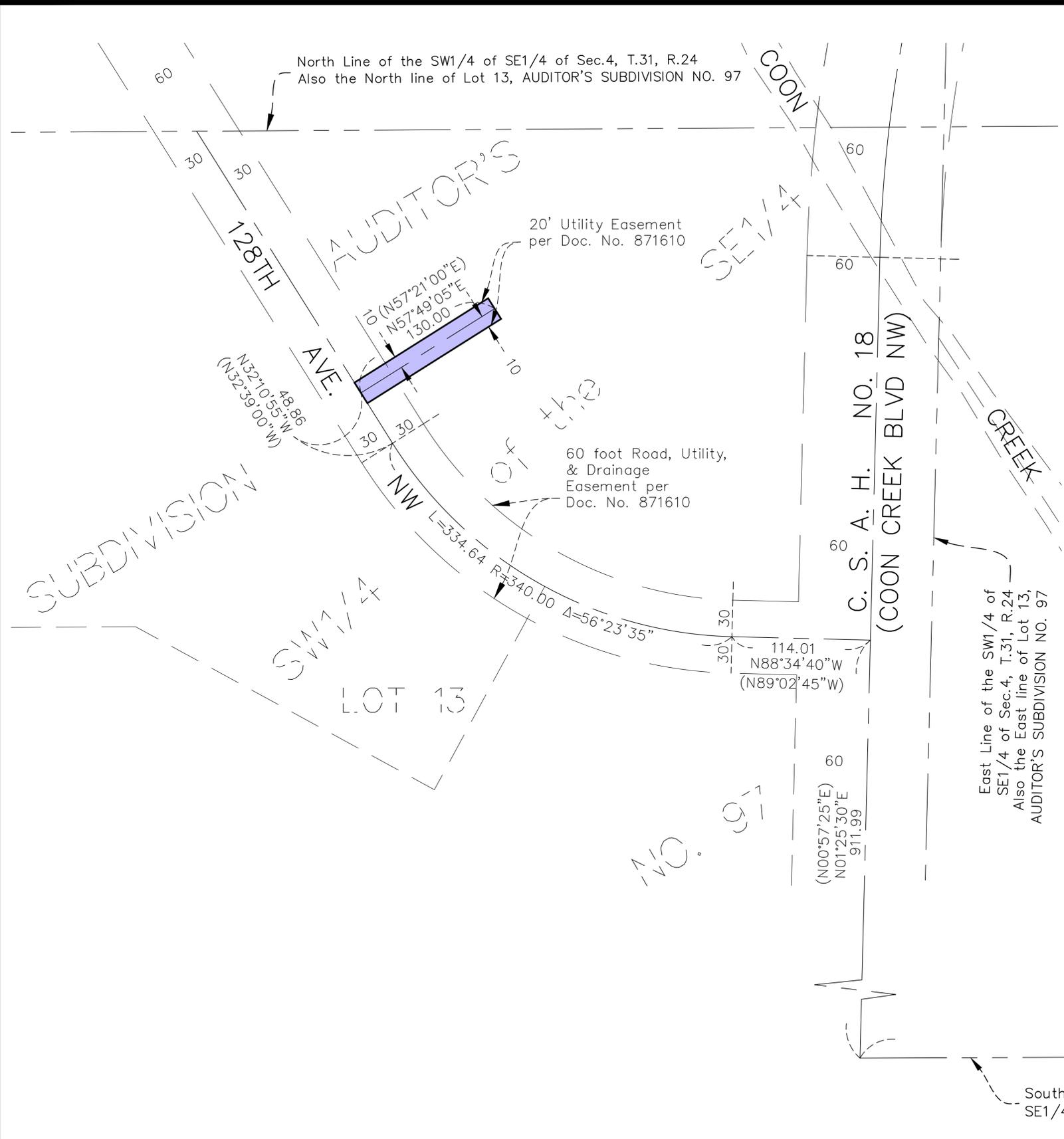
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**Attachments**

Location Map

Resolution 16-106

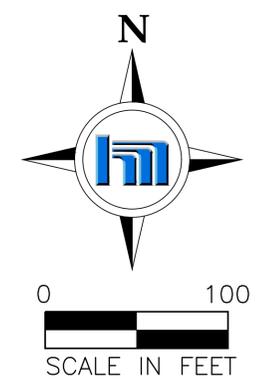
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**DESCRIPTION OF PUBLIC UTILITY EASEMENT PER DOCUMENT NO. 871610 TO BE VACATED:**

A strip of land 20.00 feet wide, the centerline of said strip being described as follows:

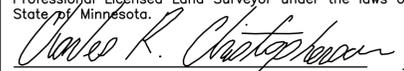
Commencing at the southeast corner of the Southeast Quarter of Section 4, Township 31 North, Range 24 West of the 4th Principal Meridian, Anoka County, Minnesota; thence South 89 degrees 19 minutes 04 seconds West along the south line of said Southeast Quarter for 1380.19 feet; thence North 00 degrees 57 minutes 25 seconds East for 911.99 feet; thence North 89 degrees 02 minutes 45 seconds West for 114.01 feet; thence northwesterly a distance of 334.64 feet along a tangential curve concave to the northeast, having a radius of 340.00 feet and a central angle of 56 degrees 23 minutes 35 seconds; thence North 32 degrees 39 minutes 00 seconds West for 48.86 feet to the point of beginning of the centerline to be described; thence North 57 degrees 21 minutes 00 seconds East for 130.00 feet and said centerline there terminating.



 Denotes Existing Utility Easement to be Vacated  
 Area of Existing Drainage & Utility Easement to be Vacated = 2,600 sq. ft. or 0.060 acres

SE Corner of the SE1/4 of Sec. 4, T. 31, R. 24 Anoka County Monument  
 (S89°19'04"W)  
 S89°47'09"W  
 1380.19  
 South Line of the SE1/4 of Sec. 4, T. 31, R. 24

Date	Revision

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Professional Licensed Land Surveyor under the laws of the State of Minnesota.  
  
 Charles R. Christopherson, MN License No. 18420      Date 08/01/16

  
 Civil Engineers and Land Surveyors  
 3601 Thurston Ave., Anoka, Minnesota 55303  
 763-427-5860 FAX 763-427-0520

Easement Vacation Exhibit  
 for  
 Rocket Turf  
 DATE 08/01/16      FILE NO. 3796.01  
 SHEET 1 OF 1 SHEETS

**RESOLUTION NO. 16-106**

**RESOLUTION VACATING DRAINAGE AND UTILITY EASEMENT(S)  
(Lawrence Estates)**

**WHEREAS**, the Council of the City of Coon Rapids ordered a public hearing on the vacation of a drainage and utility as follows:

A strip of land 20.00 feet wide, the centerline of said strip being described as follows:

Commencing at the southeast corner of the Southeast Quarter of Section 4, Township 31 North, Range 24 West of the 4th Principal Meridian, Anoka County, Minnesota; thence South 89 degrees 19 minutes 04 seconds West along the south line of said Southeast Quarter for 1380.19 feet; thence North 00 degrees 57 minutes 25 seconds East for 911.99 feet; thence North 89 degrees 02 minutes 45 seconds West for 114.01 feet; thence northwesterly a distance of 334.64 feet along a tangential curve concave to the northeast, having a radius of 340.00 feet and a central angle of 56 degrees 23 minutes 35 seconds; thence North 32 degrees 39 minutes 00 seconds West for 48.86 feet to the point of beginning of the centerline to be described; thence North 57 degrees 21 minutes 00 seconds East for 130.00 feet and said centerline there terminating.

**WHEREAS**, notice of said public hearing was duly published in the Coon Rapids Herald on September 9, 2016 and September 16, 2016 and notice of said public hearing was duly posted all as provided by City Charter Section 1-1206, and as evidenced by exhibits attached hereto and made a part hereof; and

**WHEREAS**, said hearing was duly held on the 4<sup>th</sup> day of October, 2016 at 7:00 o'clock p.m. at the City Hall and all persons so desiring to be heard were then heard.

**NOW THEREFORE BE IT RESOLVED** that the Council of the City of Coon Rapids finds it is in the public interest to vacate, and does so vacate said drainage and utility easement as follows:

A strip of land 20.00 feet wide, the centerline of said strip being described as follows:

Commencing at the southeast corner of the Southeast Quarter of Section 4, Township 31 North, Range 24 West of the 4th Principal Meridian, Anoka County, Minnesota; thence South 89 degrees 19 minutes 04 seconds West along the south line of said Southeast Quarter for 1380.19 feet; thence North 00 degrees 57 minutes 25 seconds East for 911.99 feet; thence North 89 degrees 02 minutes 45 seconds West for 114.01 feet; thence northwesterly a distance of 334.64 feet along a tangential curve concave to the northeast, having a radius of 340.00 feet and a central angle of 56 degrees 23 minutes 35 seconds; thence North 32 degrees 39 minutes 00 seconds West for 48.86 feet to the point of beginning of the centerline to be described; thence North 57 degrees 21 minutes 00 seconds East for 130.00 feet and said centerline there terminating.

Adopted by the Coon Rapids City Council the 4<sup>th</sup> day of October, 2016.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk



**City Council Regular**

**11.**

**Meeting Date:** 10/04/2016

**Subject:** Public Hearing to Consider Vacation of Storm Sewer, Water Main and Sanitary Easement Per Document Number 438053

**Submitted For:** David Brodie, City Attorney

**From:** Kim Reid, Administrative Legal Assistant

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**INTRODUCTION**

On September 6, 2016, Council adopted Resolution 16-93 to consider the vacation of a storm sewer, water main and sanitary sewer easement per recorded document number 438053.

**DISCUSSION**

This vacation is being considered as part of the Anoka-Hennepin 1st Addition Plat, a proposed land swap between the City and the Anoka-Hennepin School District, together with updated information on site utilities. City staff has reviewed the existing utilities on site and determined revised easements are required as part of the platting process. In addition to a few inconsistencies within place utilities, the City recently completed the installation of a new storm sewer across the property as part of City Improvement project 16-4. On September 6, 2016, Council adopted Resolution Number 16-93 to consider the vacation of storm sewer, water main and sanitary sewer easement. The process for vacating an easement under the City's charter requires a public hearing and passage of a resolution.

**RECOMMENDATION**

Council is asked to conduct a public hearing and adopt Resolution Number 16-107 vacating a storm sewer, water main and sanitary sewer easement for recorded document number 438053.

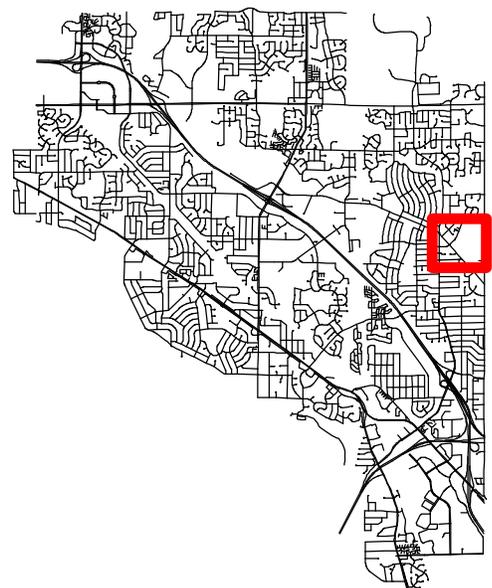
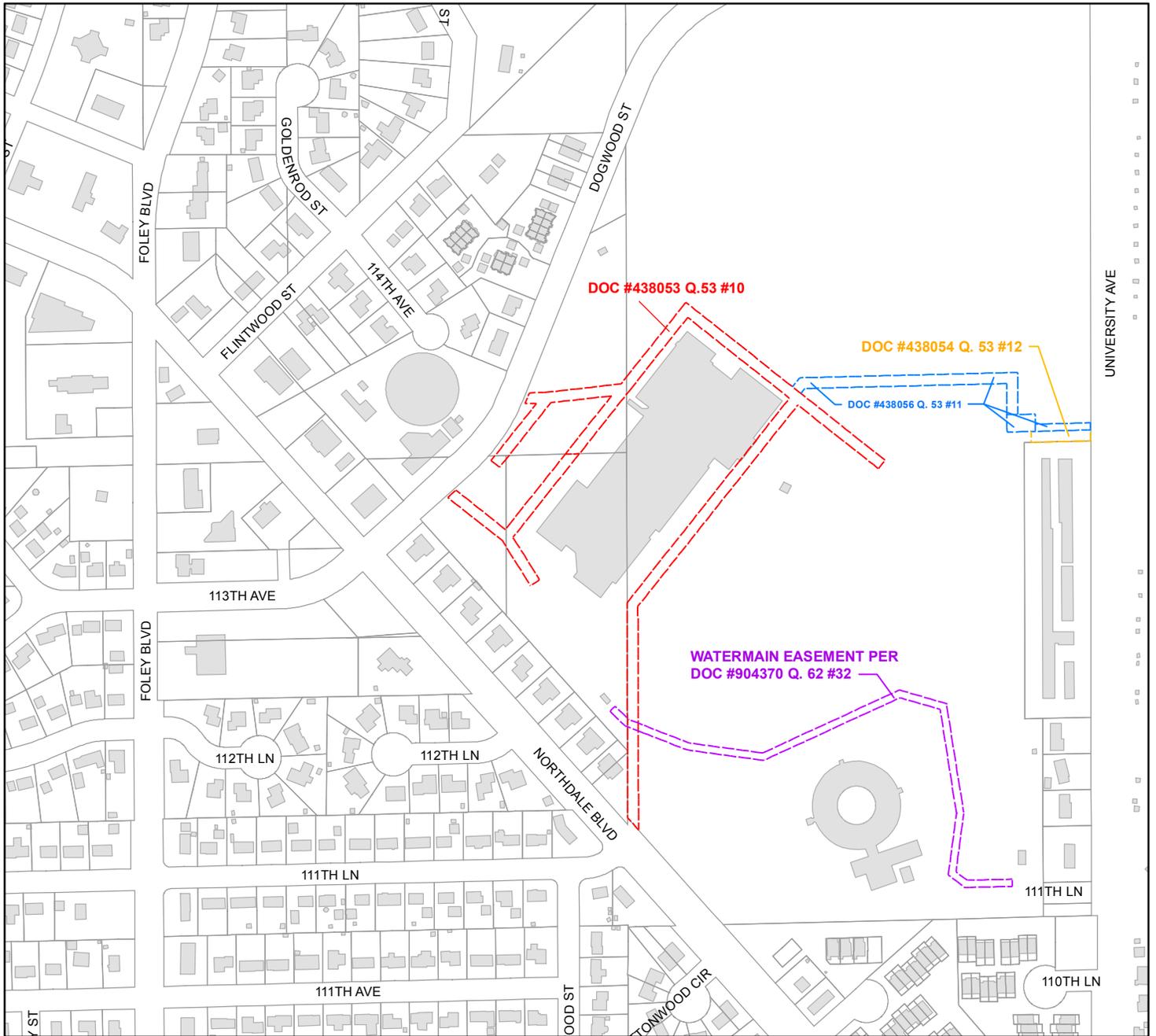
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**Attachments**

Location Map

Resolution 16-107

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**RESOLUTION NO. 16-107**

**RESOLUTION VACATING STORM SEWER, WATER MAIN  
AND SANITARY SEWER EASEMENT(S)  
(Recorded Document Number 438053)**

**WHEREAS**, the Council of the City of Coon Rapids ordered a public hearing on the vacation of a storm sewer, water main and sanitary sewer easement as follows:

Vacation of a storm sewer, water main and sanitary sewer easement.

A strip of land 30 feet in width, the center line of which is described as follows:

That part of the Southwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, and the Northwest Quarter of the Southeast Quarter of Section 13, Township 31, Range, 24, Anoka County, Minnesota described as follows:

Commencing at the point of intersection of the Northeasterly line of Northdale Boulevard with the West line of said Southwest Quarter of the Northeast Quarter, said point of intersection being 482.7 feet North as measured along said West line, from the center of said Section 13; thence Southeasterly along said Northeasterly line of said Northdale Boulevard a Distance of 312.9 feet to a point thereon hereinafter referred to as point "A"; thence continuing Southeasterly along said Northeasterly line of Northdale Boulevard a distance of 156.45 feet; thence Northeasterly along a straight line which if extended would intersect the Southwest corner of the North Half of the Southeast Quarter of the Northeast Quarter of said Section 13, a distance of 525 feet to a point to be hereinafter referred to as point "B"; thence Northwesterly in a straight line to its intersection with a straight line drawn from the Northeast corner of said Southwest Quarter of the Northeast Quarter to point "A" heretofore described and distance 525.00 feet Northeasterly from said point "A" as measured along said last described line; thence Southeasterly along a straight line passing through the aforesaid point "B" for a distance of 305.91 feet; thence on a tangential curve to the left, the radius of which is 200.00 feet, the central angle of which is 28 degrees, 23 minutes, 57 seconds, a distance of 99.13 feet; thence Southeasterly and tangent to said curve a distance of 204.19 feet; thence at right angles Southwesterly a distance of 59.08 feet to the actual point of beginning of the center line to be hereinafter described; thence at right angles Southeasterly and along an assumed bearing of South 67 degrees, 59 minutes, 27 seconds East a distance of 18.00 feet; thence on a bearing of North 87 degrees, 50 minutes, 58 seconds East a distance of 82.77 feet, said last described point to be hereinafter referred to as point "C"; thence North 83 degrees, 17 minutes, 30 seconds East a distance of 211.78 feet; thence North 38 degrees, 11 minutes, 47 seconds

East a distance of 280.50 feet; thence South 51 degrees, 48 minutes, 13 seconds East a distance of 390.50 feet, said last described point to be hereinafter referred to as point "D"; thence South 38 degrees, 11 minutes, 47 seconds West a distance of 736.55 feet to a point distant 15 feet East of the West line of Lot 4, Auditor's Plat #8, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota; thence South 0 degrees, 05 minutes, 12 seconds East 657.33 feet more or less to the Northeasterly right of way line of Northdale Boulevard and there terminating.

ALSO,

A strip of land 30 feet in width, the center line of which is described as follows:

Beginning at the aforesaid point "D"; thence South 51 degrees, 48 minutes, 13 seconds East a distance of 300.0 feet and there terminating.

ALSO,

An easement described as a strip of land 30 feet in width, the center line of which is described as follows:

Commencing at the above described point "C"; thence North 83 degrees, 17 minutes, 30 seconds East a distance of 211.78 feet to the actual point of beginning of the center line to be hereinafter described; thence South 38 degrees, 11 minutes, 47 seconds West a distance of 524.50 feet to a point, said point to be hereinafter referred to as point "E"; thence South 32 degrees, 23 minutes, 13 seconds East a Distance of 150.00 feet and there terminating.

ALSO,

A strip of land 30 feet in width the center line of which is described as follows:

Beginning at the above described point "E"; thence North 51 degrees, 48 minutes, 13 seconds West to its intersection with the following described line:

Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter of Section 13; thence on an assumed bearing of South 88 degrees, 56 minutes, 55 seconds West along the North line of said Southeast Quarter of the Northeast Quarter a distance of 849.44 feet; thence on a tangential curve to the left, the radius of which is 500.00 feet, the central angle of which is 66 degrees, 56 minutes, 22 seconds, a distance of 584.16 feet; thence South 22 degrees, 00 minutes, 33 seconds West and tangent to said curve a distance of 928.84 feet; thence on a tangential curve to the right, the radius of which is 500.00 feet, the central angle of which is 26 degrees, 22 minutes, 56 seconds a distance of 230.23

feet to the actual point of beginning of the line to be herein described; thence South 48 degrees, 23 minutes, 29 seconds West and tangent to said last described curve to the Northeasterly right of way line of County Road "A" (Northdale Boulevard) and there terminating.

ALSO,

A strip of land 30 feet in width, the center line of which is described as follows:

Beginning at the aforesaid point "C"; thence South 38 degrees, 11 minutes, 47 seconds West a distance of 235.00 feet and there terminating.

**WHEREAS**, notice of said public hearing was duly published in the Coon Rapids Herald on September 9, 2016 and September 16, 2016 and notice of said public hearing was duly posted all as provided by City Charter Section 1-1206, and as evidenced by exhibits attached hereto and made a part hereof; and

**WHEREAS**, said hearing was duly held on the 4<sup>th</sup> day of October, 2016 at 7:00 o'clock p.m. at the City Hall and all persons so desiring to be heard were then heard.

**NOW THEREFORE BE IT RESOLVED** that the Council of the City of Coon Rapids finds it is in the public interest to vacate, and does so vacate said storm sewer, water main and sanitary sewer easement as follows:

Vacation of a storm sewer, water main and sanitary sewer easement.

A strip of land 30 feet in width, the center line of which is described as follows:

That part of the Southwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, and the Northwest Quarter of the Southeast Quarter of Section 13, Township 31, Range, 24, Anoka County, Minnesota described as follows:

Commencing at the point of intersection of the Northeasterly line of Northdale Boulevard with the West line of said Southwest Quarter of the Northeast Quarter, said point of intersection being 482.7 feet North as measured along said West line, from the center of said Section 13; thence Southeasterly along said Northeasterly line of said Northdale Boulevard a Distance of 312.9 feet to a point thereon hereinafter referred to as point "A"; thence continuing Southeasterly along said Northeasterly line of Northdale Boulevard a distance of 156.45 feet; thence Northeasterly along a straight line which if extended would intersect the Southwest corner of the North Half of the Southeast Quarter of the Northeast Quarter of said Section 13, a distance of 525 feet to a point to be hereinafter referred to as point "B"; thence Northwesterly in a straight line to its intersection with a straight line drawn from the Northeast corner of said Southwest Quarter of

the Northeast Quarter to point "A" heretofore described and distance 525.00 feet Northeasterly from said point "A" as measured along said last described line; thence Southeasterly along a straight line passing through the aforesaid point "B" for a distance of 305.91 feet; thence on a tangential curve to the left, the radius of which is 200.00 feet, the central angle of which is 28 degrees, 23 minutes, 57 seconds, a distance of 99.13 feet; thence Southeasterly and tangent to said curve a distance of 204.19 feet; thence at right angles Southwesterly a distance of 59.08 feet to the actual point of beginning of the center line to be hereinafter described; thence at right angles Southeasterly and along an assumed bearing of South 67 degrees, 59 minutes, 27 seconds East a distance of 18.00 feet; thence on a bearing of North 87 degrees, 50 minutes, 58 seconds East a distance of 82.77 feet, said last described point to be hereinafter referred to as point "C"; thence North 83 degrees, 17 minutes, 30 seconds East a distance of 211.78 feet; thence North 38 degrees, 11 minutes, 47 seconds East a distance of 280.50 feet; thence South 51 degrees, 48 minutes, 13 seconds East a distance of 390.50 feet, said last described point to be hereinafter referred to as point "D"; thence South 38 degrees, 11 minutes, 47 seconds West a distance of 736.55 feet to a point distant 15 feet East of the West line of Lot 4, Auditor's Plat #8, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota; thence South 0 degrees, 05 minutes, 12 seconds East 657.33 feet more or less to the Northeasterly right of way line of Northdale Boulevard and there terminating.

ALSO,

A strip of land 30 feet in width, the center line of which is described as follows:

Beginning at the aforesaid point "D"; thence South 51 degrees, 48 minutes, 13 seconds East a distance of 300.0 feet and there terminating.

ALSO,

An easement described as a strip of land 30 feet in width, the center line of which is described as follows:

Commencing at the above described point "C"; thence North 83 degrees, 17 minutes, 30 seconds East a distance of 211.78 feet to the actual point of beginning of the center line to be hereinafter described; thence South 38 degrees, 11 minutes, 47 seconds West a distance of 524.50 feet to a point, said point to be hereinafter referred to as point "E"; thence South 32 degrees, 23 minutes, 13 seconds East a Distance of 150.00 feet and there terminating.

ALSO,

A strip of land 30 feet in width the center line of which is described as follows:

Beginning at the above described point "E"; thence North 51 degrees, 48 minutes, 13 seconds West to its intersection with the following described line:

Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter of Section 13; thence on an assumed bearing of South 88 degrees, 56 minutes, 55 seconds West along the North line of said Southeast Quarter of the Northeast Quarter a distance of 849.44 feet; thence on a tangential curve to the left, the radius of which is 500.00 feet, the central angle of which is 66 degrees, 56 minutes, 22 seconds, a distance of 584.16 feet; thence South 22 degrees, 00 minutes, 33 seconds West and tangent to said curve a distance of 928.84 feet; thence on a tangential curve to the right, the radius of which is 500.00 feet, the central angle of which is 26 degrees, 22 minutes, 56 seconds a distance of 230.23 feet to the actual point of beginning of the line to be herein described; thence South 48 degrees, 23 minutes, 29 seconds West and tangent to said last described curve to the Northeasterly right of way line of County Road "A" (Northdale Boulevard) and there terminating.

ALSO,

A strip of land 30 feet in width, the center line of which is described as follows:

Beginning at the aforesaid point "C"; thence South 38 degrees, 11 minutes, 47 seconds West a distance of 235.00 feet and there terminating.

Adopted by the Coon Rapids City Council the 4<sup>th</sup> day of October, 2016.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk



**City Council Regular**

**12.**

**Meeting Date:** 10/04/2016

**Subject:** Public Hearing to Consider Vacation of Water Main Easement Per Document Number 904370

**Submitted For:** David Brodie, City Attorney

**From:** Kim Reid, Administrative Legal Assistant

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**INTRODUCTION**

On September 6, 2016, Council adopted Resolution 16-95 to consider the vacation of a Water Main easement per recorded document number 904370.

**DISCUSSION**

This vacation is being considered as part of the Anoka-Hennepin 1st Addition Plat, a proposed land swap between the City and the Anoka-Hennepin School District, together with updated information on site utilities. City staff has reviewed the existing utilities on site and determined revised easements are required as part of the platting process. In addition to a few inconsistencies within place utilities, the City recently completed the installation of a new storm sewer across the property as part of City Improvement project 16-4. On September 6, 2016, Council adopted Resolution Number 16-95 to consider the vacation of a water main easement. The process for vacating an easement under the City's charter requires a public hearing and passage of a resolution.

**RECOMMENDATION**

Council is asked to conduct a public hearing and adopt Resolution Number 16-108 vacating a water main easement per recorded document number 904370.

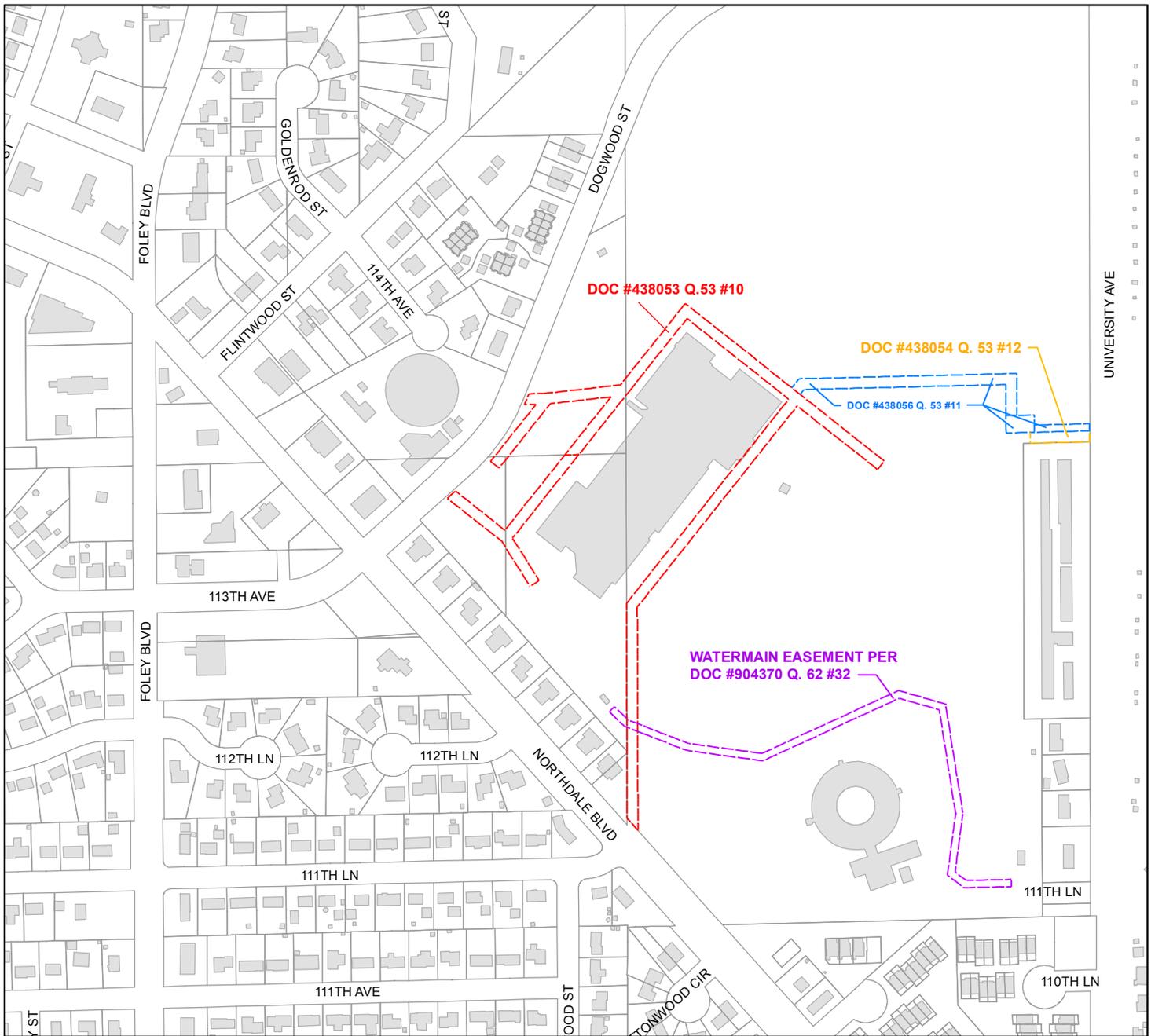
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**Attachments**

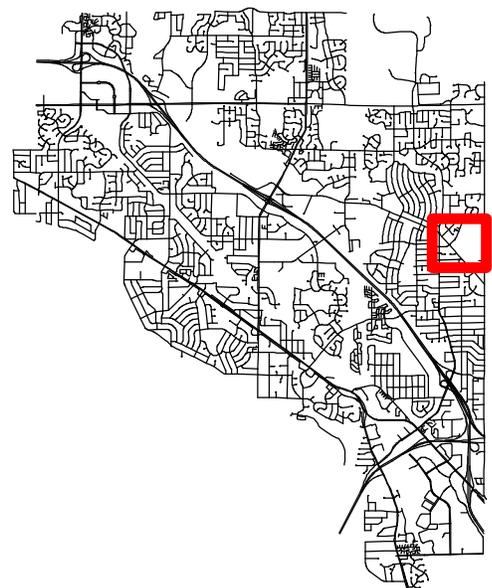
Location Map

Resolution 16-108

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**COON  
RAPIDS**  
Minnesota



**RESOLUTION NO. 16-108**

**RESOLUTION VACATING WATER MAIN EASEMENT(S)  
(Recorded Document Number 904370)**

**WHEREAS**, the Council of the City of Coon Rapids ordered a public hearing on the vacation of a water main easement as follows:

A permanent easement for water main purposes over, under and across the NE $\frac{1}{2}$  of the SE $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 13, Township 31, Range 24, Anoka County, Minnesota.

Underlying Descriptions:

All that part of Auditors Plat No. 8, located in Section 13, Range 31, Township 24, Anoka County, Minnesota, described as follows:

Lot 5, Auditor's Plat No. 8  
Lot 4, Auditor's Plat No. 8  
Lot 3, Auditor's Plat No. 8  
West  $\frac{1}{2}$  of Lot 2, Auditor's Plat No. 8  
East  $\frac{1}{2}$  of Lot 2, Auditor's Plat No. 8  
West  $\frac{1}{2}$  of Lot 1, Auditor's Plat No. 8  
Except the East 50 feet of the North 767.8 feet.

Said permanent easement is a 20 foot wide strip of land, the centerline of which is described as follows:

Commencing at the SE corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 13, Township 31, Range 24; thence South 88° 18' 26" West, assumed bearing, along the South line of said NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 13, 268.98 feet; thence North 00° 20' 07" West, 96.24 feet, for the actual point of beginning of the centerline to be described; thence South 88° 18' 26" West, 128.81 feet; thence North 52° 51' 13" West, 47.95 feet; thence North 7° 12' 46" East, 168.54 feet; thence North 9° 14' 58" West, 299.94 feet; thence North 74° 08' 24" West, 125.66 feet; thence South 64° 59' 20" West, 416.86 feet; thence North 82° 37' 17" West, 209.09 feet; thence North 69° 04' 24" west, 127.49 feet, to a point on the West line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  being 782.75 Feet South of the NW corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; thence continuing the previous described course of North 69° 04' 24" West, 55.51 feet; thence North 46° 01' 55" West, 55.60 feet and terminating the sidelines of the 20 foot easement shall be prolonged on shortened to match.

**WHEREAS**, notice of said public hearing was duly published in the Coon Rapids Herald on September 9, 2016 and September 16, 2016 and notice of said public hearing was duly posted all as provided by City Charter Section 1-1206, and as evidenced by exhibits attached hereto and made a part hereof; and

**WHEREAS**, said hearing was duly held on the 4<sup>th</sup> day of October, 2016 at 7:00 o'clock p.m. at the City Hall and all persons so desiring to be heard were then heard.

**NOW THEREFORE BE IT RESOLVED** that the Council of the City of Coon Rapids finds it is in the public interest to vacate, and does so vacate said water main easement as follows:

A permanent easement for water main purposes over, under and across the NE $\frac{1}{2}$  of the SE $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 13, Township 31, Range 24, Anoka County, Minnesota.

Underlying Descriptions:

All that part of Auditors Plat No. 8, located in Section 13, Range 31, Township 24, Anoka County, Minnesota, described as follows:

Lot 5, Auditor's Plat No. 8  
Lot 4, Auditor's Plat No. 8  
Lot 3, Auditor's Plat No. 8  
West  $\frac{1}{2}$  of Lot 2, Auditor's Plat No. 8  
East  $\frac{1}{2}$  of Lot 2, Auditor's Plat No. 8  
West  $\frac{1}{2}$  of Lot 1, Auditor's Plat No. 8  
Except the East 50 feet of the North 767.8 feet.

Said permanent easement is a 20 foot wide strip of land, the centerline of which is described as follows:

Commencing at the SE corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 13, Township 31, Range 24; thence South 88° 18' 26" West, assumed bearing, along the South line of said NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 13, 268.98 feet; thence North 00° 20' 07" West, 96.24 feet, for the actual point of beginning of the centerline to be described; thence South 88° 18' 26" West, 128.81 feet; thence North 52° 51' 13" West, 47.95 feet; thence North 7° 12' 46" East, 168.54 feet; thence North 9° 14' 58" West, 299.94 feet; thence North 74° 08' 24" West, 125.66 feet; thence South 64° 59' 20" West, 416.86 feet; thence North 82° 37' 17" West, 209.09 feet; thence North 69° 04' 24" west, 127.49 feet, to a point on the West line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  being 782.75 Feet South of the NW corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; thence continuing the previous described course of North 69° 04' 24" West, 55.51 feet; thence North 46° 01' 55" West, 55.60 feet and terminating the sidelines of the 20 foot easement shall be prolonged on shortened to match.

Adopted by the Coon Rapids City Council the 4<sup>th</sup> day of October, 2016.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk



**City Council Regular**

**13.**

**Meeting Date:** 10/04/2016

**Subject:** Public Hearing Consider Vacation of Utility, Water Well and Access Easement Per Document Number 438056

**Submitted For:** David Brodie, City Attorney

**From:** Kim Reid, Administrative Legal Assistant

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**INTRODUCTION**

On September 6, 2016, Council adopted Resolution 16-94 to consider the vacation of a utility, water well and access easement per recorded document number 438056.

**DISCUSSION**

This vacation is being considered as part of the Anoka-Hennepin 1st Addition Plat, a proposed land swap between the City and the Anoka-Hennepin School District, together with updated information on site utilities. City staff has reviewed the existing utilities on site and determined revised easements are required as part of the platting process. In addition to a few inconsistencies within place utilities, the City recently completed the installation of a new storm sewer across the property as part of City Improvement project 16-4. On September 6, 2016, Council adopted Resolution Number 16-94 to consider the vacation of a utility, water well and access easement. The process for vacating an easement under the City's charter requires a public hearing and passage of a resolution.

**RECOMMENDATION**

Council is asked to conduct a public hearing and adopt Resolution Number 16-109 vacating a utility, water well and access easement for recorded document number 438056.

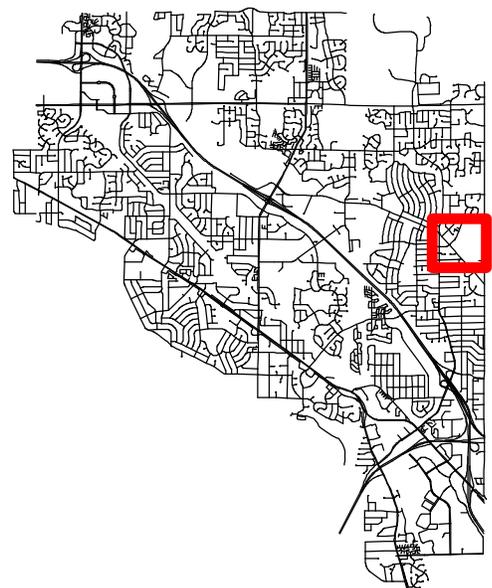
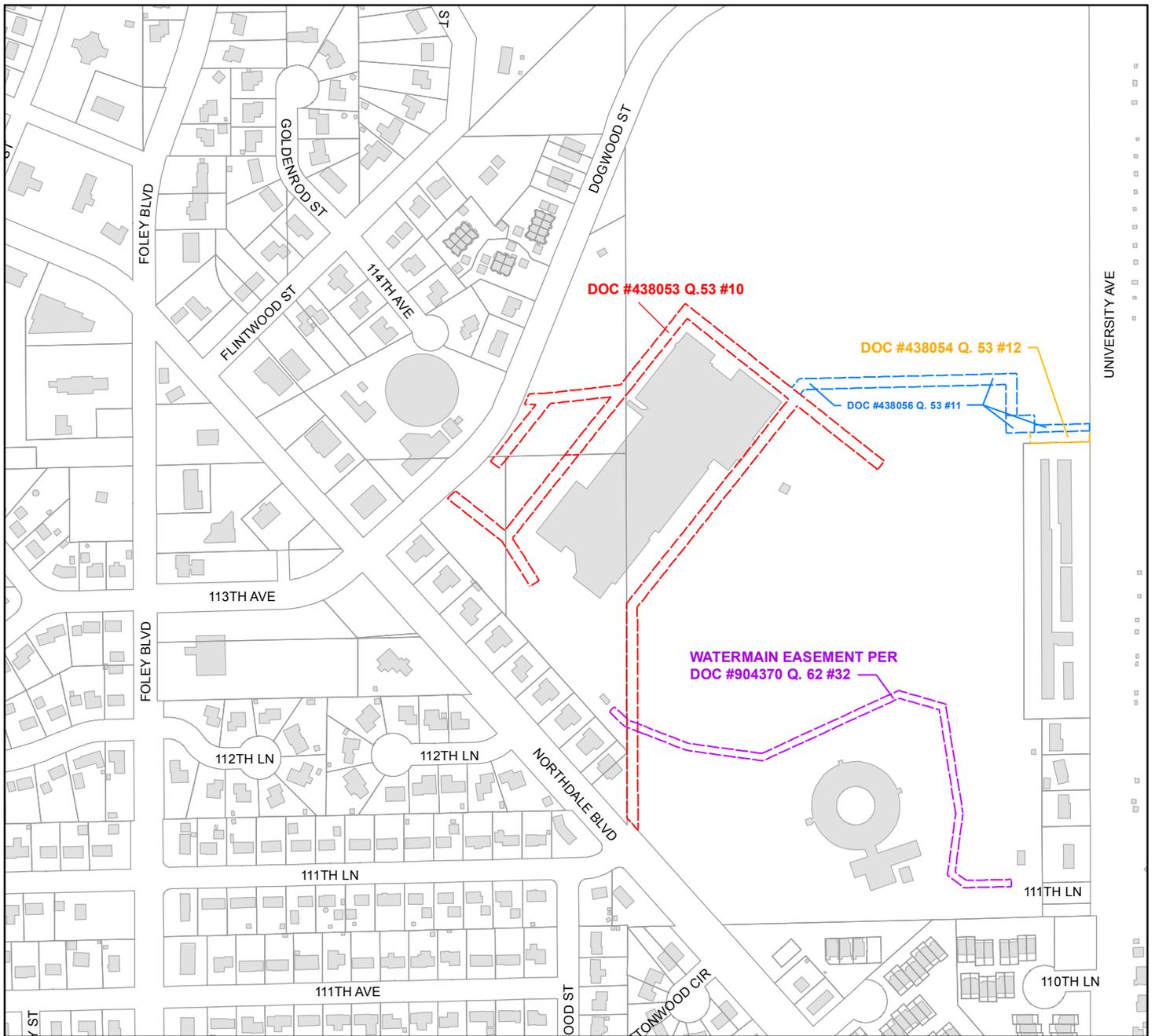
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**Attachments**

Location Map

Resolution 16-109

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**RESOLUTION NO. 16-109**

**RESOLUTION VACATING UTILITY, WATER WELL  
AND ACCESS EASEMENT(S)  
(Recorded Document Number 438056)**

**WHEREAS**, the Council of the City of Coon Rapids ordered a public hearing on the vacation of a utility, water well and access easement as follows:

An easement for access and utility purposes 20 feet in width, lying 10 feet on each side of the following described centerline:

Commencing at the southeast corner of the Northeast Quarter of Section 13, Township 31, Range 24; thence Northerly along the East line of said Section 13 a distance of 40 feet; thence Westerly along a line bearing South 88 degrees, 37 minutes, 37 seconds West, a distance of 50 feet to the West right-of-way line of University Avenue, also known as County Road No. 51, the true point of beginning; thence Westerly along the aforesaid line bearing South 88 degrees, 37 minutes, 37 seconds West, a distance of 154 feet and there terminating.

ALSO,

An easement for utility and water well purposes, described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 13, Township 31, Range 24; thence Northerly along the East line of said Section 13, a distance of 30 feet; thence Westerly along a line bearing South 88 degrees, 37 minutes, 37 seconds West, a distance of 204 feet to the true point of beginning; thence Westerly along the aforesaid line bearing South 88 degrees, 37 minutes, 37 seconds West, a distance of 78 feet; thence Northerly along a line parallel with, and a distance of 282 feet from the East line of said Section 13 a distance of 48 feet; thence Easterly along a line bearing South 88 degrees, 37 minutes, 37 seconds West, a distance of 78 feet; thence Southerly along a line parallel with, and 204 feet West of the East line of said Section 13, a distance of 48 feet more or less, to the actual point of beginning and there terminating.

ALSO,

A 30 foot easement for utility purposes lying 15 feet on each side of the following described centerline:

Commencing at the Southeast corner of the Northeast Quarter of Section 13, Township 31, Range 24; thence Northerly along the East line of said Section 13 a distance of 78 feet; thence Westerly along a line bearing South 88 degrees, 37 minutes, 37 seconds West a distance of 267 feet to the true point of beginning; thence Northerly a distance of 102 feet, more or less, along a line parallel with,

and a distance of 267 feet from the East line of said Section 13 to a point lying 15 feet North of the South line of the North Half of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter, of said Section 13; thence Westerly along a line parallel and 15 feet North of the South line of the North half of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of said Section 13, a distance of 583 feet; thence Southwesterly along a line bearing South 38 degrees, 11 minutes, 47 seconds West a distance of 50 feet and there terminating.

**WHEREAS**, notice of said public hearing was duly published in the Coon Rapids Herald on September 9, 2016 and September 16, 2016 and notice of said public hearing was duly posted all as provided by City Charter Section 1-1206, and as evidenced by exhibits attached hereto and made a part hereof; and

**WHEREAS**, said hearing was duly held on the 4<sup>th</sup> day of October, 2016 at 7:00 o'clock p.m. at the City Hall and all persons so desiring to be heard were then heard.

**NOW THEREFORE BE IT RESOLVED** that the Council of the City of Coon Rapids finds it is in the public interest to vacate, and does so vacate said utility, water well and access easement as follows:

An easement for access and utility purposes 20 feet in width, lying 10 feet on each side of the following described centerline:

Commencing at the southeast corner of the Northeast Quarter of Section 13, Township 31, Range 24; thence Northerly along the East line of said Section 13 a distance of 40 feet; thence Westerly along a line bearing South 88 degrees, 37 minutes, 37 seconds West, a distance of 50 feet to the West right-of-way line of University Avenue, also known as County Road No. 51, the true point of beginning; thence Westerly along the aforesaid line bearing South 88 degrees, 37 minutes, 37 seconds West, a distance of 154 feet and there terminating.

ALSO,

An easement for utility and water well purposes, described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 13, Township 31, Range 24; thence Northerly along the East line of said Section 13, a distance of 30 feet; thence Westerly along a line bearing South 88 degrees, 37 minutes, 37 seconds West, a distance of 204 feet to the true point of beginning; thence Westerly along the aforesaid line bearing South 88 degrees, 37 minutes, 37 seconds West, a distance of 78 feet; thence Northerly along a line parallel with, and a distance of 282 feet from the East line of said Section 13 a distance of 48 feet; thence Easterly along a line bearing South 88 degrees, 37 minutes, 37 seconds West, a distance of 78 feet; thence Southerly along a line parallel with, and 204 feet West of the East line of said Section 13, a distance of 48 feet more or

less, to the actual point of beginning and there terminating.

ALSO,

A 30 foot easement for utility purposes lying 15 feet on each side of the following described centerline:

Commencing at the Southeast corner of the Northeast Quarter of Section 13, Township 31, Range 24; thence Northerly along the East line of said Section 13 a distance of 78 feet; thence Westerly along a line bearing South 88 degrees, 37 minutes, 37 seconds West a distance of 267 feet to the true point of beginning; thence Northerly a distance of 102 feet, more or less, along a line parallel with, and a distance of 267 feet from the East line of said Section 13 to a point lying 15 feet North of the South line of the North Half of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter, of said Section 13; thence Westerly along a line parallel and 15 feet North of the South line of the North half of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of said Section 13, a distance of 583 feet; thence Southwesterly along a line bearing South 38 degrees, 11 minutes, 47 seconds West a distance of 50 feet and there terminating.

Adopted by the Coon Rapids City Council the 4<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
Jerry Koch, Mayor

ATTEST:

\_\_\_\_\_  
Joan Lenzmeier, City Clerk



**City Council Regular**

**14.**

**Meeting Date:** 10/04/2016

**Subject:** Public Hearing Consider Vacation of a Storm Sewer Easement Per Document Number 438054

**Submitted For:** David Brodie, City Attorney

**From:** Kim Reid, Administrative Legal Assistant

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**INTRODUCTION**

On September 6, 2016, Council adopted Resolution 16-98 to consider the vacation of a storm sewer easement per recorded document number 438054.

**DISCUSSION**

This vacation is being considered as part of the Anoka-Hennepin 1st Addition Plat, a proposed land swap between the City and the Anoka-Hennepin School District, together with updated information on site utilities. City staff has reviewed the existing utilities on site and determined revised easements are required as part of the platting process. In addition to a few inconsistencies within place utilities, the City recently completed the installation of a new storm sewer across the property as part of City Improvement project 16-4. On September 6, 2016, Council adopted Resolution Number 16-98 to consider the vacation of a storm sewer easement. The process for vacating an easement under the City's charter requires a public hearing and passage of a resolution.

**RECOMMENDATION**

Council is asked to conduct a public hearing and adopt Resolution Number 16-110 vacating a storm sewer easement per recorded document number 438054.

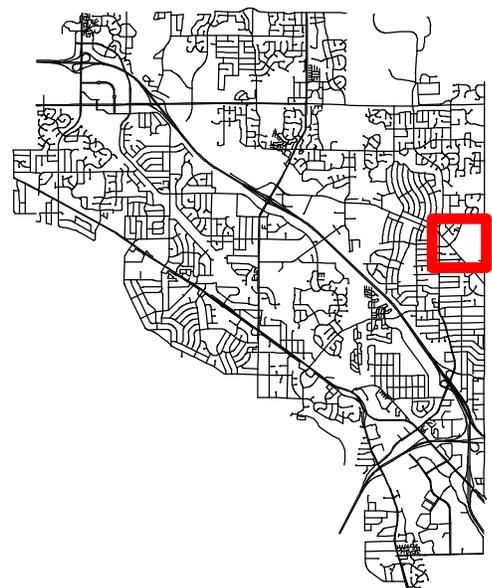
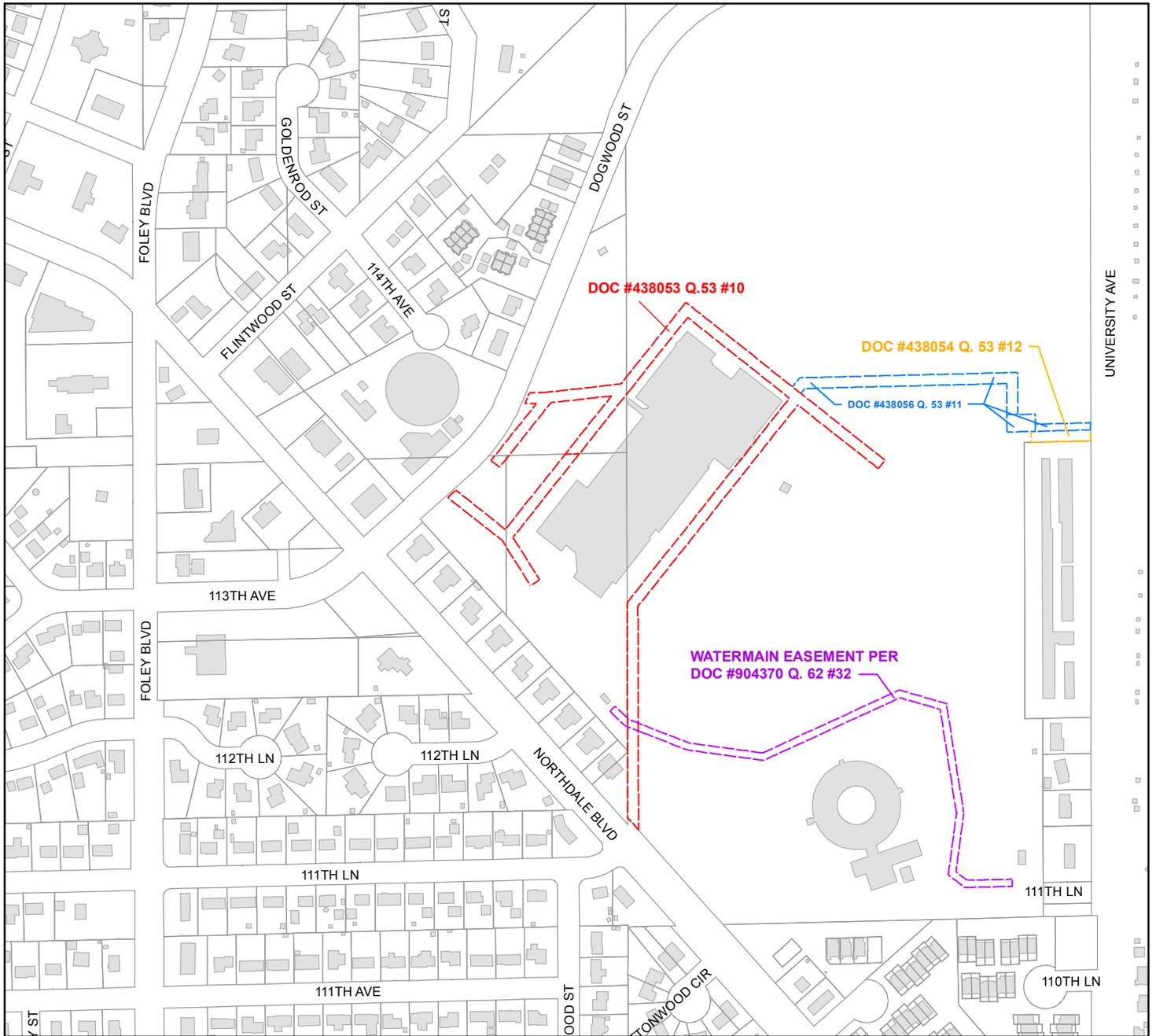
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**Attachments**

Location Map

Resolution 16-110

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**RESOLUTION NO. 16-110**

**RESOLUTION VACATING STORM SEWER EASEMENT(S)  
(Recorded Document Number 438054)**

**WHEREAS**, the Council of the City of Coon Rapids ordered a public hearing on the vacation of a storm sewer easement as follows:

The South 30 feet of the East 215.09 feet of the Southeast Quarter of the Northeast Quarter of Section 13, Township 31, Range 24, Anoka County, Minnesota, except the East 50 feet thereof

**WHEREAS**, notice of said public hearing was duly published in the Coon Rapids Herald on September 9, 2016 and September 16, 2016 and notice of said public hearing was duly posted all as provided by City Charter Section 1-1206, and as evidenced by exhibits attached hereto and made a part hereof; and

**WHEREAS**, said hearing was duly held on the 4<sup>th</sup> day of October, 2016 at 7:00 o'clock p.m. at the City Hall and all persons so desiring to be heard were then heard.

**NOW THEREFORE BE IT RESOLVED** that the Council of the City of Coon Rapids finds it is in the public interest to vacate, and does so vacate said storm sewer easement as follows:

The South 30 feet of the East 215.09 feet of the Southeast Quarter of the Northeast Quarter of Section 13, Township 31, Range 24, Anoka County, Minnesota, except the East 50 feet thereof

Adopted by the Coon Rapids City Council the 4<sup>th</sup> day of October, 2016.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk



**City Council Regular**

**15.**

**Meeting Date:** 10/04/2016

**Subject:** PC 16-24, Adopt Resolution 16-105 Approving Lot Split for 10000 Cottonwood Street

**From:** Scott Harlicker, Planner

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**INTRODUCTION**

The applicant is requesting approval of Resolution 16-105 to subdivide a 24,000 square foot lot into two 12,000 square foot single family residential lots. The applicant is also requesting a variance to the lot depth requirement.

**DISCUSSION**

**Project Description**

The applicant is proposing to subdivide a 24,139 square foot (.55 acres) parcel into two lots. There is an existing house, attached garage and small shed on the property. The house fronts Cottonwood Street and also has frontage on 100th Avenue and Dogwood Street. The lot has 90 feet of frontage on Cottonwood Street, 90 feet of frontage on Dogwood Street and 268 feet on 100th Avenue. Both lots comply with the minimum lot width requirement of 80 feet and the minimum lot size of 10,800 square feet. However, both lots require a variance to the minimum lot depth requirement of 135 feet.

Parcel A is 12,018 square feet in size, has 90 feet of frontage on Dogwood Street and is 133.5 feet deep. The lot is vacant. Parcel B is 12,121 square in size, has 90 feet of frontage on Cottonwood Street and is 134.5 feet deep. Parcel B contains the existing house, attached garage and shed; the shed does not comply with the minimum five foot setback requirement. The shed will have to be moved so that it complies with the setback requirement.

Engineering Comments are attached.

**Park Dedication**

The original lot was platted as part of Minnesota Park in 1950, predating park dedication fees. Park dedication should be paid for the two new lots at this time.

**Variance to Lot Depth Requirement**

The proposed lot split requires a variance to the minimum lot depth requirement. Both lots are less than 135 feet deep and the code requires a minimum lot depth of 135 feet. This lot was platted as part of Minnesota Park in 1950, The east half of Dogwood Street was included in the plat. The lots were platted with the intention of being split into two lots when Dogwood Street was constructed. The city anticipated further subdivision of these lots when they installed services in Dogwood Street to the serve the west half of these lots. Three other lots have been resubdivided and all of them have required variances to the minimum lot depth requirement.

The Subdivision Regulations permit the granting of variances. The variances can be granted provided the following are met:

Criteria for Granting a Variance	
The intent of this Chapter is met	Yes - The granting of the variance will allow the subdivision of a parcel that is not out of character with other lots in the area.
The granting of the variance will not be detrimental to the public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located	Yes - The granting of this variance will not be detrimental to the public or neighborhood.
The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are generally not applicable to other property	Yes - The conditions for the variance are unique and are not generally applicable to other lots in the City.
The literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district	Yes - There are other lots that are located in the area that do not meet the lot depth requirement.
The special conditions and circumstances do not result from the actions of the applicant	Yes - The special conditions are a result of the original plat.
Because of the particular natural surroundings, shape, or topographical conditions of the specific property involved, unusual hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out	Yes - The lot was platted with the additional depth to allow for future subdivision. Without the variance the applicant will not be able to subdivide the lot and make use of the existing services, lot depth and dual street frontage.

### Planning Commission Meeting

At the Planning commission meeting held on September 15th, no one spoke at the public hearing. The Commission voted unanimously to recommend approval of the proposed lot split and variance to the lot depth requirement.

### **RECOMMENDATION**

The Planning Commission recommended the Council approve Resolution 16-105 approving the proposed lot split including the variance to the lot depth requirements with the following conditions:

1. The appropriate drainage and utility easements be approved by the City Engineer and recorded at the County.
2. Park dedication in the amount of \$4,000 (\$2,000 per lot) be paid prior to releasing the lot split for recording.
3. Compliance with Title 11, Land Development Regulations.

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## **Attachments**

Location Map

Survey

Engineering Comments

Resolution 16-105

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- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Contours
- - - Denotes Proposed Contours
- ××××× Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage

Basis for bearings is assumed

**Proposed Lot Split Survey For:**

JEFF OLSEN

Developer:  
 Jeff Olsen  
 10000 Cottonwood Street N.W.  
 Coon Rapids, MN

Phone: (612)655-8302

Property Zoned Low Density Residential (LDR-2)

Building Setbacks  
 Front 35'  
 Interior Side 10' (S' garage)  
 Corner Side 20'  
 Rear 35'

Note: Utilities Shown per  
 Maps Provided

**Proposed Legal Description.**

Parcel A, Area = 12,018 sq ft±

The West 133.5 of Lot 7, Block 1, Minnesota Park, Anoka County, Minnesota. Subject to a Street and Utility Easement over, under & across the Southerly 25 feet per document No. 610978. Subject to other easements of record, if any.

Parcel B, Area = 12,121 sq ft±

That part of Lot 7, Block 1, Minnesota Park, Anoka County, Minnesota, which lies East of the West 133.5 feet thereof. Subject to a street and utility easement over, under & across the Southerly 25 feet per document No. 610978. Subject to other easements of record, if any.

**Proposed Drainage & Utility Easements**

Parcel A:  
 Easement for drainage & utility purposes over, under and across the west 10.00 feet, the south 10.00 feet, the north 5.00 feet and the east 5.00 feet of the following described parcel:

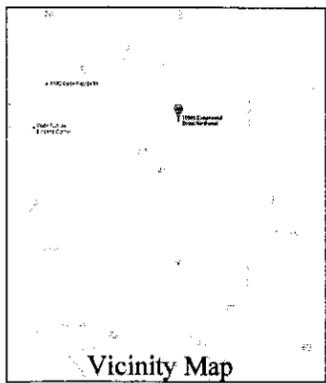
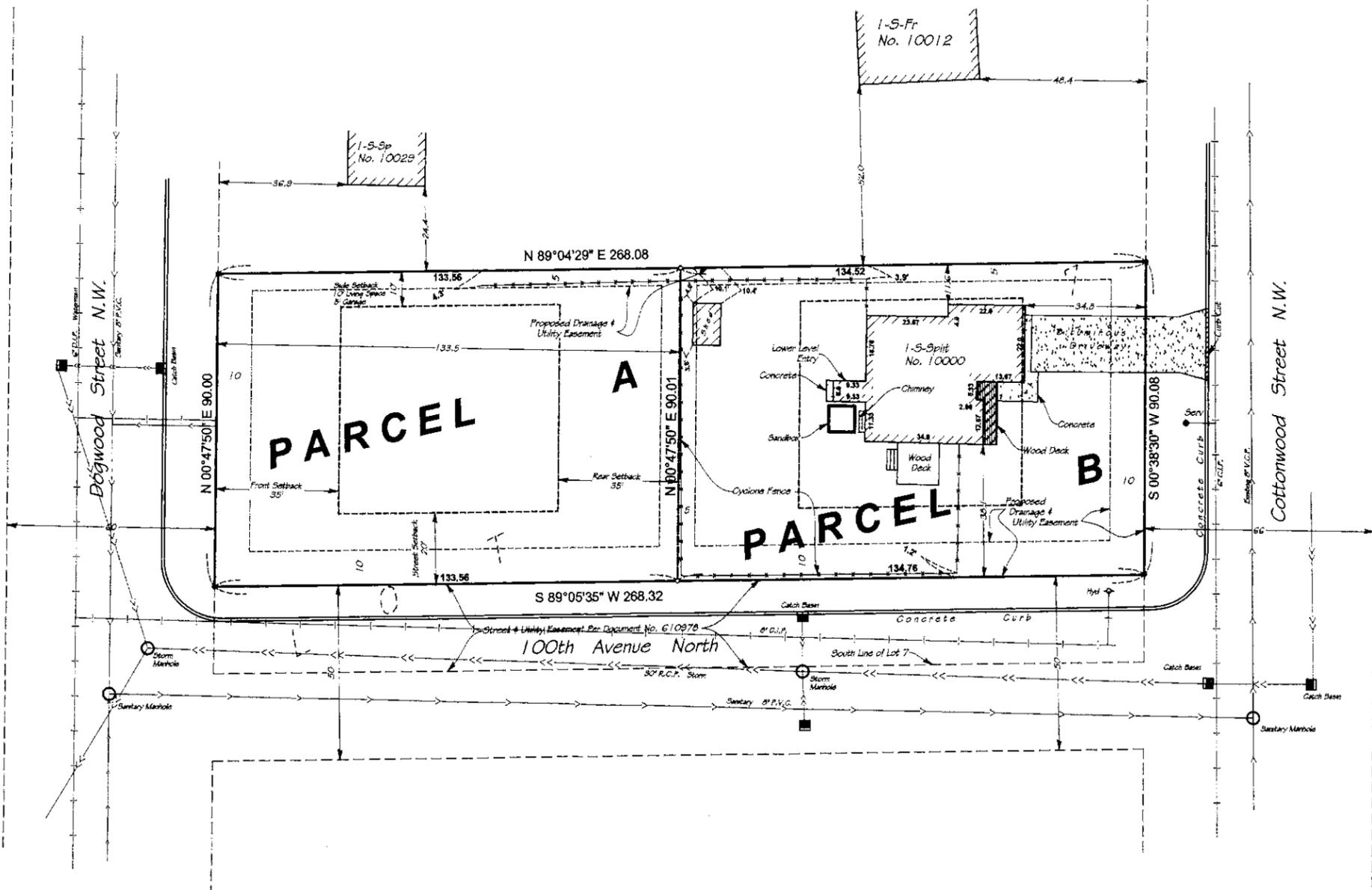
The West 133.5 of Lot 7, Block 1, Minnesota Park, Anoka County, Minnesota. Subject to a Street and Utility Easement over, under & across the Southerly 25 feet per document No. 610978. Subject to other easements of record, if any.

Parcel B:  
 Easement for drainage & utility purposes over, under, and across the east 10.00 feet, the south 10.00 feet, the west 5.00 feet and the north 5.00 feet of the following described parcel:

That part of Lot 7, Block 1, Minnesota Park, Anoka County, Minnesota, which lies East of the West 133.5 feet thereof. Subject to a street and utility easement over, under & across the Southerly 25 feet per document No. 610978. Subject to other easements of record, if any.

Existing Legal Description,  
 Lot 7, Block 1, MINNESOTA PARK,  
 Subject to a street and utility easement, over under and across the southerly 25 feet thereof per doc. no. 610978 Anoka County, Minnesota

LOW DENSITY RESIDENTIAL (LDR-2)



The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Surveyed this 2nd day of August 2018.

Rev	Drawn By: J. Hanson
	File Name: mp-7-1810437-Ann85451.dwg

Signed: *[Signature]*  
 Gregory R. Pasch, Minn. Reg. No. 24992



TO: Scott Harlicker, Planner

FROM: Alex Wiebe, Civil Engineer

SUBJECT: 10000 Cottonwood Street  
Proposed Lot Split

DATE: August 16, 2016

The following comments are based on the Engineering Division's review of the proposed lot split for the property to be constructed at 10000 Cottonwood Street submitted to the City of Coon Rapids in August of 2016.

Proposed Lot Split Survey

- The address for the proposed lot split will be 10013 Dogwood Street
- New lot will require grading to verify proposed drainage

## **Resolution 16-105**

### **A Resolution of the City of Coon Rapids Granting Approval of a Lot Split, Planning Case No. PC 16-24**

**WHEREAS**, application has been made for approval of a lot split, pursuant to Section 11-1504.4 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 September 15, 2016 recommended approval of the lot split, including a variance to the lot depth requirement, of the Property;

#### **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 lot split 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.
  - G. The proposed lot split meets the criteria for granting a variance pursuant to Section 11-1504.7
2. Lot split approval, including a variance to the lot depth requirement, 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 registered land survey 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 lot split 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 lot split approval may be rescinded 90 days from the date of this resolution if the survey is not recorded within that time.

Adopted this 4th day of October 2016.

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Jerry Koch, Mayor

ATTEST:

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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 16-24.

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

EXISTING LEGAL DESCRIPTIONS:

Lot 7, Block 1, Minnesota Park, Subject to a street and utility easement, over under and across the southerly 25 feet thereof per doc. no. 610978 Anoka County, Minnesota

NEW LEGAL DESCRIPTIONS:

Parcel A:

The West 113.5 feet of Lot 7, Block 1, Minnesota Park, Anoka County, Minnesota.

Subject to a street and utility easement, over under and across the southerly 25 feet thereof per doc. no. 610978

Parcel B:

That part of Lot 7, Block 1, Minnesota Park, Anoka County, Minnesota, which lies East of the West 133.5 feet thereof. Subject to a street and utility easement, over under and across the southerly 25 feet thereof per doc. no. 610978

EXHIBIT B  
CONDITIONS OF APPROVAL

1. The appropriate drainage and utility easements be approved by the City Engineer and recorded at the County.
2. Park dedication in the amount of \$4,000 (\$2,000 per lot) be paid prior to releasing the lot split for recording.
3. Compliance with Title 11, Land Development Regulations.



**City Council Regular**

**16.**

**Meeting Date:** 10/04/2016

**Subject:** PC16-16, Consider Introduction of Ordinance Changing Zoning of Office, General Commercial and Moderate Density Residential to High Density Residential

**From:** Scott Harlicker, Planner

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**INTRODUCTION**

The applicant is requesting introduction of an ordinance approving a rezoning to change the zoning of four parcels from Office, General Commercial and Moderate Density Residential to High Density Residential.

**DISCUSSION**

**Background**

The Pederson Floral property is 2.3 acres with frontage on Coon Rapids Boulevard. They have a land use designation of General Commercial, are zoned General Commercial and are located within the River Rapids Overlay District. A second parcel has frontage on 115th lane, is undeveloped and is 13,523 square feet in size. It has a land use designation and zoning of Moderate Density Residential. The other lot also fronts on Coon Rapids Boulevard, is 16,265 square feet and has a land use designation and zoning of Office.

*Pederson Floral Property*

As part of the 2009 Comprehensive Land Use Plan update the land use designation of the Pederson Floral property was changed from General Commercial to High Density Residential. In 2010, in response to the new land use designation, the City initiated a zone change from General Commercial to High Density Residential so that the zoning was consistent with the land use designation. In response to the property owner's concern that the change in zoning would make his business non-conforming, the zone change to High Density Residential was denied. In February 2011, the the City initiated a change in the land use designation and zoning from High Density Residential to Office. The proposed zone change was not introduced by the City Council.

In March 2011, the City initiated a change in the land use designation from High Density Residential to General Commercial. The property was zoned General Commercial so no corresponding zone change was required. The land use changed was approved by Council.

In April 2013, MWF Properties applied for a zone change land use amendment for the Pederson Floral property and the vacant lot behind it. The Planning Commission recommended approval of the proposed change. However, MWF Properties withdrew their request prior to the application being considered by the Council.

In April 2015, MWF Properties again applied for a zone change and land use amendment for the Pederson Floral property and the vacant lot behind it. The Planning Commission recommended approval of the proposed change. However, MWF Properties withdrew their request following the introduction of the ordinance by the Council.

### *Property Fronting 115th Lane*

The lot fronting on 115th Lane was platted as a single family lot in 1978 as part of O.L. Pederson Addition. The lot has been zoned Moderate Density Residential since 1980. The adjacent lot to the west was developed with a three unit townhome in 1996. The subject property was not included in that site plan and has never been developed. Because of its small size it would be difficult to develop in accordance with Moderate Density Residential standards.

### *3541 Coon Rapids Boulevard*

This parcel is located west of the Pederson Floral property. It is a single family home. The property has a land use designation and zoning of Office and is located within the River Rapids Overlay District. Because of its small size, the parcel could not be redeveloped on its own. The lot has frontage and access from Coon Rapids Boulevard.

### Analysis

The intent of the High Density Residential district is to provide housing at high densities convenient to shopping, public transit and recreation. Areas are located adjacent to collector or arterial streets. This site meets all of the criteria listed above. The site is located along an arterial street, with access to transit, shopping and recreation. It would allow the development of the site at multi-family density that can take advantage of the location along Coon Rapids Boulevard. A list of uses allowed in the High Density Residential district is attached.

### *Access*

According to the Coon Rapids Boulevard Corridor Plan, the median opening on Coon Rapids Boulevard in front of the site will eventually be closed, thus limiting access to the site to right-in/right-out only. This type of access will work for residential access but makes commercial redevelopment difficult.

### *Lot size*

The size of the parcel limits the economic feasibility for commercial redevelopment of the site. The depth of the site also creates design issues for commercial redevelopment, such as the parking and setback requirements, which favor lots with greater depth. The lot's dimensions are better suited to high density residential development standards.

### *Compatibility with Adjacent Residential Land Uses*

A moderate density townhouse development and a single family home abuts the site to the north. High Density Residential development provides a better buffer to Coon Rapids Boulevard and is more compatible than general commercial land uses.

### *Compatibility with Coon Rapids Boulevard Framework Plan*

Framework Plan identifies infill housing as a "Development Principle." While the PORTs were identified as appropriate for the highest densities, moderate to high density residential development is appropriate for the areas between the PORTs. Furthermore, because of the corridor's transit access, the Framework Plan includes a policy that calls for moderate to high density housing in the areas between the PORTs.

### *Alignment with Comprehensive Land Use Plan*

The Housing chapter of the City's Comprehensive Land Use Plan identifies a variety of housing goals for the City, including allowing for a variety of housing types and designs to allow people a housing choice. The proposed zone change would increase additional acreage for high density housing and therefore additional opportunities for apartments. Notable objectives in the Plan include addressing blight and blighting influences, the proposed amendment would create an opportunity to redevelop the vacant Pederson Floral site.

The Land Use Chapter also identifies a goal to improve the the appearance and function of Coon Rapids Boulevard ensuring that it redevelops with a variety of housing types. The proposed zone change supports that goal by eliminating underutilized land and obsolete land uses, and increases the opportunity to increase the number of housing units.

The City Council should also give consideration to the evaluation criteria found in Section 11-304 when making their recommendation on rezoning requests.

<b>Section 11-304.10 Criteria</b>	<b>Comments</b>
Effect of public health, safety, order, convenience, and general welfare in the area.	<b>OK</b> - The proposed zoning will not adversely impact area.
Effect on present and potential surrounding land uses.	<b>OK</b> – The proposed zoning will not adversely impact the surrounding land uses.
Conformance with the Comprehensive Land Use Plan.	<b>OK</b> – Assuming the proposed land use amendment is approved, the proposed zone change will be consistent with the City’s Comprehensive Land Use Plan. The proposed land use designation is General Commercial
Conformance with any applicable development district.	<b>OK</b> – Improvements and uses of the site will have to be in conformance with the River Rapids Overlay District.

## **RECOMMENDATION**

in Planning Case 16-15, the Planning Commission recommended the City Council introduce the attached ordinance approving the proposed zone change based on the following findings:

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

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## **Attachments**

Location Map

Zoning Map

Allowed Uses In high density residential

Applicant's Narrative

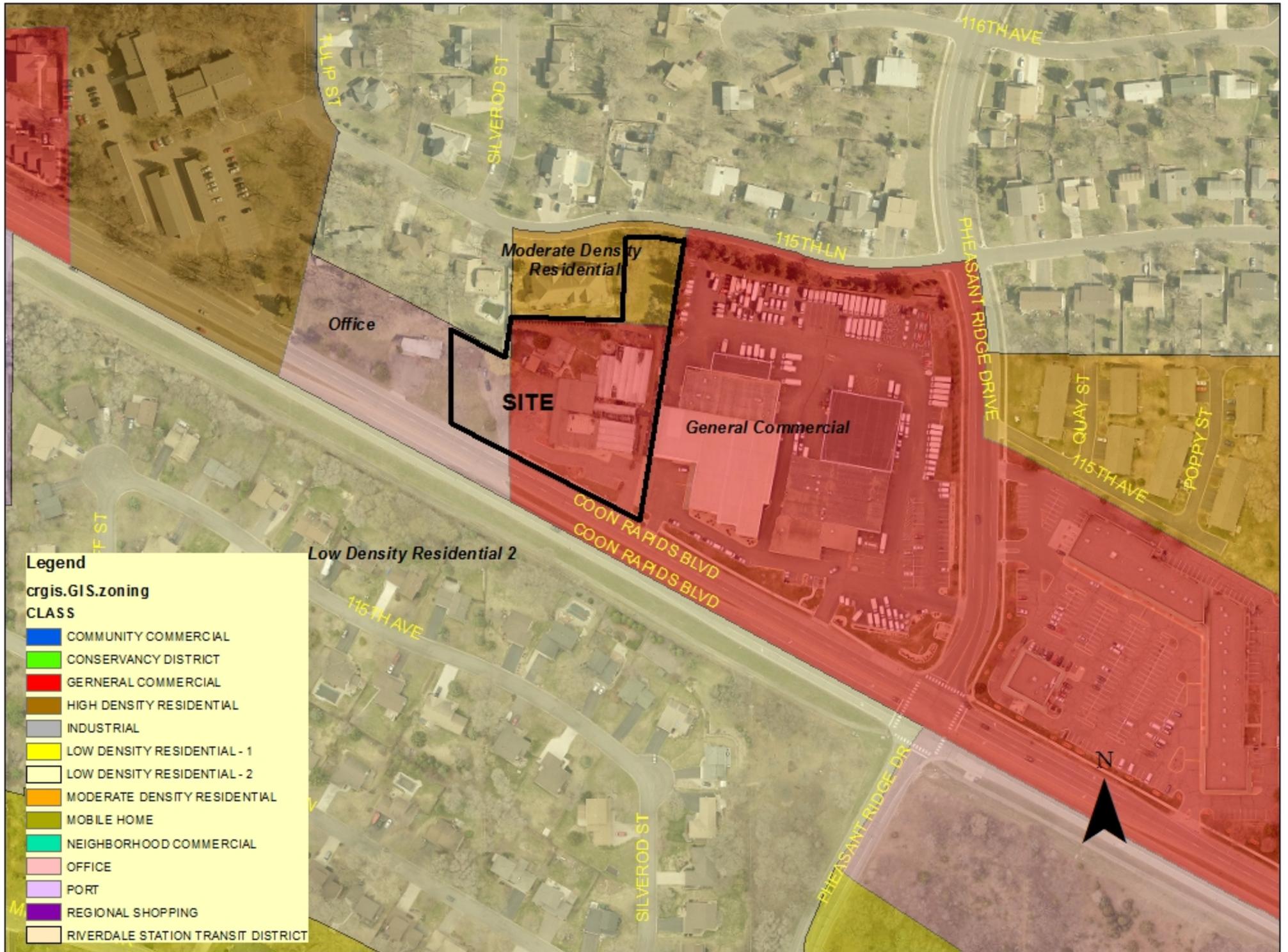
Proposed Ordinance

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# Location Map



# Zoning Map



Allowed Uses In High Density Residential (HDR)

<b>PRINCIPAL USES</b>					
<b>DWELLINGS</b>					
	LDR 1	LDR 2	MD R	HD R	MH
Single family detached dwelling	P	P	NP	NP	NP
Two-family dwellings approved by the City prior to January 1, 2005.	P	P	P	NP	NP
Townhouses	NP	NP	P	NP	NP
Multiple family dwellings	NP	NP	P	P	NP
Mobile homes	NP	NP	NP	NP	P
Single-family dwellings when combined with permitted and/or other attached dwellings uses to achieve a density of at least four dwelling units per acre.	NP	NP	P	NP	NP
Attached dwelling structures not described as permitted uses, seven dwelling units per acre or less.	NP	NP	C	NP	NP
<b>CONGREGATE LIVING</b>					
	LDR 1	LDR 2	MD R	HD R	MH
A state licensed residential facility or a housing with services establishment registered under chapter 144D serving six or fewer persons, a licensed day care facility serving 12 or fewer persons, and a group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children	P	P	P	P	NP
A state licensed residential facility serving from 7 through 16 persons or a licensed day care facility serving from 13 through 16 persons.	C	C	C	P	NP
Nursing homes and assisted living	C	C	C	C	NP
Boarding Homes	NP	NP	NP	P	NP
<b>INSTITUTIONAL</b>					
	LDR 1	LDR 2	MD R	HD R	MH
Cemeteries and their accessory structures	C	C	C	C	NP
Governmental buildings and facilities	C	C	C	C	C
Governmental offices	C	C	C	C	C
Places of worship	C	C	C	C	NP
Public parks, their incidental structures and uses	P	P	P	P	P
Schools and colleges	C	C	C	C	NP
State licensed community correctional facilities	C	C	C	C	NP
Public buildings and major utility structures	C	C	C	C	C

Hospitals	C	C	C	C	NP
Places of assembly	C	C	C	C	NP
<b>COMMERCIAL</b>	LDR 1	LDR 2	MD R	HD R	MH
Marinas and related uses	C	C	C	C	NP
Mining as regulated under Section 11-1103	C	C	C	C	NP
Recreational facilities such as country clubs, community recreation buildings, golf courses, archery ranges, or trapshooting ranges.	C	C	C	C	NP
Retail shopping uses located within a multiple-dwelling building located within an apartment complex containing at least 100 dwelling units, provided that such uses are clearly incidental to the principal use of the building.	NP	NP	NP	C	NP
Agricultural, except feedlots, on lots greater than five acres in size	P	P	NP	NP	NP

## Zoning Change Application

3541, 3531 and 3525 Coon Rapids Blvd NW; Property ID # 17-31-24-12-0016 (115<sup>th</sup> Lane NW)

This application seeks to change the zoning classification of the above addresses from General Commercial, Office and Moderate Density Residential to High Density Residential. The majority of the site is currently the location of a vacant plant nursery. The 3541 address is the location of a realtor’s office. Property 17-31-24-12-0016 is vacant. Most of the site is not being used for any commercial purposes and is considered blighted by city officials. This application seeks to illustrate how the properties in question would be better suited with a high density residential classification. As the attached map shows, the site is surrounded by mostly residential zoning with few commercial spaces to suggest significant interest in the property being used in such a way. The nearby strip mall at 3355 Coon Rapids Blvd NW is largely vacant, reiterating that the area is not currently of significant interest to commercial retail developers. Additionally, the City of Coon Rapids Future Land Use Map specifies the 3531 and 3525 addresses of the site in question as high density residential. For these reasons, we believe that the current zoning classification is no longer appropriate for the site.

- Current land use designation of property as per Coon Rapids Comprehensive Plan: High Density Residential (3531 & 3525); Office (3541); Moderate Density Residential (vacant lot facing 115<sup>th</sup> Lane NW)
- Current zoning classification of property: General commercial (3531 & 3525); Office (3541); Moderate Density Residential (vacant lot facing 115<sup>th</sup> Lane NW)
- Existing land use on subject property: Vacant, former plant nursery (3531 & 3525); realtor office (3541)
- Existing land use on properties within 350 feet: U-Haul Supercenter, vacuum cleaner retail, single family homes and townhomes

This rezoning request is consistent with the goals described in the City of Coon Rapids Comprehensive Plan for multiple reasons. However, this application also seeks to adjust the future land use designation of two of the four properties stated above. In the Future Land Use Map (Map L-5), two of the properties in question are classified as High Density Residential. The westernmost is designated Office while the northern property facing 115<sup>th</sup> Lane NW is moderate density residential. We thus seek to amend the comprehensive plan so that all four of the properties in question are designated as high density residential for future use.

We believe the language of the written chapters of the Comprehensive Plan support the desired amendment to the Plan’s future land use designation as well as rezoning. On page 2-12, with regards to Land Use, Goal #6 states that the city desires to “improve the appearance and function of Coon Rapids Blvd, ensuring that it gradually redevelops with a variety of housing types, supporting commercial uses and urban design amenities.” Three objectives of this goal are listed as 6-1: “To curb the spread of blighting characteristics along Coon Rapids Boulevard and eliminate underutilized land and obsolete land uses. Objective 6-2 states: “increase the number of housing units and bolster the market for neighborhood commercial development along Coon Rapids Boulevard.” We believe that a rezoning of the property to high density residential would work towards accomplishing these objectives. Currently the site is underutilized as a closed plant nursery and nearby large lots include a U-Haul Supercenter and a largely vacant strip mall. With a high density residential development, the market potential of this stretch of Coon Rapids Boulevard would be bolstered. The physical presence of a multi-family building would work to create more density and aesthetic quality along an otherwise bleak stretch of road. This also works to accomplish Goal 7 of chapter 2, which states that the city desires to “eliminate blighting influences throughout the City and encourage redevelopment of underutilized land” (p 2-13). This site is underutilized and the fact that it is vacant, in addition to the unwelcoming atmosphere of the adjacent U-Haul Supercenter, it is currently a blighting influence along Coon Rapids Boulevard.

Chapter 4 of the Comprehensive Plan discusses the City’s goals in terms of future housing development. In 2006, Maxfield Research Inc. conducted a market study for the city in relation to housing potential development between 2006 and 2020. An excerpt from their summary concludes that “the City of Coon Rapids is almost entirely built-out. With aging housing stock and the continued growth occurring in the North Metro Area, Coon Rapids is in a position to capture a portion of that growth through redevelopment that could provide housing products currently desired by the market; similar to what is being offered in the higher growth communities of Andover and Blaine” (p 4-14). Rezoning the site as high density residential would be in accordance with the findings of Maxfield’s research. Goals 1 and 2 of the housing chapter align with this as well. Goal 1 explains: “a high-quality living environment, the preservation of stable residential neighborhoods, and, where necessary, the upgrading of the existing housing stock in the City” (4-17) and Goal 2 explains the desire for “a variety of housing types and designs to allow all people a housing choice” (4-18). These excerpts from the City’s Comprehensive Plan support the notion that rezoning this property as High Density Residential would indeed work towards accomplishing the goals Coon Rapids has established for its future development.

The future redevelopment of Coon Rapids Boulevard’s right of way will be impactful upon the use of the subject properties. As it currently exists, the property can be accessed from both eastbound and westbound directions. However, redevelopment plans include removal of the existing road and replacing it to include a central median island spanning the entire length of the site. This will create a “right in, right out” condition wherein the property will only be directly accessible to westbound traffic on Coon Rapids Boulevard. This limited access further decreases the desirability of the site for retail commercial development. This in addition to the previously stated limitations strengthens the case for rezoning the site to high density residential so that it can achieve a higher usage potential.

If our requests to amend Map L-5’s future land use designations as well as rezone the properties as high density residential are granted, we would propose a 98 unit market rate multifamily housing development. In reference to the attached schematic site plan, the wing of the building fronting Coon Rapids Boulevard would be 5 stories tall, while the rear wing facing adjacent single family properties would be 4 stories. The first floor of that rear wing would feature at grade covered parking and the entire building footprint would have 1 level of below grade parking. We also propose 23 stalls of on grade exterior parking by the building’s entrance on the west side. These calculated parking figures exceed the required minimum as established by Coon Rapids standards for high density residential.

In our schematic proposal, our goals towards treatment of the site are twofold: we desire to create more density along Coon Rapids Boulevard while also respecting the adjacent single family homes. We accomplish this by respecting the 50’ building setbacks facing all residential properties. In addition, our site plan features a large open space in the area between the two wings of the building. We propose creating a buffer between this development and adjacent homes with trees and vegetation. We believe the attached site plan accomplishes our goals of creating a much needed street front presence along Coon Rapids Boulevard while also respecting the existing neighborhood fabric to the rear of the site.

The attached unit matrix and layout establishes how this multifamily building will begin to work. We propose a mix of studios, 1 bedroom, 2 bedroom and 3 bedroom units. The majority of units will either be 1 bedroom or 2 bedrooms. As we advance the project, a market study will be conducted to identify if and how the unit ratios should be adjusted. Main access to the building will occur at the main entrance located at the western edge by the surface parking lot. This parking lot will serve as visitor parking for the building. Ramp access to the below grade parking level is also located at the rear of the surface lot. Secondary access to the site is provided by a driveway connecting to 115<sup>th</sup> Lane NW. This driveway provides

access to only the covered at grade parking. A storm water retention pond is also located along this driveway to deal with the site’s storm water run-off. Pedestrian pathways are provided across the site to connect all of the entrances as well as outdoor amenity space.

This stretch of Coon Rapids Boulevard is in transition. New investments in buildings and landscaping are going to reimagine the corridor. The attached elevation seeks to create an aesthetically significant location along this stretch. With other nearby properties classified as future high density residential in the comprehensive plan, we believe a new aesthetic is beginning to establish a refreshed identity for this part of Coon Rapids. We propose a material palette that is both contemporary and dignified. Slate grey brick and corrugated steel paneling are accented by areas of the warmer cedar cladding. It is important to create a dynamic and balanced façade with the way in which the materials accents each other. Between the front of the building and Coon Rapids Boulevard, we are proposing a vegetative buffer that softens the edge of the large thoroughfare and works to create a more walkable environment. These types of conditions all work together to accomplish the goals established by the city in removing blighted, underutilized land and refreshing it with a development that both residents of the building and residents of the city can take pride in.

A final consideration of our proposal for this site is that we require a variance for the setbacks bordering Coon Rapids Boulevard and the adjacent commercial zoning where U-Haul is located. The current setback requirement is 50 feet, but we would request a variance to change that to 25 feet. This utilizes the site most efficiently in terms of unit count, density, and access. As stated above, this proposal follows the setbacks for adjacent single family homes: the variance request only pertains to Coon Rapids Boulevard and the adjacent commercial space. A denser and more walkable Coon Rapids Boulevard will create a new identity that can work with other future developments to redefine and refresh this stretch of road.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF  
THE CITY OF COON RAPIDS SO AS TO PROVIDE CHANGES  
IN THE ZONING CLASSIFICATION (PC 16-16)**

**The City of Coon Rapids does ordain:**

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

That part of Lot 4 Auditors Subdivision No. 36 described as follows: Commencing at a point on Easterly line of said lot at the intersection with Northerly right-of-way of Coon Rapids Boulevard thence North 61 degrees 44 minutes West a distance of 115.84 feet to point of beginning, then North a distance of 160 feet, thence North 61 degrees 44 minutes West a distance of 115.42 feet, then South a distance of 160 feet to said Northerly right-of-way line of Coon Rapids Boulevard, thence South 61 degrees 44 minutes East a distance of 115.42 feet to point of beginning

That part of the West Half of the Northeast Quarter Section 17, Township 31, Range 24, Anoka County, Minnesota, described as follows:  
Beginning at the southeast corner of Lot 1, Block 2, O.L. PEDERSON ADDITION as corrected by Surveyor's Certificate filed as Anoka County Recorder Document No. 671455, thence on an assumed bearing of South 9 degrees 28 minutes, 50 seconds West, along the southerly extension of the easterly line of said Lot 1, a distance of 338.17 feet to the northerly right-of-way boundary line of County State Aid Highway No. 1 (Coon Rapids Boulevard), thence North 61 degrees 44 minutes 00 seconds West, along said northerly right-of-way boundary line, to the intersection with the southerly extension of the west line of Lot 3, said Block 2, thence on a bearing of North, along the southerly extension of the west line of said Lot 3, a distance of 227.10 feet to the southwest corner of said Lot 3, thence South 87 degrees 45 minutes 16 seconds East, along the south line of said Block 2, a distance of 273.84 feet to the point of beginning.

That part of the West Half of the Northeast Quarter Section 17, Township 31, Range 24, Anoka County, Minnesota, described as follows:  
Beginning at the southeast corner of Lot 1, Block 2, O.L. PEDERSON ADDITION as corrected by Surveyor's Certificate filed as Anoka County Recorder Document No. 671455, thence on an assumed bearing of South 9 degrees 28 minutes, 50 seconds West, along the southerly extension of the easterly line of said Lot 1, a distance of 338.17 feet

to the northerly right-of-way boundary line of County State Aid Highway No. 1 (Coon Rapids Boulevard), thence North 61 degrees 44 minutes 00 seconds West, along said northerly right-of-way boundary line, to the intersection with the southerly extension of the west line of Lot 3, said Block 2, thence on a bearing of North, along the southerly extension of the west line of said Lot 3, a distance of 227.10 feet to the southwest corner of said Lot 3, thence South 87 degrees 45 minutes 16 seconds East, along the south line of said Block 2, a distance of 273.84 feet to the point of beginning.

Lot 1 Block 2, O. L. Pederson Addition

Introduced the 4th day of October, 2016

Adopted on the \_\_\_\_ day of October, 2016

---

Jerry Koch, Mayor

**ATTEST:**

---

Joan Lenzmeier, City Clerk



**City Council Regular**

17.

**Meeting Date:** 10/04/2016

**Subject:** Consider Adoption of Resolution 16-113, Providing for the Sale of \$10,000,000 General Obligation Bonds, Series 2016A

**Submitted For:** Sharon Legg, Finance Director **From:** Sharon Legg, Finance Director

---

**INTRODUCTION**

Staff recommends that three bond issues be sold on November 1, 2016

**DISCUSSION**

Three bond issues are being proposed to be sold on November 1, 2016 as follows:

G.O. M.S.A. Bonds in the amount of \$5,090,000. This will finance the following projects:

City Project 16-1 2016 State Aid Re-construction South Area

City Project 16-2 2016 State Aid Re-construction West Area

Since the above projects will also replace water mains in the project areas, Water Revenue Bonds in the amount of \$4,130,000 are also being proposed. Both of the issues will be repaid over ten years. State aid allotments will pay for the principal and interest on the State Aid Bonds. Water revenues will pay for the Water Revenue Bonds.

Additionally, staff is proposing to sell the second set of park bonds in the amount of \$780,000 as a result of the referendum passing in 2013. This will pay for Project 13-21, the renovation of Wilderness Park Trail and Project 14-24, Coon Rapids Boulevard Trail. This issue will be payable over five years. Given how low interest rates are, staff is recommending this smaller issue of park bonds to absorb all of the \$10,000,000 in eligible bank qualified bonds. Another bond issue is anticipated in 2017 to fund the referendum. The referendum authorized the issuance of \$17.4 million to be payable over 20 years, of which \$5,295,000 was issued in 2015.

It is anticipated that the bonds will pay a net interest cost of 1.67 percent.

**RECOMMENDATION**

Staff recommends authorization of Resolution 16-113 Providing for the Sale of \$10,000,000 General Obligation Bonds, Series 2016A.

---

**Attachments**



**Resolution No. 16-113**

**Providing for the Sale of  
\$10,000,000 General Obligation Bonds, Series 2016A**

**WHEREAS**, the City Council of the City of Coon Rapids, Minnesota has heretofore determined that it is necessary and expedient to issue the City's \$10,000,000 General Obligation Bonds, Series 2016A (the "Bonds"), to finance various street, utility, and park improvement projects in the City; and

**WHEREAS**, the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent municipal advisor for the Bonds in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9);

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

1. Authorization; Findings. The City Council hereby authorizes Ehlers to assist the City for the sale of the Bonds.
2. Meeting; Proposal Opening. The City Council shall meet at 7:00 p.m. on November 1, 2016, for the purpose of considering proposals for and awarding the sale of the Bonds.
3. Official Statement. In connection with said sale, the officers or employees of the City are hereby authorized to cooperate with Ehlers and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

Adopted this 4<sup>th</sup> day of October, 2016.

---

Jerry Koch, Mayor

ATTEST:

---

Joan Lenzmeier, City Clerk



**City Council Regular**

**18.**

**Meeting Date:** 10/04/2016

**Subject:** Accept Easements and Deeds from Anoka Hennepin School District #11

**Submitted For:** Tim Himmer, Public Works Director

**From:** Sarah Greene, Administrative Assistant II

---

**INTRODUCTION**

Council is asked to approve easements and quit claim deeds related to the Final Plat of Anoka Hennepin 1st Addition, which was approved at the September 6, 2016 City Council meeting.

**DISCUSSION**

In February 2016, the City Council approved the preliminary plat for Anoka Hennepin 1st Addition, which subdivided 79 acres into six lots and and three outlots. The Final Plat (attached) was approved on September 6, 2016. The final plat is consistent with the approved preliminary plat with the exception of Lot 6. Lot 6 was made slightly larger so that the proposed vehicle maintenance facility could be moved further away from the well house on Lot 5. Outlot C was added to address title issues.

To aid in the development of the plat, and approved concurrently with the final plat, several existing easements on the site were vacated. Attached for Council consideration are six easements related to on-site public utilities and access to various landlocked parcels. These new easements replace those that were previously vacated and cover all public facilities located within the plat boundaries.

Additionally, two quit claim deeds are attached for Council approval. These deeds simply outline the ownership of the various parcels created by the plat, and complete a long standing land transfer process between the parties. Through these deeds the City will now have ownership of parcels 3, 4, and 5 (current City well house sites), Outlot B (City pond), and Outlot C (retained due to title issues). The School District will now own lots 1, 2 (current school building sites), lot 6 (new school maintenance facility site), and Outlot A (future development site).

**RECOMMENDATION**

Staff recommends City Council approve the six attached easement agreements and two quit claim deeds for portions of property located within the Anoka Hennepin 1st Addition plat.

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**Attachments**

Final Plat

Easement 1

Easement 2

Easement 3

Easement 4

Easement 5

Easement 6

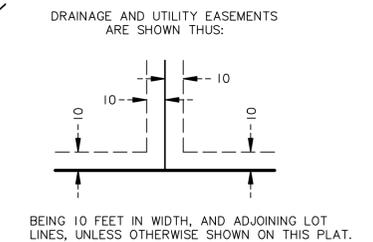
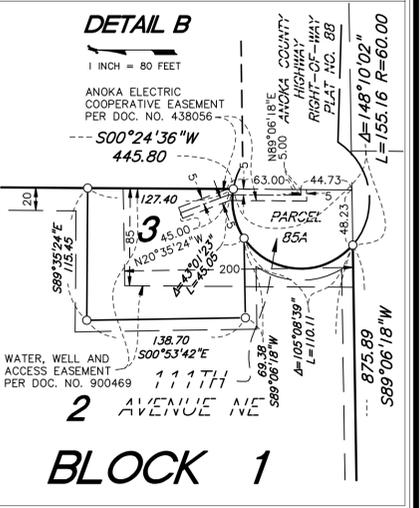
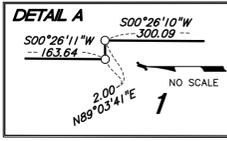
Anoka-Hennepin Quit Claim Deed

City Quit Claim Deed

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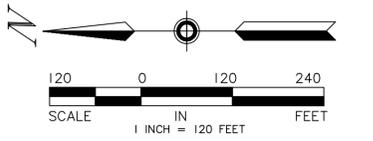
# ANOKA HENNEPIN 1ST ADDITION

CITY OF COON RAPIDS  
 COUNTY OF ANOKA  
 SEC. 13, T. 31, R. 24



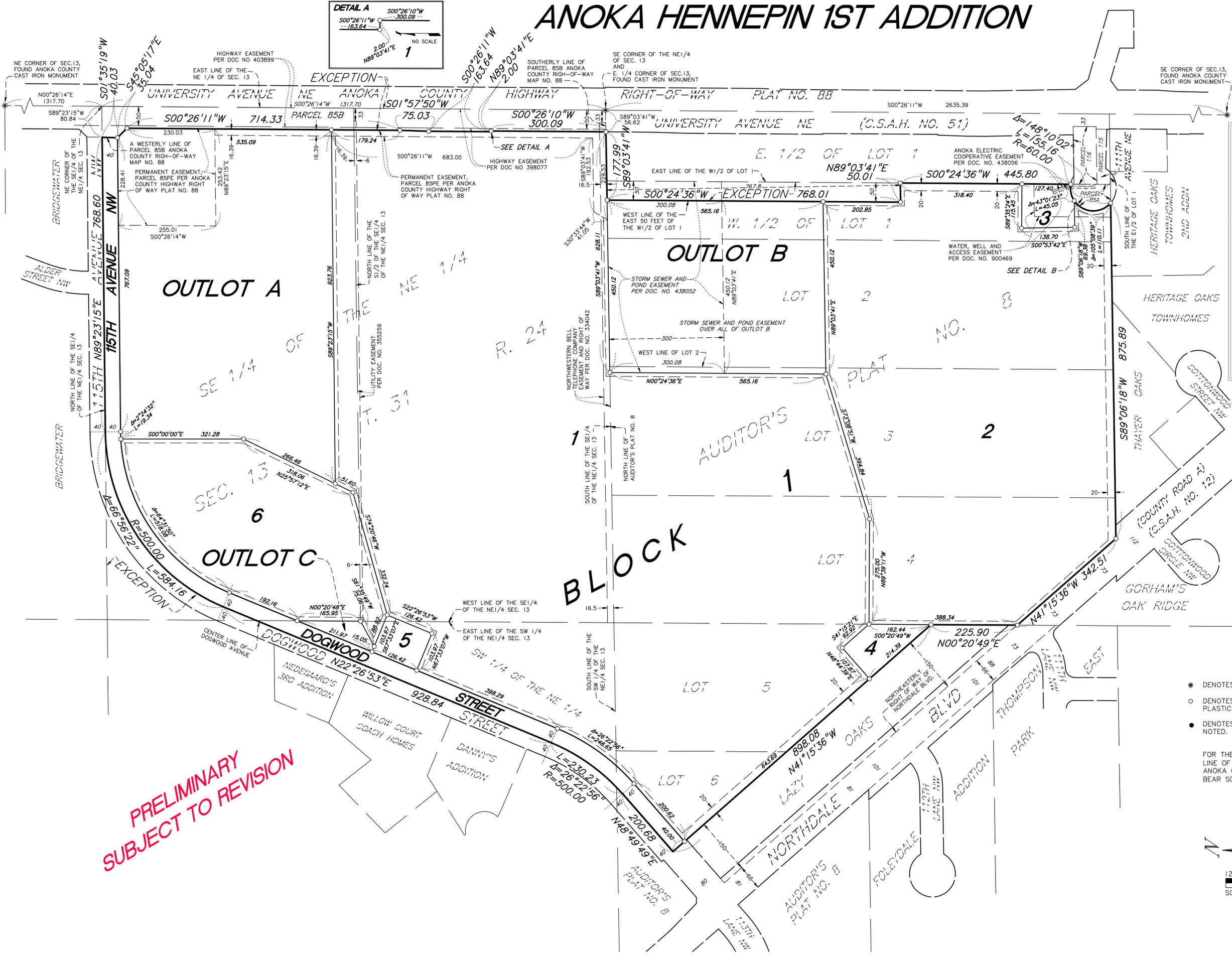
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 16 INCH IRON PIPE WITH PLASTIC CAP INSCRIBED RLS 44900
- DENOTES FOUND IRON PIPE, UNLESS OTHERWISE NOTED.

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE NE 1/4 OF SEC. 13, T. 031, R. 24, ANOKA COUNTY, MINNESOTA, IS ASSUMED TO BEAR S00°26'14\"/>



**SUNDE**  
 LAND SURVEYING

**PRELIMINARY  
 SUBJECT TO REVISION**





THIS INSTRUMENT WAS DRAFTED BY:

Barna, Guzy & Steffen, Ltd.  
400 Northtown Financial Plaza  
200 Coon Rapids Boulevard  
Coon Rapids, MN 55433  
(763) 780-8500 (CMS)

693583-v1

**EXHIBIT A**

**Legal Description of School District Property**

Lots 1 and 2, Block 1, ANOKA HENNEPIN 1<sup>ST</sup> ADDITION, Anoka County, Minnesota.

**EXHIBIT B**

**Easement Area**

## SANITARY SEWER, STORM SEWER AND WATER MAIN EASEMENT DESCRIPTION

A 30.00 foot wide easement over, under and across that part of Lot 1, Block 1, ANOKA HENNEPIN 1ST ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, whose center line is described as commencing at the most westerly corner of said Lot 1; thence on an assumed bearing of North 48 degrees 49 minutes 49 seconds East, along the west line of said Lot 1, a distance of 116.64 feet to the point of beginning of the center line to be described; thence South 51 degrees 11 minutes 10 seconds East 193.25 feet; thence South 31 degrees 46 minutes 10 seconds East 160.00 feet; thence North 31 degrees 46 minutes 10 seconds West 160.00 feet; thence North 38 degrees 48 minutes 50 seconds East 192.16 feet to a point hereinafter referred to as Point "A"; thence continuing North 38 degrees 48 minutes 50 seconds East 332.34 to a point hereinafter referred to as Point "B"; thence South 83 degrees 54 minutes 33 seconds West 211.78 feet to a point hereinafter referred to as Point "C"; thence South 88 degrees 28 minutes 01 second West 58.66 feet to said west line of Lot 1; thence North 88 degrees 28 minutes 01 second East 58.66 feet to said Point "C"; thence South 38 degrees 48 minutes 50 seconds West 245.00 feet and said center line there terminating.

Together with a 30.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at said Point "A"; thence South 52 degrees 54 minutes 16 seconds East 36.20 feet and said center line there terminating.

Together with a 60.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at said Point "B"; thence North 36 degrees 57 minutes 31 seconds East 50.50 feet to a point hereinafter referred to as Point "D"; thence continuing North 36 degrees 57 minutes 31 seconds East 235.95 feet and said center line there terminating.

Together with a 70.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at the terminus of the last above described center line; thence South 52 degrees 49 minutes 00 seconds East 387.82 feet to a point hereinafter referred to as Point "E"; thence continuing South 52 degrees 49 minutes 00 seconds East 13.72 feet to a point hereinafter referred to as Point "F"; thence continuing South 52 degrees 49 minutes 00 seconds East 255.75 feet to the north line of Outlot B, said ANOKA HENNEPIN 1ST ADDITION, and said center line there terminating. The side lines of said easement are to be prolonged or shortened to terminate at said north line and the west line of said Outlot B.

Together with a 40.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at said Point "D"; thence North 52 degrees 11 minutes 45 seconds West 261.64 feet to said west line of Lot 1 and said center line there terminating.

Together with a 30.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at said Point "E"; thence North 38 degrees 44 minutes 33 seconds East 18.08 feet; thence North 89 degrees 06 minutes 08 seconds East 583.19 feet; thence South 0 degrees 26 minutes 14 seconds West 107.87 feet; thence South 35 degrees 53 minutes 53 seconds East 39.06 feet; thence North 89 degrees 03 minutes 41 seconds East 187.30 feet to the east line of said Lot 1 and said center line there terminating.

Together with a 30.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at said Point "F"; thence South 38 degrees 38 minutes 10 seconds West 177.89 feet and said center line there terminating.

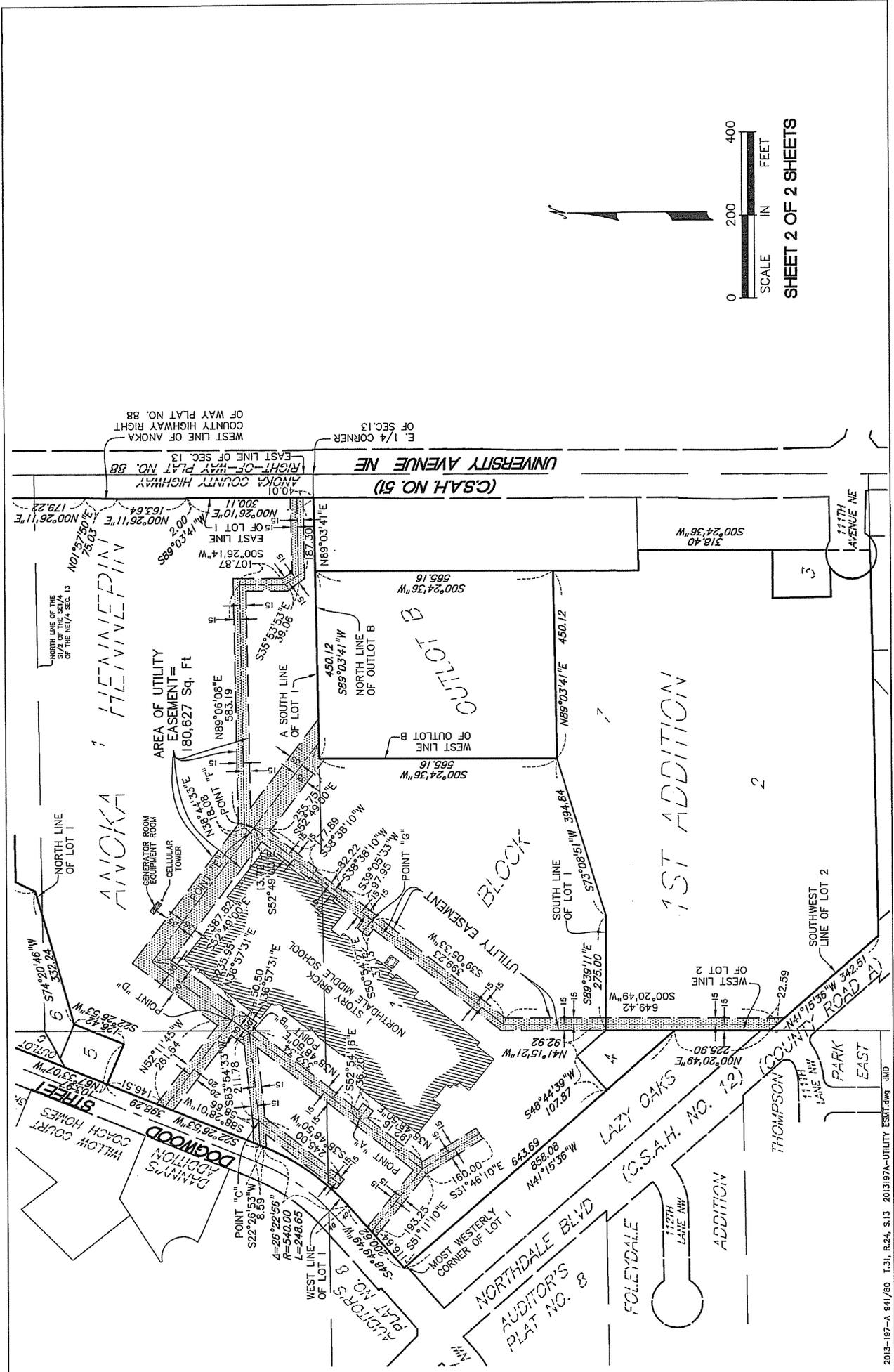
Together with a 20.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at the last above described terminus; thence South 38 degrees 38 minutes 10 seconds West 82.22 feet and said center line there terminating.

Together with a 30.00 foot wide easement over, under and across said Lot 1, Block 1 and Lot 2, Block 1, said ANOKA HENNEPIN 1ST ADDITION, whose center line is described as beginning at the last above described terminus; thence South 39 degrees 05 minutes 33 seconds West 97.95 feet to a point hereinafter referred to as Point "G"; thence continuing South 39 degrees 05 minutes 33 seconds West 399.23 feet to the intersection with a line drawn 15.00 feet east of and parallel with the west line of said Lot 2 and its northerly extension; thence South 0 degrees 20 minutes 49 seconds West, along said parallel line, 649.42 feet to the southwest line of said Lot 2 and said center line there terminating. The side lines of said easement are to be prolonged or shortened to terminate at said southwest line of Lot 2.

Together with a 30.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at said Point "G"; thence North 50 degrees 54 minutes 27 seconds West 37.13 feet and said center line there terminating.

**EXHIBIT C**

**Easement Depiction**



0 200 400  
SCALE IN FEET  
SHEET 2 OF 2 SHEETS



THIS INSTRUMENT WAS DRAFTED BY:

Barna, Guzy & Steffen, Ltd.  
400 Northtown Financial Plaza  
200 Coon Rapids Boulevard  
Coon Rapids, MN 55433  
(763) 780-8500 (CMS)

693602-v1

**EXHIBIT A**

**Legal Description of School District Property**

Lot 2, Block 1, ANOKA HENNEPIN 1<sup>ST</sup> ADDITION, Anoka County, Minnesota.

**EXHIBIT B**

**Easement Area**

## SOUTH WATERMAIN EASEMENT DESCRIPTION

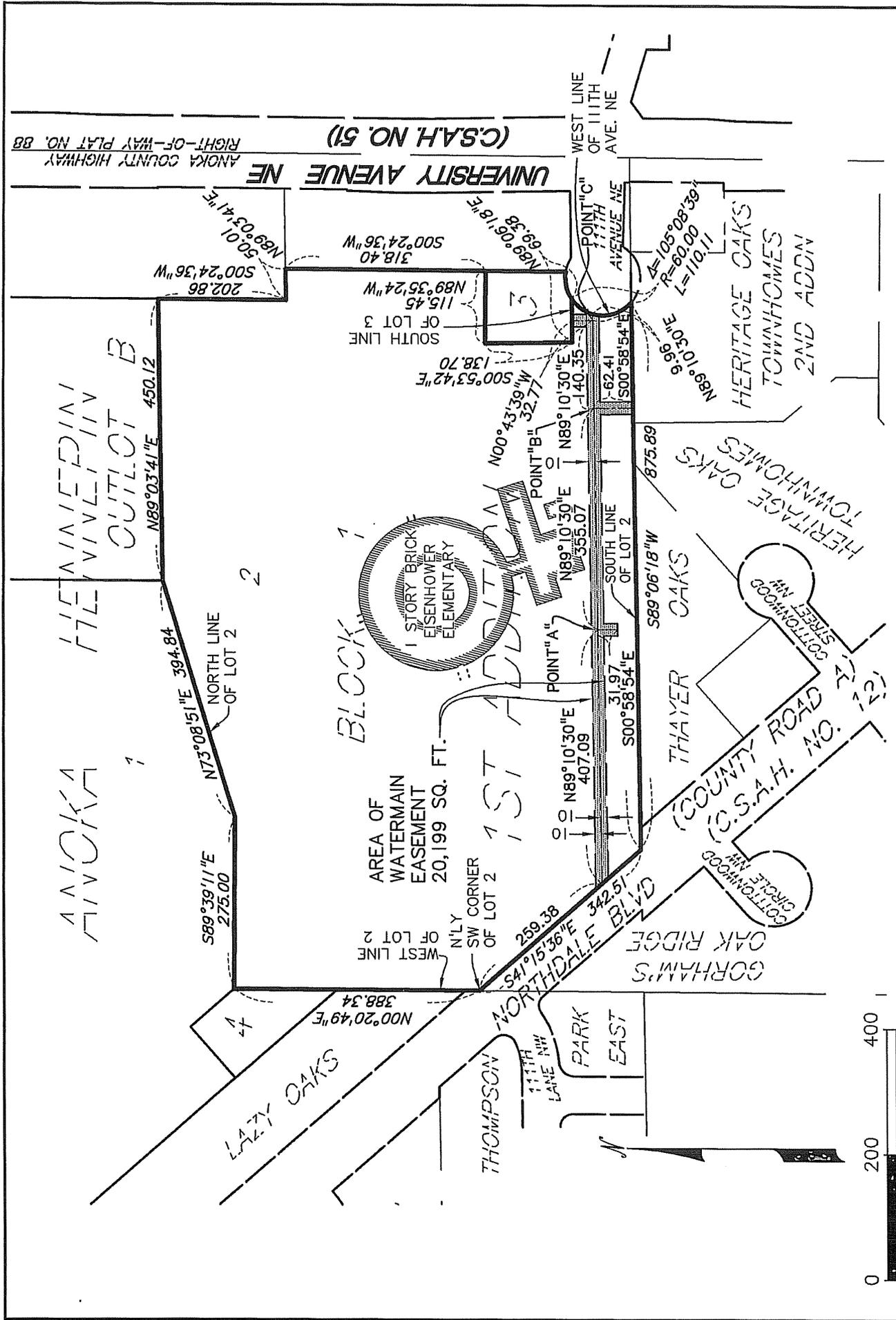
A 20.00 foot wide easement over, under and across that part of Lot 2, Block 1, ANOKA HENNEPIN 1ST ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, whose center line is described as commencing at the northerly southwest corner of said Lot 2; thence on an assumed bearing of South 41 degrees 15 minutes 36 seconds East, along the west line of said Lot 2, a distance of 259.38 feet to the point of beginning of the centerline to be described; thence North 89 degrees 10 minutes 30 seconds East 407.09 feet to a point hereinafter referred to as Point "A"; thence continuing North 89 degrees 10 minutes 30 seconds East 355.07 feet to a point hereinafter referred to as Point "B"; thence North 89 degrees 10 minutes 30 seconds East 140.35 feet to a point hereinafter referred to as Point "C"; thence continuing North 89 degrees 10 minutes 30 seconds East 9.96 feet to the west line of 111th Avenue NE and said center line there terminating. The side lines of said easement are to be prolonged or shortened to terminate at said west line of Lot 2 and said west line of 111th Avenue NE.

Together with a 20.00 foot wide easement over, under and across said Lot 2 whose center line is described as beginning at said Point "A"; thence South 00 degrees 58 minutes 54 seconds East 31.97 feet and said center line there terminating.

Together with a 20.00 foot wide easement over, under and across said Lot 2 whose center line is described as beginning at said Point "B"; thence South 00 degrees 58 minutes 54 seconds East 62.41 feet to the south line of said Lot 2 and said center line there terminating.

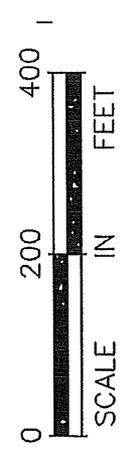
Together with a 20.00 foot wide easement over, under and across said Lot 2 whose center line is described as beginning at said Point "C"; thence North 00 degrees 43 minutes 39 seconds West 32.77 feet to the south line of Lot 3, said Block 1, ANOKA HENNEPIN 1ST ADDITION, and said center line there terminating.

**EXHIBIT C**  
**Easement Depiction**



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9001 East Bloomington Freeway (35W) • Suite 118  
Bloomington, Minnesota 55420-3435  
952-881-2455 (Fax: 952-888-9526)  
[www.sunde.com](http://www.sunde.com)



**SHEET 2 OF 2 SHEETS**

2

**DEED DEDICATING AN EASEMENT**

THIS INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 2016, by Anoka-Hennepin Independent School District No. 11 (“Grantor”) to the City of Coon Rapids, a municipal corporation, County of Anoka, State of Minnesota.

WITNESSETH, Grantor is the owner of certain Real Property described on **Exhibit A** attached hereto; and

WHEREAS, Anoka-Hennepin Independent School District No. 11 for value received, does hereby dedicate to the City of Coon Rapids a perpetual non-exclusive easement over Real Property legally described on **Exhibit B** (“Easement Area”) and depicted on **Exhibit C** (“Easement Depiction”) as shown below for water main purposes over the following described property in Anoka County, Minnesota.

NO STATE DEED TAX REQUIRED

IN WITNESS WHEREOF, Anoka-Hennepin Independent School District No. 11 has caused these presents to be executed that day and year first above written.

ANOKA-HENNEPIN INDEPENDENT  
SCHOOL DISTRICT NO. 11

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF ANOKA     )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ and \_\_\_\_\_, the \_\_\_\_\_ and \_\_\_\_\_ of Anoka-Hennepin Independent School District No. 11, a political subdivision of the State of Minnesota, on behalf of said political subdivision.

\_\_\_\_\_  
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Barna, Guzy & Steffen, Ltd.  
400 Northtown Financial Plaza  
200 Coon Rapids Boulevard  
Coon Rapids, MN 55433  
(763) 780-8500 (CMS)

693596-v1

**EXHIBIT A**

**Legal Description of School District Property**

Lot 2, Block 1, ANOKA HENNEPIN 1<sup>ST</sup> ADDITION, Anoka County, Minnesota.

**EXHIBIT B**

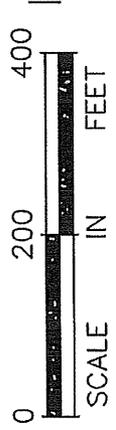
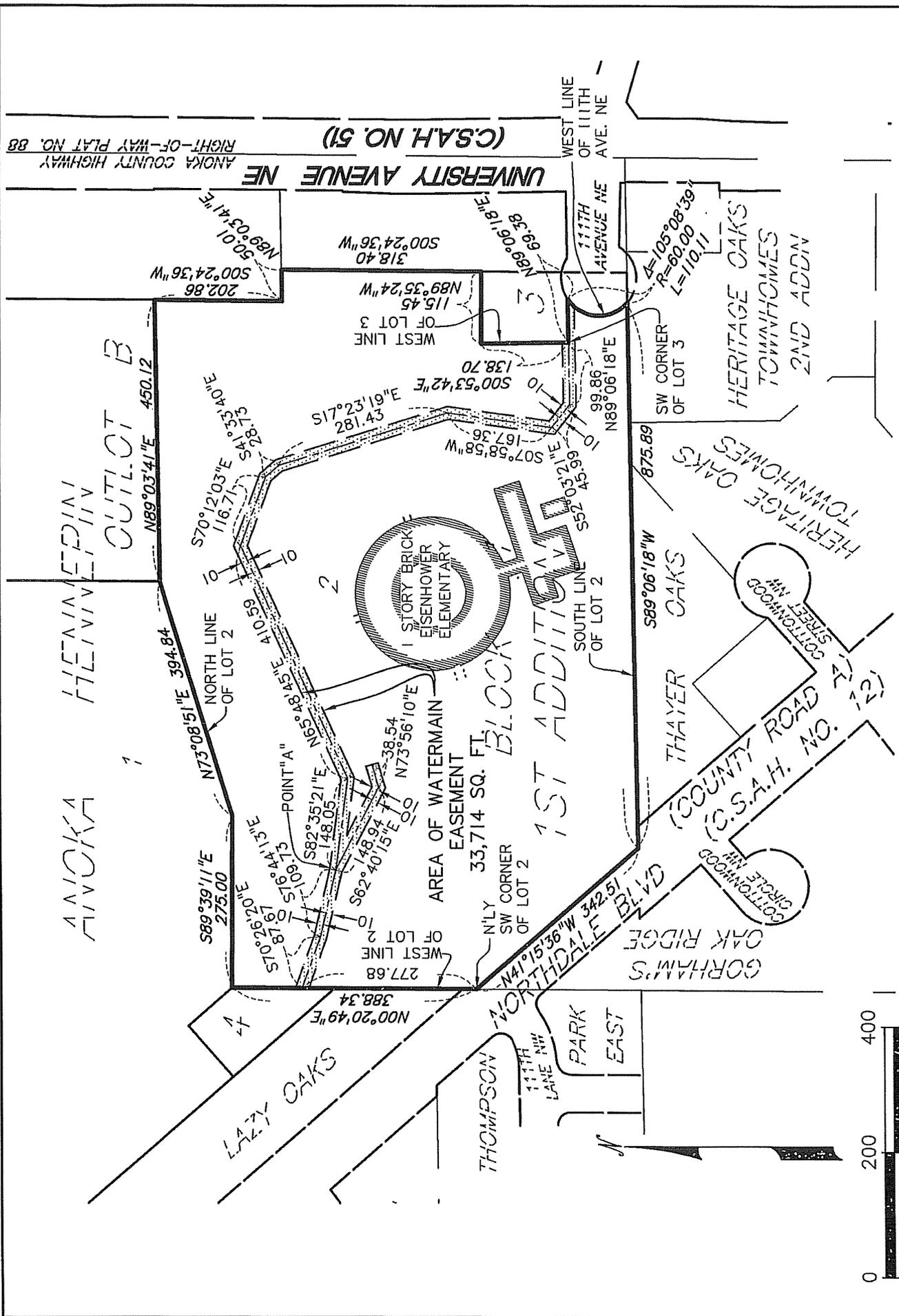
**Easement Area**

## WATERMAIN EASEMENT DESCRIPTION

A 20.00 foot wide easement over, under and across that part of Lot 2, Block 1, ANOKA HENNEPIN 1ST ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, whose center line is described as commencing at the northerly southwest corner of said Lot 2; thence on an assumed bearing of North 0 degrees 20 minutes 49 seconds East, along the west line of said Lot 2, a distance of 277.68 feet to the point of beginning of the centerline to be described; thence South 70 degrees 26 minutes 20 seconds East 87.67 feet; thence South 76 degrees 44 minutes 13 seconds East 109.73 feet to a point hereinafter referred to a Point "A"; thence South 82 degrees 35 minutes 21 seconds East 148.05 feet; thence North 65 degrees 48 minutes 45 seconds East 410.59 feet; thence South 70 degrees 12 minutes 03 seconds East 116.71 feet; thence South 41 degrees 33 minutes 40 seconds East 28.73 feet; thence South 17 degrees 23 minutes 19 seconds East 281.43 feet; thence South 7 degrees 58 minutes 58 seconds West 167.36 feet; thence South 52 degrees 03 minutes 21 seconds East 45.99 feet; thence North 89 degrees 06 minutes 18 seconds East 99.86 feet to the southwest corner of Lot 3, said Block 2 and said centerline there terminating. The side lines of said easement are to be prolonged or shortened to terminate at said west line of Lot 2 and at the west line of said Lot 3 and the west line of 111th Avenue NE.

Together with a 20.00 foot wide easement over, under and across said Lot 2 whose center line is described as beginning at said Point "A"; thence South 62 degrees 40 minutes 15 seconds East 148.94 feet; thence North 73 degrees 56 minutes 10 seconds East 38.54 feet and said center line there terminating.

**EXHIBIT C**  
**Easement Depiction**



**SHEET 2 OF 2 SHEETS**

2013-197-A 941/80 T.31, R.24, S.13 2013197A-NM ESMT.dwg JMD



9001 East Bloomington Freeway (35W) • Suite 118  
 Bloomington, Minnesota 55420-3435  
 952-881-2455 (Fax: 952-888-9526)  
 www.sunde.com

**DEED DEDICATING AN EASEMENT**

THIS INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 2016, by Anoka-Hennepin Independent School District No. 11 (“Grantor”) to the City of Coon Rapids, a municipal corporation, County of Anoka, State of Minnesota.

WITNESSETH, Grantor is the owner of certain Real Property described on **Exhibit A** attached hereto; and

WHEREAS, Anoka-Hennepin Independent School District No. 11 for value received, does hereby dedicate to the City of Coon Rapids a perpetual non-exclusive easement over Real Property legally described on **Exhibit B (“Easement Area”)** as shown below for access purposes over the following described property in Anoka County, Minnesota.

NO STATE DEED TAX REQUIRED

IN WITNESS WHEREOF, Anoka-Hennepin Independent School District No. 11 has caused these presents to be executed that day and year first above written.

ANOKA-HENNEPIN INDEPENDENT  
SCHOOL DISTRICT NO. 11

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF ANOKA     )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ and \_\_\_\_\_, the \_\_\_\_\_ and \_\_\_\_\_ of Anoka-Hennepin Independent School District No. 11, a political subdivision of the State of Minnesota, on behalf of said political subdivision.

\_\_\_\_\_  
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Barna, Guzy & Steffen, Ltd.  
400 Northtown Financial Plaza  
200 Coon Rapids Boulevard  
Coon Rapids, MN 55433  
(763) 780-8500 (CMS)

693605-v1

**EXHIBIT A**

**Legal Description of School District Property**

Lot 2, Block 1, ANOKA HENNEPIN 1<sup>ST</sup> ADDITION, Anoka County, Minnesota.

## **EXHIBIT B**

### **Easement Area**

A 20 foot wide easement over and across that part of Lot 2, Block 1, ANOKA HENNEPIN 1<sup>ST</sup> ADDITION, according to the recorded plat thereof, Anoka County, Minnesota. The west line of said easement is described as commencing at the most westerly southwest corner of said Lot 2; thence north 00 degrees 20 minutes 49 seconds East 388.34 feet and there terminating.

**DEED DEDICATING AN EASEMENT**

THIS INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 2016, by Anoka-Hennepin Independent School District No. 11 (“Grantor”) to the City of Coon Rapids, a municipal corporation, County of Anoka, State of Minnesota.

WITNESSETH, Grantor is the owner of certain Real Property described on **Exhibit A** attached hereto; and

WHEREAS, Anoka-Hennepin Independent School District No. 11 for value received, does hereby dedicate to the City of Coon Rapids a perpetual non-exclusive easement over Real Property legally described on **Exhibit B (“Easement Area”)** and depicted on **Exhibit B (“Easement Depiction”)** as shown below for access purposes over the following described property in Anoka County, Minnesota.

NO STATE DEED TAX REQUIRED

IN WITNESS WHEREOF, Anoka-Hennepin Independent School District No. 11 has caused these presents to be executed that day and year first above written.

ANOKA-HENNEPIN INDEPENDENT  
SCHOOL DISTRICT NO. 11

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF ANOKA     )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ and \_\_\_\_\_, the \_\_\_\_\_ and \_\_\_\_\_ of Anoka-Hennepin Independent School District No. 11, a political subdivision of the State of Minnesota, on behalf of said political subdivision.

\_\_\_\_\_  
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Barna, Guzy & Steffen, Ltd.  
400 Northtown Financial Plaza  
200 Coon Rapids Boulevard  
Coon Rapids, MN 55433  
(763) 780-8500 (CMS)

693625-v1

**EXHIBIT A**

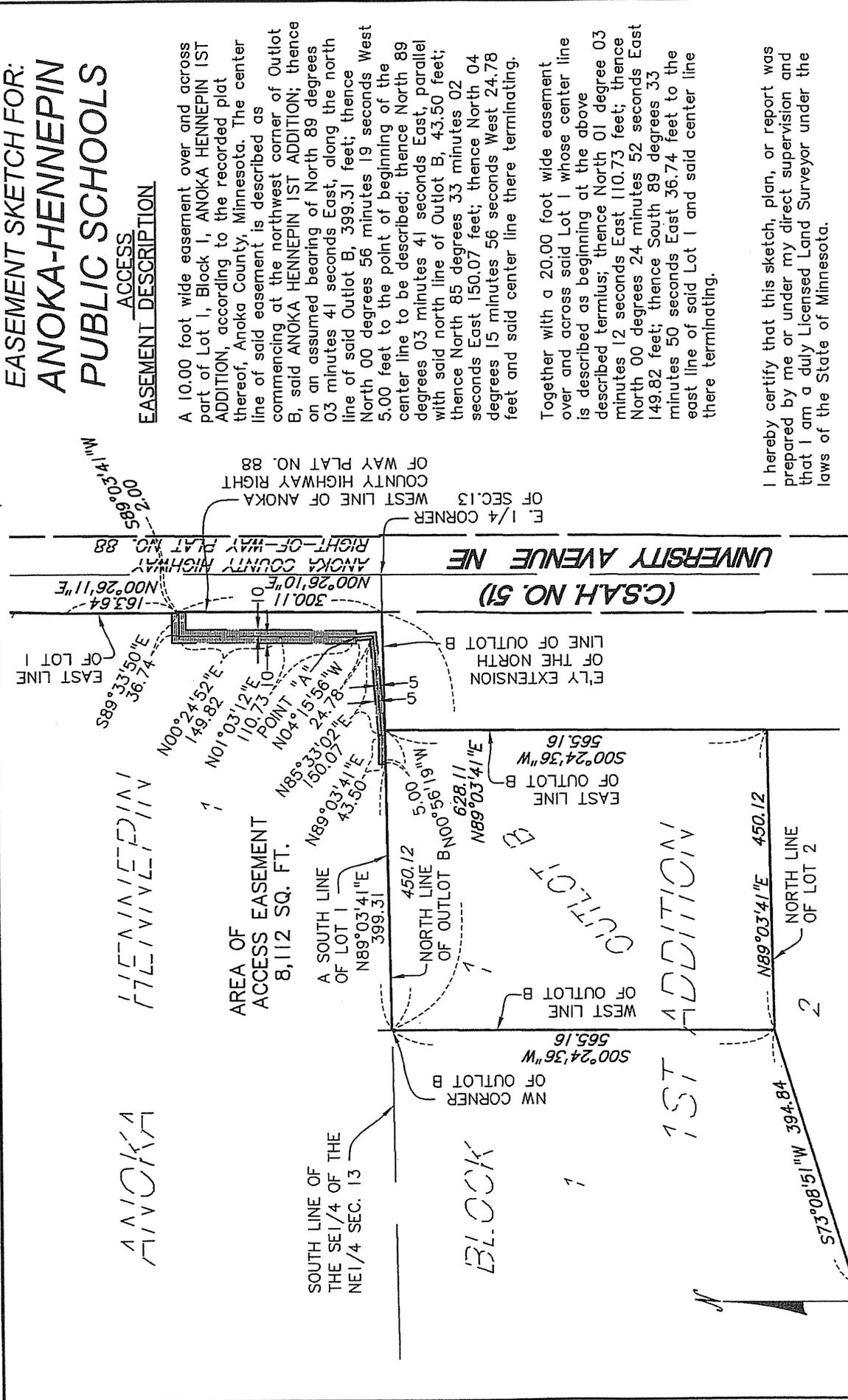
**Legal Description of School District Property**

Lot 1, Block 1, ANOKA HENNEPIN 1<sup>ST</sup> ADDITION, Anoka County, Minnesota.

**EXHIBIT B**

**Easement Area and Easement Depiction**

EXHIBIT B  
Easement Area and Easement Depiction



EASEMENT SKETCH FOR:  
ANOKA-HENNEPIN  
PUBLIC SCHOOLS

ACCESS  
EASEMENT DESCRIPTION

A 10.00 foot wide easement over and across part of Lot 1, Block 1, ANOKA HENNEPIN 1ST ADDITION, according to the recorded plat thereof, Anoka County, Minnesota. The center line of said easement is described as commencing at the northwest corner of Outlot B, said ANOKA HENNEPIN 1ST ADDITION; thence on an assumed bearing of North 89 degrees 03 minutes 41 seconds East, along the north line of said Outlot B, 399.31 feet; thence North 00 degrees 56 minutes 19 seconds West 5.00 feet to the point of beginning of the center line to be described; thence North 89 degrees 03 minutes 41 seconds East, parallel with said north line of Outlot B, 43.50 feet; thence North 85 degrees 33 minutes 02 seconds East 150.07 feet; thence North 04 degrees 15 minutes 56 seconds West 24.78 feet and said center line there terminating.

Together with a 20.00 foot wide easement over and across said Lot 1 whose center line is described as beginning at the above described terminus; thence North 01 degree 03 minutes 12 seconds East 110.73 feet; thence North 00 degrees 24 minutes 52 seconds East 149.82 feet; thence South 89 degrees 33 minutes 50 seconds East 36.74 feet to the east line of said Lot 1 and said center line there terminating.

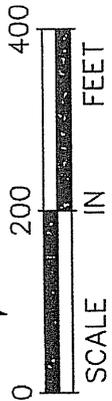
I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 23rd day of August, 2016

SUNDE LAND SURVEYING, LLC.

By: Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

9001 East Bloomington Freeway (35W) • Suite 118  
Bloomington, Minnesota 55420-3435  
952-881-2455 (Fax: 952-888-9526)  
www.sunde.com





THIS INSTRUMENT WAS DRAFTED BY:

Barna, Guzy & Steffen, Ltd.  
400 Northtown Financial Plaza  
200 Coon Rapids Boulevard  
Coon Rapids, MN 55433  
(763) 780-8500 (CMS)

693608-v1

**EXHIBIT A**

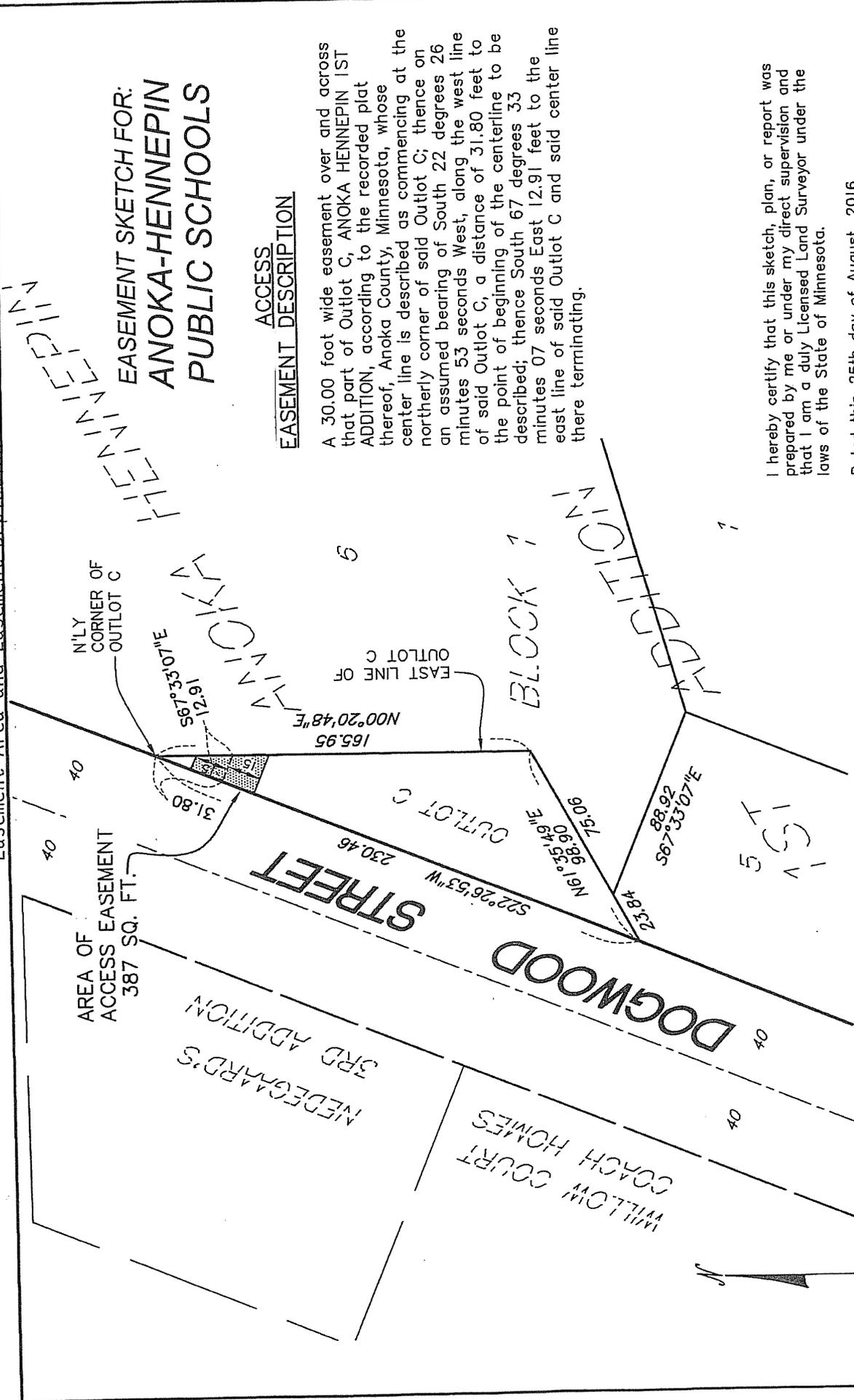
**Legal Description of City Property**

Outlot C, ANOKA HENNEPIN 1<sup>ST</sup> ADDITION, Anoka County, Minnesota.

**EXHIBIT B**

**Easement Area and Easement Depiction**

EXHIBIT B  
Easement Area and Easement Depiction



**EASEMENT SKETCH FOR:  
ANOKA-HENNEPIN  
PUBLIC SCHOOLS**

**ACCESS  
EASEMENT DESCRIPTION**

A 30.00 foot wide easement over and across that part of Outlot C, ANOKA HENNEPIN 1ST ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, whose center line is described as commencing at the northerly corner of said Outlot C; thence on an assumed bearing of South 22 degrees 26 minutes 53 seconds West, along the west line of said Outlot C, a distance of 31.80 feet to the point of beginning of the centerline to be described; thence South 67 degrees 33 minutes 07 seconds East 12.91 feet to the east line of said Outlot C and said center line there terminating.

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

Dated this 25th day of August, 2016  
SUNDE LAND SURVEYING, LLC.

By: Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

**SUNDE**  
LAND SURVEYING

9001 East Bloomington Freeway (35W), Suite 118  
Bloomington, Minnesota 55420-3435  
952-881-2455 (Fax: 952-888-9526)  
[www.sunde.com](http://www.sunde.com)

(Top 3 inches reserved for recording data)

**QUIT CLAIM DEED**

**Business Entity to Business Entity**

DEED TAX DUE: \$ \_\_\_\_\_

DATE: \_\_\_\_\_, 2016

FOR VALUABLE CONSIDERATION, **Anoka-Hennepin Independent School District No. 11**, a political subdivision of the State of Minnesota, ("Grantor"), hereby conveys and quitclaims to **City of Coon Rapids**, a governmental subdivision of the State of Minnesota ("Grantee"), real property in **Anoka** County, Minnesota, legally described as follows:

Lots 3, 4 and 5, Block 1, Outlots B and C, all in ANOKA HENNEPIN 1<sup>ST</sup> ADDITION, Anoka County, Minnesota

together with all hereditaments and appurtenances belonging thereto.

Check here if all or part of the described real property is Registered (Torrens)

The consideration for this transaction is less than \$500.00.

This deed carries after acquired title.

*Check applicable box:*

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

**Anoka-Hennepin Independent School District No. 11,  
a political subdivision of the State of Minnesota**

By: \_\_\_\_\_

Its: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Minnesota, County of Anoka

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_, the \_\_\_\_\_, and \_\_\_\_\_, the \_\_\_\_\_ on behalf of Anoka-Hennepin Independent School District No. 11, a political subdivision of the State of Minnesota, on behalf of said political subdivision.

(Stamp)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

THIS INSTRUMENT WAS DRAFTED BY:  
Barna, Guzy & Steffen, Ltd. (CMS)  
400 Northtown Financial Plaza  
200 Coon Rapids Boulevard  
Coon Rapids, MN 55433  
763-780-8500

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN  
THIS INSTRUMENT SHOULD BE SENT TO:

City of Coon Rapids  
\*  
Coon Rapids, MN 55433

(Top 3 inches reserved for recording data)

**QUIT CLAIM DEED**

**Business Entity to Business Entity**

DEED TAX DUE: \$ \_\_\_\_\_

DATE: \_\_\_\_\_, 2016

FOR VALUABLE CONSIDERATION, **City of Coon Rapids**, a governmental subdivision of the State of Minnesota, ("Grantor"), hereby conveys and quitclaims to **Anoka-Hennepin Independent School District No. 11**, a political subdivision of the State of Minnesota, ("Grantee"), real property in Anoka County, Minnesota, legally described as follows:

Lots 1, 2 and 6, Block 1, Outlot A, all in ANOKA HENNEPIN 1<sup>ST</sup> ADDITION, Anoka County, Minnesota

together with all hereditaments and appurtenances belonging thereto.

Check here if all or part of the described real property is Registered (Torrens)

The consideration for this transaction is less than \$500.00.

This deed carries after acquired title.

*Check applicable box:*

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

**City of Coon Rapids, a governmental subdivision of the State of Minnesota**

By: \_\_\_\_\_

Its: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Minnesota, County of Anoka

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_, the \_\_\_\_\_, and \_\_\_\_\_, the \_\_\_\_\_ on behalf of the City of Coon Rapids, a governmental subdivision of the State of Minnesota, on behalf of said governmental subdivision.

(Stamp)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

THIS INSTRUMENT WAS DRAFTED BY:  
Barna, Guzy & Steffen, Ltd. (CMS)  
400 Northtown Financial Plaza  
200 Coon Rapids Boulevard  
Coon Rapids, MN 55433  
763-780-8500

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN  
THIS INSTRUMENT SHOULD BE SENT TO:

Anoka-Hennepin Independent School District No. 11  
\*