

COON RAPIDS CITY COUNCIL MEETING MINUTES OF AUGUST 4, 2021

CALL TO ORDER

The first regular meeting of the Coon Rapids City Council for the month of August was called to order by Mayor Jerry Koch at 7:00 p.m. on Wednesday, August 4, 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, Wade Demmer, Jennifer Geisler, Brad Johnson, and Pat Carlson

Members Absent: Councilmember Kari Rehrauer

ADOPT AGENDA

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

PROCLAMATIONS/PRESENTATIONS

1. SWEARING IN OF NEW POLICE OFFICERS

Police Chief Wise introduced Police Officers Danny Tran and Tommy Hall to the City Council on the occasion of their graduating from the police department's field training program and beginning service to the citizens of Coon Rapids.

Mayor Koch administered the Oaths of Office to Police Officers Tran and Hall. A round of applause was offered by all in attendance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

2. JULY 20, 2021, COUNCIL MEETING

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GRESKOWIAK, FOR APPROVAL OF THE MINUTES OF THE JULY 20, 2021, COUNCIL MEETING. THE MOTION PASSED 5-0-1 (ABSTAIN – JOHNSON).

CONSENT AGENDA/INFORMATIONAL BUSINESS

3. APPROVE AGREEMENT WITH ANOKA-RAMSEY COMMUNITY COLLEGE FOR SECURITY CONTRACT
 4. APPROVE FINAL PAYMENT TO PARK CONSTRUCTION COMPANY FOR PROJECT 21-6 CROOKED LAKE BLVD AND ROBINSON DRIVE MILL AND OVERLAY
 5. APPROVE FINAL PAYMENT TO DOUGLAS KERR UNDERGROUND, LLC FOR PROJECT 20-2 MSA STREET RECONSTRUCTION
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MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER CARLSON, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

None.

BID OPENINGS AND CONTRACT AWARDS

None.

OLD BUSINESS

6. PC 21-25: CONSIDER ADOPTION OF ORDINANCE 2252 CHANGING ZONING TO MODERATE DENSITY RESIDENTIAL – PCHS BUILDING COMPANY, 10220 GOLDENROD STREET
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The Staff report was shared with Council.

Councilmember Geisler said when this item was first introduced, she had several questions; however, she was very supportive of charter schools. She was interested in taking a closer look at the zoning in case the charter school ever left.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT ORDINANCE 2252 CHANGING THE ZONING FROM GENERAL COMMERCIAL TO MODERATE DENSITY RESIDENTIAL BASED ON THE FOLLOWING:

1. THE PROPOSED REZONING TO MODERATE DENSITY RESIDENTIAL IS CONSISTENT WITH THE PROPOSED LAND USE DESIGNATION OF INSTITUTIONAL.

2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USES AND ZONING.
3. THE TIMES AND CONDITIONS HAVE CHANGED TO SUCH AN EXTENT THAT A REASONABLE USE CAN NOT BE MADE OF THE PROPERTY UNDER THE CURRENT ZONING.
4. THE PROPOSED REZONING WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
5. THE PROPOSED REZONING IS CONSISTENT WITH THE COMPREHENSIVE PLAN'S LAND USE REDEVELOPMENT GOALS AND PARKS AND RECREATION POLICIES.

Councilmember Johnson asked if the property to the south was changed to residential. Planner Harlicker said the designation was changed to high density residential. Councilmember Johnson said it was an appropriate use, but said the City should think about traffic changes and signaling.

Councilmember Greskowiak said he was supportive of the charter school. He asked if it was possible to move the property back to general commercial and then add schools as an accepted use. Planner Harlicker said it was a possibility the Council could look at. Councilmember Greskowiak said with that as an option, he was supportive.

Mayor Koch noted that the City received a good recommendation for the school from the Blaine Police Department.

THE MOTION PASSED UNANIMOUSLY.

7. CONSIDER ADOPTION OF ORDINANCE 2253 – LAND SALE, 125XX LARCH STREET
-

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER GRESKOWIAK, TO ADOPT ORDINANCE 2253 AUTHORIZING CONVEYANCE OF THE PROPERTY AT 125XX LARCH STREET TO CARDINAL RAPIDS LLC; APPROVE THE PURCHASE AND REDEVELOPMENT AGREEMENTS WITH CARDINAL RAPIDS LLC; AUTHORIZE THE MAYOR AND CITY MANAGER TO EXECUTE A DEED; AND, AUTHORIZE STAFF TO EXECUTE OTHER CLOSING DOCUMENTS AS NECESSARY TO CLOSE ON THE PROPERTY. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

8. PC 21-24: CONSIDER RESOLUTION 21-79 CHANGING LAND USE FROM COMMERCIAL MIXED USE TO INSTITUTIONAL – PCTHS BUILDING COMPANY, 10220 GOLDENROD STREET
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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION 21-79 APPROVING THE PROPOSED LAND USE AMENDMENT BASED ON THE FOLLOWING:

1. THE PROPOSED LAND USE AMENDMENT IS COMPATIBLE WITH THE ADJACENT LAND USE DESIGNATIONS AND LAND USES.
2. THE PROPOSED LAND USE AMENDMENT WILL NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT LAND USES.
3. THE PROPOSED LAND USE AMENDMENT IS SUPPORTIVE OF THE COMPREHENSIVE LAND USE PLAN LAND USE AND PARKS AND RECREATION CHAPTERS GOALS AND POLICIES, INCLUDING ENCOURAGE THE REUSE OF VACANT PROPERTIES AND TO DEVELOP STRATEGIC PARTNERSHIPS THAT ARE MUTUALLY BENEFICIAL TO OPTIMIZE OPPORTUNITIES AND CREATIVELY USE RESOURCES.

THE MOTION PASSED UNANIMOUSLY.

9. PC 21-29: CONSIDER RESOLUTION 21-80 APPROVING PRELIMINARY AND FINAL PLAT – LANDFORM PROFESSIONAL SERVICES, 114XX ROBINSON DRIVE
-

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER CARLSON, TO APPROVE THE PRELIMINARY PLAT AND ADOPT RESOLUTION 21-80 GRANTING FINAL PLAT APPROVAL FOR ROBINSON TOWNHOMES WITH THE FOLLOWING CONDITIONS:

1. ALL ENGINEERING COMMENTS BE ADDRESSED.
2. THE TWO DRAINAGE AND UTILITY EASEMENTS THAT CROSS THE CENTER OF THE LOT MUST BE VACATED.
3. PARK DEDICATION IN THE AMOUNT OF \$19,040 (\$1,360 x 14 LOTS) BE PAID PRIOR TO RELEASING THE PLAT FOR RECORDING.

THE MOTION PASSED UNANIMOUSLY.

10. PC 21-27: CONSIDER RESOLUTION 21-81 APPROVING PRELIMINARY AND FINAL PLAT TO SUBDIVIDE – JHM COON RAPIDS PROPERTIES, HOLLY STREET AND SPRINGBROOK DRIVE
-

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER JOHNSON, TO APPROVE THE PRELIMINARY PLAT AND ADOPT RESOLUTION 21-81 GRANTING FINAL PLAT APPROVAL FOR JHM MEDICAL PARK WITH THE FOLLOWING CONDITIONS:

1. ALL ENGINEERING COMMENTS BE ADDRESSED.
2. PARK DEDICATION IN THE AMOUNT OF \$23,600 (\$5,000 x 4.72 ACRES) BE PAID PRIOR TO RELEASING THE PLAT FOR RECORDING.

THE MOTION PASSED UNANIMOUSLY.

11. PC 21-33: CONSIDER PUD AMENDMENT FOR GATEWAY COMMERCE CENTER – PHILLIPS ARCHITECTS, GATEWAY DRIVE

The Staff report was shared with Council.

Councilmember Demmer asked what was meant by boutique dealership. Planner Harlicker said as he understood it would be a luxury dealership operating in conjunction with the Hyundai dealership. Councilmember Demmer said he just wanted to make sure it was not used cars.

Councilmember Geisler asked if pylon signs would be addressed with the site plan and sign ordinances. Mr. Harlicker said that was correct. Councilmember Geisler said the intent of the Planned Unit Development was no longer valid. Her concern was that two lots made more sense now and thought the second lot could be split later if needed.

Mayor Koch asked about a similar property. Community Development Director Fernelius talked about the similar property and the history of the area. Mayor Koch stated that he was okay with three lots.

Councilmember Demmer agreed, but asked if the Council was supposed to look at the entire Planned Unit Development. City Attorney Brodie said yes. Councilmember Demmer asked what specifically was being proposed on each lot. Mr. Harlicker said the applicant was proposing car dealerships on all three lots, but there was not a specific dealership for the third lot. He said a condition could be added to label the lots as car dealerships. Mr. Brodie said the applicant did have to enter into a Planned Unit Development amendment agreement.

Councilmember Geisler asked what the incentive for doing three lots was.

David Phillips, Phillips Architects & Contractors, said if they made two lots then three dealerships would never happen because of site control. The third lot would be a new dealership. He said it was a very expensive lot to build on. If the boutique dealership did not happen, they would look at paving it for overflow.

Councilmember Geisler asked if it was possible to add a condition that the lot be paved if the third dealership did not happen within a specified period of time. Mr. Phillips said he could go ahead and pave and light the center lot. He assured the Council it would not be vacant land.

Mr. Brodie asked if the third lot was part of a site plan would they be able to have parking on it. Mr. Phillips thought they could because Walser owned both.

Councilmember Johnson said the conversation satisfied his concerns. Mayor Koch agreed.

Councilmember Demmer noted that he would prefer it stay unpaved.

Councilmember Geisler suggested that lot two needed to come in alone or come in with lot three.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO APPROVE THE PUD AMENDMENT BASED ON THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL:

1. Any use modification conforms to the use restrictions of this Section in effect at the time the modification request is considered;

After reviewing the proposed PUD amendment, the Council finds the proposed amendment conforms to the use restrictions of Section 11-902.2 in effect at the time the modification request is considered.

2. Any use or design modification meets applicable City Code standards, including this Section, in effect at the time the modification request is considered.

After reviewing the proposed PUD amendment, the Council finds the proposed amendment meets applicable City Code standards including Section 11-902.4 in effect at the time the modification request is considered.

CONDITIONS OF APPROVAL:

1. APPROVAL AND EXECUTION OF AN AMENDMENT TO THE PUD AGREEMENT.
2. ALL CONDITIONS OF THE ORIGINAL PUD APPROVAL OF DECEMBER 18, 2007 ARE INCLUDED IN THIS APPROVAL.
3. ONLY ONE FREESTANDING SIGN IS ALLOWED FOR EACH DEALERSHIP.
4. THE SITE PLAN FOR LOT 2 CAN COME BEFORE BUT MUST NOT BE LATER THAN THE SITE PLAN FOR LOT 3.

Councilmember Greskowiak thanked Mr. Phillips for his comments. He said his mind was changed. He said putting jobs on the land was great for the City of Coon Rapids.

Councilmember Johnson agreed and also thanked the Planning Commission. He said they did a great job at defending the lines of the City.

THE MOTION PASSED UNANIMOUSLY.

12. PC 21-31: CONSIDER RESOLUTION 21-82 APPROVING PRELIMINARY AND FINAL PLAT TO SUBDIVIDE A 10.14 ACRE PARCEL – PHILLIPS ARCHITECTS, GATEWAY DRIVE

The Staff report was shared with Council.

Mayor Koch asked if the cul-de-sac stayed where it currently was. Planner Harlicker said it would be slightly shorter.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION 21-82 GRANTING PRELIMINARY AND FINAL PLAT APPROVAL FOR GATEWAY COMMERCE CENTER 6TH ADDITION WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE CITY ENGINEER BE ADDRESSED.
2. THE CORRESPONDING PUD AMENDMENT THAT INCLUDES THE CREATION OF THREE LOTS IS APPROVED.

Councilmember Demmer noted the Planning Commission did not look at this request because the former item was denied. He asked if there was anything the Council should take a closer look at. Mr. Harlicker said the Planning Commission did receive the report. He thought it was fairly straight forward and noted that engineering would review the application.

THE MOTION PASSED UNANIMOUSLY.

13. CONSIDER PURCHASE OF STREETLIGHT FIXTURES FOR ROUND LAKE BOULEVARD

The Staff report was shared with Council.

Mayor Koch asked about the fixtures with banner arms. Public Works Director Himmer said the Council discussed this item a couple of years ago and decided those light fixtures were cost prohibitive. These fixtures were just like the lights recently installed on Riverdale Drive. He said if the Council was not comfortable with this it could go back and consider more options at a workshop.

Councilmember Johnson said he would like to see what was being proposed and what other options were available unless there was a time sensitivity for cost. Mr. Himmer said the City would have to start with new bids, but there was not a significant hurry because there were working lights. He said it would come in higher.

Councilmember Geisler said the utilitarian lights made sense in certain areas. She suggested decorative lights from Main Street to the entrance to Highway 10 only on the Riverdale side. Mr. Himmer said it was not typically recommended to use different fixtures because they would light

differently. He said the current option was the best with the information he had, but the Council could take some time to look at more options.

Councilmember Johnson said he did not want to delay knowing that it would be more tax dollars. He said in the future he wanted to look at major corridors more closely.

Councilmember Carlson supported moving forward with the current option.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER GEISLER, TO AUTHORIZE THE PURCHASE OF 52 STREETLIGHTS FROM PROTEK LIGHTING SOLUTIONS FOR INSTALLATION ON ROUND LAKE BOULEVARD. THE MOTION PASSED 4-2 (NAY – KOCH AND DEMMER).

14. CONSIDER RESOLUTION 21-83 APPROVING 2021 INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LABOR AGREEMENT

The Staff report was shared with Council.

Councilmember Demmer asked about Item 3. He asked if it was supposed to be 1.25% or if it was compounding. Assistant City Manager Roth said compounding. It was 1% on January 1, 2021 and 1.5% on July 1, 2021. Councilmember Demmer also asked about Item 4. Ms. Roth said the change was made at their request. It removed the sick leave program and replaced it with a biometric screening program.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER CARLSON, TO ADOPT RESOLUTION 21-83 APPROVING THE LABOR AGREEMENT BETWEEN THE CITY AND THE INTERNATIONAL ASSOCIATION OF FIREFIGHTER UNION LOCAL NO. 1935. 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

15. OPEN MIC REPORT – MR. TODD LUTTMAN – 10XXX MARTIN STREET

Mayor Koch discussed Mr. Luttman's comments made during Open Mic at the July 20, 2021 Council meeting.

OTHER BUSINESS

Councilmember Johnson talked about an issue in his ward. He said several constituents had

reported concerns over speeding and traffic on Foley Boulevard. He said there was a horrific accident recently and wanted residents to know their concerns had not gone unnoticed. He said he planned to talk to the County about adding signage and other options.

City Manager Stemwedel said Public Works Director Himmer had been in touch with the County about making that area safer. Councilmember Johnson noted the Police and Fire Department's response to the accident was fast and comforting.

Mayor Koch said the New Creations building was hosting an open house on August 9th from 4:00 – 6:30 p.m. The AMP Athletics ribbon cutting is August 12th at 3:30 p.m. The last concert for the Summer Concert Series is The Red Letter Band on August 5th. The Farmer's Market is every Wednesday from 3:00 – 6:00 p.m. at the Coon Rapids Ice Center.

Police Chief Wise recapped Night to Unite on August 3rd. He also talked about the state wide crime statistics that were just released noting that crime was down in Coon Rapids.

Councilmember Greskowiak thanked the Police and Fire Departments and said he visited a few neighborhoods. He asked what the City could do to nudge the County to do more maintenance on their portions of the roads.

Public Works Director Himmer said the Highway 610 East River Road interchange recently launched a new website which had interactive capabilities.

Mayor Koch asked the City Manager to share the news from the Little League. Mr. Stemwedel said the Coon Rapids/Andover Little League 11-year-olds had won District and State. He said the 10-year-olds, 12-year-olds, and Coon Rapids Cardinals all had great showings as well.

Councilmember Geisler asked about the water emergency. Mr. Himmer said it should be on every agenda. They were currently looking at reservoir impacts and whether additional restrictions were needed.

Mayor Koch asked about the colored water. Mr. Himmer said residents should run it until it's clear.

City Attorney Brodie said the Council could make a motion to affirm the water emergency since the Council had discussed it.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER DEMMER, TO AFFIRM THE CURRENT WATER EMERGENCY. THE MOTION PASSED UNANIMOUSLY.

ADJOURN

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER

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CARLSON, TO ADJOURN THE MEETING AT 8:58 P.M. THE MOTION PASSED UNANIMOUSLY.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk