



COUNCIL WORK SESSION
Tuesday, June 28, 2016
6:30 p.m.
Coon Rapids City Center
Conference Room 1

Call to Order

Pursuant to Minnesota Statute 13D.04, subd. 2, the City Council will meet in work session to discuss the following:

1. Discussion of Potential Site for Coon Creek Watershed District Headquarters
2. Off-Sale Liquor Licensing Discussion
3. Discuss Right-of-Way Grass Maintenance

Other Business

Adjourn



City Council Work Session

1.

Meeting Date: 06/28/2016

Subject: Discussion of Potential Site for Coon Creek Watershed District Headquarters

From: Grant Fernelius, Community Development Director

INTRODUCTION

The Coon Creek Watershed District (CCWD) is interested in constructing a new headquarters building somewhere within the district's boundaries and has had discussions with city staff about locations in Coon Rapids.

DISCUSSION

For several months, the CCWD has been evaluating options for a new headquarters location. The organization's administrative offices are currently located in Blaine and its board meetings are held at the Bunker Hills Activity Center in Andover. Their current lease expires in October 2017 and the District needs to make a decision soon on a new location. One of their goals is to consolidate all of the administrative, board and educational needs in one location. As such, they are looking at sites which meet certain locational and size parameters; could accommodate a 10,000 SF building; and be free or low-cost to acquire. From a practical standpoint this narrows the list to sites that are publicly owned.

Earlier this year, the CCWD approached city staff about potential locations in Coon Rapids. While several sites were discussed (Port Riverwalk, 1425 Coon Rapids Blvd.) the conversation mostly focused on the land around the Clay Hole in Al Flynn Park. CCWD likes the location due to its proximity to Coon Creek. It would also allow them to incorporate some outdoor research space. The group has been in contact with the University of Minnesota's St. Anthony Fall hydro lab about a potential project to conduct storm water research and the initial response was favorable. Apparently, there is only one other facility like this in the country - the CCWD proposal would be the second.

City staff was initially concerned that some or all of Al Flynn Park was encumbered with restrictive use covenants attached to a DNR park grant from the 1960's. In talking with the DNR, it appears that those restrictions do not encompass the area the CCWD is interested in. The CCWD board toured several locations around the district this past Monday and has identified the Clay Hole site as their top priority.

There are many details that need to be worked out. For example, CCWD hasn't prepared a site plan or rendering of the building to show its location within the park or the quality of construction. It appears that a \$1.0M construction budget has been established, but without plans

and contractor estimates it's not clear if this adequate or what would be covered. Staff hasn't had any conversations about whether the land would be sold or leased on a long-term basis. From a land use perspective, staff believes the use would be compatible with the park and the surrounding neighborhood, although we need to do additional research on potential zoning implications. Before proceeding further on the discussions, staff wanted to get feedback from the Council on the merits of this project. Attached is a map showing the approximate site location.

We have asked the CCWD to be available for the work session next Tuesday. It is our understanding that several representatives will be present to further explain their interest in the site and answer any questions from Council.

RECOMMENDATION

No formal action is requested at this time. However, staff is seeking general feedback on whether to continue the discussions with CCWD. If there is interest, staff would come back with additional details in the next few months.

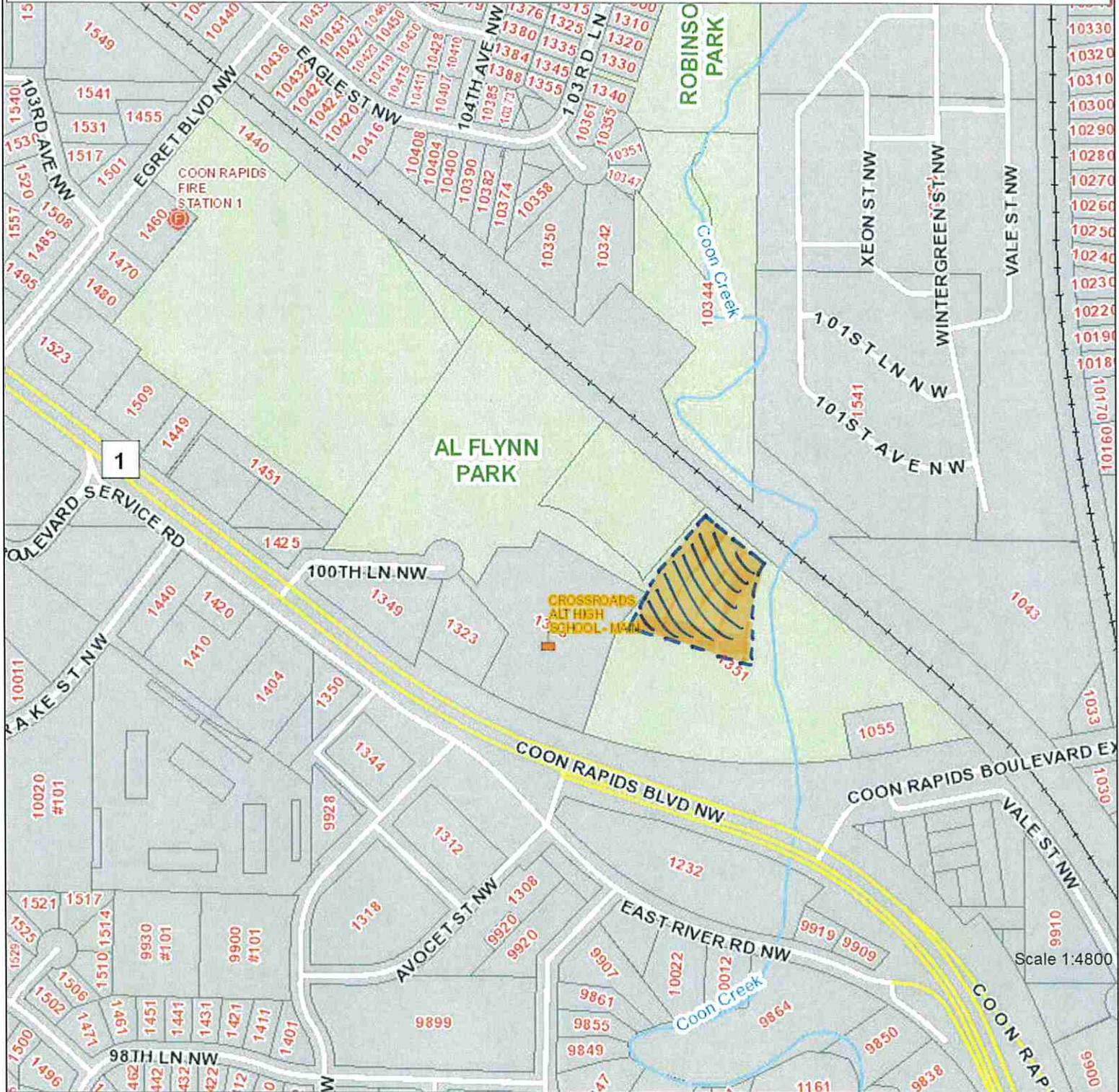
Attachments

Site Map (CCWD)



Potential Site

Coon Creek Watershed District (Office and Research Facility)





City Council Work Session

2.

Meeting Date: 06/28/2016

Subject: Off-Sale Liquor Licensing Discussion

From: Joan Lenzmeier, City Clerk

INTRODUCTION

Staff has received inquiries regarding the City's off-sale liquor license ordinance and about the possible expansion of the number of licenses the City will permit. Council is asked to review the off-sale liquor licensing ordinance and to provide feedback on any potential changes it might consider.

DISCUSSION

The City currently allows no more than eight (8) off-sale liquor licenses and there is a requirement that off-sale liquor stores be located no closer than a one mile radius to each other. All eight (8) allowed licenses are being utilized at this time. The City Code language is found under City Code Section 5-200. The language relevant to tonight's discussion is provided below:

5-209 - Types of Licenses and Fees.

(8) Off-sale liquor establishments shall be separate, distinct entities with no entrances from other business activities, and shall have a minimum floor area of 2,500 square feet devoted to the liquor operations. Off-sale intoxicating liquor establishments shall be located only in those zoning districts where specifically authorized under Title 11 of this Code.

(a) Class A Off-sale Intoxicating Liquor Licenses. No Class A off-sale liquor establishments shall be located within a one-mile radius of any other licensed Class A off-sale intoxicating liquor establishment. The City Council may issue no more than eight Class A Off-sale Intoxicating Liquor Licenses annually. [Revised 12/2/08, Ordinance 1995]

(b) Class B Off-sale Intoxicating Liquor Licenses. No Class B Off-sale liquor establishments shall be located within a two-mile radius of any other licensed Class B Off-sale intoxicating liquor establishment. Class B liquor operations must be in conjunction with and secondary to an approved primary use which shall have a minimum floor area of 50,000 square feet. The liquor operation may not be sold or transferred in any manner to another party except as part of the sale or transfer of the primary use. The liquor operations shall be attached to the primary use, but shall be a separate and distinct entity from the primary use with separate entrances, warehouses and checkout lanes. The floor area of the

liquor operation shall not exceed five percent of the total gross floor area of the primary use. The City Council may issue no more than two Class B Off-sale Intoxicating Liquor Licenses annually.

Off-Sale Liquor License History:

- In 1987, the City sold its three municipal liquor stores to private operators.
- On March 23, 1993, Council adopted Ordinance 1443. This ordinance reduced the minimum floor area for off-sale license establishments from 4,500 to 2,500 square feet; established the number of off-sale licenses issued in the City to 6 (before there was no restriction), and established limiting the proximity of off-sale licensees to each other to the one mile radius (before there was no restriction to proximity).
- On September 21, 2000, there was a review by the Planning Commission of zoning changes to accommodate the building (and sale of liquor) for the property that Costco wanted to build on. On November 8, 2000 Council adopted Ordinance 1712. This ordinance established the Class B Off-Sale Intoxicating Liquor License for the sale of malt liquor and wine only.
- On December 2, 2008 Council adopted Ordinance 1995. This ordinance changed the number of off-sale licenses from six to eight for Class A Off-Sale licenses and established a two mile radius limit on the proximity of all Class B Off-Sale establishments.

State law does allow cities to determine the number of off sale liquor licenses it wishes to allow under Minn. Stat. § 340A.413, subd. 5(2). This statute does not discuss proximity to other establishments, but does discuss proximity to schools, daycares, and other entities.

In anticipation of this discussion, staff polled surrounding communities regarding their off-sale liquor ordinances. The results are provided below:

Blaine: Issues only full off-sale intoxicating liquor and 3.2 licenses. The number full off-sales licenses allowed is based upon population, which is 1 per 7,000 of population. Currently, Blaine has 8 licenses issued and room for 1 more. Blaine also has a one mile radius limit between stores.

Anoka: Has municipal stores and does not issue full off-sale intoxicating liquor licensing outside of those stores. Anoka doesn't have a maximum number of licenses allowed in the City, nor do they have a proximity restriction.

Andover: Issues only full off-sale intoxicating liquor and 3.2 licenses. The number allowed in Andover is based on population, which is set at 1 per 6,000 of population. Currently Andover has 5 licenses and doesn't have a proximity restriction.

Fridley: Has municipal stores so they do not issue full off-sale intoxicating liquor licensing outside of those stores. Fridley doesn't have a maximum number allowed in the City, nor do they have a proximity restriction.

Ramsey: Issues only full off-sale intoxicating liquor and 3.2 licenses. Ramsey doesn't have a maximum number of licenses allowed in the city, nor do they have a proximity restriction.

RECOMMENDATION

Discuss off-sale liquor licensing and provide direction to staff about Council's desire to consider this matter further.



City Council Work Session

3.

Meeting Date: 06/28/2016

Subject: Discuss Right-of-Way Grass Maintenance

Submitted For: Tim Himmer, Public Works Director

From: Sarah Greene, Administrative Assistant II

INTRODUCTION

At the request of the City Council, staff would like to provide information and discuss current mowing practices of City owned property and the right-of-way.

DISCUSSION

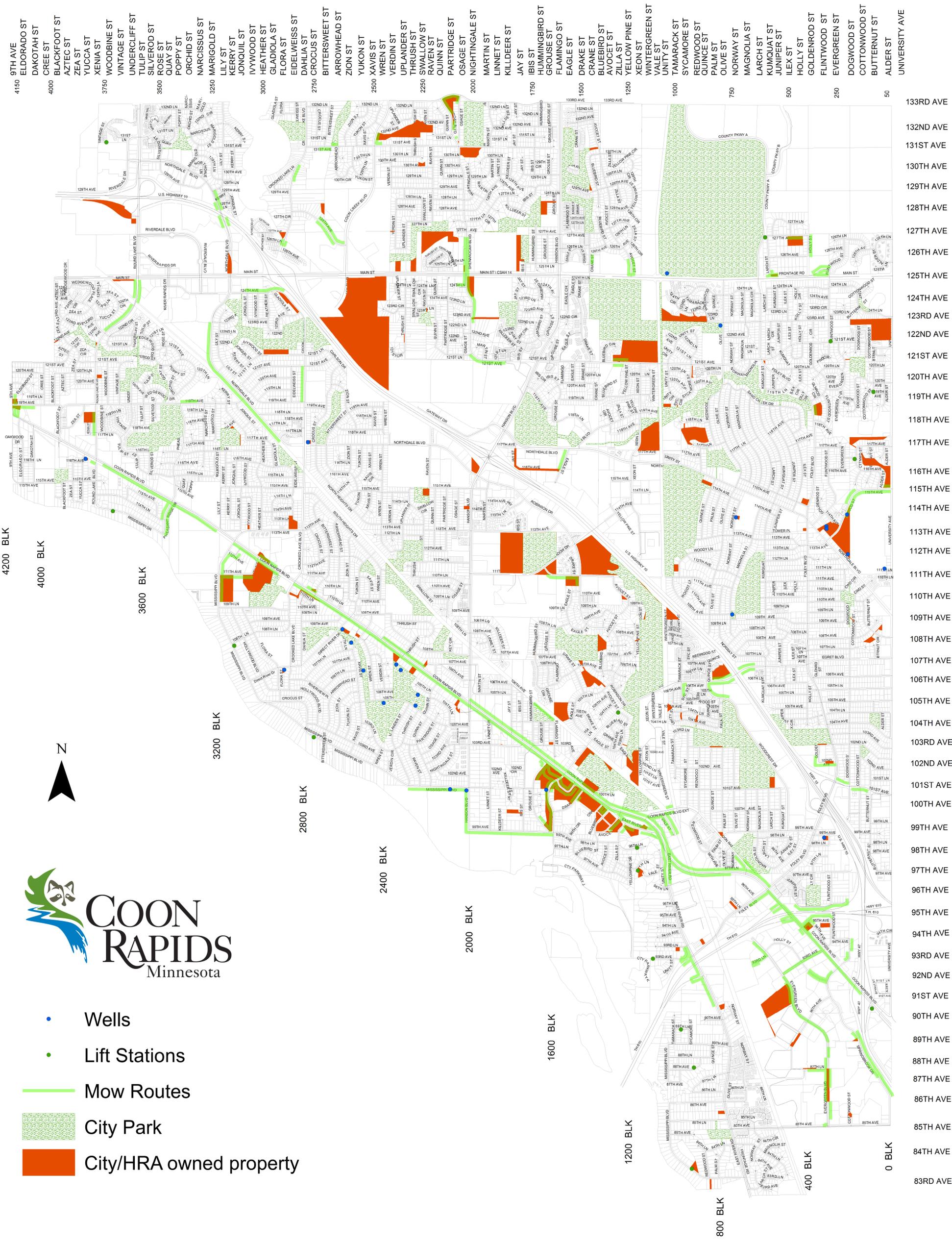
The attached map shows the current mowing locations that City staff has been handling for the past several years. In addition to park property and trail corridors, Public Works crews also mow the area around well houses and lift stations, City/HRA owned property, and an assortment of right-of-way locations. Due to on-going complaints about several high visibility areas throughout the City, staff wanted to discuss current practices and Council expectations.

RECOMMENDATION

This item is strictly for informational and discussion purposes.

Attachments

Mowing Map



4150
9TH AVE
ELDORADO ST
DAKOTAH ST
CREE ST
4000
BLACKFOOT ST
AZTEC ST
ZEA ST
YUCCA ST
XENIA ST
3750
WOODBINE ST
VINTAGE ST
UNDERCLIFF ST
TULIP ST
SILVEROD ST
ROSE ST
QUAY ST
POPPY ST
ORCHID ST
NARCISUS ST
3250
MARGOLD ST
LILY ST
KERRY ST
JONQUIL ST
3000
IVYWOOD ST
HEATHER ST
GLADIOLA ST
FLORA ST
EIDELWEISS ST
2750
CROCUS ST
BITTERSWEET ST
ARROWHEAD ST
ZION ST
2500
YUKON ST
WREN ST
VERDIN ST
UPLANDER ST
THRUSH ST
2250
SWALLOW ST
RAVEN ST
QUINN ST
PARTRIDGE ST
OSAGE ST
2000
NIGHTINGALE ST
MARTIN ST
LINNET ST
KILLDEER ST
JAY ST
1750
IBIS ST
HUMMINGBIRD ST
GROUSE ST
FLAMINGO ST
EAGLE ST
1500
DRAKE ST
CRANE ST
BLUEBIRD ST
AVOCET ST
ZILLA ST
1250
YELLOW PINE ST
XEON ST
WINTERGREEN ST
VALE ST
UNITY ST
1000
TAMARACK ST
SYCAMORE ST
REDWOOD ST
QUINCE ST
PALM ST
OLIVE ST
750
NORWAY ST
MAGNOLIA ST
LARCH ST
KUMQUAT ST
JUNIPER ST
ILEX ST
500
HOLLY ST
GOLDENROD ST
FLINTWOOD ST
EVERGREEN ST
250
DOGWOOD ST
COTTONWOOD ST
BUTTERNUT ST
ALDER ST
0
UNIVERSITY AVE

133RD AVE
132ND AVE
131ST AVE
130TH AVE
129TH AVE
128TH AVE
127TH AVE
126TH AVE
125TH AVE
124TH AVE
123RD AVE
122ND AVE
121ST AVE
120TH AVE
119TH AVE
118TH AVE
117TH AVE
116TH AVE
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104TH AVE
103RD AVE
102ND AVE
101ST AVE
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96TH AVE
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94TH AVE
93RD AVE
92ND AVE
91ST AVE
90TH AVE
89TH AVE
88TH AVE
87TH AVE
86TH AVE
85TH AVE
84TH AVE
83RD AVE

4200 BLK
4000 BLK
3600 BLK
3200 BLK
2800 BLK
2400 BLK
2000 BLK
1600 BLK
1200 BLK
800 BLK
400 BLK
0 BLK



- Wells
- Lift Stations
- Mow Routes
- City Park
- City/HRA owned property