

COON RAPIDS CITY COUNCIL MEETING MINUTES OF JUNE 15, 2021

CALL TO ORDER

The second regular meeting of the Coon Rapids City Council for the month of June was called to order by Mayor Jerry Koch at 7:00 p.m. on Tuesday, June 15, 2021, in the Council Chambers.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Koch led the Council in the Pledge of Allegiance.

ROLL CALL

Members Present: Mayor Jerry Koch, Councilmembers Brad Greskowiak, Kari Rehrauer, Wade Demmer, Jennifer Geisler, Brad Johnson, and Pat Carlson

Members Absent: None

ADOPT AGENDA

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

PROCLAMATIONS/PRESENTATIONS

1. COON RAPIDS WOMEN OF TODAY PROCLAMATION

Mayor Koch read the proclamation proclaiming July 1, 2021 to be “Coon Rapids Women of Today Day” in the City of Coon Rapids.

Jessica Schultz, Coon Rapids Women of Today Chapter President, thanked the Council for the opportunity to present the proclamation and talked about some of their outreach.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

2. JUNE 1, 2021, COUNCIL MEETING

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GRESKOWIAK, FOR APPROVAL OF THE MINUTES OF THE JUNE 1, 2021, COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

CONSENT AGENDA/INFORMATIONAL BUSINESS

3. APPROVE TEMPORARY ON-SALE STRONG BEER & WINE LIQUOR LICENSE TO COON RAPIDS COMMUNITY STRENGTH FOUNDATION FOR A SOFTBALL TOURNAMENT AT SAND CREEK PARK
4. APPROVE AMENDMENT TO PURCHASE AGREEMENT, 1009 93RD LANE NW
5. ACCEPT 2020 ANNUAL FINANCIAL STATEMENT
6. SET LEVY DATE FOR MISCELLANEOUS ASSESSMENTS 2021-1
7. ADOPT RESOLUTION 21-67 DECLARING PARTICIPATION WITH THE COUNCIL ON LOCAL RESULTS AND INNOVATION'S STATE PERFORMANCE MEASUREMENT PROGRAM

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER CARLSON, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED.

Councilmember Demmer commented, in regards to Item 5., that the annual financial statement involved external auditors looking at Coon Rapid's books. The year was very complicated because of federal grants, but the City still received a clean audit. He said that was a tribute to the Finance Department.

THE MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

None.

BID OPENINGS AND CONTRACT AWARDS

None.

OLD BUSINESS

8. PC 21-16: CONSIDER ORDINANCE 2246 CHANGING ZONING OFFICE/LOW DENSITY RESIDENTIAL 2 TO MODERATE DENSITY RESIDENTIAL, 1575 COON RAPIDS BOULEVARD

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT ORDINANCE 2246 APPROVING THE PROPOSED ZONE CHANGE BASED ON THE FOLLOWING:

1. THE PROPOSED REZONING TO MODERATE DENSITY RESIDENTIAL IS CONSISTENT WITH THE PROPOSED LAND USE DESIGNATION OF MODERATE DENSITY RESIDENTIAL.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USES AND ZONING.
3. THE PROPOSED REZONING CORRECTS A MISTAKE THAT RESULTED IN A SPLIT ZONING OF THE PROPERTY.
4. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
5. THE PROPOSED REZONING IS CONSISTENT WITH DEVELOPMENT PRINCIPLES IN THE 2010 COON RAPIDS BOULEVARD FRAMEWORK PLAN AND THE COMPREHENSIVE PLAN'S REDEVELOPMENT GUIDELINES FOR THE AREA BETWEEN THE PORTS.

Councilmember Greskowiak asked how many units or homes per acre for moderate density residential. Community Development Director Himmer said the current code envisioned four to seven units per acre.

THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

9. PC 21-15: CONSIDER RESOLUTION 21-64 CHANGE LAND USE COMMERCIAL MIXED USE/LOW DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL, 1575 COON RAPIDS BOULEVARD
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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT RESOLUTION 21-64 APPROVING THE PROPOSED LAND USE AMENDMENT FROM COMMERCIAL MIXED USE/LOW DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL 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 IS SUPPORTIVE OF THE 2010 COON RAPIDS BOULEVARD FRAMEWORK PLAN IN THAT THE PLAN INCLUDES RECOMMENDATIONS TO ENCOURAGE REZONING OFFICE PARCELS WHEN RESIDENTIAL DEVELOPMENT IS PROPOSED. THE PROPOSED LAND USE AMENDMENT WILL SUPPORT THE REZONING AND IS CONSISTENT WITH THE DEVELOPMENT PRINCIPLE TO ENCOURAGE COMMERCIAL PROPERTIES, OUTSIDE OF THE PORT DISTRICTS, TO BE REDEVELOPED WITH COMPATIBLE RESIDENTIAL USES.

3. THE PROPOSED AMENDMENT IS SUPPORTIVE OF THE COMPREHENSIVE LAND USE PLAN IN THAT THE 2040 COMPREHENSIVE PLAN STATES THAT AREAS ALONG COON RAPIDS BOULEVARD IN BETWEEN PORTS ARE PLANNED FOR PRIMARILY MODERATE DENSITY RESIDENTIAL DEVELOPMENT. THE PROPOSED LAND USE AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE LAND USE PLAN'S RECOMMENDATION FOR DEVELOPMENT ALONG COON RAPIDS BOULEVARD.

THE MOTION PASSED UNANIMOUSLY.

10. CONSIDER CONSTRUCTION CONTRACT FOR SOCCER COMPLEX BUILDING RENOVATIONS – PROJECT 21-30
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The Staff report was shared with Council.

Mayor Koch asked if the renovations involved meeting space in addition to restrooms and concessions. Public Works Director Himmer said they did consider adding onto the building for tournament space and meeting rooms, but it turned out to be cost prohibitive.

Councilmember Greskowiak asked how the Coon Rapids Soccer Association would pay back the over budget amount. Mr. Himmer said the contract was in the next item on the agenda. The initial term was for five years.

Councilmember Demmer thought it was a large increase for one year delay. Mr. Himmer said the estimate was put together in 2019 for 2020. It was due in part to supply chain issues from COVID-19.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER REHRAUER, TO APPROVE THE CONSTRUCTION CONTRACT WITH KINGHORN CONSTRUCTION FOR PROJECT 21-30 SOCCER COMPLEX BUILDING RENOVATIONS; AND AUTHORIZE STAFF TO EXECUTE THE AGREEMENT. THE MOTION PASSED UNANIMOUSLY.

11. CONSIDER CONCESSION STAND AGREEMENT BETWEEN THE CITY AND COON RAPIDS UNITED SOCCER CLUB
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The Staff report was shared with Council.

Councilmember Demmer asked if other parks had similar agreements. Public Works Director Himmer talked about the other parks and how each worked differently.

MOTION BY COUNCILMEMBER REHRAUER, SECONDED BY COUNCILMEMBER JOHNSON, TO APPROVE THE AGREEMENT FOR CONCESSION STAND OPERATIONS

BETWEEN THE CITY OF COON RAPIDS AND THE COON RAPIDS UNITED SOCCER CLUB.

Councilmember Greskowiak asked if there was currently an agreement with the soccer club and how it differed. Mr. Himmer said there was not currently an agreement.

THE MOTION PASSED UNANIMOUSLY.

12. CONSIDER RESOLUTION 21-68 AMENDING THE REVOLVING CONSTRUCTION FUND

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER REHRAUER, TO ADOPT RESOLUTION 21-68 AMENDING THE REVOLVING CONSTRUCTION FUND FOR PRELIMINARY ENGINEERING, ENVIRONMENTAL ANALYSIS, AND FINAL DESIGN OF THE PROPOSED INTERCHANGE AT CSAH 1 (EAST RIVER ROAD) AND TH 610. THE MOTION PASSED UNANIMOUSLY.

13. CONSIDER JOINT POWERS AGREEMENT WITH COON CREEK WATERSHED DISTRICT FOR PLEASURE CREEK BIOCHAR/IRON ENHANCED SAND FILTER PROJECT

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER CARLSON, SECONDED BY COUNCILMEMBER JOHNSON, TO APPROVE THE JOINT POWERS AGREEMENT WITH THE COON CREEK WATERSHED DISTRICT FOR THE IMPLEMENTATION OF THE PLEASURE CREEK BIOCHAR/IRON ENHANCED SAND FILTER PROJECT.

Councilmember Greskowiak asked if the Coon Creek Watershed District would help when the filters needed to be updated. Public Works Director Himmer said yes, it was part of the ongoing maintenance.

THE MOTION PASSED UNANIMOUSLY.

14. CONSIDER RESOLUTION 21-14(8) APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT FOR BIDS – RIVERWALK SANITARY SEWER LINING PHASE 2

The Staff report was shared with Council.

Councilmember Demmer asked if this was the large budget amendment. Public Works Director Himmer said yes, it was close to \$1 million. He added that every home south of the railroad tracks flowed through this pipe to the lift station.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT RESOLUTION 21-14(8) APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT FOR BIDS FOR THE RIVERWALK SEWER LINING PHASE 2 PROJECT. THE MOTION PASSED UNANIMOUSLY.

15. CONSIDER 2021 POLICE OFFICER LABOR AGREEMENT AND ADOPT RESOLUTION 21-66 APPROVING THE LABOR AGREEMENT

The Staff report was shared with Council.

Mayor Koch asked if the agreements were normally longer than one year. City Manager Stemwedel said the agreement was changed to one year during the Pandemic to provide some flexibility.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER CARLSON, TO ADOPT RESOLUTION 21-66 APPROVING THE LABOR AGREEMENT AND ALL MOU'S BETWEEN THE CITY AND LAW ENFORCEMENT LABOR SERVICES, LOCAL 207.

Mayor Koch asked if there were any concerns. Police Chief Wise talked about finding candidates to do things the Coon Rapid's way including officers right out of school as well as more experienced officers. This would increase the compensation for officers lateraling from other departments.

Councilmember Greskowiak asked about the market adjustment. Assistant City Manager Roth said when they looked at comparables, they found that Coon Rapid's was below market. This market adjustment was to improve recruitment.

Councilmember Johnson said it was important for recruitment, but also for retention of talent the City had invested in. He was supportive.

Councilmember Rehrauer asked if officers with four years' experience made the same as officers with two years. City Manager Stemwedel said yes.

THE MOTION PASSED UNANIMOUSLY.

16. CONSIDER DRIVEWAY ACCESS AND DEVELOPMENT AGREEMENT – YURIY GRIGORYEVA AND LYUDMILA GRIGORYEVA

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO APPROVE THE DRIVEWAY AND DEVELOPMENT AGREEMENT WITH

YURIY ALEKSANDROICH GRIGORYEVA AND LYUDMILA GRIGORYEVA AND AUTHORIZE THE MAYOR AND CITY MANAGER TO EXECUTE THE AGREEMENT. THE MOTION PASSED UNANIMOUSLY.

17. CONSIDER RESOLUTION 21-65 AMENDING BUDGET FOR PURCHASE OF BODY WORN CAMERAS AND RELATED EXPENSES

The Staff report was shared with Council.

Councilmember Johnson asked if they provided training as part of the service. Police Captain Steiner said they did onsite setup and train the trainers. He said they had good experiences with WatchGuard. Councilmember Johnson said the City Attorney's office handled two cities and asked if the other city used the same system. City Attorney Brodie said it was a different system, but the same concept.

Councilmember Geisler asked about the timeline. Captain Steiner said it was looking like the beginning of October for implementation.

Councilmember Greskowiak asked what the subscription included. Captain Steiner said a full warranty and unlimited data storage. Councilmember Greskowiak asked if the City was leveraging a State contract. Captain Steiner said yes, the quote was consistent with the State contract.

MOTION BY COUNCILMEMBER CARLSON, SECONDED BY COUNCILMEMBER REHRAUER, TO ADOPT RESOLUTION 21-65 AMENDING THE 2021 BUDGET FOR POLICE BODY WORN CAMERA SYSTEM, DIGITAL EVIDENCE TECHNICIAN AND OFFICE SPACE RECONSTRUCTION. THE MOTION PASSED UNANIMOUSLY.

18. CONSIDER APPROVAL OF ARCHITECTURAL AND ENGINEERING SERVICES AGREEMENT FOR FIRE STATION #3 REPLACEMENT

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO APPROVE THE AGREEMENT WITH CNH ARCHITECTS FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE REPLACEMENT OF FIRE STATION #3.

Councilmember Greskowiak asked if it included a construction manager. City Manager Stemwedel said it did not and it would be in the City's best interest to hire a construction manager.

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

None.

OTHER BUSINESS

Councilmember Demmer reminded everyone that with school out traffic patterns would change. He congratulated the Seniors who recently graduated.

Councilmember Rehrauer said she attended her first Summer in the City event and learned lots of good information. She thanked City staff and residents for coming out. City Manager Stemwedel said the next one was Tuesday, June 22nd at Parkside Park.

City Clerk Lenzmeier said the Art Commission photo contest was up and running with more information on the City's website.

ADJOURN

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO ADJOURN THE MEETING AT 8:03 P.M. THE MOTION PASSED UNANIMOUSLY.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk